



# DENVER LANDMARK PRESERVATION COMMISSION INDIVIDUAL STRUCTURE LANDMARK DESIGNATION APPLICATION

02.09.2021

This form is for use in nominating individual structures and districts in the City and County of Denver. If any item does not apply to the property being documented, enter "N/A" for "not applicable." Questions about the application or designation process can be directed to Denver Landmark Preservation staff at [landmark@denvergov.org](mailto:landmark@denvergov.org) or (303) 865-2709.

**Property Address:** 1741 N Gaylord St\_\_\_\_\_

The following are required for the application to be considered complete:

- Property Information
- Applicant Information and Signatures
- Criteria for Significance
- Statement of Significance
- Period of Significance
- Property Description
- Statement of Integrity
- Historic Context
- Bibliography
- Photographs
- Boundary Map
- Application Fee



# 1. Property Information

## Name of Property

Historic Name: Hurlbut House (original owner)

Other or Current Name: Judi's House

## Location

Address: 1741 N Gaylord St

Legal Description: Lots 18 through 20, Except the westerly 25 feet thereof, Block 9, Park Side Subdivision, City and County of Denver, State of Colorado.

Note: Lots 21-22 are a part of the parcel but not in the Landmark Designation.

## Number of resources:

# Contributing  
1  
\_\_\_\_\_  
\_\_\_\_\_

# Non-Contributing  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Primary Structures  
Accessory Structures  
Features

## Contributing and Noncontributing Features or Resources

*Describe below how contributing and non-contributing features were determined.*

The contributing structure is the main house which is the focus of the designation

## General Property Data

Date of construction: 1902

Architect (if known): Gove & Walsh

Builder (if known): \_\_\_\_\_

Original Use: Domestic: Single Dwelling

Current Use: Commercial: Office

Source(s) of information for above:

City and County of Denver Building Permit #1411, Oct 25, 1902.

Denver Post, Oct 28, 1902, Page 2.

## Previous documentation

*List previous historic survey and/or if property is listed or eligible for listing in the State or National Register of Historic Places.*

Property surveyed and listed in Discover Denver, Survey Report: The City Park West Neighborhood, December 2019.



## 2. Owner/Applicant Information

An application for designation may be submitted by:

- Owner(s) of the property or properties, or
- Member(s) of city council, or
- Manager of Community Planning and Development, or
- Three residents of Denver, if they are not owners of the property or properties

### Owner Information

Name: 1741 Gaylord St LLC  
Address: 651 Fairfax St, Denver CO 80220  
Phone: 303-915-1034  
Email: Taylor.forbespartners@gmail.com

### Primary Applicant (if not owner)

Name: Scott Holder  
Address: 2315 N Williams St, Denver, CO 80205  
Phone: 202-740-3421  
Email: scott@dauphinehotel.com

### Prepared by

Name: Scott Holder (see above) & Michael Flowers (follows)  
Address: 1420 N Ogden St. Suite 202, Denver, CO 80206  
Phone: 303-534-5288 ext 27  
Email: mflowers@historicdenver.org



Owner Applicant:

I / We, the undersigned, acting as owner(s) of the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a structure for preservation.

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred.

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_  
(please print)

Owner(s) Signature: \_\_\_\_\_

*For individual designations, if the owner does not support the designation, the applicants must conduct outreach to the owner. Describe below the efforts to contact the owner to discuss designation and other possible preservation alternatives. Please provide dates and details of any communications or meetings with the property owner, or the property owner's representatives.*

Meeting was held via established process with Steve Charbonneau at Community Mediation Concepts (303-717-2167). (Zoom meetings 10/18/22 & 01/05/23; In-person meeting 10/24/22; Extensions granted to 02/07/23 by Landmark Planning Commission).

Applicant(s):

Applicant Name: Scott Holder Date: \_\_\_\_\_  
(please print)

Applicant Signature: \_\_\_\_\_

Applicant Address: 2315 N Williams St, Denver, CO 80205

Applicant Email: scott@dauphinehotel.com

Applicant Name: Karen Herbert Date: \_\_\_\_\_  
(please print)

Applicant Signature: \_\_\_\_\_

Applicant Address: 2037 York St, Denver, CO 80205

Applicant Email: herbks@gmail.com

Applicant Name: Peggy Muldoon Date: \_\_\_\_\_  
(please print)

Applicant Signature: \_\_\_\_\_

Applicant Address: 1705 N Gaylord St, Apt 105, Denver, CO 80206

Applicant Email: peggymuldoon@yahoo.com



### 3. Significance

#### Criteria for Significance

To qualify as a Landmark, a property must meet at least three significance criteria. Check the applicable criteria from the following list.

- A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
- C. It embodies the distinctive visible characteristics of an architectural style or type;
- D. It is a significant example of the work of a recognized architect or master builder;
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- 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.

#### Period of Significance

Period of Significance: 1903 - 1927

The period begins with the construction of the building and extends through the ownership of the Burger family (and the death of Edith Burger).



## Statement of Significance

### **Criterion B**

The Hurlbut House at 1741 N Gaylord St. is one of the largest, extant turn-of-the-20<sup>th</sup>-century mansions in City Park West. The house represents the second main expansion of Denver eastward into the “streetcar suburbs” starting in earnest around 1900 as the economy recovered from the Panic of 1893 and the areas that had been platted in the 1880s were developed.

The house is also representative of Denver’s latest wave of “new rich”, men who rose to prominence not in the mining industry but as merchants. With ample wealth, they looked to these relatively underdeveloped areas that followed the newer electric streetcar lines and also had modern infrastructure such as water/sewer lines and electricity. This dynamic of the period is exemplified by the original owner, Edward Holmes Hurlbut, who, 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 and both men were recognized as leading businessmen in early 20<sup>th</sup> Century Denver.

By 1902, both men were listed in ‘Representative Men of Colorado in the 19<sup>th</sup> Century’ which was one indication of their business success and influence. Father and son were reported as being very close. When Edward K died in 1907, he was at his son’s residence at 1741 N Gaylord. The father was a member of the Denver Country Club, the Automobile Club and the Chamber of Commerce. His obituary was carried on page 1 of the Denver Post in 1907. Although specifics weren’t given, he was noted as being one of Denver’s most generous benefactors for projects public and private.

His son, Edward H, was similarly noted for the success and expansion of the grocery enterprise, being a member of the Masons and the Denver Country Club. It was he who expanded the main store into a chain of smaller stores around the city. Evidence of his success is exemplified in the 1741 N Gaylord house. It’s reported cost when built in 1902 was \$25,000 (although the city building permit shows the cost at \$15,000). He hired the noted architectural firm of Gove & Walsh for the design. The cost to build plus the use of Gove & Walsh (Union Station, Mackey Auditorium) are indicative of the high value of what was a mansion for the neighborhood.

Edward K died unexpectedly in 1924 but had sold the property in 1920 to James C. & Edith Burger, another noted family in early 20<sup>th</sup>-Century Denver history. Burger was born in New York and his father, also James, was connected to the banking firm of Maitland, Phillips & Co. James C also went into banking, being president of the Union Depot & Trade Co in 1907, then Cashier of the Hamilton National Bank in 1910. He would eventually become president.

Burger was a member of the Colorado Senate from 1907-1911, winning the November 6, 1906, election with 18% of the vote in a nine-man field. While in the Senate, he authored a bill establishing a workshop for the blind which was passed by the legislature. In 1908, he was the Republican candidate for Colorado’s At-Large Congressional seat but lost.

An active member of the Masons, once a commander of the Knights Templar and a past potentate of the local Shriners, Burger was advanced to the highest at the meeting of the



imperial council of the Mystic Shrine in 1925. Burger's wife Edith (nee Brown) was one of the founders of Children's Hospital.

In general, being a former member of the Colorado senate, a bank president and an important member of the Mason, Burger, along with his wife Edith, was an influential person in Denver during the first two decades of the 20<sup>th</sup> Century.

