

From: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: RE: [EXTERNAL] Re: 1741 Gaylord - Landmark Preservation Commission Public Hearing
Date: Thursday, March 16, 2023 9:06:00 AM
Attachments: [image001.png](#)
[image002.png](#)

From: Michael Mathieson <mike.forbespartners@gmail.com>
Sent: Monday, March 6, 2023 8:30 AM
To: Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>
Cc: matt dendorfer <matt.dendorfer@gmail.com>; taylor.forbespartners@gmail.com
Subject: Re: [EXTERNAL] Re: 1741 Gaylord - Landmark Preservation Commission Public Hearing

Hi Kara, please see attached information disputing the last criteria in your report:

It has not been demonstrated that 1741 Gaylord is a historically significant architectural style or type. In fact quite the opposite in your own report, the one you proudly told us you spearheaded in December of 2019.

Mike Mathieson
President
303-726-4600



On Mon, Mar 6, 2023 at 4:26 AM Michael Mathieson <mike.forbespartners@gmail.com> wrote:

Hi Kara, please see attached information disputing another one of the three criteria in your report:

It has not been demonstrated that 1741 Gaylord is a significant example of the work of a recognized architect or master builder.

Colorado Architects Biographical Sketch does not list this home as one of Aaron M Gove's architectural designs or associations. The Gove & Walsh firm did design the home, but Gove is known mostly for his commercial architectural buildings so it is unlikely he designed this home. The criteria is for a recognized architect or master builder, not an architectural firm. If Gensler designs a property with one of their 7,000 employees then is it a significant architectural example? Or is it if Vivian Lee designed the building working at Gensler then is it a significant work? I think the intent is the latter and this has not been demonstrated, in fact, there is information to the contrary. Even the article you presented does not mention Aaron M Gove by name and it would have if he had designed it or been involved the day of the article.

Mike Mathieson
President
303-726-4600



On Mon, Mar 6, 2023 at 3:59 AM Michael Mathieson <mike.forbespartners@gmail.com> wrote:

Hi Kara, please see attached information disputing one of the three criteria in your report:

As you are aware 1741 Gaylord has no direct or substantial association with a recognized person or group of persons who had influence on society.

Mike Mathieson
President
303-726-4600



On Fri, Mar 3, 2023 at 11:09 AM Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org> wrote:

Hi All –

Thank you for letting me know. Once I receive them, I will pass them along to the LPC.

Thanks,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
Community Planning and Development | City and County of Denver
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From: Michael Mathieson <mike.forbespartners@gmail.com>

Sent: Thursday, March 2, 2023 6:46 PM

To: Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>

Cc: matt dendorfer <matt.dendorfer@gmail.com>; taylor.forbespartners@gmail.com

Subject: [EXTERNAL] Re: 1741 Gaylord - Landmark Preservation Commission Public Hearing

Per your email above I will be supplying written comments and materials by noon the day prior to

the LPC meeting:

Additional comments or written materials may be submitted until 12:00 p.m. (noon) the day prior to the LPC meeting. Landmark staff will email these comments to the Commission members.

Thank you,

Mike Mathieson
President
303-726-4600



On Tue, Feb 28, 2023 at 2:24 PM Hahn, Kara L. - CPD CE1566 City Planner Supervisor
<Kara.Hahn@denvergov.org> wrote:

Good Afternoon –

I wanted to provide some additional information on the [public hearing before the Landmark Preservation Commission](#) next week (**Tuesday, March 7th at 1:00 pm**). The designation application will be near the beginning of the meeting (the agenda is attached). This meeting will be hybrid, with virtual and in-person options. The meeting can be attending in-person at the Wellington E. Webb Building at 201 W. Colfax Avenue, 4th floor conference room #4.F.6, or attended virtually by registering through our [website](#). Please let me know how you will be attending by Monday at noon.

When the project is called by the Commission, I will make a presentation on the designation application and the recommendation in the attached staff report. The Commission chair will then invite the applicants, to present to the Commission. The chair will then ask you, and any representatives you may have, to present for a maximum of 10 minutes. As a reminder, if you have a slide deck or PowerPoint presentation, please send it to me today. Typically, owners and/or developers discuss why they do not support the designation, why they do not believe the property is significant, and any other information they find important. The Commission may then ask you questions. This would be followed by comments from the public. The chair of the Commission will close the public hearing and the Commission will deliberate. The Commissioners have four options when reviewing projects: they can recommend approval, modify the application, request additional information, or deny the project.

If you have any questions on the public hearing or the staff report, please let me know.

Thank you,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
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From: Hahn, Kara L. - CPD CE1566 City Planner Supervisor
Sent: Wednesday, February 22, 2023 11:53 AM
To: Michael Mathieson <mike.forbespartners@gmail.com>; matt dendorfer <matt.dendorfer@gmail.com>; taylor.forbespartners@gmail.com
Subject: RE: 1741 Gaylord - Landmark Preservation Commission Public Hearing

Good Morning –

As a reminder, the Landmark Preservation Commission public hearing for the 1741 Gaylord designation application will be on **Tuesday, March 7th at 1:00 pm**. This meeting will be hybrid, with virtual and in-person options.

At the public hearing, I will make a presentation to the Commission on the designation application. The Commission chair will then invite the applicants to present and then you, as the owners. Both the applicants and your presentation can be a maximum of 10 minutes. Any photographs, PowerPoint, or presentations files must be supplied to staff one week prior to the Commission meeting (please email me by 5:00 p.m. Tuesday, February 28th). All owners, team members, or representatives are limited to the 10 minute presentation, and cannot speak during the public comment period. This requirement is the same for the applicants as well.

You may also provide written materials to the Commission (again please email me). If received by 5:00 p.m. on Monday, February 27th, it will be sent to the Commission with their packets, which includes the application, staff report, and any public comments received by Landmark. Additional comments or written materials may be submitted until 12:00 p.m. (noon) the day prior to the LPC meeting. Landmark staff will email these comments to the Commission members. Written comments received after 12:00 p.m. the day prior to the meeting will not be accepted. **No new materials, photos, or written comments can be given to the Commission at the meeting.**

If you have any questions on the public hearing, please let me know.

Thank you,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
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From: Michael Mathieson <mike.forbespartners@gmail.com>

Sent: Tuesday, February 14, 2023 6:27 AM

To: Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>

Cc: taylor.forbespartners@gmail.com; matt dendorfer <matt.dendorfer@gmail.com>

Subject: [EXTERNAL] Re: 1741 Gaylord - Designation Application Preliminary Review

Hi Kara, your offer is not in any way sincere. You have been anything, but transparent in this process, not even willing to provide us any information to support Aaron Gove was the architect for this home and you are going against the recommendations of your own 2019 report that demonstrates this home is not historic per your extensive review. Having a backstop in the report that allows you to claim any building 30 years or older in the future is then historic based on your personal assessment is highly unethical and allows you and your department alone to control almost 80% of all the property rights in this City Park West neighborhood. Your complete misrepresentation of your own report in our meeting is an embarrassment and shows the inherent fundamental bias with you and your department against individual property rights and unfortunately for you we do not live in a communist society as you would prefer.

If this is so decided against us based on your knowingly false and grossly negligent report we will be filing significant litigation against you and the City of Landmark department in the City of Denver. We have pointed out multiple inaccuracies in your report and you have yet to discuss any of them in a fair and honest way, instead you have doubled down at every opportunity.

Mike Mathieson
President
303-726-4600



On Fri, Feb 10, 2023 at 11:38 AM Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org> wrote:

Good Morning –

I wanted to follow-up on the previous email and notification letter, and check if you have any questions. Please feel free to reach out if you have questions or would like to discuss.

Thank you,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
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From: Hahn, Kara L. - CPD CE1566 City Planner Supervisor
Sent: Wednesday, February 8, 2023 2:19 PM
To: 'taylor.forbespartners@gmail.com' <taylor.forbespartners@gmail.com>; 'Michael Mathieson' <mike.forbespartners@gmail.com>; 'matt dendorfer' <matt.dendorfer@gmail.com>
Cc: 'Steve Charbonneau' <Steve@FindSolutions.org>
Subject: RE: 1741 Gaylord - Designation Application Preliminary Review

Good Afternoon –

Landmark staff has completed the preliminary review of the designation application (the review is attached). Staff found that the application was complete and that the structure is eligible to be a Denver Landmark. With that finding, staff has set a public hearing before the Landmark Preservation Commission for March 7, 2023 at 1:00 p.m. (this will be a hybrid meeting with virtual and in-person options). Prior to the meeting, we will send formal notifications of the public hearing and will post signage on the property.

