

**From:** [Jeremy Lott](#)  
**To:** [dencc - City Council](#); [District 9](#); [City Council District 10](#)  
**Subject:** [EXTERNAL] 1741 Gaylord - Landmark Preservation  
**Date:** Monday, April 24, 2023 11:25:37 AM  
**Attachments:** [image.png](#)

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Dear Denver City Council Members,

First of all, thank you for your time, service, and dedication to being on the City Council. It's often a thankless job and you all do not receive enough thank yous for all of the hard work. So - THANK YOU!

Today I am writing concerning the Historic Landmark Application at 1741 Gaylord Street in City Park West. The developer's proposal to tear down the existing structure and construct income capped units is a great way to add new housing units within an existing neighborhood with jobs, services, transit, and access. For City Park West to thrive as housing costs increase, we need to accommodate additional people who will fill nearby critical jobs in our schools, hospitals, and other service related industries. While City Park West has had many new units over the past decade, our neighborhood is lacking in homes for those making low to average or middle incomes. As much of the City of Denver, City Park West is no longer affordable for those making low or average incomes and who wish to make the neighborhood their home. The proposal for new housing is a step in the right direction, as it will produce a development full of income capped units – something which is rarely proposed by a private developer.

City Park West will benefit from additional housing units on this site much more than the preservation of one existing single-family home. Regarding the proposal to construct additional housing, I encourage you to allow the demolition of the building to move forward. Maintaining the existing structure *might* lead to additional housing units while the existing proposal would provide 37 new units. Additionally, there is no guarantee that keeping the existing structure would lead to additional housing. If it does, bringing the building up to modern day building codes will be very expensive and likely only lead to a small number of units for those with high incomes. For example, a structure at 1560 Race Street was renovated and converted from a single-unit building into a three-unit building. However, each unit sold for roughly a million dollars. Conversion of the existing structure would lead to the same and not provide the same benefit for those with average incomes.

Furthermore, regarding the specific architectural style, there are two other examples of the Dutch Colonial Revival nearby, both of which are already designated by the City (with one being on the National Register as well). These two examples are located at 1880 Gaylord Street (known as the Pearce-McAlister Cottage) and 1718 Gaylord Street (known as the Baerresen/Freeman House). Both are preserved and landmarked and are each within a block of the subject property at 1741 Gaylord. These are great examples of the same architectural style and when combined with the Park Place Historic District, City Park West already has several great examples of the neighborhood's history.

Below is a photo of the existing structure at 1880 Gaylord, preserving the Dutch Colonial style of architecture:



Another example of Dutch Colonial Architecture at 1718 Gaylord Street:



Again, I thank you for serving on the City Council and would like to encourage you to allow the property owner to move forward with demolition of the existing building to provide City Park West with much needed income restricted housing.

Thank you,

Jeremy Lott

City Park West Resident - 20th & Race

**From:** [cecil shapland](#)  
**To:** [dence - City Council](#)  
**Subject:** [EXTERNAL] I do NOT support a historic designation for 1741 Gaylord  
**Date:** Friday, April 14, 2023 8:06:06 AM

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Please let example rationality and rule of law win vs. some nimnby neighbors!

I live at 1882 Race St, Denver, CO 80206

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*Cecil James Shapland III*

[LinkedIn](#)

**From:** [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)  
**To:** [dence - City Council](#); [Michael Mathieson](#)  
**Cc:** [matt dendorfer](#); [Taylor Deutschmann](#); [Parker Semler](#); [Adam Wilmot](#)  
**Subject:** RE: [EXTERNAL] Please Vote No - CPD has not demonstrated 1741 Gaylord meets any of the criteria for Landmark Status  
**Date:** Wednesday, April 19, 2023 10:26:11 AM

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Michael,

Given this is in quasi-judicial status, I've cc'd our central office so that this can be added to the full record for Council consideration. CW Kniech follows the quasi-judicial guidelines so she instructs me to make sure communications get entered in the record and she does not weigh in with constituents prior to the vote.

