



November 2, 2022

To Whom this May concern,

Re: Demolition of 1741 Gaylord, Denver, CO

City Park West Neighborhood Association is submitting this letter in support of the community effort to grant Landmark status on the house located at 1741 N Gaylord St, Denver, CO 80205. We feel the house's architectural style and occupant/owner history is very important to City Park West and the Hospital District and make this property worthy of Landmark status. Given the rate at which other such places in Denver are being lost, it is important to preserve the City history, neighborhood history, and historical architecture – all important in community input gathered for the East Central Area Plan. The granting of Landmark status is the ONLY way the community has some feedback into how the house can be utilized and preserved.

We also want to express our support for the efforts by the community applicants in proposing adaptive reuse of the house and a willingness to explore development of the home and the remainder of the parcel in order to meet the developer's goals. Referring to the City's East Central Area Plan's section on adaptive reuse would give the City a chance to show how that document can have meaningful impact on historic properties without demolishing them, all the while expanding residential opportunities in the City.

Sincerely,


Joella Untiedt (Jo), President, City Park West

October 31, 2022

To whom it may concern,

We are submitting this letter in support of a neighborhood effort to grant Landmark status on the house located at 1741 N Gaylord St, Denver, CO 80205. We understand that the City Park West Registered Neighborhood Organization is submitting a similar letter and the reasons they've outlined are also ones we support.

We understand that 1741 N Gaylord is not within the boundaries of the Whittier Neighborhood. Nonetheless, our two neighborhoods have a close connection geographically, culturally and racially dating back to the redline era of the 1930s. Both neighborhoods face similar pressure when trying to balance their historical character with the desire to build additional residential properties for a growing city. We in Whittier have recently been involved in a similar process on the 2500 block of N Gaylord which, fortunately for all parties involved, resulted in an MOU that preserved another, historic property while allowing development on the overall parcel. Therefore, we are familiar with and want to support such efforts by the City Park West community.

Sincerely



Krista Morgan
WNA President


Landmark Designation Petition for 1741 N Gaylord St


October 31, 2022


We, the below signatories, are submitting this petition in support of the application for Landmark Designation status, for 1741 N Gaylord St, Denver, CO, 80206.


Signatories-Page


Name/Address/Signature

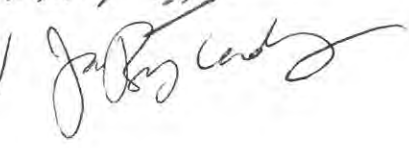
Sandra Holder / 2315 N. Williams St. / 
Denver, CO 80205

Bethany L. Burton / 2516 N. Vine St. / 
Denver, CO 80205

James M. Lewis / 2610 N VINE ST / 
DENVER, CO 80205

THOMAS E.M. WERGE / 2231 N GAYLORD ST. / 
DENVER CO 80205

Brendan Cady / 2046 N Vine St / 
DENVER, CO 80205

Jaime Cady / 2046 N VINE ST / 
DENVER, CO 80205





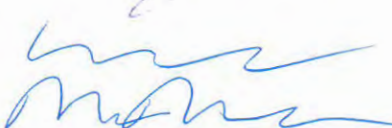
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Signatories-Page

Name/Address/Signature

Mary Johnston	1903 Bruce Randolph Ave Denver, CO 80205	
BILAL DARTER	3161 ST PAUL ST. DENVER, CO 80205	
Brittany Fellows	3766 N Franklin St. Denver CO 80204	
David Hoffman		
Craig Plazure & Morgen Mercer	2336 N. Franklin St Denver 80205	


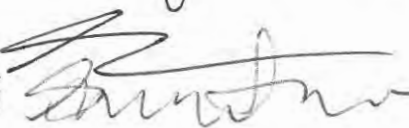
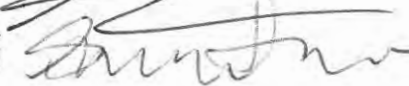

Landmark Designation Petition for 1741 N Gaylord St

October 31, 2022

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Signatories-Page

Name/Address/Signature

Stephanie Cradick 1647 Gaylord St. Denver CO 
Mathilde Sullivan 1649 Gaylord St. Denver, CO 
Tsehaye Abaia-Desta 1641 Gaylord Street 
Brian Cradick 1647 Gaylord St. Denver CO 80206
Joanne Feuerstein 1655 Gaylord 
Denver CO 80206

From: [Anne-Kathrin Cao](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Friday, February 17, 2023 11:33:12 AM
Attachments: [WM-Logo.png](#)
[icon-blog.png](#)
[icon-facebook.png](#)
[icon-twitter.png](#)
[icon-instagram.png](#)
[icon-pinterest.png](#)

Dear Members of the Denver Landmark Preservation Commission,

I was shocked when I heard of the planned demolition of 1741 Gaylord St., the Hurlbut House. Even though I am not a resident of Denver but Colorado Springs, my heart belongs to the preservation of historic properties and the education of our community about them.

My name is Anne-Kathrin Cao and I am a realtor in Colorado Springs, CO, who specializes in historic properties. I was born and raised in Germany, where I was fortunate to grow up around many many historic buildings in the cities I have lived in. They have taught me so many things I could have not learned through pictures, books or movies only!

Growing up in the Rhine river region, my parents regularly took us to see medieval castles. I loved seeing the old structures, exploring how columns, arches, towers, and more were constructed and structurally sound so those massive buildings would not just collapse. Wandering through them taught me about society with separate rooms for servants, jails, lookouts, kings & queens,... Where would we go for this education without those? Many of those castles were in ruins or were bombed in wars. The effort of the government (federal and local) and private organizations made it possible, that many were restored and are being maintained to keep history alive.