Again, if you have any questions or would like to discuss, please let me know.

Thank you,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
Community Planning and Development | City and County of Denver
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From: Hahn, Kara L. - CPD CE1566 City Planner Supervisor

Sent: Tuesday, February 7, 2023 4:26 PM
To: taylor.forbespartners@gmail.com; Michael Mathieson <mike.forbespartners@gmail.com>; matt dendorfer <matt.dendorfer@gmail.com>
Cc: Steve Charbonneau <Steve@FindSolutions.org>
Subject: RE: 1741 Gaylord - Designation Application Submitted

Good afternoon,

Landmark Preservation has received an application to designate 1741 N Gaylord Street as an Individual Denver Landmark. Staff is reviewing the application to determine whether it is complete and whether the structure is eligible for designation. If both are the case, a public hearing will be scheduled before the Landmark Preservation Commission. We will keep you apprised of all steps in this process.

If you have any questions or would like to discuss the process, please let me know.

Thank you,
Kara

Kara Hahn | Landmark Planning and Regulatory Supervisor
Community Planning and Development | City and County of Denver
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From: Hahn, Kara L. - CPD City Planner Principal
Sent: Thursday, September 22, 2022 5:03 PM
To: 'Kindra Reeves' <kindra401@msn.com>; 'taylor.forbespartners@gmail.com' <taylor.forbespartners@gmail.com>
Subject: 1741 Gaylord - Notice of Intent Submitted and Posting Extended

Good afternoon,

Landmark Preservation has received a Notice of Intent to file a designation application for the property located at 1471 Gaylord Street. Therefore, the posting period for the property has been extended to 60 days. **The 60-day time period will expire at 4:30 p.m. on October 31, 2022.**

During the extended posting period, **a third-party facilitated stakeholder meeting must be held by day 40 of the posting period (October 11, 2022).** No designation applications can be submitted prior to the stakeholder meeting. If the posting period elapses and an application for

historic designation is not received by Landmark Preservation staff, then a Certificate of Demolition Eligibility will be issued on November 1, 2022. If an application for landmark designation, along with the applicable fee, is received, then the designation process will be followed.

Please feel free to contact me if you have any questions or if I may be of further assistance.

Thank you,
Kara

Kara Hahn | Principal Planner-Landmark Preservation
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From: Hahn, Kara L. - CPD City Planner Principal
Sent: Thursday, September 8, 2022 3:08 PM
To: 'Kindra Reeves' <kindra401@msn.com>; 'taylor.forbespartners@gmail.com' <taylor.forbespartners@gmail.com>
Subject: RE: 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon –

I just wanted to reach out to see if you have any questions about the public posting or the process. If so, please feel free to reach out to me.

Thanks,
Kara

Kara Hahn | Principal Planner-Landmark Preservation
Community Planning and Development | City and County of Denver
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help us in this effort by doing business with us online instead of in person: www.denvergov.org/landmark.

From: Hahn, Kara L. - CPD City Planner Principal

Sent: Thursday, September 1, 2022 7:29 PM

To: 'Kindra Reeves' <kindra401@msn.com>; 'taylor.forbespartners@gmail.com' <taylor.forbespartners@gmail.com>

Subject: RE: 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon,

The City and County of Denver, Community Planning & Development, has reviewed the Certificate of Demolition Eligibility application for the property at **1741 Gaylord Street** and found it has potential for landmark designation pursuant to Section 30-6 of the Denver Revised Municipal Code. The building will be posted for 21 days beginning on **Sept 1, 2022** for a notice of intent to file a designation ("Notice of Intent") to be brought forth.

To begin the designation process, Notice of Intent must be received by Community Planning and Development by **Sept 22, 2021** before 4:30 pm. If a Notice of Intent is received by Community Planning and Development by **Sept 22, 2022**, the posting period is extended to **Oct 31, 2022** during which time a meeting is required (see DRMC Section 30-6(1)(c)). If a Notice of Intent is not received by Twenty One Days After Posting, a Certificate of Demolition Eligibility will be issued on **Sept 23, 2022**, allowing demolition permits to be issued upon compliance with all state and city requirements.

Additional information can be found on our [website](#). Please do not hesitate to reach out if I may be of further assistance.

Sincerely,
Kara

Kara Hahn | Principal Planner-Landmark Preservation
Community Planning and Development | City and County of Denver
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From: Hahn, Kara L. - CPD City Planner Principal

Sent: Tuesday, August 30, 2022 4:44 PM

To: Kindra Reeves <kindra401@msn.com>; taylor.forbespartners@gmail.com

Subject: 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon,

Landmark Staff has reviewed the application for **1741 Gaylord Street** and found that the property has potential for designation. Staff will post a Certificate of Demolition Eligibility notice on the property for 21 calendar days.

When a Certificate of Demolition Eligibility notice is posted:

- If Landmark Preservation staff does **not** receive a landmark designation application or a "notice of intent to file a designation application" by 4:30 p.m. on the **21st** calendar day, the Certificate of Demolition Eligibility will be issued on the next business day.
- If Landmark Preservation receives a "notice of intent to file a landmark designation application" by the 21st day, the posting period is extended to 4:30 p.m. on the **60th** calendar day, during which a stakeholder meeting with a third-party facilitator must take place (See DRMC Section 30-6 (1)(c)).
- If the posting period is extended and Landmark Preservation staff receives a designation application and application fee by 4:30 p.m. on the 60th calendar day, the landmark designation process would begin.
- If the posting period is extended and Landmark Preservation staff does **not** receive a designation application and application fee by 4:30 p.m. on the 60th calendar day, the Certificate of Demolition Eligibility will be issued on the next business day.
- After the landmark designation process begins, the Denver City Council has 90 days to designate the property. If the property is not designated within 90 days, Landmark Preservation staff will issue the Certificate of Demolition Eligibility.

Once the property is posted, I will send you a follow up email with posting dates. This should be on Thursday, September 1st. **Please do not remove the posting signs once they are posted, as this will delay the required 21 day posting period.**

If you have any questions, please let me know.

Thank You,
Kara

Kara Hahn | Principal Planner-Landmark Preservation
Community Planning and Development | City and County of Denver
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From: Landmark - Community Planning and Development <Landmark@denvergov.org>
Sent: Tuesday, August 16, 2022 5:31 PM
To: Kindra Reeves <kindra401@msn.com>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: RE: 1741 Gaylord - Certification of Demolition

Good afternoon Kindra,

Thank you for your payment for the application for Certificate of Demolition Eligibility (CDE) at 1741 N Gaylord St.

A completed application has been received by Landmark Staff.

Landmark staff will review all completed CDE applications within ten (10) business days of receipt to determine whether the structure has potential for designation, based on the Landmark Designation criteria delineated in Section 30-3 of the Denver Revised Municipal Code. The first day of the 10 business day review begins on the following business day that a complete application is received.

Please let me know if you have any questions or concerns.

Regards,
Emily



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Emily Ehr | Operations Assistant
Landmark Preservation | CPD | City & County of Denver
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phone: (720) 865-3262

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From: Kindra Reeves <kindra401@msn.com>
Sent: Tuesday, August 16, 2022 2:33 PM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] Re: 1741 Gaylord - Certification of Demolition

Thank you. How long does it take to show up in the epermitting records?

Kindra

From: Landmark - Community Planning and Development <Landmark@denvergov.org>
Sent: Tuesday, August 16, 2022 2:09 PM
To: Kindra Reeves <kindra401@msn.com>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: RE: 1741 Gaylord - Certification of Demolition

Good afternoon Kindra,

Thank you for your application for Certificate of Demolition Eligibility (CDE) at 1741 N Gaylord St.

Your application has been received by Landmark Staff, your record ID# [2022-CDE-0000087](#), please use this number when making your payment. I have attached the invoice, click here [YouTube link](#) for easy instructions on how to pay online. Or if you need further instruction please email planreview@denvergov.org and a staff member can walk you through the process.

