



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**

Planning Services

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**To:** Neighborhoods and Planning Committee of the Denver City Council  
**From:** Barbara Stocklin-Steely, Principal City Planner  
**Date:** October 28, 2015  
**RE:** Landmark Designation for William W. Anderson House, 2329 Eliot St, #488-15

**Landmark Preservation Commission Recommendation:**

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 25<sup>th</sup>, 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 6<sup>th</sup>, 2015 staff report. Vote 6-1 (Jordy recused)

**Request for Landmark Designation:**

**Application:** #488-15  
**Address:** 2329 Eliot Street (a.k.a 2323 W. 23<sup>rd</sup> Avenue)  
**Legal Description:** C.H. Walker's Subdivision of Block 34, Town of Highlands, Lots 24-25 and the Easterly 80' of the Southerly 10' of Lot 26  
**Zoning:** G-MU-3, UO-3  
**Blueprint Denver:** Single-Family Residential  
**Applicants:** Jerome M. Olson, Joan Bancroft, Robert D. Caskey, and Rafael Espinoza  
**Owner:** James Sonnleitner

**Summary:**

An application for a Certificate of Non-Historic Status was submitted to Community Planning and Development (CPD) on April 16, 2015 for the improvements located at Town of Highland, Walkers Subdivision Block 34, lots 24 and 25 and the south 10 feet of lot 26. A landmark designation application submitted by four Denver property owners was received within the required time period with the requisite fee. A map reflecting the boundaries of the designation application is attached to this staff report.

Staff performed a preliminary investigation and found the application to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission for July 7, 2015. Due to legal action, the public hearing was rescheduled for Oct. 6, 2015.

As part of its preliminary evaluation, staff identified areas to improve the application and pointed out minor inaccuracies in the application. An addendum to the application was received on June 25, 2015, and is included.



The Landmark Preservation Commission held a public hearing on Oct. 6, 2015. The Commission found that the application met the criteria for landmark designation, and has forwarded a recommendation for landmark designation to the City Council. A copy of the Commission minutes for the hearing is attached.

Additional information received from the applicant and the owner prior to the hearing is attached. Letters received in Community Planning and Development up until 5:00 p.m. the day prior to the Oct. 6, 2015, hearing is also attached.

### **Designation Criteria:**

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, a property must be more than 30 years old....and meet the following criteria:

1. Maintain its physical and historical integrity
2. Meet one designation criteria in two or more of the following categories: history, architecture and geography
3. Relate to a historic context or theme

### **Contexts, Integrity and Period of Significance:**

The property relates to the historic contexts of: Late 19<sup>th</sup> century Victorian architecture in Northwest Denver and Jefferson Park; William W. Anderson and his notoriety relating the Denver Post shootings/Alferd Packer Case. Other possible themes are late 19<sup>th</sup> and early 20<sup>th</sup> Century Yellow Journalism; and early streetcar suburbs of Denver

The period of significance for the house is proposed as ca. 1888-1890 (date of construction) to 1930 (Anderson death). As noted in the application, the house has had few exterior alterations, and it clearly conveys its historic ca. 1890 Queen Anne appearance. A later rear addition and outbuildings are present on the site. The property retains its physical and historical integrity.

### **Criteria Evaluation:**

The Landmark Preservation Commission found that the property met History Criterion 1c and Architecture Criterion 1a. The applicants had proposed that the property also met History Criterion 1a, but the Commission found that there was not sufficient evidence in the application to support History 1a.

History 1c:

*c) Have direct and substantial association with a person or group of persons who has influence on society;*

The property 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 Alferd 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. His notoriety increased when he had an well publicized altercation with Bonfils and Tammen, the two editors of the Denver Post on Jan. 12, 1900, allegedly shooting them. Anderson was never convicted, and was acquitted in 1901. Anderson’s altercation with the Denver Post editors was covered in the New York Times and the Chicago Tribune. His subsequent trials, eventual acquittal and the subsequent jury tampering charges for Bonfils and Tammen were a major event featured repeatedly in local newspapers. 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 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 Jan. 13, 1900, through at least 1902. While he lived elsewhere in subsequent years, he purchased the house in 1915 as his residence, and lived there until his death in 1930. The application strongly supports this criterion.