### **Criterion C**

The Hurlbut House is significant under Criterion C, as it embodies the architectural style of the Dutch Colonial Revival. Moreover, it's one of the earliest examples of a Dutch Colonial Revival mansion in Denver; examples of this residential style can be found in City Park West and Whittier but they are modest homes, typical of the growing middle-class nature of the neighborhood. The Hurlbut House remains an early example with a high degree of architectural integrity

It displays a Centered Gable subtype of the style which is then uniquely combined with the distinctive Dutch Colonial gambrel roof not typically seen with this particular subtype. McAlester's Field Guide for American Houses estimates that about 5 percent of Colonial Revival Houses have a center gable fixed onto a different roof form such as the side Gambrel Roof the Hurlbut House displays. The house has typical defining characteristics of the style: a symmetrical façade with a formal portico and balcony above the front entrance, multipaned sash windows with 8 panes over a single sheet of glass on the lower pane, dentil decoration at the roof-wall junction, the gable-end chimneys, dormers, the front door flanked by sidelights, a portico supported with columns and wide overhangs. The house also displays a revival period characteristic, side wings, one with a pedimented bay projection window and the other for an automobile. The Hurlbuts were early adopters of automobiles, as were most of wealthy Denverites, having given away an early steam model as part of a Hurlbut Grocery promotion in early 1902 (The Colorado Magazine, Vol VIII, No 1, Jan 1931, p6, 'The Coming of the Automobile and Improved Roads to Colorado, Leroy R Hafen,). Thus, the south-side wing, is one of the earliest examples of an automotive-specific architectural feature built into the house as part of the original design.

The use of quoins, while commonly seen in more common residences built later, is another early application of the design flair to the original style. The full-frontal porch with the integrated centered gable is a highly unusual design element not typically combined like this in Colonial Revival (something it shares with the Tears-McFarlane Mansion) or Dutch Colonial Revival. The flanking, pedimented, bay projection windows are also a departure from the style contributing to the unique overall character of the structure.

### **Criterion D**

The Hurlbut House is a significant residential example of the architectural partnership of Gove & Walsh, one of the most notable design firms in Denver in the early 20<sup>th</sup> Century. Aaron Gove moved to Denver in 1873, graduated from Old East High School and studied for a year at the



Colorado School of Mines. He worked for noted Denver architect Robert Roeschlaub from 1887-1891. After completing his architectural studies at the University of Illinois, he returned to Denver, first working for the Denver office of the Boston firm Andrews, Jacques and Rantoul before, in 1894, partnering with Thomas F. Walsh, opening their own firm. He became president of the Colorado chapter of the American Institute of Architects (AIA) in 1916 and died at his home on 750 Marion St (still standing) in February, 1924. A junior high school that burned down in 1976 was named after Gove. National Jewish Hospital owns that parcel and has a community garden still named after Gove.

Thomas F. Walsh was born in Chicago in 1866. His family lost their house in the Great Chicago Fire of 1871 with his father dying shortly afterwards. Walsh left parochial school in order to work, learning the trade with the firm of Willoughby J. Edbrooke and Franklin P. Burnham. Walsh came to Denver in 1887 to supervise construction of Roeschlaub's Trinity Methodist Church, then returning to Chicago where he worked for six years for the architectural firm of Holabird and Roche. He returned to Denver in 1894, forming the partnership with Grove. He was active in the Colorado chapter of the AIA and the first president of the Colorado Board of Architectural Examiners. He died at his home on 1274 Marion (no longer standing) in January 1948.

During the period of their partnership, 1894-1918, Grove & Walsh designed many still-standing commercial and warehouse buildings of note: C.S. Morey warehouse (1896), J. S. Brown warehouse (1899), Peters Paper warehouse (1899) Littleton Creamery-Beatrice Foods warehouse (1903), all on Wynkoop, the Sugar Building (1906) and the Colorado Moline Plow Company plant. They also designed Mackey Auditorium for CU-Boulder, the Agnes Phipps Memorial Sanitorium hospital buildings at Lowry (1904) and the State Asylum for the Insane in Pueblo.

Gove and Walsh also designed large homes for prominent Denverites almost all of which have been demolished: John F. Campion/800 Logan, Jacob Savageau/E. Colfax & Gilpin, J. S. Brown/909 Grant, Frank Miller/E 13<sup>th</sup> & High, John Kernan Mullen/896 Pennsylvania, Chester S. Morey/1555 Sherman, Leopold H. Guldman/155 E 10<sup>th</sup>.

Extant Gove and Walsh-designed homes are the Petrikin Estate at 2109 E 9<sup>th</sup> Ave, the Charles Halleck House at 323 Gilpin, the Fred G. Buckley house at 965 N. Pennsylvania and the Hurlbut House at 1741 N. Gaylord. As noted, although multiple commercial examples of Gove & Walsh's work are preserved, just four residential structures done in such a high style remain and only the Petrikin Estate is currently a designated Denver Landmark.



## 4. Property Description

### a. Summary Paragraph

1741 N Gaylord was constructed in 1902 in the Parkside Subdivision, platted in 1883 in the City Park West neighborhood. City Park West took shape initially from three platted “additions”: Schinner’s (1870), McCullough’s (1872) and Park Ave (1874). Ten additional subdivisions/additions, the last one (Brown’s Park, 1909), give City Park West its modern boundaries of 23<sup>rd</sup> Ave to the north, York St to the east, Colfax Ave to the south and Downing St to the west. Residential development increased dramatically in the 1880s as Denver residents chose to escape the denser urban environments for the more open lots of the ‘streetcar suburbs’. It is one of the most architecturally rich neighborhoods in Denver with buildings dating from 1882 with over half dating from before 1910. Adaptive re-use has been done on many single-family residences similar to the Hurlbut House, mainly as offices. Historic architectural styles include Classical Revival, Colonial Revival, Craftsman, Dutch Colonial Revival, Edwardian, Italianate, Mission Revival, Prairie, Queen Anne, Tudor Revival and Victorian Cottage. More recent styles include Ranch, International and Usonian.

The Hurlbut House parcel occupies lots 18-22 of Block 9 in the Parkside Subdivision. However, the house itself occupies lots 18-20 whereas lots 21-22 (50’ x 125’) remain empty. The house is slightly setback and elevated from the street level. The area to the north is currently empty but new, multi-unit development is underway. The immediate house to the south is a Denver Square (Colonial Revival), the two on the east side of Gaylord also Colonial Revival variations.

The house was built in the Dutch Colonial Revival style with side-wings characteristic of early designs of this style. The residence is of brick construction with corner quoins. Notable features include a combination a full-frontal porch with an integrated centered gable. Bay windows on the ground level façade as well as the north side are other, unique features. It was converted by 1950 into a small hotel, then in 1956 as a treatment facility for children with disabilities, then two other religious/wellness groups and finally in 2005 used by a non-profit for grief counselling and research.

**b. Architectural Description** – Describe the architectural features of the structure(s) (i.e. building) in a logical sequence, from the ground up or façade by façade. Identify the key visual aspects or character-defining features of the structure.

The Hurlbut house has an irregular shaped roof that predominantly takes the shape of a cross Gambrel roof with a center gable that serves as pediment to the front porch and entry. As noted by McAlester’s Field Guide to American Houses, is a particular, though rare, subtype of the Colonial Revival styles. The roof is comprised of replacement black asphalt shingles. Two dormers rise out of the roof on the west (front) façade on either side of the gable. The dormers are gabled with the same shingles as the main roof. The dormers are constructed of white painted wood, with arched windows. The windows are single hung windows. The top sash is arched and has four panes of glass making up the arch, surrounding a center arched pane,



divided by thin wooden muntins. The bottom sash has a center rectangular pane in a vertical orientation flanked by 1x1 square panes on each side. Above the window in the gable of the dormers is classical detailing included dentil molding under the frieze boards and a cornerstone just above the arch. On the north and south side of the roof are two massive square chimneys of red brick. A third chimney rises up on the rear (west) façade. They have two sets of bands near the top but are otherwise devoid of detailing.

The fascia, soffit and frieze is white painted wood all around. There is fine dentil molding on the frieze board, except on the rear of the property or otherwise noted. Larger dentil detailing dots the soffit around the property except on the enclosed rear porch. The exterior of the house is red brick, unless otherwise noted. All windows in the house are white, most are white painted wood. There may be some replacements in the rear addition of the house, but do not impact the overall integrity.

The front façade is broken into three bays, the symmetrical north and south bays, and the central bay that is dominated by the central gable. The fascia, frieze and molding under the gable are all white painted wood. At the center of the pediment is an oculus window framed in raised bricks with four cornerstones breaking up the round brick feature.