If you'd prefer to come into the office to pay, please bring your payment (if in the form of a check, make it out to the **Manager of Finance**) to the second-floor cashier/records and use the attached invoice. (201 W. Colfax Ave, Denver CO) - *****the cashier desk is only open from 10-4, Monday, Tuesday, Wednesday, and Thursday during the current COVID-19 Pandemic.*****

Staff will review all completed CDE applications within ten (10) business days of receipt to determine whether the structure has potential for designation, based on the Landmark Designation criteria delineated in Section 30-3 of the Denver Revised Municipal Code. The first day of the 10 business day review begins on the following business day that a complete application, including payment, is received.

Please let me know if you have any questions or concerns.

Regards,

Emily



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Emily Ehr | Operations Assistant
Landmark Preservation | CPD | City & County of Denver
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phone: (720) 865-3262

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From: Kindra Reeves <kindra401@msn.com>
Sent: Tuesday, August 16, 2022 2:04 PM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] Re: 1741 Gaylord - Certification of Demolition

Thank you! Kindra Reeves 720-840-6855

Kindra

From: Landmark - Community Planning and Development <Landmark@denvergov.org>
Sent: Tuesday, August 16, 2022 2:03 PM

To: Kindra Reeves <kindra401@msn.com>
Subject: RE: 1741 Gaylord - Certification of Demolition

Hello Kindra,

I'm finishing up on your record.

I need your last name, and phone number please.

Regards,

Emily



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Emily Ehr | Operations Assistant
Landmark Preservation | CPD | City & County of Denver
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phone: (720) 865-3262

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From: Kindra Reeves <kindra401@msn.com>
Sent: Monday, August 15, 2022 11:10 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord - Certification of Demolition

Hi Emily,

I am going to try and send these from a non Gmail account. I am attaching JPG files as independent attachments. I will send this in three emails so that it does not convert to a link. Please note given the closeness in proximity to other buildings, the sides have to be split as I can not get back far enough to view it in one shot.

Thank you,

||| | Kindra

B. 1741 Gaylord does not embody the distinctive visible characteristics of an architectural style of a type that is considered historic per the City of Denver Landmark's own 2019 report

- 1) The City Park West Neighborhood Historical Property Survey Report was published in December of 2019. The expert consultants involved included Corbett AHS, Inc, Mead and Hunt, All Relevant Denver RNO's, Historic Denver, Inc, Denver Community Planning and Development, Winter and Company, the Colorado Office of Archaeology and Historic Preservation and methodologies developed by the City of Los Angeles for their own Historic Surveys.
- 2) Any property over 30 years old was thoroughly examined by a team and at least three pictures with a high-resolution 12M camera were taken of each of these properties by the team lead. Data on each parcel was collected on hand held tablets and
- 3) A total of 861 parcels were loaded into the project database. Data on each parcel was collected on hand held tablets with prepopulated forms that included the parcel ID number, parcel address and the assessor's year of construction for the primary building on each parcel. Once uploaded almost all single-family home properties were rechecked, a total of 361 of 383 were rechecked and more thoroughly evaluated. The only ones that were not were parking lots and parcels less than 30 years old
- 4) The vast majority of single-family homes in City Park West over 30 years old were built between 1890 and 1909 and of these many were larger Dutch Colonials. In fact, the best example of an actual historic one is on the same street at 1718 Gaylord Street and it is in the report. If 1741 Gaylord is the same design and is such a good example then how did they miss it with their exhaustive analysis?

- 5) 75% of the parcels were surveyed at the evaluation level and if the parcels were deemed to have historic significance and historic integrity, they received an enhanced survey. Sixty one of the homes were recommended by Corbett AHS, Inc for an enhanced survey or 7% of the total.
- 6) “Area’s of Significance” were also identified, but 1741 Gaylord was not in an area of significance, which takes up the majority of the neighborhood or recommended for an enhanced survey.
- 7) However, at the end of the report any parcel deemed over 30 years old could need more data, “ND”, to determine if it has architectural, historical or cultural significance and it could be labeled, “C”, in an area of significance if it retains its physical integrity and could be a contributing property.
- 8) 80% of the existing structures over 30 years old fit this all-encompassing criterion, thereby, allowing the City of Denver Landmark Department to control and have complete say over 80% of the property rights in the City Park West neighborhood. Even though through their exhaustive survey these same properties were not identified as having historic significance in December of 2019. In addition, 1741 Gaylord was not even in an area of significance yet it was tagged as a, “C”, so it could be if they decided to do so at a later date to stop development in any area they desired.
- 9) This is the 16th historical and land use survey done on this area and in all sixteen 1741 Gaylord was never determined to be historically significant parcel until we filed our application and Kara called Scott to coordinate stopping the development 1741 Gaylord. How can any property owner in the City read a city sponsored report and rely on it to buy anything when there is so much corruption in this department? Kara then turns around and twist the facts in our meeting saying this was designated as a historic property along with over 80% of the parcels in the City Park West neighborhood and will not acknowledge what is actually in the report?

- 10) I love the City of Denver, I love the building department and community planning and development, but the City of Denver Landmark Department is highly corrupt to write such a misleading report in effort to control every one's property rights at their own discretion.
- 11) 77% of the City Park West neighborhood is made up of renters, this is not a neighborhood set up for multi-millionaires living in 4-5 million-dollar mansions. We are building work force housing for people who work, want to live in this neighborhood and park their car in a safe, secure location. The apartment homes are set up for teachers, nurses, fireman and women and local workers to have safe place to live and park their car in the 80-120 AMI range. That's not what are opponents want? They want to stop development; they have posted about it online and think others property rights belong to them. Let's increase prices Denver!! Instead of passing rent control that is going through the legislature now, allow for more homes to be built for the people that need them. This is a blatant, corrupt attempt to stop development and Scott has posted about this online so when he says I am not anti-development it rings hollow. That's the first thing any true Nimby says, I have heard it a 1,000 times.

The silver crash and ensuing economic depression of 1893 flattened growth in housing, but it also enabled the Denver Tramway Company to cement their monopoly over electric trolley car and cable car transportation. As a result, the City Park West neighborhood experienced its largest growth after the economy had recovered, in the period from the late 1890s to 1910. Built at a time when the City Beautiful Movement was having a significant impact on the landscapes and civic buildings of Denver, these homes were generally grander than those constructed by earlier developers. The larger Dutch Colonials, Neoclassical homes, and styled Foursquares held more appeal for affluent white Denverites. One outstanding example is the Baerreson House at 1718 Gaylord Street. Architects active in the City Park West neighborhood around these years include such City Beautiful notables as John Huddart, James Murdock, Harold Baerresen, and Harry Manning.⁷



The Dutch Colonial Denver landmark designed, built, and occupied by architect Harold Baerresen in 1903. Source: Denver Public Library <http://digital.denverlibrary.org/cdm/ref/collection/p15330coll22/id/62090>.

Developers and builders during these years also relied on pattern book designs, such as those sold by Radford and Sears. The Foursquare in particular took hold in City Park West and other adjacent neighborhoods. In short order, this simple two-story box form with its center dormer and simple style elements would be known as the “Denver Square,” but only in Denver. In the Midwest it was called the “Prairie Box” and more generally, nationwide, the American Foursquare.⁸ The 1908 Sears Foursquare shown below could easily be the inspiration for the row of 1910 Foursquares that line the 2000 and 2100 blocks of Gaylord Street in City Park West (although no direct association was discovered in the course of research).

⁷ Noel and Norgren, pp. 67-93.

⁸ See McAlester, p. 555.

6. RESULTS AND RECOMMENDATIONS

Summary

861 parcels were surveyed in the City Park West neighborhood. Vacant parcels and buildings less than thirty years of age were surveyed at the Foundation level, while more information was gathered on those buildings that were over thirty years of age. Because of the relatively good historic physical integrity of most of the buildings in the survey area, the majority (75%) were surveyed at the Evaluation level. Sixty-one individual buildings were surveyed at the Enhanced level, and were evaluated for historical, architectural, or cultural significance. Four areas were identified as having a concentration of buildings with architectural, cultural, or historical significance.

Survey Levels

The following table provides a breakdown of the survey level at which properties were documented in the City Park West neighborhood. Parcels surveyed at the Foundation level are those that contain buildings less than thirty years of age or no buildings at all. Buildings surveyed at the Descriptive survey level were over thirty years of age, but had major alterations. Those surveyed at the Evaluation level were over thirty years of age, and were unaltered or had alterations that were considered minor or moderate. Buildings surveyed at the Enhanced level were researched and evaluated for historical or cultural significance.