#### Architectural Significance

*To have architectural importance, the structure or district shall have design quality and integrity, and shall:*

*a) Embody distinguishing characteristics of an architectural style or type;*

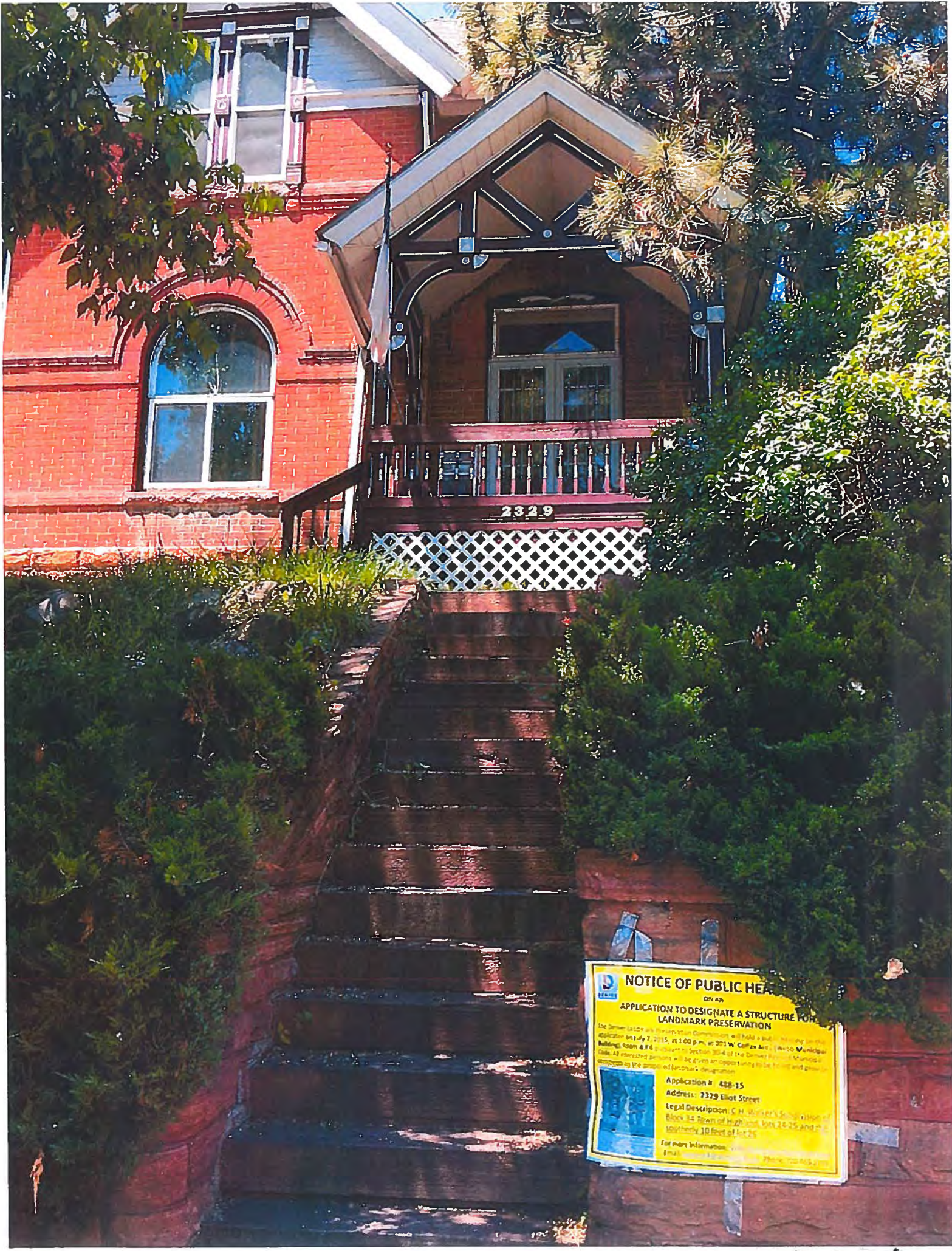
The ca. 1888-1890 substantial 2,243 square foot two story Queen Anne style house, with its prominent hilltop location, is an excellent example of this style evidenced by its brick, stone and wooden materials, massed irregular plan, complex steeply pitched gabled and hipped roof, front arched window, and decorative wall surfaces, including decorative brick coursing, wooden bargeboard, bracket and window framing details, and elaborate half-timbered porch ornamentation. It is a prominent early Queen Anne brick house and is a rare surviving example of a substantial Queen Anne house in the Jefferson Park neighborhood. The house has had few exterior alterations, as noted in the application, and retains its design quality and integrity. The application strongly supports this criterion.