Under the pediment, on a central projection above the entrance portico is one window with a 6x1 light configuration. Next to the window is a glazed wooden door with an aluminum screen door in front of it. The door leads out onto a balcony above the portico, with a white painted wooden railing. The central bay and projection that makes up the portico is quoined on each side with smooth cut stone.

The main entrance is set back under a large portico. The portico has overhanging eaves with white painted molding and fascia. The same dentil molding as the main roofline, is under the eaves. Near the front of the portico are two groups of three Doric columns on either side. The entrance is a wooden paneled door, flanked by pilasters and sidelights of 3 single panes each. A porch light is installed just north of the door.

The north and south sides of the front façade are symmetrical. A window sits under the dentil molding, central to each bay, in an 8x1 lighted configuration. The sills are made of smooth cut stone. On the first floor is a large bay window. The bay window has a partial hexagonal roof, under the eaves of the roof is similar molding, fascia and dentil detailing as the main roof. Three windows sit in the bay, the central window is a 10x1 lighted window, the side windows of the bay structure are 4x1 lighted. In front of the bay window are two porch wings that extend out from the portico. Each side, in front of the bay windows, there is a white painted spindled railing that extends to the edge of the house. The corners of the façade are detailed in stone quoins.

Extending from the south of this façade you can see the west facing part of the carport on the south side, and the side porch. Visible on this façade is the low hipped roofline of the porch and carport. They have the same white wooden fascia, soffits, and dentil frieze board detailing previously noted on other parts of the house. The side porch has a white painted wooden spindled railing. Supporting the porch and the carport are ionic columns. The columns for both the carport and side porch are set on a base of red bricks.

## The South Façade

The Gambrel face of the southside roof is clad in black painted wooden shingles. Set in the face of gambrel are five slotted roof vents. Just underneath the vents are two windows. The windows have wooden lintels that project out from the wall. They are both 8x1 lighted and have simple smooth cut stone sills.

Two windows sit above the side porch roof. They have thin wooden lintels with similar detailing to the window above. They are 8x1 lighted and covered with white wooden storms. Under the porch on the west side is an 8 paned fixed window. The window has no lintel and stone still. To the west of these features is an enclosed second story porch. The porch was enclosed with black wooden paneling. The roofline extends out slanting downward, and has plain white wood painted frieze board, fascia and soffits. A set of three windows is set into the enclosed second story porch. They are 2x2 and appear to be white painted wood. On the southernmost are two Doric pilasters that extend from the molding at the base of the of the enclosed porch to the roofline. They may have been columns that supported the second story roof before it was enclosed. The time of enclosure is unknown to the author.

A bay window projects out from the central area of the side porch. The bay extends from the ceiling of the porch to the floor, but is otherwise identical to the bays described on the West (front) façade. To the east of the bay window is a white painted paneled and glazed door. The door has 9 lights. It is framed in white wood and set into black wooden paneling. South of the door is another window. The window appears to be 1x1 replacement window and is covered with a storm window. Below that window is a metal vent for an A/C unit.

The south façade is mostly dominated by the carport that extends southward from the façade. The carport is supported by Ionic columns, and it extends out from the side porch.

## West (Rear Façade)

Unlike the front façade the rear is asymmetrical. Projecting from the center of the façade is a large rectangular projection. The large rectangular projection has a flat roof that is not visible. Underneath the roof line it has similar fine dentil detailing. A small fixed single lighted window is just under the roof line with a smooth cut stone sill. Below that is a window flanked by side lights. They are all single lighted. There is a red brick arched lintel, and smooth stone sill. Underneath the window is a small window to the north side. This window is 4x1 lighted, framed in white painted wood. It has an arched brick lintel. On the south side of the projection is a paneled and glazed white painted wooden door. An accessible ramp with white railing leads up to the entrance.

South of the central projection is the enclosed second story porch previously described. Above the enclosed porch is a thinner rectangular chimney with two bands of brick detailing at the top. The enclosed porch has three six lighted windows, and one 1x1 smaller window. They are flanked by pilasters resembling Doric columns and set in black paneled wood. Below that is what would have been the bottom of the exterior porch before enclosure. There is evidence of slight overhanging eaves, with the same detailing as described.

There are three windows set into black wooden paneling in this part, framed by a white painted wooden structure flanked by Doric pilasters. The windows appear to be 1x1 replacement windows.

The south part of this façade has a chimney that extends from the rear of the property, it is plain red brick rectangular chimney. A dormer extends from the asphalt shingles with wooden black painted shingles cladding it. It abuts the chimney. The dormer has the same shape as the ones on the front but lacks dentil detailing and has what appears to be an 8x1 lighted window.

Under the roofline, with similar dental detailed frieze board, there is a door that leads out to a small rear porch that has black metal railing. To the south of that is a window set in an arched white wooden frame. This is a 8x1 lighted white painted wooden window. It has an arched brick lintel and smooth wooden stone still.

Extending out from the rear façade on the north side is a small single story rectangular wing. The rear wing has a hipped roof comprised of asphalt shingles. It is unclear whether this is original to the house, but it shows up in the 1904 Sanborn Map, just three years after the construction of the home. There is a door covered by a metal screen door, various boxes for electrical equipment, and wooden entry stairs with a small porch.

#### The North Façade

The North façade's Gambrel face is the same as the South Façade with the same window configuration, shingles, and vents. It has the same fascia, soffit, and frieze board detailing as the south façade.

Underneath the frieze board are two small 1x1 windows with stone sills at the central part of the facade. On the east and west sides of the façade are larger windows, with windows that have storms. A large bay window matching those on the front façade extends downward. The north facing wall of the rear addition is visible here, which is a brick wall with a window though the details are not visible to the author.

- c. Major Alterations** – There have been no major exterior alternations. The footprint of the current structure matches that of the 1905 Baist Atlas. The brick was never painted. It is uncertain if the front doorway is original, but all other exterior trim work remains intact with the exception of some changes to the porch balustrade. There have been some replacement windows, mostly on the rear façade, and a second story porch was enclosed, again on the rear facade. However, none of these changes take enough away from the integrity or character of the house which prominently displays it's architectural style, and the vast majority of the building retains historic or original materials.

## 5. Integrity

The Hurlbut House has had few exterior alterations over the years and thus retains a high degree of integrity in the seven categories: location, design, materials, workmanship, feeling and association. ‘

**Location:** The Hurlbut House has remained in the same location since its construction.

**Design, Materials and Workmanship:** The Hurlbut Hut still displays the original design intent by Gove and Walsh, as a residential Dutch Colonial Revival structure. Very few alterations have occurred, and it retains integrity regarding materials and workmanship. The fact that there have been no major alterations or replacements of the main exterior features also points to excellent workmanship from when it was built and represents the technology and construction methods of the period of construction.

**Feeling:** Though there have been some changes, the Hurlbut House retains its integrity in regard to feeling. It represents a high style mansion built by a successful businessman in the late 20<sup>th</sup> century. It retains intricate detailing and features representative of that high style of architecture, a Dutch Colonial Revival, that has far more ornamentation, detailing and size than other common Dutch Colonial style houses.

**Association:** The Hurlbut House, much like with feeling, retains some of its association. While it is no longer associated with the prominent families that once occupied it and is no longer a house it still conveys the wealth and prominence of Edward H. Hurlbut at the time of construction, being a large high style residence. And it still sits within a residential neighborhood near City Park.

**Setting:** The Hurlbut House remains in a mainly residential neighborhood, it's original setting, though this aspect of integrity has been altered. At the time of construction, the Hurlbut House was surrounded by other homes but is now surrounded by new developments, while many are still residential, they do alter the setting slightly from the house's original setting.