Property Category	Survey Level				Total
	Foundation	Descriptive	Evaluation	Enhanced	
Commercial/Industrial	6	17	98	10	131
Domestic – Multiple Dwelling	40	8	192	8	248
Domestic – Single Dwelling	11	11	326	35	383
Other Use	10	7	24	8	49
Vacant Parcel / Parking Lot	50	-	-	-	50
Total Surveyed	114	43	643	61	861

Years of Construction

City Park West is and has been since its early decades a neighborhood in transition. This is most frequently manifested architecturally as adaptive reuse, with properties built for one purpose being altered and employed for other purposes. It is also manifested as a mixture of types that can be sorted chronologically, to understand periods of development.

Of the 861 parcels surveyed in City Park West, approximately twenty percent (20%) are currently used for functions other than those for which they were originally broadly constructed. In particular, single-family dwellings are frequently now in use as multi-family residences, offices, or other commercial purposes. These types of adaptive reuse are sometimes difficult or even impossible to discern from the

public right-of-way, and exact counts of current use types are undetermined. Less common are incidences of commercial-to-residential adaptive reuse; buildings that were constructed for commercial use have only in a few instances been reused as residences.

Although the historic landscapes of City Park West are changing as redevelopment intensifies, it is still visually clear that this neighborhood is one for which the zenith of development happened in the late nineteenth and early twentieth centuries. Swells in development over time can be tracked by noting the number of buildings constructed within certain time frames in City Park West. The following tables note the date ranges and quantities for residential buildings by their original use, approximately by decade (buildings under thirty years of age were documented at the Foundation level and are not included in these metrics).

Date Ranges for Remaining Residential Construction Built Before 1988 in City Park West

Date Range	Single Family Dwelling			Multiple Family Dwelling
	Number (total = 496)			Number (total = 162)
1882-1889	41			1
1890-1899	1890 -1892	85	Total = 191	10
	1893 - 1895	36		
	1896 - 1899	70		
1900-1909	132			68
1910-1919	59			25
1920-1929	27			10
1930-1939	17			7
1940-1949	12			5
1950-1959	12			5
1960-1969	1			20
1970-1979	2			5
1980-1988	2			6

Analysis of construction dates and building types reveals that prior to the Silver Crash of 1893, the dominant housing type was single family, and fully one-third of the original single-family housing stock that remains in City Park West was constructed before the crash. Construction slowed considerably until 1896, when construction of single-family housing picked up again. Multi-family housing was relatively rare prior to 1900 but became more common after 1900, with the dominant building type consisting of rowhouses and duplexes. For both types, construction fell off somewhat from the 1920s to 1950s. In the 1960s, single-family housing construction was rare, but the neighborhood saw a sharp increase in apartment block buildings and multiplexes built in the Ranch style, reflecting the trend toward population density and a shifting demographic toward younger, more transient residents.

For commercial construction, this data was not analyzed since older commercial buildings are often altered and the original construction date is no longer available in web-accessible city data. This is particularly true for buildings with effective construction dates after about 1950.

Properties Evaluated for Significance

City Park West contains numerous properties with good to excellent historic physical integrity³⁴ that are clear examples of the different types, styles, and phases of architecture that have historically been the hallmark of the neighborhood. Many of these examples already lie in the four designated landmark districts that are contained within or overlap the neighborhood boundary, and seven buildings outside these districts are currently designated as historic landmarks. Of the properties documented during field survey (no designated properties were recorded), over 100 were documented as having no alterations visible from the public right of way. Additionally, over 450 buildings were documented as having minor alterations (e.g., limited window replacement or subordinate rear additions) but still carried sufficient historic integrity to easily convey their history to passers-by.

Sixty-one buildings in City Park West, or 7% of the total buildings recorded, were recommended by Corbett AHS, Inc. to Historic Denver for Enhanced survey. In most cases this was because field observations supported the possibility that the buildings might be architecturally significant. In a few cases, property owners or community members informed surveyors in the field that the building had aspects to its history that might indicate historical or cultural significance. The following table lists the buildings evaluated and the areas of potential significance identified for each:

Address	Site ID	Architectural	Historical	Cultural
1201 E COLFAX AVE	5DV.2114	X	X	
2015 YORK ST	5DV.2134	X	X	
2053 GAYLORD ST	5DV.2149	X	X	
2211 VINE ST	5DV.2163	X	X	
2215 VINE ST	5DV.2164	X	X	
2225 VINE ST	5DV.2165	X	X	
1850-1854 RACE ST	5DV.2176	X	X	
2009 RACE ST	5DV.2179		X	
2211 HIGH ST	5DV.2184	X	X	
2217 HIGH ST	5DV.2185	X	X	
2155 HIGH ST	5DV.2188	X	X	
2149 HIGH ST	5DV.2189	X	X	
2223 GILPIN ST	5DV.2208	X	X	
2141 FRANKLIN ST	5DV.2233	X	X	
2249 FRANKLIN ST	5DV.2241	X	X	
2227 FRANKLIN ST	5DV.2245	X	X	

³⁴ The Secretary of Interior Standards for Archaeology and Historic Preservation defines historic physical integrity as *the ability of a property to convey its significance* and has seven aspects: location, design, setting, materials, workmanship, feeling, and association (NPS Bulletin 15, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).

Address	Site ID	Architectural	Historical	Cultural
2217 FRANKLIN ST	5DV.2246	X	X	
1764 GILPIN ST	5DV.2249	X	X	
1730 FRANKLIN ST	5DV.2270	X	X	
1563 LAFAYETTE ST	5DV.2348	X	X	
1550 LAFAYETTE ST	5DV.2349	X	X	
2201 MARION ST	5DV.2379	X	X	
1560 DOWNING ST	5DV.2387	X		
1736 DOWNING ST	5DV.2393	X	X	
2250 DOWNING ST	5DV.2398	X	X	
1301-1323 E 17TH AVE	5DV.2412	X	X	
2001 E 18TH AVE	5DV.2424	X	X	
1100-1122 E 17TH AVE	5DV.2431	X	X	
2061 GAYLORD ST	5DV.2436	X	X	
1639 E 22ND AVE	5DV.2497	X	X	
1617 E 22ND AVE	5DV.2500	X	X	
1615 E 22ND AVE	5DV.2501	X		
2201 E 21ST AVE	5DV.2529	X	X	
1725 WILLIAMS ST	5DV.2723		X	
2121 RACE ST	5DV.2744	X	X	
1550 DOWNING ST	5DV.32388		X	
1210 E 16TH AVE	5DV.32400	X	X	
2219-2225 E 21ST AVE	5DV.32462	X	X	X
1301 E COLFAX AVE	5DV.32479	X		
1717 E COLFAX AVE	5DV.32485		X	
1975 E COLFAX AVE	5DV.32490	X	X	
2000 GAYLORD ST	5DV.32541	X	X	
2206 GAYLORD ST	5DV.32568	X	X	X
2216 GAYLORD ST	5DV.32569	X	X	
2222 GAYLORD ST	5DV.32570		X	
2233 GAYLORD ST	5DV.32575	X	X	
1570 GILPIN ST	5DV.32592		X	X
2253 HIGH ST	5DV.32654	X	X	
2140 HUMBOLDT ST	5DV.32668	X	X	X
2270 HUMBOLDT ST	5DV.32673	X	X	
1731 LAFAYETTE ST	5DV.32689	X	X	
1816 RACE ST	5DV.32748	X	X	
1860 RACE ST	5DV.32756	X	X	

Address	Site ID	Architectural	Historical	Cultural
2016 VINE ST	5DV.32835	X	X	
1763 WILLIAMS ST	5DV.32883	X	X	
1801 WILLIAMS ST	5DV.32887	X	X	
1850 WILLIAMS ST	5DV.32889	X	X	
2210 WILLIAMS ST	5DV.32901	X	X	
2226 WILLIAMS ST	5DV.32906	X	X	
2215 YORK ST	5DV.32948	X	X	
2225 YORK ST	5DV.32949	X	X	

This list should not by any means be considered to be a complete list of potentially significant properties in City Park West; more data than was available from right-of-way survey would be required to make that determination. Any building in the neighborhood for which sufficient historic physical integrity and historic, cultural, or geographical importance can be shown should be considered to be significant.