#### Boundary:

**Original:** The designation application proposes to designate the historic approximate 8,400 square foot parcel, consisting of Town of Highland, Walkers Subdivision Block 34, lots 24 and 25 and the south 10 feet of lot 26. The designation application does not include the carriage lot. Landmark preservation staff also presented an alternative designation boundary, consisting of 4,480 square feet or 53% of the current parcel. The Commission recommended designation for the full 8,400 square foot parcel per the original application.

END





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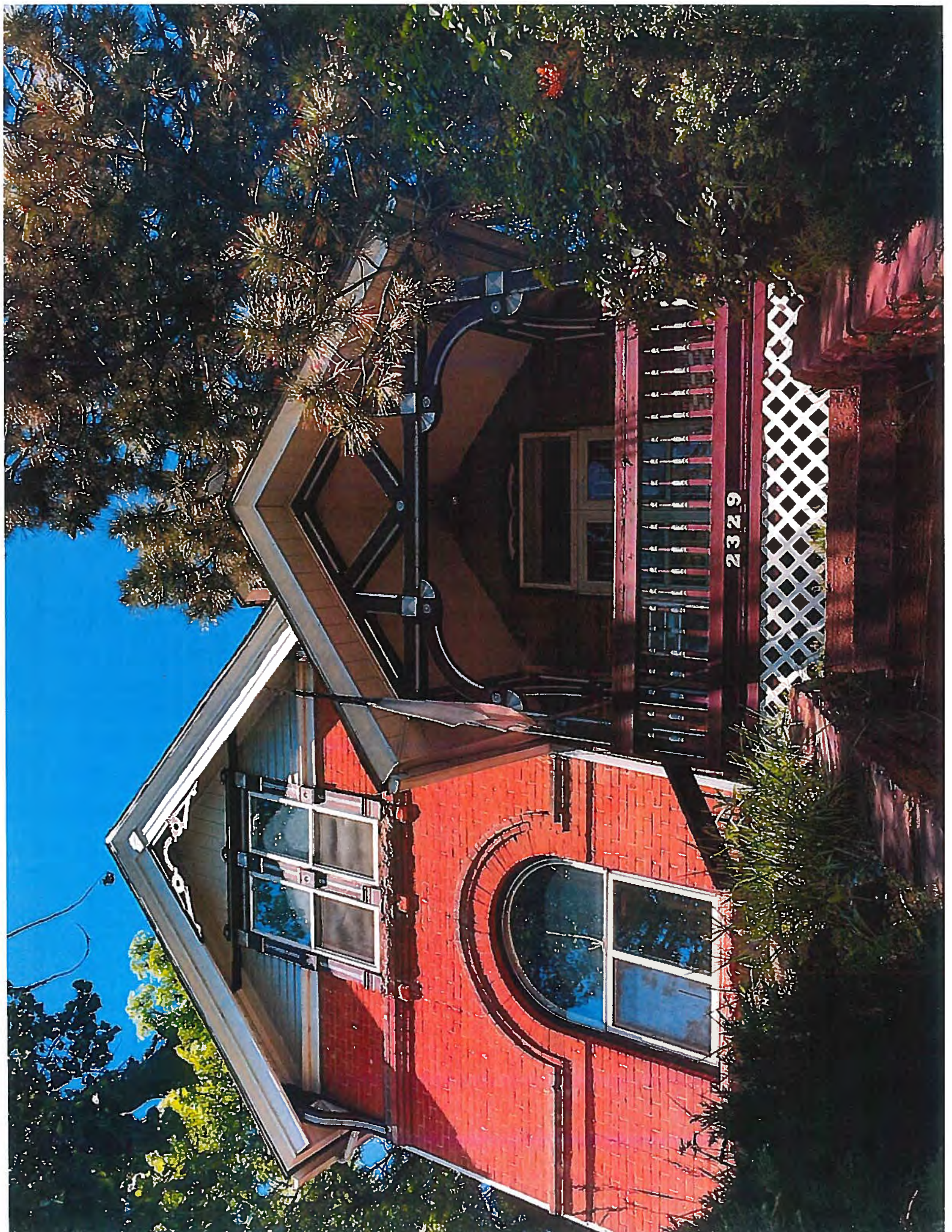
**NOTICE OF PUBLIC HEARING**  
 ON AN  
**APPLICATION TO DESIGNATE A STRUCTURE FOR  
 LANDMARK PRESERVATION**

