



To: Community Planning and Housing (CPH) Committee
From: Abigail Christman, Principal Planner, Community Planning & Development (CPD)
Date: May 12, 2026
RE: Landmark Designation for 2329 N Gaylord St.

Staff Recommendation:

Based on ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, staff recommends the application is forwarded to full council.

Request to Designate a Structure:

Application: #2026L-003
Address: 2329 N Gaylord St.
Zoning: U-SU-B 1
Council: #9 - Darrell Watson
Owner: Wellington & Wilma Webb
Applicant(s): Wellington & Wilma Webb

Case Summary:

The applicant submitted a Landmark Designation application for 2329 N Gaylord St. to CPD on April 6, 2026. Staff reviewed the application and found it to be complete and to meet Denver Landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission for May 5, 2026. The LPC unanimously recommended approval.

Designation Criteria and Evaluation, Chapter 30, Denver Revised Municipal Code:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, the application must be complete, and the structure must meet the following criteria:

1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure’s historic context

Criteria Evaluation:

Landmark staff found that the application demonstrates that the structure meets the following criteria.

B. It has direct and substantial association with a recognized person or group of persons who had influence on society

The Webb House is significant under Criterion B for its direct and substantial association with the Honorable Wellington E. Webb and the Honorable Wilma J. Webb, two individuals whose leadership significantly shaped the political, civic, and cultural development of Denver and the State of Colorado. Wellington and Wilma Webb purchased the house in 1971 during the early years of their public service careers, and the residence remained their home throughout decades of increasing influence in local and

state government. From this residence, Wellington Webb advanced a distinguished public career that culminated in his election in 1991 as Denver’s first African American mayor, serving three terms during a transformative period in the city’s history.

Wilma Webb likewise emerged as a major force in Colorado politics through six terms in the Colorado House of Representatives, where she championed civil rights legislation and played a leading role in establishing the Colorado state holiday honoring Dr. Martin Luther King Jr. Through their combined public leadership and long-term association with the property, the Webb House reflects the professional and civic accomplishments of two of Denver’s most influential public figures and represents a place closely tied to their enduring impact on the city and state.

C. It embodies the distinctive visible characteristics of an architectural style or type

The Webb House is significant under Criterion C as a strong and well-preserved example of a Foursquare residence with Classical Revival detailing constructed during a period of residential growth in northeast Denver in the early twentieth century. Built in 1902, the house reflects the defining characteristics of the Foursquare type, including its square massing, two-story height, hipped roof form, and symmetrical façade composition. Classical Revival features—including Doric square porch columns, modillions, dentils, and a classical frieze—contribute architectural refinement and illustrate the application of stylistic ornament to a common early twentieth-century residential form.

Together, these features represent the architectural character of the Whittier neighborhood during a period of expansion associated with Denver’s streetcar-era development and help illustrate broader patterns of residential construction in northeast Denver at the turn of the twentieth century.

J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation

The Webb House is significant under Criterion J for its association with broader patterns of civic leadership, political organizing, and expanding African American representation in Denver during the late twentieth century. From the time Wellington E. Webb and Wilma J. Webb purchased the property in 1971, the house functioned not only as a residence but also as an important setting for campaign planning, community engagement, and gatherings with civic and political leaders whose work helped shape Denver’s evolving political landscape. As a place where strategies were developed and relationships cultivated during multiple decades of public service, the property reflects the increasing visibility and influence of African American leadership in municipal and state government during this period.

The Webb House also reflects changing access to homeownership in northeast Denver in the late twentieth century. The purchase of the property by Wellington and Wilma Webb in 1971 reflected broader gains achieved through the civil rights movement and the increasing ability of African American families and leaders to establish long-term residence in neighborhoods historically shaped by segregation and disinvestment. As the longtime home of two prominent public officials whose careers helped expand political representation and civic participation in Denver, the property represents broader social and political changes in the city during the late twentieth century, including the

emergence of African American leadership at the highest levels of municipal government. In this way, the Webb House represents an important physical expression of these wider patterns of growth and change in Denver’s civic and cultural landscape.

Integrity:

Chapter 30 requires that a landmark designated property maintain its integrity. Integrity is defined as “the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance...recognized as belonging to its particular time and place in Denver’s history.” The seven qualities that, in various combinations, define integrity are location, setting, design, materials, workmanship, feeling and association.

The Webb House retains a strong degree of integrity reflecting both its 1902 construction and its long-term association with Wellington E. Webb and Wilma J. Webb from 1971 through 2003. The structure remains in its original location and continues to convey its historic residential context within the Whittier neighborhood. The building retains its characteristic Foursquare form and Classical Revival detailing, including its hipped roof, central dormer, full-width front porch, and decorative elements such as modillions and classical trim. Historic materials and workmanship remain evident in the exterior massing and architectural features, supporting the property’s integrity of design and materials. The house also retains integrity of feeling and association through its continued residential character and its clear connection to the lives and public careers of Wellington and Wilma Webb. Taken together, these qualities allow the property to effectively convey its architectural and historical significance under Criteria B, C, and J.

Relates to a Historic Context and Period of Significance:

As is appropriate for a property proposed for designation, the historic context for the Webb House is strongly interrelated with both its areas of significance and its period of significance. The period of significance includes 1902, the year the house was constructed, reflecting its importance under Criterion C as a representative example of a Foursquare residence with Classical Revival detailing associated with early twentieth-century residential development in northeast Denver and the streetcar-era growth of the Whittier neighborhood.

The period of significance also includes the years 1971 through 2003, corresponding with the ownership and occupancy of the property by Wellington E. Webb and Wilma J. Webb. During this time, the house was closely associated with their rise as influential public leaders in Denver and Colorado and reflects its significance under Criterion B for its direct association with two individuals whose careers shaped the civic and political development of the city and state. This period also relates to the property’s significance under Criterion J, as the residence represents broader patterns of expanding African American political leadership, civic participation, and access to homeownership in Denver during the late twentieth century. Together, these periods allow the property to convey both its architectural importance and its association with significant individuals and social change in Denver’s history.

Boundary:

The designation application proposes to designate the legal description below:

Lot 23 and the north half of Lot 22, except the rear eight feet to the City, Block 18, McCullough's Addition to Denver, City and County of Denver, State of Colorado.

Public Review Process:

Community Planning & Development has met all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC.

Notifications:

- Owner notification letters regarding the LPC public hearing
- City Council and Community Planning and Development email notifications
- Registered Neighborhood Organization and courtesy email notifications
 - Whittier Neighborhood Association
 - Opportunity Corridor Coalition of United Residents
 - Inter-Neighborhood Cooperation (INC)
 - City Park Friends and Neighbors
 - Mestizo Curtis Park Coalition
 - Historic Denver, Inc
 - Colorado Preservation, Inc
 - History Colorado
- Posted signage for Landmark Preservation Commission public hearing

Public Comments

As of the date of this staff report (May 7, 2026), CPD has received no letter, emails, or other public comment regarding the 2329 N Gaylord St. application.

Attachments Provided by CPD:

- Designation Application
- Map of structure proposed for preservation