Areas of Significance

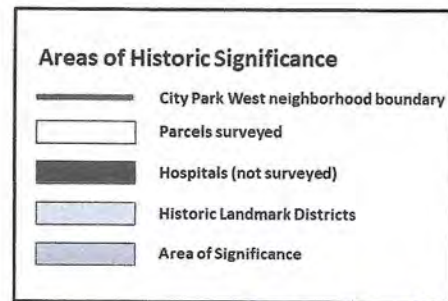
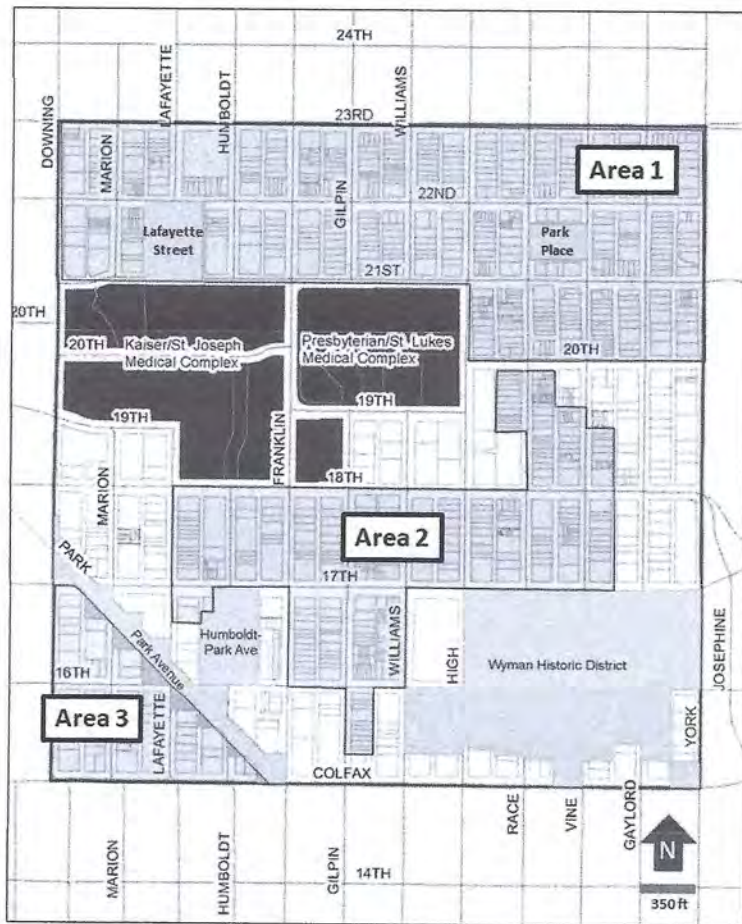
As noted above, City Park West contains a high degree of overall historic physical integrity in its buildings and landscapes. Such elements as historic sandstone curbs and sidewalks are commonplace, and on some blocks even prevalent. However, redevelopment is a common sight in the neighborhood, with newly built twenty-first century modern condominium complexes and residences replacing older buildings with increasing frequency.³⁵

The four landmarked historic districts that lie or partially lie within City Park West contain outstanding examples of architecture that date to the neighborhood's early period. Three, the Humboldt Street-Park Avenue Historic District, the East Park Place Historic District, and the Lafayette Historic District, are very small and carry narrow periods of significance. The largest, the Wyman Historic District, overlaps the southeastern boundary of the neighborhood and was designated in 1993. It has a period of significance prior to and including 1955, encompassing the decade following World War II and therefore the buildings that date to that historically important period, during which innovative and unique examples of modern apartment buildings were constructed as infill in many of the downtown neighborhoods. As it applies to historic significance, it is important that this concept of temporal significance apply to City Park West more generally; although post-World War II architecture has not been and is still not considered as aesthetically pleasing as that which dates to earlier periods, it is still emblematic of a critically important period in Denver's history. In City Park West, post-World War II period apartment buildings were part of an effort to meet and in some cases exploit the housing needs of citizens who were literally banned from seeking housing alternatives in other neighborhoods because of their race.

³⁵ See McAlester, p. 672-683, for a discussion of this family of current styles.

While these buildings are currently being renovated and remodeled to reflect current tastes and trends, they are still visual reminders of an important period in the neighborhood's history.

Excluding the already designated landmark districts, three areas were identified as containing a sufficient percentage of buildings with high levels of historic physical integrity that they carry potential significance. Shown on the map below, all three cover numerous blocks and contain, to varying degrees, architecture that addresses multiple themes in Denver's history, architecture, and geography. Suggested boundaries are meant to exclude areas with lower levels of historic physical integrity, and the percentage of buildings that carry sufficient integrity to contribute to the visual understanding of the area's history should be over fifty percent of the buildings contained within the boundary.



*- 1741 Gaylord -
Not in an area
of significance*

8. SURVEY LOG

Evaluations made as a part of this survey project are intended to assist city staff, property owners, and other interested parties with understanding a property's potential significance. These evaluations may be revised in the future should additional information be discovered, or if the property no longer retains its historic physical integrity.

A determination of significance or eligibility does not formally designate a resource as a historic landmark or put any restrictions on it. Designation would require a significant level of community support and the successful completion of a rigorous public process.

Evaluation Code	Definition
Local – Individual Significance Codes	
DEMOLISHED	Resource has been demolished.
E	City staff has determined that the resource has architectural, historical, or cultural significance.
L30	Resource is less than thirty years of age and was not evaluated for potential significance.
LANDMARK	Resource is a designated Denver Landmark.
ND	More data is needed to determine if this property has architectural, historical, or cultural significance.
NE	Resource no longer retains its historic physical integrity.
PE	Resource has potential architectural, historical, or cultural significance.
Local – Area Significance Codes	
DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age, and was not evaluated for potential significance.
NPD	Resource is not located in an area of special significance or interest.
C	Resource retains its physical integrity and would contribute to an area of special significance or interest.
NC	Resource has lost its physical integrity and would not contribute to an area of special significance or interest.
NR/SR – Individual Significance Codes	
DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age, and was not evaluated for potential significance.
ND	More data is needed to evaluate this property's eligibility for listing in the National Register.
NR-NE	Resource lacks the significance required for listing in the National Register.
NR-E (Criteria)	Resource has sufficient significance for listing in the National Register under the noted criteria.
NR-LISTED	Resource is listed in the National Register of Historic Places.
SR-E (Criteria)	Resource has sufficient significance for listing in the State Register under the noted criteria.
NR/SR – Area Significance Codes	

Area of Significance
Does
Not
apply

Area of Significance does not apply

DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age, and was not evaluated for potential significance.
NPD	Resource is not located in an area of significance.
C	Resource is in an area of significance and retains its physical integrity.
NC	Resource is in an area of significance but no longer retains its physical integrity.

- Does not apply -
 Not in area of
 significance per
 report.