The Denver Landmark Preservation Commission will hold a public hearing on the application on July 7, 2015, at 1:00 p.m. in 201 W. Colfax Ave., (4500 Municipal Building, Room 418) in accordance with Section 30-4 of the Denver Revised Municipal Code. All interested persons will be given an opportunity to be heard and present comments on the proposed landmark designation.

Application # 488-15  
 Address: 2329 Elliot Street  
 Legal Description: C.H. Walker's Subdivision, Block 14, Town of Highland, Lots 20-25 and 1/4 southern 10 feet of lot 26

For more information, visit [www.denver.gov](http://www.denver.gov)  
 Email: [landmark@denver.gov](mailto:landmark@denver.gov) Phone: 720-685-2700



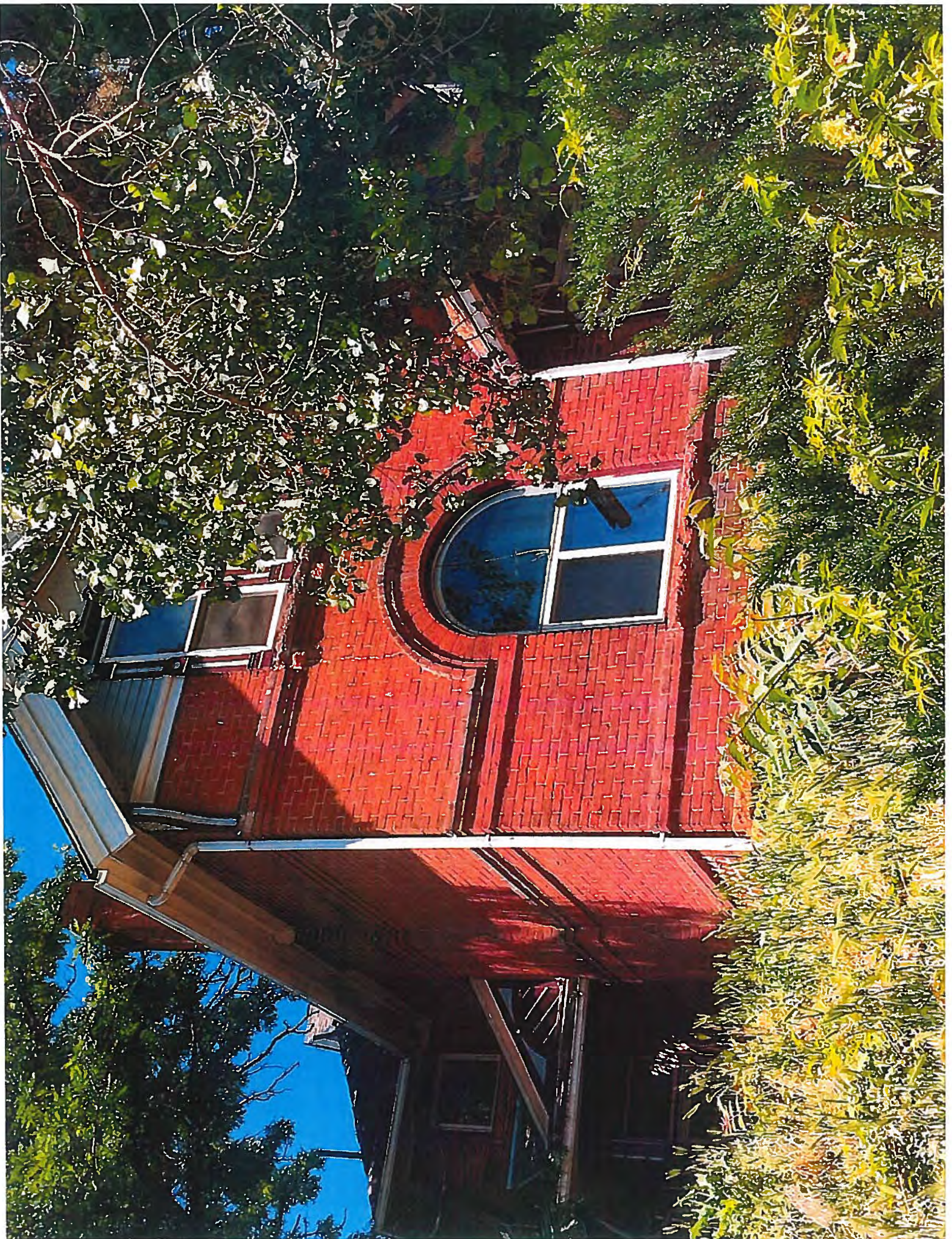


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# 2329 Eliot 2014 Aerial Map