## 6. Historic Context

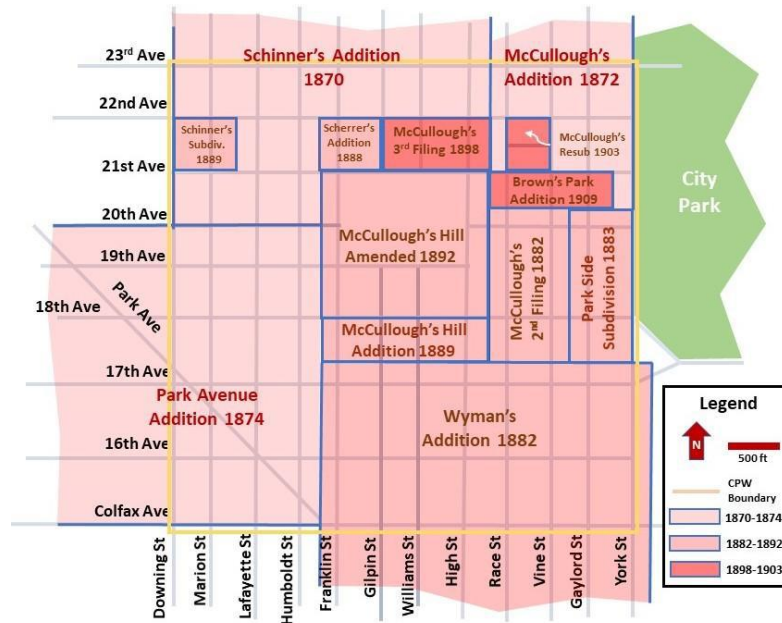
The City Park West Neighborhood originated as various land speculators purchased and then platted land eastward from the original Denver core starting in 1870. Adolph Schinner, who came to Denver in 1860 as a baker, filed the earliest platted addition that included part of City Park West on June 22, 1870. In 1872, a Philadelphia-based speculator, M. Simpson McCullough, filed a plat that extended from the east boundary of Schinner's Addition to City Park and named High, Race, Vine and York for streets in Philadelphia.

The Park Ave Addition was added in 1874 when the streetcar line reached that area. Residential development increased dramatically with streetcar lines and residents wanting the more open lots. Wyman's Addition was platted in 1872 by a New York developer, John H. Wyman on land he'd purchased back in 1866. Reciprocal agreements with these early developers and the streetcar lines resulted in City Park West becoming a key growth area, particularly along its western section until the Panic of 1893.

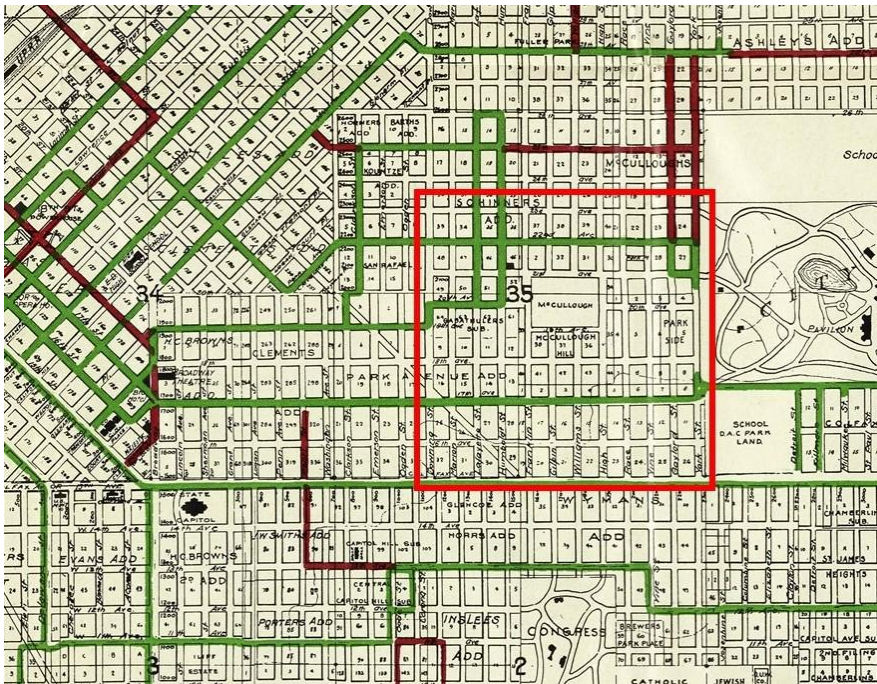
Houses of the 1880s and 1890s were predominantly Queen Anne and Romanesque styles with

innovative design departures such as the 1892 Murdoch House at 1764 Gilpin or a Queen Anne with Tudor timbering built in 1891 at 1763 Williams. However, the bulk of housing built during in this period were modest Victorian cottages, smaller gable-front Queen Annes and Italianate duplexes and row houses built for the working class and growing middle-class.

This map from the 2019 City Park West Neighborhood Survey Report shows the development of City Park West from 1870 through 1909:



The Panic of 1893 put an effective stop to further growth but also allowed the Denver Tramway Company to create a monopoly over trolley and cable car transportation. The result was after the economy began to recover by around 1900, the neighborhood had the infrastructure to accommodate new growth. This 1904 map shows the streetcar lines in green and the neighborhood boundary in red.



The City Beautiful Movement was in full swing and wealthier Denverites were constructing new and large homes along parks and parkways. Many of these homes on a grander scale than in the previous decades consisting of styles such as Colonial Revivals, Neoclassical homes and Foursquares. One of the first of these large new homes in City Park West designed by notable city architects was the Hurlbut House.

Edward Kirk Hurlbut was the son of a pork packer. Born in 1839 in New Albany, Indiana, his direct ancestral chain stretched back to the original immigrant, Thomas Hurlbut, who came to America from England in 1635 to Connecticut and had fought in the [Pequot War](#). By 1859, Edward K. was living in Quincy, Illinois, married to Helen (Holmes) in 1864, and subsequently had two sons, Richard Walter and Edward Holmes. The family moved to Maryville, Missouri in 1887 and then Denver in 1890. Edward K. and his son Edward H. established the Hurlbut Grocery at 1128-1130 15<sup>th</sup> St and by the early 1900s, the business had grown into a chain of stores, a concept that predated the rise of chain grocery stores pioneered by Piggly Wiggly by at least a decade. Edward K. was a Yale University graduate and opened his first store at 2046 Larimer but by 1892 had established the business on 15<sup>th</sup> St. Tramway Loop.



The family originally lived at 816 24<sup>th</sup> but by 1893 lived in the Evans Block building which was adjacent to their new grocery store. Richard died in 1896, but the family business survived the Panic of 1893. After the economic downturn the business was one of the largest grocery stores in Denver by 1900. Edward K continued to live in the Evans Block until the year before his death in 1907 when he moved in with his son, Edward H to the newly constructed home at 1741 N Gaylord.

Tax assessor records show that Edward H had purchased Lots 18-20 in Block 9 of N Gaylord by November 1899. It was by this time that the Denver economy was recovering from the Panic and the less-developed sections of southeastern City Park West were prime locations for some of Denver's "new rich" to establish statement-making homes:

\*\*\*\*\*

**A FAVORED LOCALITY.**

Ground was broken this morning for a handsome \$25,000 residence to be erected by E. K. Hurlbut, the grocer, on five lots on Gaylord street, between Seventeenth and Eighteenth avenues. Gove & Walsh are the architects.

This locality is rapidly building up with expensive homes. The new buildings, finished or under construction, in the neighborhood are: Downer apartments, Eighteenth and Humboldt, \$40,000; Hill residence, Eighteenth and Gaylord, \$20,000; Sullivan residence, Seventeenth and York, \$25,000; Smith residence, Eighteenth and York, \$50,000.

\*\*\*\*\*





Edward H. hired one of the prominent architecture firms in Denver, Gove & Walsh, to design and oversee building. It's likely the Hurlbutts were well acquainted with the duo not just by reputation, but proximity given most of their commercial work was near the Hurlbut properties at the Evans Block building. The building permit was filed on October 25, 1902, with construction completed during the first half of 1903. When finished, it was the largest single-family residence in the City Park West Neighborhood.

The Hurlbut House doesn't necessarily predate all other residential construction both in the nearby vicinity or overall, in City Park West. However, its size, purpose and innovative style make it rare not only for the time in which it was built but currently given how much of the other similarly-sized residences have been demolished. When built, it was one of the largest (possibly the largest) single-family residential buildings in City Park West (source: 1904 Sanborn map and 1905 Baist Atlas).

The innovative styling of this specific Colonial Revival (which would subsequently be called Dutch Colonial Revival but when built in 1902, that label had not yet been applied to the substyle) set it apart not only from others in the city but the residences surrounding it. These comprised of a combination of row houses, Classic Squares or as historic housing stock has been demolished to the north and northeast, "slot" homes and modern apartments.