Teresa

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**From:** Michael Mathieson <mike.forbespartners@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:11 AM  
**To:** Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>; Torres, Jamie C. - CC XA1405 President Denver City Council <Jamie.Torres@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Gilmore, Stacie M. - CC XA1404 Member Denver City Council <Stacie.Gilmore@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>  
**Cc:** matt dendorfer <matt.dendorfer@gmail.com>; Taylor Deutschmann <taylor.forbespartners@gmail.com>; Parker Semler <Parker@semmlerlaw.com>; Adam Wilmot <awilmot@zpdarch.com>  
**Subject:** [EXTERNAL] Please Vote No - CPD has not demonstrated 1741 Gaylord meets any of the criteria for Landmark Status

Dear Denver City Council:

I am reaching out to provide context and ask for a NO vote on designating the residence that is currently located at 1741 Gaylord as a Historic Landmark. This residence does not meet any of the CPD qualifications to be deemed a landmark, and if successfully voted down, will be developed into 60-120 AMI affordable workforce multi-family housing and be part of the Expanded Housing Affordability Program. If voted as a landmark, it will set a precedent significantly expanding what defines a historic landmark to any structure older than 30 years old, and curtail the ability to foster more development of affordable multi-family housing in a growing city, with an increasingly challenging housing crisis.

<https://kdvr.com/news/local/despite-national-rent-drop-denver-asking-prices-continue-to-rise/>

The following are the reasons why 1741 Gaylord does not qualify as Historic under the CPD's Landmark Designation Criteria. There are 10 criteria. The justifications for taking a private owner's property rights need to be clear cut in each category.

The residence at 1741 does not qualify for any of the 10 criteria under the CPD's Landmark Designation. The following are the three that the proponents of a landmark designation are purporting, of which none are substantiated.

1. **(B) Prominent Resident:** "It has direct and substantial association with a recognized person or group of persons who had influence on society"

**1741 Gaylord is NOT the former resident of any notable Denverite who had a profound impact on the City.** There have been number individuals presented as supposedly "recognized persons who had influence on society," and the burden is on the Landmark Commission to find supportive and thorough evidence of such before expanding its criteria:

- Edward Holmes Hurlbut, was the first resident who commissioned the home. He has been attributed to expanding a local grocery store chain to four locations, but this was in fact done by his father "Kirk" Hurlbut by 1904 (this is supported by City of Denver Landmark's own historical articles). At that time, "Kirk", not Edward, was the the President of the small grocery store operation with Edward Holmes Hurlbut serving as the secretary of the grocery store operation. Once "Kirk," the father, passed in 1907 the store went into decline and was sold shortly thereafter to a much larger grocer a block away by the son and owner of 1741 Gaylord, Edward Holmes Hurlbut.
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the level of significance to deem a one-time property of hers as a landmark. If her involvement in the Children's Hospital was so significant, there would be mention of it in their biographical information provided by the hospital. In addition, she did not make any significant changes, additions or designs to the 1741 Gaylord home.

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2. **(C) Style of Architecture:** It embodies the distinctive visible characteristics of an architectural style or type

**CPD's own research has concluded that 1741 does not on its architectural merit meet the standards for historic preservation.**

1741 Gaylord is a hodge-podge of many different non-distinct architectural styles popular during that time. It does not accurately reflect the Dutch Colonial or Dutch Colonial Revival style and is also in significant disrepair, with likely \$1.5-2M needed to refurbish it back into a luxury home or office or luxury condominiums. This would not be a profitable venture by any means and no bank would be willing to fund it.