### Legend

- Streets
- Parcels

44 0 22 44 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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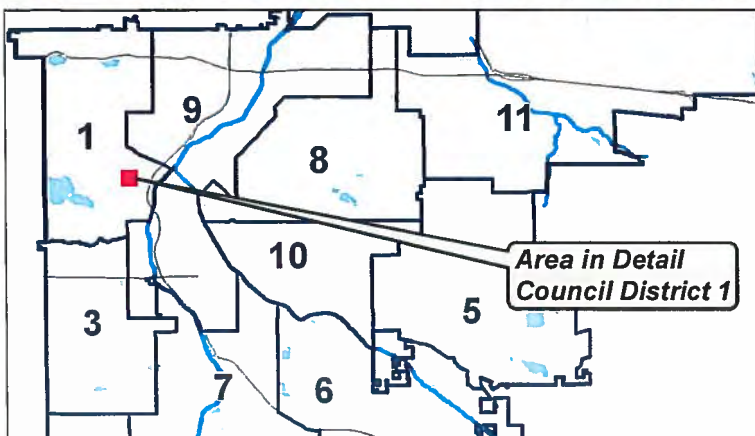
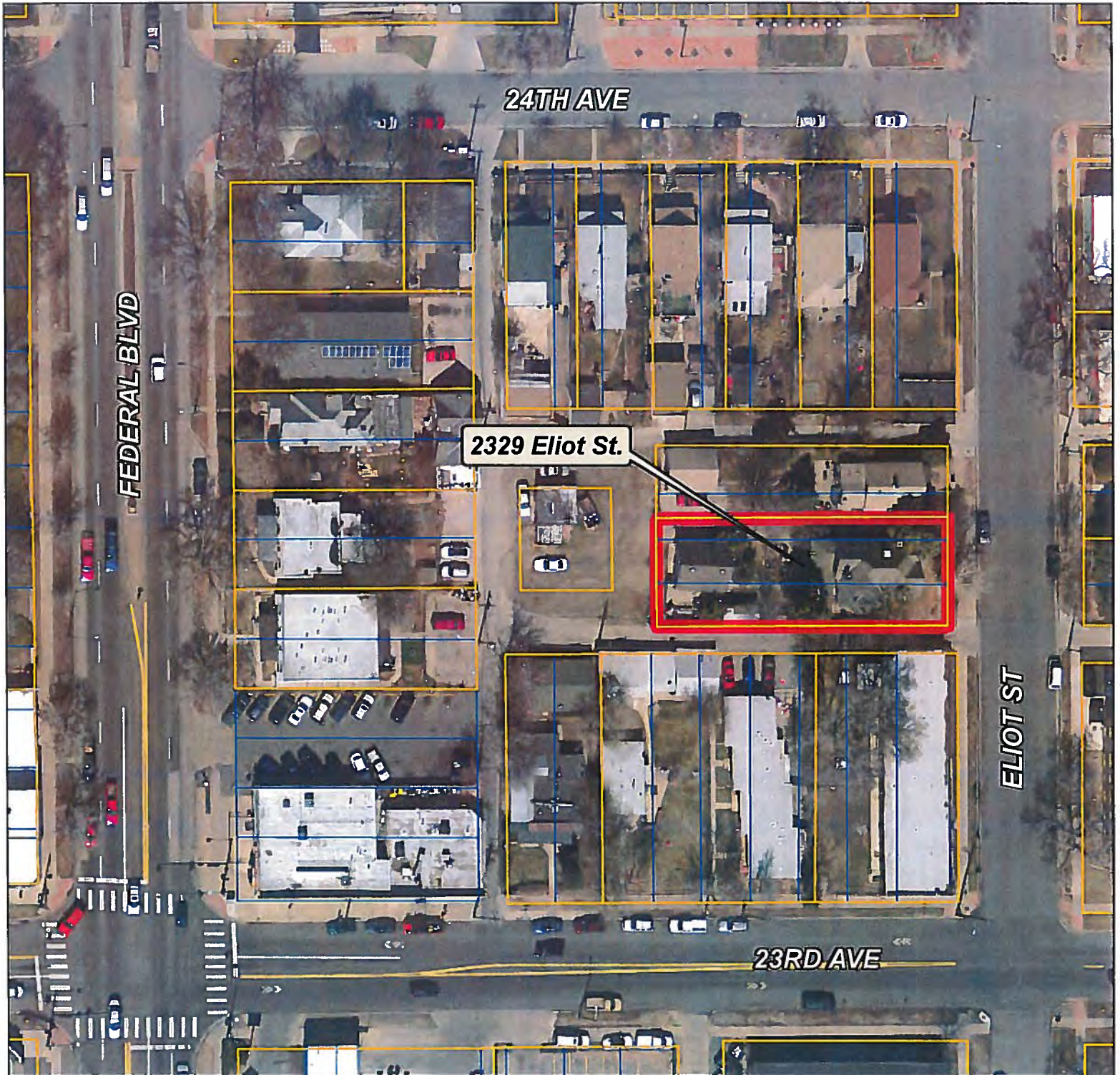
1: 347

Map Generated 6/29/2015

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# Proposed Landmark Designation



## W.W. Anderson House 2329 Eliot Street

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

-  Proposed Landmark Designation
-  Parcels
-  Lots



0 50 100 200 Feet

Aerial Photo: 2014

Map Date: 6/15/2015