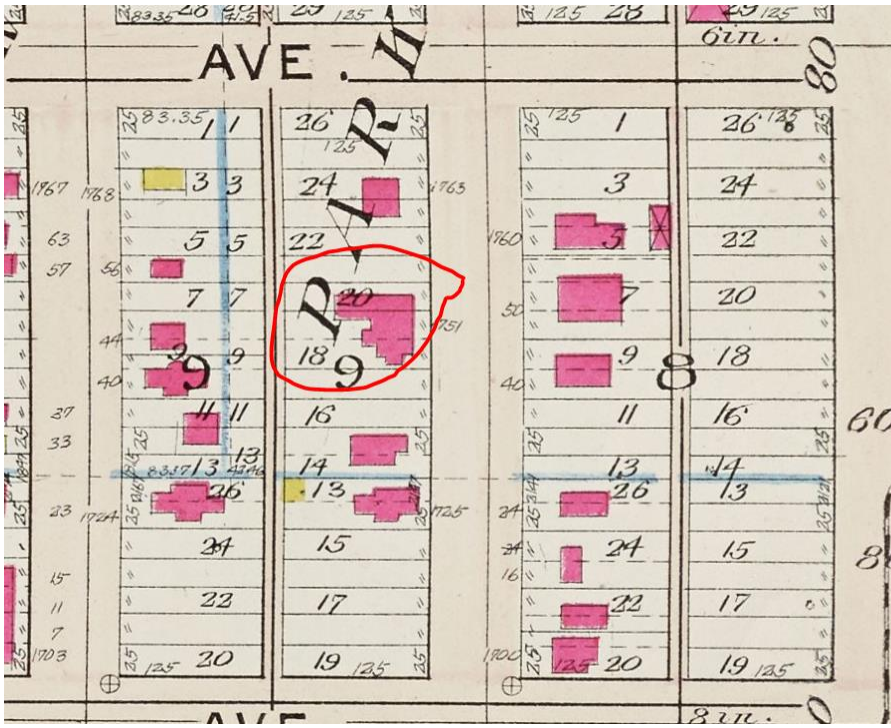
This ornate, unique, two-story home is a rare example of Colonial Revival in City Park West much less one with this amount of deviation from the extant examples in the rest of the city. It also represents the first two decades of the 20<sup>th</sup> Century as Denver recovered from the Panic of 1893 and a new wave of wealthy businessmen not in mining made their mark locally by building substantial homes, using noted local architects, outside of such noted 19<sup>th</sup> Century areas like "Millionaires Row" to the south and west.



**DENVER**  
THE MILE HIGH CITY



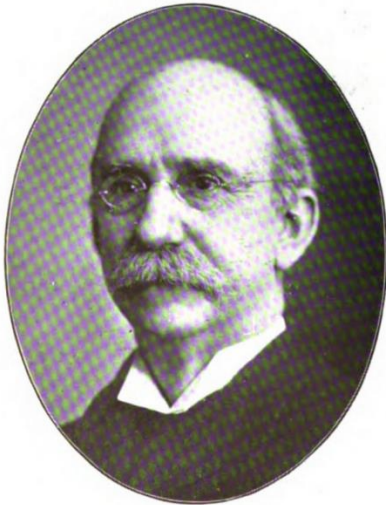
1904 Sanborn Insurance Map



1905 Baist Atlas

The Hurlbuts by 1903 had become one of the wealthy business elites in Denver, warranting an entry 'Representative Men of Colorado in the 19<sup>th</sup> Century published by Rowell Art Publishing in New York

(<https://babel.hathitrust.org/cgi/pt?id=yale.39002053506227&view=1up&seq=14&skin=2021>):



EDWARD KIRK HURLBUT.  
DENVER.

WHOLESALE AND RETAIL GROCER. PRES. OF  
HURLBUT GROCERY CO.

Digitized by Google



EDWARD HOLMES HURLBUT.  
DENVER.

WHOLESALE AND RETAIL GROCER. SEC. OF  
HURLBUT GROCERY CO.

Original from HARVARD UNIVERSITY



Both men were enthusiastic promoters of the automobile, Edward K being an early member of the Denver Automobile Club and Edward H having a covered car park and driveway as part of the design of his new house. The company ran a promotion that gave away a steam-powered automobile in 1902.

By 1904, there were four Hulbert's Grocery stores in Denver:



In addition, in 1915 he installed an early version of air conditioning in the main store, an “air-washing” machine. It was part of an overhaul and remodeling of the main store making it state-of-the-art and, according to the Denver Post article of February 21, 1915.

Clearly the family and location had developed a perception of wealth as evidenced by an attempted burglary of the house in November 1907:



# FOUND ROBBER NEAR HER JEWEL BOX. MRS. HURLBUT'S INTUITION SAVED GEMS FROM THIEF



Residence of E. H. Hurlbut, 1741 Gaylord street, which was saved from robbery by Mrs. Hurlbut's intuition that her jewels were in danger. Arrow shows window by which the thief entered the house.

Because Mrs. E. H. Hurlbut, wife of the proprietor of the Hurlbut grocery, had an intuition that her jewels were in danger several evenings ago she saved her residence at 1741 Gaylord street from being relieved of several thousand dollar's worth of gems. The robber had gained entrance through a small front window that faces on the porch, but was scared away by her arrival.

During the course of the evening meal Mrs. Hurlbut intuitively felt that something was amiss in her room. Without making explanations to the family, she quickly left the table and started to her bed chamber, where she had left her jewelry. She had scarcely reached her first landing of the stairs before she heard someone moving about in the room adjoining hers, and, retracing her steps, she pressed the button in the front hallway, turning on every light in the

upper portion of the house. Again she ran up the stairs into her room and just as she had entered her bed chamber she saw the dark form of a man crawling out the raised window in the adjoining room.

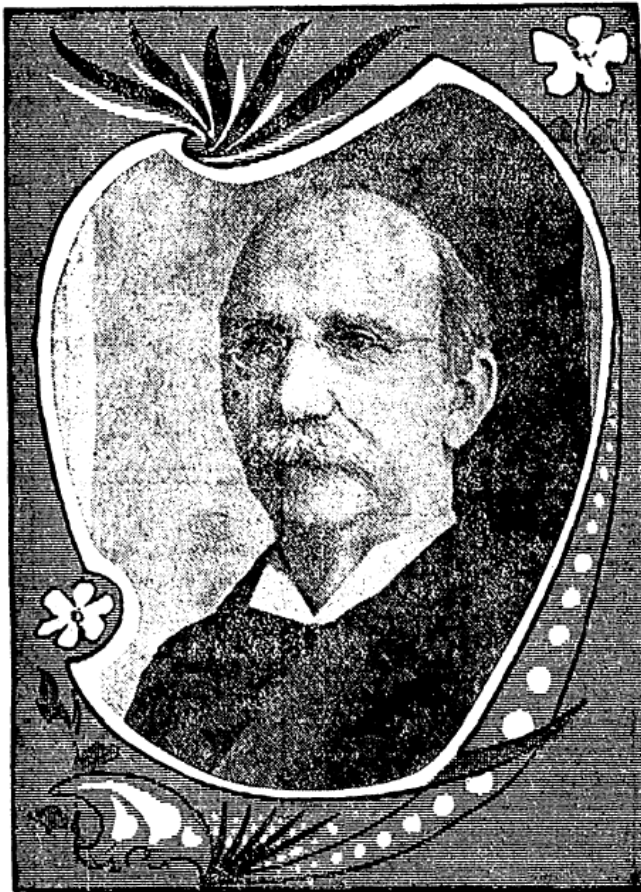
A hasty inventory of her room proved that her jewel box had been unmolested, and as far as could be learned nothing had been stolen but a few articles from the secretary, which was in the room where the burglar had first entered.

The Hurlbut House reflects the turn-of-the-century era of new wealth by businessmen not involved in the extractive, boom/bust economy that typified Colorado's overall economy in the previous four decades. Prestigious blocks in the city like sections of Pennsylvania (and others) did not have available lots (or homes) and often not the modern infrastructure (water, sewage, electricity) that was going into the "streetcar suburbs". Adjacent lots that had not been developed provided these wealthy Denverites with the opportunity and place to build their own preferred style of home with state-of-the-art features.

Edward K died on December 19, 1907, having moved into his son's home the year prior because of failing health. The Denver Post obituary ran on Page 1, clearly an indication of his reputation which, according to the paper, reached well beyond Denver.

## E. K. HURLBUT DIES AFTER AN ILLNESS LASTING MONTHS

5007 (Continued From Page One.)