The Dutch Colonial Revival Style of home was one of the most common types of larger homes built in Denver and around the country at the time 1741 Gaylord was constructed. While 1741 Gaylord has a couple of "Dutch Colonial" features incorporated into the home, it is not consistent with this type of design. The Dutch Colonial Revival home design was also considered more of a generic type of architecture that could be designed in numerous different ways, this is the reason this home was not selected for possible historic designation after 16 different Denver historical surveys, including the most recent 88 page Discovery Denver City Park West report led by Corbett AHS, The City of Denver Landmark Department, Historic Denver and five other expert consultants in December of 2019. See below for more information on Dutch Colonial homes.

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completely altered, and were over 30 years old were deemed not to have enough data (such as a significant former resident or a notable architect). However, none of these 326 Single Family Homes were considered for Historic Designation based on "architectural style and type." In addition to this report, there have been at least fifteen prior historical surveys cited in this report. If this home was an "architecturally significant style or type" on its own, it would have been cited in this report, but it is clearly not.

We agree The Discovery Denver report is not all encompassing on the owners' backgrounds and the architect that designed the properties, but it is clearly all encompassing on the "architectural style and type", which is the "C" criteria to designate a landmark..

3. **(D) Architect of Note:** It is a significant example of the work of a recognized architect or master builder

**There is no architect of note cited in the building of 1741 Gaylord, only a local architectural firm. The criteria clearly states for to be considered a landmark, it must be a significant example of the work of A recognized architect.**

The Landmark Preservation Commission in their discussion admitted there was no information to support that Aaron M Gove designed this home, only that the firm Gove & Walsh designed it. A recognized architect is a person, not a firm. Gove designed almost exclusively complex commercial buildings in Denver, not basic common-practice residences with no profound architectural features. In addition, there is a significant architectural record of Gove's work and 1741 Gaylord is not listed or credited to him in Grove's biographical sketch or on Wikipedia or anywhere else. Therefore further supporting the position that was not an architectural home designed by Gove and clearly not considered a significant piece of work designed by Gove.

No Record of Aaron Gove being directly associated with 1741 Gaylord in all the historical records

[Wayback Machine \(archive.org\)](#)

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Gove & Walsh were replaced as the Architects on their only significant Dutch Colonial Revival Home

[Colonial Revival - Leonard Leonard](#)

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In good faith, negotiations were conducted. We offered the house for free to Historic Denver and CPD to relocate it, but was told the only place the house



could be was at the current site. Why would this be the case if this house was so significant? Homes are moved all the time in Colorado and all over the country. We also offered the house to sell to anyone, even other developers after speaking with CPD, and all we received was one low ball offer for 1.3M from MODUS that would cause a loss of \$450K—which is money that could go to more investments in affordable housing. The house & land was purchased with due diligence, having never been deemed historic and has quality development plans for affordable multi-housing units. Changing the goal post as to what is considered a landmark during the process and possibly causing a landowner to take a 26% loss on their property will set a chilling precedent at a time when the necessity for more development and affordable housing is needed.

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In response to the last City Council meeting, 1741 Gaylord St, LLC has applied for the Expanded Housing Affordability Program. With that in place, the plan is to build 54 apartments in the 60 to 120 AMI range with 10% of those apartments being at the 60% AMI threshold. We have also discussed with the program Director some City based incentives to increase this percentage.

Forbes Partnership believes in historic restoration and we are restoring the Thompson Pipe and Steel building originally constructed in the RiNo Warehouse District in 1887. This property is very unique, being only one of two like it in the City along with the much larger Denver Rock Drill facility.

[Former RiNo salvage yard on Walnut Street to be Yota Yard distillery \(denverpost.com\)](https://www.denverpost.com/2018/08/14/former-ri-no-salvage-yard-on-walnut-street-to-be-yota-yard-distillery/)

Please vote NO on determining 1741 Gaylord is a landmark. Not only does it clearly not, and with scant evidence, qualify under the CPD Department's criterion, it will also set a chilling precedent that the rules can be changed at any time and broaden the definition of a landmark so profoundly that any house older than 30 years old could be deemed historic by non-owners. This will further discourage the development of more dense, affordable housing that is critical to the City of Denver.