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
N/A	1702 GAYLORD ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.32522	1705 GAYLORD ST	Foundation	2003	Domestic - Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.32524	1724 GAYLORD ST	Descriptive	1903	Mixed Use	Central Block with Projecting Bays	Queen Anne	NE	NE	NE	NC
5DV.32525	1725 GAYLORD ST	Evaluation	1971	Commercial - Business/Professional	Gable Front	Queen Anne	ND	ND	ND	C
5DV.32526	1730 GAYLORD ST	Evaluation	1921	Domestic - Single Dwelling	Bungalow	Colonial Revival	ND	ND	ND	C
5DV.32527	1735 GAYLORD ST	Evaluation	1903	Commercial - Business/Professional	Central Block with Projecting Bays	No Style	ND	ND	ND	C
5DV.2148	1737 GAYLORD ST	Evaluation	1942	Commercial - Business/Professional	Central Passage Double-Pile	Classical Revival	ND	ND	ND	C
5DV.2140	1740 GAYLORD ST	Evaluation	1952	Unknown Current Use	Other	Mixed Style	ND	ND	ND	C
5DV.2726	1741 GAYLORD ST	Evaluation	1900	Domestic - Multiple Dwelling	Central Passage Double-Pile	Dutch Colonial Revival	ND	ND	ND	C
5DV.32528	1750 GAYLORD ST	Evaluation	1899	Domestic - Multiple Dwelling	Central Passage Double-Pile	Classical Revival	ND	ND	ND	C
5DV.2141	1760 GAYLORD ST	Descriptive	1947	Domestic - Multiple Dwelling	Central Passage Double-Pile	No Style	NE	NE	NE	NC
5DV.2142	1800 GAYLORD ST	Evaluation	1947	Domestic - Multiple Dwelling	Foursquare	Classical Revival	ND	ND	ND	C
5DV.32529	1801-1805 GAYLORD ST	Foundation	2016	Domestic - Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.32530	1808 GAYLORD ST	Evaluation	1895	Domestic - Multiple Dwelling	Central Block with Projecting Bays	Queen Anne	ND	ND	ND	C
5DV.32531	1818 GAYLORD ST	Evaluation	1894	Domestic - Single Dwelling	Other	Classical Revival	ND	ND	ND	C
N/A	1827 GAYLORD ST	Foundation	1962	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.32533	1830 GAYLORD ST	Foundation	2003	Domestic - Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.32534	1835 GAYLORD ST	Evaluation	1926	Commercial - Business/Professional	Foursquare	No Style	ND	ND	ND	C
5DV.32535	1848 GAYLORD ST	Evaluation	1914	Domestic - Single Dwelling	Central Block with Projecting Bays	Edwardian	ND	ND	ND	C
5DV.32536	1855 GAYLORD ST	Foundation	2013	Domestic - Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.32537	1860 GAYLORD ST	Evaluation	1908	Domestic - Single Dwelling	Gable Front	Edwardian	ND	ND	ND	C
5DV.32538	1865 GAYLORD ST	Foundation	2000	Domestic - Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.2145	1868 GAYLORD ST	Evaluation	1897	Domestic - Single Dwelling	Foursquare	No Style	ND	ND	ND	C
5DV.2144	1877 GAYLORD ST	Evaluation	1898	Domestic - Single Dwelling	Foursquare	Classical Revival	ND	ND	ND	C
5DV.32539	1884 GAYLORD ST	Evaluation	1910	Domestic - Single Dwelling	Gable Front	Craftsman	ND	ND	ND	C
5DV.32540	1890 GAYLORD ST	Evaluation	1984	Domestic - Multiple Dwelling	Commercial/Industrial Block	Modern Movement	ND	ND	ND	C
5DV.1678	1899 GAYLORD ST	Evaluation	1969	Domestic - Multiple Dwelling	Apartment - Block	Modern Movement	ND	ND	ND	C
5DV.32541	2000 GAYLORD ST	Enhanced	1912	Commercial - Business/Professional	Other	Prairie	E	NR-E (C)	NR-E (C)	C
5DV.32542	2001 GAYLORD ST	Evaluation	1906	Domestic - Single Dwelling	Foursquare	Classical Revival	ND	ND	ND	C
5DV.32543	2005 GAYLORD ST	Evaluation	1906	Domestic - Single Dwelling	Foursquare	No Style	ND	ND	ND	C

The house is one of the largest turn-of-the-century mansions still standing in City Park West. The house represents the second main expansion of Denver eastward starting around 1900 as the economy recovered from the Panic of 1893; at that time many residents moved into the "streetcar suburbs" as more rail lines made intra-city travel easier.

The original owner, Edward Holmes Hurlbut, along with his father, Edward Kirk Hurlbut, started a wholesale and retail grocery store in the 1890s shortly after they came to Denver. It grew into a chain of stores known throughout the West, and both men were recognized as leading businessmen in early 20th century Denver. When Edward K died in 1907, his obituary ran on the cover of the Denver Post.

→ Not the original owner or founder

→ Did not expand throughout the West. How was it known throughout the West?

The mansion was built in 1902 at a cost of \$15,000 by local architects Gove & Walsh, and it was built to a grander scale than many Dutch Colonial structures. The house features a prominent front gable which is unique for the style, especially combined with the Gambrel Roof (known to many as a "barn roof"). Gove & Walsh also designed Denver Union Station and several buildings in Denver's Lower Downtown Historic District, including the J. S. Brown Mercantile Building, the Sugar Building and the Peters Paper Company Warehouse. The firm also designed residences, apartments and schools, including the Alameda-Byers School in the Baker Historic District.

Denver's City Park West neighborhood has been undergoing a transformation in recent years. Newer, multifamily developments are increasingly interspersed alongside old mansions (which also often serve as multifamily housing or office space). The area plan for this neighborhood encourages adaptive reuse of old mansions, and this building was most recently home to the offices of Judi's House, a nonprofit.

The neighbors' landmark application seeks to protect only the building itself and would allow for other development on the site in line with city codes.

This is not true.

Get Involved

other development is not feasible

The application will go to the Landmark Preservation Commission, which will decide whether to forward the application on to Denver City Council for a final decision. Here's how you can advocate for the designation of this building:

- Write to city council members. All council members will vote on the designation. (The building is in city council district 9 [Councilwoman Candi CdeBaca], and in April 2023 after redistricting will be in district 10 [Councilman Chris Hinds].)
- Attend the March 7 Landmark Preservation Meeting at 1 p.m. in person or via Zoom to speak in support of the designation.
- Attend the City Council meeting to speak in support of the designation (date TBD).
- If you are interested in purchasing the property to preserve and adaptively reuse it, please contact Michael Flowers of Historic Denver at mflowers@historicdenver.org.



**Survey Report:
The City Park West Neighborhood**

Prepared by:

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1. DISCOVER DENVER OVERVIEW

Project Purpose

Discover Denver is a multi-year project intended to develop a comprehensive inventory of Denver's historic and architecturally significant resources. Led by Historic Denver, Inc. in collaboration with the City and County of Denver, this project utilizes advanced technology to accelerate the pace of historic resource survey and improve the consistency of data collection. Project methodology is based on the Multiple Property Documentation Approach and the Historic Context Statement framework developed by the National Park Service.

Denver covers a land area of 154 square miles and contains approximately 160,000 primary buildings. As of the beginning of the survey covered by this report, fewer than 9% of these buildings had been surveyed for historical and architectural significance. In 2016, the City and County of Denver received and approved more than 700 demolition permits. Consequently, Denver is at risk of losing many properties that tell the story of our city's evolution and the people, events, ethnic and cultural heritages, and architectural styles that make Denver a special and interesting place to live.

Recent studies have shown that economic development occurs in historic districts at seven times the rate of other areas. According to *The Economic Power of Heritage and Place* (The Colorado Historical Foundation, 2011) and *Preservation for a Changing Colorado* (Colorado Preservation, Inc., 2017), investment in historic resources creates jobs, attracts businesses, and generates income from consumer visitation and spending. The purpose of Discover Denver is to identify those special places in our community where rehabilitation and investment will preserve our city's unique identity and promote quality of life for generations to come.

Project History

Discover Denver is a multi-phase project. The project's methodology was developed and evaluated in two preparatory phases, the *Investigative Phase* and the *Pilot Phase*. *Phase One*, the first non-preparatory phase of Discover Denver, wrapped up at the end of 2017 after documenting the buildings in three of Denver's neighborhoods. *Phase Two* of Discover Denver began in Spring 2016 and is documenting the buildings in five survey areas, including two downtown commercial corridors. This report covers efforts in the City Park West neighborhood, one of those five areas.

Investigative Phase - The initial phase of Discover Denver (2010-2011) focused on developing a methodology and funding plan for the project. During this phase, staff from Historic Denver, Inc., the City and County of Denver, and the Colorado Office of Archaeology and Historic Preservation worked with consultants Winter & Company and an advisory committee comprised of community stakeholders. The report *Denver Historic Survey: Citywide Survey Strategy* was the result of these efforts. Recommendations in the report included the use of survey software and methodologies developed by the City of Los Angeles for use in its own citywide survey, SurveyLA.

2. INTRODUCTION: CITY PARK WEST SURVEY

In May of 2016, the consultant team of Corbett AHS, Inc. and Mead and Hunt undertook to lead and /or perform the field survey for Phase Two of the Discover Denver project for Historic Denver, Inc. This phase of the Discover Denver project included five defined geographic or thematic areas within the City and County of Denver. These are: Virginia Village; City Park West; commercial corridors on E. 17th Avenue and Broadway; and Capitol Hill-West Cheesman. The neighborhood of City Park West comprises the third-largest area of Phase Two and was the second area surveyed. This report documents the results of the City Park West survey effort.