EDWARD KIRK HURLBUT,  
Who Died Last Night. He Was the Man Who Made the Term "Denver Merchant,"  
Stand for Integrity Unsurpassed Anywhere in the World.

The Post obituary has plenty of typical platitudes of the period when describing the death of a notable businessman: “There was never an appeal made to him by the deserving that he was not prompt to hear” or “No public enterprise for the upbuilding of Denver has been undertaken that has not had his undivided support.”. However, it was apparent that he’d built up a significant grocery business that was known throughout the western United States.

By 1910, it’s clear that the Hurlbut House was considered one of Denver’s finest. This is shown by an entry in the October 8, 1910, Denver Municipal Facts publication. Scattered throughout the issue are photos captioned “Beautiful Homes of Denver”:



*Beautiful Homes in Denver. The E. H. Hurlbut Residence, 1747 Gaylord*

Newspaper advertisements over almost two decades show that the Hulburts took pride in being an independent outfit and the original Tramway Loop grocer:



**DENVER**  
THE MILE HIGH CITY

**THE ONLY LARGE CASH GROCERY IN DENVER**

That is NOT TIED to some combine, association, fruit jobber or packing company. ONE NAME, ONE STORE, ONE MANAGEMENT, FREE AND INDEPENDENT.

PEACH BUTTER  
PLUM BUTTER  
ORANGE MARMALADE

**PER PINT 20c**

**HURLBUT'S**

15<sup>TH</sup> AND  
LAWRENCE ST.

PHONE  
MAIN 2480

THE ORIGINAL  
LOOP STORE

25c BOTTLE  
VANILLA  
OR LEMON  
EXTRACT  
OUR PRICE—

**PER BOT. 10c**

Nonetheless, in 1915, he sold controlling interest in the business to nearby rival, the John Thomas Grocery Company although he remained with the company until 1920 managing his former stores.





## GREAT GROCERIES ARE MERGED INTO ONE HUGE CONCERN

John Thompson Company  
Buys Controlling Interest  
In **Hurlbut** Company.

**OPERATE SEPARATELY**  
Establishments Will Maintain  
Their High Character in  
Every Respect.

One of the largest mergers of grocery concerns in many years in Denver or the West was completed yesterday when the John Thompson Grocery company acquired the controlling capital stock in the **Hurlbut** Grocery company. Under the new owners both stores will continue to operate just as in the past. E. H. Hurlbut, president of the **Hurlbut** Grocery company, will remain in charge of that store. There will be no change in officers of the John Thompson Grocery company.

For years the John Thompson store has been reckoned as the largest of its kind west of the Mississippi river, if not in the entire country. By acquiring control of the **Hurlbut** store—a most flourishing and prosperous business in itself—all doubt on the matter is removed. Both concerns have tremendous retailing facilities, besides sending goods into almost every Western state. In addition the John Thompson company enjoys an immense wholesale trade, supplying hotels and smaller grocers in all parts.

The John Thompson company is located on Fifteenth street, between Arapahoe and Lawrence, taking in practically the whole block. The **Hurlbut** company is conveniently situated at the north en-

## MAN BURNED AS BABY OUT WIND

Grealey, Colo., Dec. 14.—George Am lishment at 808 Ninth street, was seve and neck yesterday while rescuing his on d floor of his place of business. He dr to the people and then was forced to j tion. Coal dust in a heating stove causi idly because of the gasoline fumes in t was working in the room, was burned a plision.

trance to the Tramway loop, all North Denver street car patrons disembarking directly in front of its doors. For several years the Thompson company has been a large manufacturer of grocers' specialties, such as candies, ice creams, baked goods, etc. And both concerns have large meat markets in connection.

In both stores particular attention has always been paid to sanitation, and they are generally regarded as being quite as sanitary as modern ingenuity and financial outlay can make them. Business men look upon the merger of yesterday as but another evidence of the city's prosperity and the faith of its moneyed men in its future as a retailing and wholesaling center.

## HEMORRHAGE FATAL TO MRS. MIDDLEMAN

Mrs. G. Middleman, wife of Sam Middleman, elevator pilot at the capitol, died Thursday after a week's illness. She had been in good health until the week before when she was prostrated by a hemorrhage of the brain. The hemorrhage left her paralyzed and she did not recover consciousness fully until shortly before her death. Mrs. Middleman came to Colorado from the East ten years ago. She is survived by her husband and two children.

**TELEPHONE YOUR WANTS  
TO THE POST.** Largest circulation  
**BEST RESULTS.**

Once retired from the grocery business, he built an even larger house at 1439 Detroit St., which is extant. He died of post-surgical complications from having his appendix and gallstones removed on May 11, 1924, at the age of 56. The family are buried in Fairmount Cemetery.

Upon retirement, Hurlbut sold 1741 N Gaylord to another prominent Denverite, James C. and Edith Burger. As noted in Criterion B, Burger was a banker having come to Denver from New York for his health in 1894. He was a former member of the Colorado Senate, a high-ranking Mason and, along with his wife, found extensively in the society sections of the Denver Post over a period of 20 years. By 1925, he was vice-president of the Denver National Bank after it's merger with Hamilton National fifteen years earlier. He had been president. He was also a member of the Denver Club, the Denver Athletic Club, the Denver Country Club, and was an associate member of the Denver Press Club.



Burger was also instrumental, as the “boss” of all Shriners, also had a key role in 1925 making Denver the official capital/headquarters of the Shriners nationally:



The “boss” of all the Shriners was snapped at the Union station upon his arrival from Los Angeles at 12:45 o'clock Wednesday afternoon. In the picture, left to right, are: R. A. Kincaid, J. J. Jacobs, Mrs. Jacobs, Burger, Mrs. **Burger** and E. R. Dickinson, potentate of El Jehel Shrine.

**SOCIAL WORKERS  
PAY LAST HONOR  
TO MISS PELTON**

HER SERVICES LAUDED

**BURGER CONFIRMS  
CHOICE OF DENVER  
AS SHRINE CAPITAL**

INCORPORATES HERE

**COL. H. C. SMITHER  
WILL BE APPOINTED  
BRIGADIER GENERAL**

IS FORMER DENVERITE

His wife Edith (nee Brown), along with a group of women, founded the Children's Hospital Association in 1908 with the original building at 2221 Downing (now demolished):



Edith would remain an officer of the Association until her death in 1927. It was at that time that Burger sold the Hurlbut House to James Knox.

Burger died in March, 1937 and is buried in Fairmount Cemetery. Like Edward K Hurlbut, his was a front-page obituary in the Denver Post.



# **JAMES C. BURGER** **DIES IN CALIFORNIA** **AFTER OPERATION**

(By FRANCES WAYNE.)

**James C. Burger**, vice president of the Denver National bank, past imperial potentate and treasurer of the Shrine, died in the Cottage hospital at Santa Barbara, Calif., at 1 o'clock Monday morning, following an operation there Feb. 21.

Early in February, accompanied by his close friend, J. J. Jacobs, he left Denver for a much needed vacation and in the hope that the rest would enable him to escape an operation which physicians had urged him to undergo.

Entering the hospital for observation and its specialized treatment, he failed to rally and agreed to the operation which from the beginning was fraught with perilous symptoms.

To hosts of friends whose good wishes followed him when he left Denver the announcement that "Jim" **Burger** is dead will bring the shock and sorrow which comes from a sense of personal loss.

In Colorado and thruout the country he was ranked as a most popular and respected citizen, whose life and

(Turn to Page 10—Col. 4.)

The third owner was James Knox, a native of Ballymoney, County Antrim, Ireland, born January 12, 1868. He emigrated to the US in 1888, first living in Philadelphia, then settling in Denver. His wife, Jessie McGilvray Seerie, was born in the parish of Eassie & Nevay, Angus, Scotland on December 24, 1871, and came to the US with her parents in 1890, also settling in Denver. The two were married in Denver on December 23, 1896, and had four daughters. Knox was the General Superintendent of the Denver Sewer Pipe & Clay Company from 1892-1911 and then Vice-President and General Manager for the Golden Brick Fire Company from 1911-1932. He died on December 15<sup>th</sup>, 1933, and his obituary made Page 2 of the Post. She died in 1949 and both are buried in Riverside Cemetery.



**Officer of Brick Firm Dies**



**JAMES KNOX**

Sixty-five, vice president and general manager of Golden Fire Brick company, who died here Friday.