A NO vote is a vote for more affordable housing avenues. A yes vote is a vote for unchecked discretion at the hands of few, and 'no new housing in central neighborhoods' mentality.

All the Best,

1741 Gaylord Street Owners  
Matt, Taylor and Mike

 [1741 Gaylord Signatures.pdf](#)

**From:** [Adam Wilmot](#)  
**To:** [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#); [denc - City Council](#); [Michael Mathieson](#)  
**Cc:** [matt dendorfer](#); [Taylor Deutschmann](#); [Parker Semler](#)  
**Subject:** RE: [EXTERNAL] Please Vote No - CPD has not demonstrated 1741 Gaylord meets any of the criteria for Landmark Status  
**Date:** Wednesday, April 19, 2023 8:12:41 PM  
**Attachments:** [1741 Gaylord Architecture Letter.pdf](#)

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Teresa,

At the request of the owners of 1741 N. Gaylord, I respectfully submit the attached letter in support of the dispute of merits for designating the property as a Landmark. The letter articulates the misleading claim by Historic Denver and the Denver Landmark Preservation Commission that the existing house embodies the distinctive characteristics of an architectural style or type.

Thank you for your consideration of the evidence presented herein.

Best Regards,  
Adam Wilmot

**Adam Wilmot, AIA, NCARB**

Principal

T: 312.322.9654 | C: 630.460.0787

[awilmot@zpdarch.com](mailto:awilmot@zpdarch.com)

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**From:** St Peter, Teresa A. - CC YA2246 City Council Aide Senior <Teresa.St.Peter@denvergov.org>

**Sent:** Wednesday, April 19, 2023 11:26 AM

**To:** [denc - City Council](#) <[denc@denvergov.org](mailto:denc@denvergov.org)>; [Michael Mathieson](#) <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>

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**Cc:** matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>; Taylor Deutschmann <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>; Parker Semler <[Parker@semmlerlaw.com](mailto:Parker@semmlerlaw.com)>; Adam Wilmot <[awilmot@zpdarch.com](mailto:awilmot@zpdarch.com)>

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1801 Gaylord directly to the North of 2190 E 18th Ave, 1750 Gaylord across the street from 1741 Gaylord and 1790 Gaylord and 1724 Gaylord across the street from 1741 Gaylord. In addition we have many other neighbors including 1776 Vine Street and 1762 Vine street across the alley from 1741 Gaylord (see attached). Our process was transparent and thorough in retaining those signatures, and we have yet to receive any negative feedback from anyone in the neighborhood who agreed to sign.

In response to the last City Council meeting, 1741 Gaylord St, LLC has applied for the Expanded Housing Affordability Program. With that in place, the plan is to build 54 apartments in the 60 to 120 AMI range with 10% of those apartments being at the 60% AMI threshold. We have also discussed with the program Director some City based incentives to increase this percentage.

Forbes Partnership believes in historic restoration and we are restoring the Thompson Pipe and Steel building originally constructed in the RiNo Warehouse District in 1887. This property is very unique, being only one of two like it in the City along with the much larger Denver Rock Drill facility.

[Former RiNo salvage yard on Walnut Street to be Yota Yard distillery \(denverpost.com\)](http://denverpost.com)

Please vote NO on determining 1741 Gaylord is a landmark. Not only does it clearly not, and with scant evidence, qualify under the CPD Department's criterion, it will also set a chilling precedent that the rules can be changed at any time and broaden the definition of a landmark so profoundly that any house older than 30 years old could be deemed historic by non-owners. This will further discourage the development of more dense, affordable housing that is critical to the City of Denver.

A NO vote is a vote for more affordable housing avenues. A yes vote is a vote for unchecked discretion at the hands of few, and 'no new housing in central neighborhoods' mentality.

All the Best,

1741 Gaylord Street Owners  
Matt, Taylor and Mike

[1741 Gaylord Signatures.pdf](#)