All work was performed according to the general methods previously established by Historic Denver, Inc. in the Pilot Phase and Phase One of the Discover Denver project, with any changes or variations described in the Research Design and Methods section of this report. Survey of City Park West took place from July 13, 2017, to October 19, 2017, with resurvey of a small number of properties conducted on June 5 and June 7, 2018, at which time eight properties on the south side of Colfax were included. Data for a total of 861 parcels was uploaded to the Discover Denver database. Original estimates of the building count for this area were somewhat higher, at 1,000 buildings; however, the total number of buildings available for survey was less for several reasons. In some cases, buildings had been recently removed and not yet replaced. In other cases, multiple buildings had been recently replaced with a single larger building. Lastly, duplexes and rowhouses, which often appear as separate parcels in the city data, were in some cases counted as multiple buildings in the estimate but were documented as single buildings. As with prior Discover Denver surveys, the bulk of the properties were surveyed by trained volunteers. In some cases survey was conducted by consultant staff members. Properties included in designated local landmark districts, and those that are individual Denver landmarks, were excluded from the survey. Additionally, school buildings and churches were not documented. The hospital complexes comprising St. Joseph's Hospital and Presbyterian/St. Luke's/Rocky Mountain Hospital for Children were also not surveyed for this project. These are adjacent complexes bounded by Downing Street on the west, E. 18th Avenue on the south, E. 21st Avenue on the north, and High Street on the east.

4. RESEARCH DESIGN AND METHODS

Survey Objectives and Scope of Work

The primary objective of this survey was to identify buildings within the City Park West neighborhood having architectural, historical, or cultural significance.

A hybrid reconnaissance-intensive approach to the survey was taken. In this approach, buildings were surveyed at one of four levels: Foundation, Descriptive, Evaluation, and Enhanced. Increasing levels of detail were collected based on a building's age, historic physical integrity, and potential for architectural, historical, or cultural significance.

- **Foundation Level**

At the Foundation level, electronic data regarding physical location, address, year of construction, and use was collected from the City and County of Denver. All properties were surveyed at the Foundation level.

- **Descriptive Level:**

At the Descriptive level, all buildings thirty years of age or older, regardless of historic physical integrity, were field surveyed. One to three photographs were taken of each building, and limited information, such as architectural style, building type, and level of modification, was collected. Buildings less than thirty years of age were logged and photographed, but no additional data was collected.

- **Evaluation Level:**

At the Evaluation Level, detailed information regarding architectural style, building type, architectural features, and setting were collected on buildings greater than thirty years of age that retained their historic physical integrity. Field evaluations were made for each of these buildings based on their potential for individual architectural significance and on whether they were located in a cluster with other buildings having significance. Discover Denver survey forms were generated for each of these resources and provided to the State Office of Archaeology and Historic Preservation.

- **Enhanced Level:**

Historical research was performed on selected buildings having potential architectural, historical, or cultural significance, or that were good representations of the greater building stock of the City Park West neighborhood. For each building researched, a Discover Denver Enhanced Survey Form, based on History Colorado's Architectural Inventory Form (1403), was completed. Each property was evaluated in terms of individual significance and significance as a part of a cluster of buildings having architectural, cultural, or historical significance at the National, State, and local levels.

Survey Exclusions

Schools were excluded from this survey and will be covered in future citywide thematic surveys. Also excluded in the City Park West neighborhood were the hospital complexes, which are generally less than

thirty years old and for which little historic integrity remains for buildings that are over thirty years. In addition, as with prior Discover Denver neighborhood surveys, buildings that are landmarked or contained within landmarked districts were not surveyed as these properties are already documented. While churches are generally excluded from Discover Denver survey (and will be addressed in a future thematic survey), those in City Park West having a simple form or housed in a building originally constructed for domestic or commercial purposes were documented.

Project Participants

Discover Denver is a partnership between Historic Denver, Inc. and the City and County of Denver’s Community Planning and Development Department. The consultant team of Corbett AHS, Inc. and Mead and Hunt were contracted to lead field survey efforts for Discover Denver Phase Two. Trained community volunteers and interns played a significant role in the project, performing most of the field survey under the supervision of the consultants and much of the historical research.

File Search and Previous Survey Work

Identification of resources previously surveyed was performed in early Spring 2016. Large-scale previous survey efforts performed in the City Park West neighborhood include:

Year	Organization
1973-1974	Denver Landmark Preservation Commission
1981-1982	Barbara Norgren
1983	Barbara Norgren
1984	Denver Planning and Community Development Office
1985	Denver Planning and Community Development Office
1985-1986	Barbara Norgren
1986	Dawn Bunyak
1986	Denver Planning and Community Development Office
1986	Hammer, Siler, George Associates
1987	Denver Planning and Community Development Office
1987	Herbst / Rottman
1988	Denver Planning and Community Development Office
1991	Denver Planning and Community Development Office
1993	Denver Planning and Community Development Office
2003	Dawn Bunyak

For the purposes of this report, a large-scale effort is defined as one having surveyed more than five properties in the City Park West neighborhood.

Currently Designated Resources

The City Park West neighborhood contains properties and districts that are designated as historic landmarks in the City and County of Denver. It also contains individual properties that have been placed

on the National Register of Historic Places (NRHP) and the State Register of Historic Places (SRHP). No NRHP or SRHP districts are currently present in City Park West.

The following locally designated districts are located or partially located in City Park West:

- East Park Place Historic Landmark District
- Humboldt Street / Park Avenue Historic Landmark District
- Lafayette Street Historic Landmark District
- Park Avenue Historic Landmark District (partially located in City Park West)
- Wyman Historic Landmark District (partially located in City Park West)

Eighteen individually designated buildings were identified within the City Park West survey area:

Address	Site No.	Historic Name	Local	NRHP	SRHP
1129 E. 17th Avenue	5DV.343	Dow-Rosenzweig House	X	X	X
1515 Race Street (moved from 1355 Pennsylvania)	5DV.4898	Milheim House	X		
1544 Race Street	5DV.150	Schlessinger House		X	X
1555 Race Street	5DV.320	Delos Allen Chappell House / Unity Temple	X	X	X
1572 Race Street	5DV.123	The Marne / Wilbur S. Raymond House / Castle Marne	X	X	X
1718 Gaylord	N/A	Baeressen/Freeman House	X		
1728 - 1732 Gilpin Street	5DV.2253	Manuella C. Walters Duplex And Garage		X	X
1750 Gilpin Street	5DV.2251	1750 Gilpin Street	X	X	X
1751 Gilpin Street	5DV.1487	Pierce T. Smith House/The Old Smith Mansion/ Smith Mansion		X	X
1765 Gilpin Street	5DV.2452	Townsend House			X
1801 York Street	5DV.907	Smith House / Frank L. Smith House	X	X	X
1880 Gaylord Street	5DV.126	Pearce-McAllister Cottage	X	X	X
1895 Franklin Street	5DV.2266	Katherine Mullen Nurses Home	X		
1899 York Street	N/A	Ghost / Rose House	X		
2100 Downing Street	5DV.1218	American Woodmen's Life Insurance Building	X		
2105 Lafayette Street	5DV.2315.1	Ernest Leneve Foster House / Cathcart House		X	X
2123 Gaylord Street	5DV.3910	Graham-Gallup House			X
2259 Gilpin Street	5DV.5404	Walters-Brierly House	X		

Public Outreach

Public outreach occurred prior to beginning fieldwork in Summer 2017. Discover Denver staff met with the city council representative for the City Park West neighborhood to discuss the survey project and to

answer any questions. Each registered neighborhood organization (RNO) in the City Park West neighborhood received information about the survey that could be passed on to their members. An RNO is a local community neighborhood association. In June 2017, a presentation about Discover Denver's work in the neighborhood was given to the board of the Uptown on the Hill Neighborhood Association, the primary RNO in the survey area.