**JAMES KNOX, BRICK COMPANY MANAGER, IS DEAD IN DENVER**

**James Knox**, 65, of 1741 **Gaylord** street, vice president and general manager of the Golden Fire Brick company and widely known here, died at his home Friday after three months illness.

Mr. **Knox** was born in Ballymoney, Ireland. A year after he came to Colorado in 1888 he became associated with the Denver Sewer Pipe & Clay company for a short time. He became associated with the Golden company in 1896.

He is survived by his wife, Mrs. Janet Seerie **Knox**; four daughters, Mrs. Victor Stanley, Mrs. Robert Muth, Miss Dorothy **Knox** and Miss June **Knox**; a sister, Miss Martha **Knox** of Ballymoney, and a nephew, **James B. Knox** of Golden, Colo.

Funeral services will be held at the Ollinger mortuary, Sixteenth and Boulder streets, at 2:30 o'clock Monday afternoon. Interment will be in Riverside cemetery.

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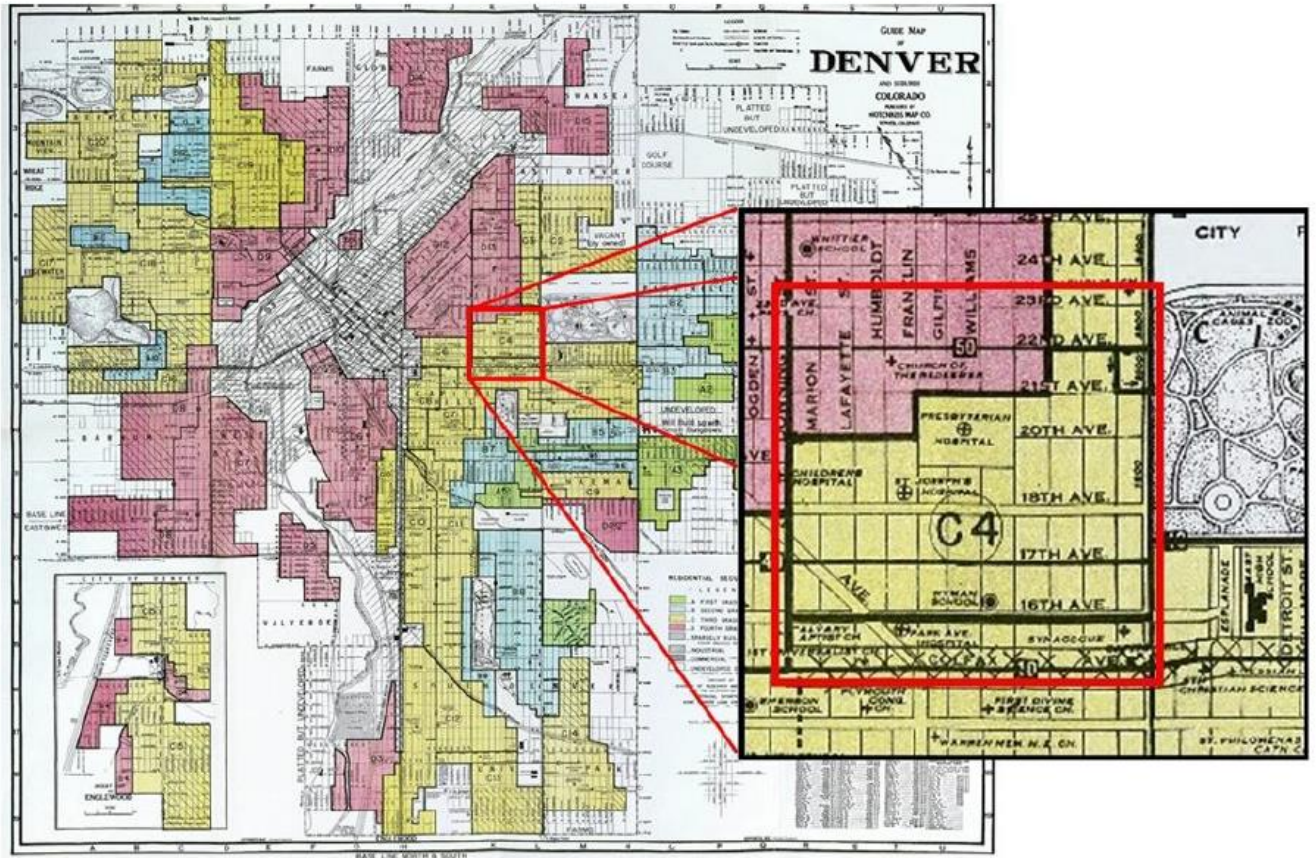


Their period of ownership reflects what we would call today an upper middle-class economic strata in City Park West. However, their presence and origin was also probably a reflection of the effects of racial redlining in real estate transactions that were underway.

Restrictive covenants had been in place in much of Denver since the 1880s. Despite the 1917 Supreme Court decision, *Buchanan v. Warley*, which made it illegal for municipalities to enforce race-based zoning, the practice gathered steam in the 1920s, helped in Denver by the Klan's white supremacist agenda and a mayor, Benjamin Stapleton, who supported their efforts. This kicked into high gear later in the 20s and particularly during the New Deal era as standards created by the Federal Housing Administration (FHA) and the Home Owners' Loan Corporation (HOLC) resulted in a ranking system infamously known today as 'redlining'.

Neighborhoods were color coded, green and blue areas were always upper- or upper-middle-class White neighborhoods that FHA and HOLC defined as posing minimal risks for lenders. Red areas, aka the redlined neighborhoods, received this grade because they were "infiltrated" with "undesirable" populations such as Jewish, Asian, Mexican and Black families. Lenders considered red areas off-limits and would-be buyers, typically African-American in neighborhoods like Whittier and City Park West, only recourse was to predatory lending practices or simply an inability to own a home in the first place. Yellow areas were characterized as "declining" and the population demographic was represented by working-class and/or first/second generation immigrants from Europe. The Knox family would have represented the latter perfectly: 1<sup>st</sup> generation immigrants and Catholic.

The following map shows how City Park West was redlined:



1938 Home Owner's Loan Corporation map showing redlined areas, with detail showing the City Park West neighborhood.  
Source: Denver Public Library. <http://digital.denverlibrary.org/cdm/ref/collection/p16079coll39/id/902>.

Race/ethnic-based discrimination continued for decades through the post-World War II period and City Park West's own redlining as well as being adjacent to the fully-redlined Whittier neighborhood resulted in a significant deterioration in the area. As such, large former single-family residences like the Hurlbut House were no longer suited (or seen as desirable) for such usage and the first instance of readaptation occurred around 1950.

Shelburne Manor advertised itself as a boarding house in the Post in 1950-51:





**DENVER**  
THE MILE HIGH CITY

## Shelburne Manor

### Denver's Finest Guest Home

10 minutes downtown. Heat 24 hours daily during winter months. Beautiful rooms. excellent meals (woman cook). Sunday dinner at noon. If you really want a nice place to live. see this place. 1741 Gaylord. FR. 9934.

## Rooms and Board

31

### BEAUTIFUL

## Shelburne Manor

Always warm, heat 24 hrs. day, 10 min. from downtown, wonderful home-cooked meals. Now available: lavishly furn. twin bedrm. for 2 empl. men or girls, or a married couple. Also other accommodations for young men. This place must be seen to be appreciated. Shelburne Manor, 1741 Gaylord. FR. 9934.

This implies the interior was redeveloped to serve as a multi-unit dwelling in keeping with the drastically changing nature of the neighborhood from when it was originally developed. It's an early example of adaptive reuse that was being widely done along each side of the Colfax corridor to other, large houses also being converted to multi-unit residences be they apartments or boarding houses.

Four subsequent owners over a 50-year period, Cherish School, the Ecumenical Institute, QuaLife's Hamilton House and Judi's House were involved in mental health care, counseling and training in various forms, making use of the converted interior. This type of usage mirrors what was happening on that block of Gaylord as former mansions were being cut up on the inside and converted into commercial office space.

## For Retarded Children

REGISTRATION DAILY  
THROUGH JUNE 10

Day or Residential Service  
Morning, Afternoon, Full Day Classes  
Private Tutoring, Speech Therapy

## CHERISH SCHOOL

1741 GAYLORD

EA 2-7979

### **Ecumenical Institute Founded at Evanston**

EVANSTON, Ill.—(AP)—An Institute for Ecumenical Studies, where representatives of various denominations confer on matters of doctrine and unity, is now operating here. Dr. T. Otto Noll Jr., editor of the New Christian Advocate and a member of the institute's board of trustees, said it is modeled on the Ecumenical Institute of the World Council of Churches at Bossey, Switzerland, "but with a distinctly American accent."