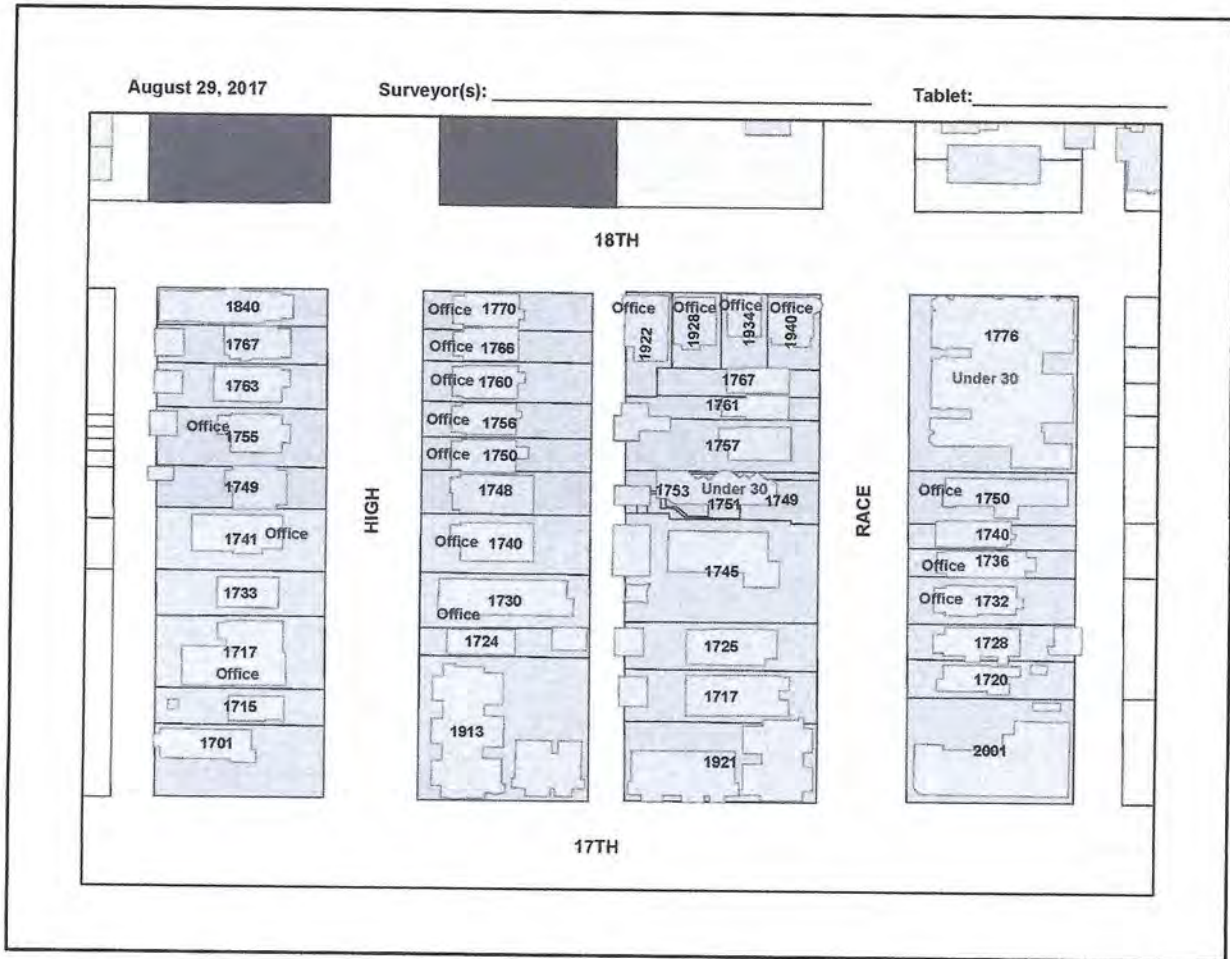
Survey Software and Database

Field survey data was collected on handheld tablets, in proprietary survey software designed for Discover Denver. Survey data collected in the field was stored in a SQL Server database and used for later reporting. Before survey work began in the City Park West neighborhood, the database was prepopulated with parcel data acquired from the City and County of Denver. Pre-populated data included the parcel ID number (PIN), parcel address, and the assessor's year of construction for the primary building on each parcel.

After survey data had been collected on all properties in the City Park West survey area, data from the SQL Server database was exported. This survey data was then imported into an Access database to facilitate the generation of survey forms. For properties surveyed at the Enhanced Level, historical background and property evaluation information was joined to the survey data and a Discover Denver Enhanced Survey Form was generated. For all other properties surveyed at the Descriptive or Evaluation level, a Discover Denver Survey Data Form was generated.

Survey Fieldwork

Survey of City Park West took place on Tuesdays, Thursdays, and Saturdays from July 13, 2017, to October 19, 2017, with resurvey of a small number of properties conducted on June 5th and 7th, 2018, at which time eight properties on the south side of Colfax were included. Data for a total of 861 parcels was uploaded to the Discover Denver database. Original estimates of the building count for this area was somewhat higher, at 1,000 buildings; however, the total number of buildings available for survey was less for several reasons. In some cases, buildings had been recently removed and not yet replaced. In other cases, multiple buildings had been recently replaced with a single larger building. Lastly, duplexes and rowhouses, which often appear as separate parcels in the city data, were in some cases counted as multiple buildings in the original estimate but were documented for Discover Denver's purposes as single buildings. As with prior Discover Denver Phase Two surveys, the bulk of the properties were surveyed by trained volunteers or Corbett AHS consultant staff. Properties and districts that are currently landmarked by the City and County of Denver were excluded from the survey as were school buildings. Additionally, the hospital complexes comprising St. Joseph's Hospital and Presbyterian/St. Luke's/Rocky Mountain Hospital for Children were not surveyed for this project. These are adjacent complexes bounded by Downing Street on the west, E. 18th Avenue on the south, E. 21st Avenue on the north, and High Street on the east. Unbuilt parcels were included in the database but noted as having been unbuilt at the time of survey, with current use (e.g., "Parking Lot") noted in the entry.



Sample Survey Map.

Approximately 3,000 photographs were taken for the survey of City Park West. A minimum of three (3) photographs of each building was taken by the team leader. These generally consisted of one front facade photograph and two oblique photographs. In many instances, such as corner parcels, four or more photographs were taken in order to maximize information collected photographically. Photographs were taken using an Olympus Tough TG-630 digital camera at 12M resolution. Photographs were relabeled according to the established Discover Denver photograph label convention (e.g., "17TH_AVE_E_1921.001").

Following field survey, the Corbett AHS consultant/team leader rechecked a minimum of thirty percent of the entries against photographs to assure accuracy and legibility of data. For volunteers who were new to the project or who demonstrated a lower aptitude relative to their teammates, 100% of entries were checked. Additionally, because City Park West included a wider range of styles and types than previously surveyed areas in Phase Two, the "Building Type" and "Architectural Style" fields were checked for most entries. Entries were also checked against survey maps to ensure that the correct property was recorded under that database entry and, if errors were discovered, they were corrected prior to uploading the data. Once data was uploaded, the data for that day was rechecked to ensure the data had fully synced to the database.

Historical Research

Historical research was performed on a select number of properties in the City Park West survey area. Properties were chosen for historical research based on their potential architectural, cultural, or historical significance, or on the ability of the resource to convey the unique history and architecture of the neighborhood. In several cases, properties were chosen based on anecdotal information provided to Discover Denver by residents of the neighborhood.

Historical research included the use of Denver assessor records to determine a chain of ownership and city directories to determine residents or businesses associated with a given property. Resources available in the Denver Public Library's Western History and Genealogy collections were used extensively. These resources included building permits, master property records, historical maps, census records, obituary indexes, and the full series of the *Rocky Mountain News* and the *Denver Post* newspapers.

Historical research was used to complete Discover Denver Enhanced survey forms and to evaluate researched properties for National, State, and Local significance.

Denver

City Park West

#13 in Best Neighborhoods to Live in Denver

Overall Grade •

5 reviews

Overall Niche Grade

How are grades calculated?

Data Sources

Public Schools

Crime & Safety

Housing

Nightlife

Good for Families

Diversity

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City Park West is a neighborhood in Denver, Colorado with a population of 3,758. City Park West is in Denver County and is one of the best places to live in Colorado. Living in City Park West offers residents an urban feel and most residents rent their homes. In City Park West there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in City Park West and residents tend to be liberal. The public schools in City Park West are above average.

About City Park West...

Neighborhood

Population

3,758

Real Estate

Median Home Value

\$500,000

City Park West

Neighborhood in Denver, CO

Median Rent

\$1,211

National \$1,163

Neighborhood in Denver

[View Nearby Homes](#)

Area Feel 



Rent vs. Own

Rent

77%