## **Ecumenical Seminar Scheduled**

Christ United Methodist Church will host an introductory ecumenical seminar Nov. 15-17. It will be from 7 p.m. Nov. 15 through the lunch hour on Nov. 17.

The seminar will be conducted by the Denver region of the Ecumenical Institute, a research and training center in Chicago dedicated to renewal in the church.

The Institute reflects the "grass-roots" ecumenical movement and seeks to equip the laity and clergy with tools to meet demands made upon the church.

The local office is at 1741 Gaylord St.

For 120 years, the Hurlbut House has watched the City Park West neighborhood go through cycles that in some ways mimic the experience of pre-World War II Denver. Its story is the story early 20<sup>th</sup> Century business and residential expansion, the subsequent imprimatur of wealth, the consequences of 50 years of racial/ethnic redlining and adaptive reuse. The house is one of the earliest and exceptional example of Dutch Colonial Revival architecture by one of Denver's noted design houses. As far back as 1978, the City's Landmark Preservation Commission noted the architectural and historical significance of houses such as this in City Park West. It also noted the diverse ethnic and racial make-up of the neighborhood and how residents valued this mix and this landscape and wanted to retain it. Nothing about that has changed in the subsequent 50 years. Owners of the Hurlbut House have changed, it's primary function has changed, but it stands as a testament to Denver's City Beautiful movement and the remaining architectural diversity in City Park West.

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Photographs



1907, street view from Denver Post article on burglary.



*Beautiful Homes in Denver. The E. H. Hurlbut Residence, 1747 Gaylord*

1910 Photo from Denver Municipal Facts.



Street level, east side.



Street level, east side, close up.





Rear, west side.



North side.

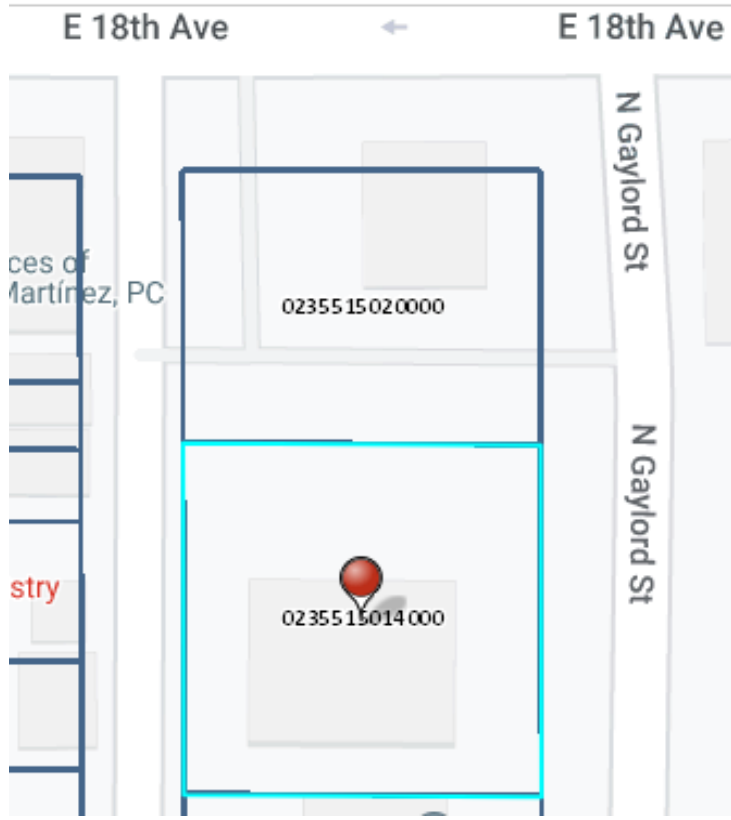


Southwest corner showing car port and entrance.



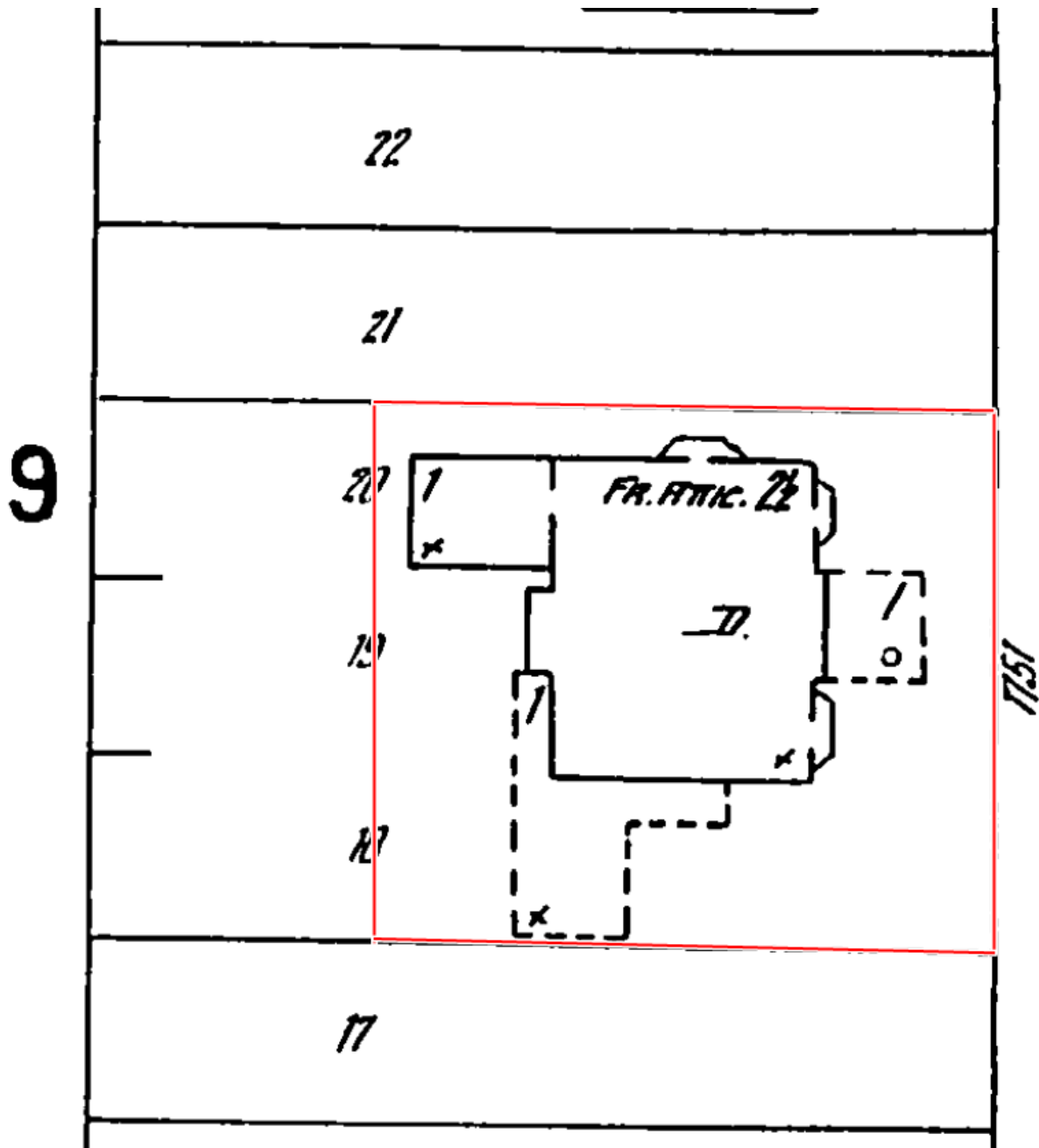
South side showing porch alongside driveway.

Parcel Map



Entire parcel, 5 lots, outlined in blue.

Boundary Map



Proposed Landmark boundary (approximate, designed to show application is only for the structure. The proposed boundary is for Lots 18-20 excluding the westernmost 25').



Application Fee

Find the correct fee from the below table. (Make check payable to Denver Manager of Finance).

Application for designation of a structure for preservation (owner applicant)	\$250
Application for designation of a structure for preservation (non-owner applicant)	\$875