While I was studying in Berlin I lived in an apartment building that was built around 1890. I completely renovated my apartment myself with my father's help, who was experienced through the many old homes he has lived in before. The apartment taught me how walls in 1890 were plastered and how to put wallpaper up on those. How electrical lines were run, how to hang up pictures there, how NOT to hang up kitchen cabinets (a lot of plates shattered...), how water loses pressure 5 stories up, how oak plank floors are worth preserving because they age beautifully in time,....

When I moved to Cologne and founded my first business and opened my first store, I leased it in a building built in 1899. The owner, Mrs Kattwinkel, told me that once before in the 1950s a tailor rented the store and that were hardwood floors underneath. I pulled up sheets of vinyl, plywood and laminate, but I found them! I learned how to sand and repaint, how to trim and paint, how to wallpaper again, how to put up floating shelves, how to install a kitchen, how to hang up a chandelier and ground it and so much more.

This is just a peak into my personal story with historic buildings, there is so much more! They inspired me my whole life, up to the point of becoming a realtor, specializing in them with the knowledge of basic construction, architecture, renovations and design! It does not always have to go that far, but sometimes they can just tell people a story. Tell people history, give people a small window into the Denver of the past. Who are we to decide to just erase that irrevocably?

I urge you to consider declaring 1741 Gaylord St. a landmark to preserve for future generations, what historic homes can mean to an individual and to our community.

Thank you very much.

Sincerely,
Anne-Kathrin Cao



Anne-Kathrin Cao

Broker Associate & REALTOR®

m 210.970.1144

w mrs-ann.com e anne.cao@mrs-ann.com



From: [Jason Lewis](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Saturday, February 18, 2023 5:34:41 PM

This home should be preserved and designated as landmark. Crazy that Denver could allow it to be demolished.

From: [Audrey Tracy](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Monday, February 20, 2023 2:37:09 PM

Hello,

My name is Audrey Tracy and I have been a resident of the City Park West neighborhood for the last four years. I am sending this email in favor to keep the beautiful and historic home located at 1741 Gaylord as a designated historic landmark.

Thank you,

Audrey Tracy

From: [Steven Tracy](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Monday, February 20, 2023 2:39:19 PM

Hello,

My name is Steven Tracy and I have been a resident of the City Park West neighborhood for the last four years. I am sending this email in favor to keep the home located at 1741 Gaylord as a designated historic landmark.

Thank you,

Steven Tracy
slt2413@gmail.com

From: [Polly Gibb](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Tuesday, February 21, 2023 5:56:21 PM

To the Landmark Commission:

I have lived in City Park West since 1995. Almost every day I've walked my rescue dogs past this beautiful and well-kept property. I was always very grateful that it served the community so well as Judy's House.

The thought of having it demolished for the miserable boxes that now cover much of the neighborhood is extremely upsetting.

Please give it a landmark designation and make us all happy!

Thank you, Polly Gibb

From: [Thomas Werge](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord - Support for Landmark Application
Date: Tuesday, February 21, 2023 1:06:37 PM
Attachments: [2023-02-18 Gaylord 2200 Block Neighbors in Support of Saving 1747 Gaylord.pdf](#)

Dear Landmark Planning Commission,

I write today to voice my strong support for saving 1741 Gaylord Street from demolition and designating it as a landmark.

I both live and work within a few blocks of the building. My home is on Gaylord Street at 2231, and my office is at 1627 Vine Street. I walk to work each day, past 1741 Gaylord. And it was on my walk to work one day that I discovered from the signs posted outside that the owner of the property had applied for demolition.

I knew that the property housed Judi's Place, a wonderful charity, for a number of years. And when I saw the notice of application for demo permit, I was shocked. To me, this building represents the epitome of what our City Park West neighborhood is all about. It is the rich history of this neighborhood, and the homes constructed around the turn of the century that define our neighborhood – as they came up at or around the same time as the designation of City Park, and part of the City Beautiful Movement. And 1741 Gaylord Street is a beautiful example of our historic neighborhood. To be clear, I do not oppose development, including of raw land or other buildings, which are not part of our historic turn-of-the-century identity. But the fact that a developer might just choose to demolish any building like this in our neighborhood is frightening – for the future of our beautiful City Park West neighborhood.

All of my neighbors (or at the very least all of the ones that I have spoken with) are similarly extremely concerned that something like this could happen in our neighborhood. On Saturday, we had an unrelated neighborhood get together on our 2200 block of Gaylord Street. I brought with me materials about 1741 Gaylord, including the Business Den article, to spread the word on what the developer was trying to do. And each and every one of my neighbors signed the attached document on the spot, to voice their opposition to the demolition of this property, and their support for the landmark designation. 16 people were willing to sign this in a period of less than two hours. And not a single person in attendance gave any reservations before signing on. I understand that petitions like these are not necessarily what Landmark or the Council are looking for. But I provide it as evidence that this neighborhood, City Park West, is uniformly opposed to demolition of this building, and in support of granting landmark status.

The specific circumstances here also weigh against any concerns of taking rights away from the developer. First, it is my understanding that the developer only bought this property because he wanted five feet of property to use for his project on the property next door (where the old pharmacy used to sit). And since the former owner sold him the entire space, he decided to just build two sets of the same cookie cutter apartments. That is not the kind of situation where there should be any sympathy for the developer. He bought a historic home to get the side-yard, and then figured he'd just bulldoze the whole thing and build two. That is a gross example of waste, and it

should not be tolerated.

If the developer wants to develop the lot, he should create a new design, which allows the main house to be preserved and other structures to be built on the property. This will require some creativity, but not too much. Moreover, he could keep the land necessary for the development next door and sell the house to another owner. It could be used for many purposes, including to house another nonprofit, or to serve as law offices. Frankly, if I had access to the capital, I would buy it myself to house my law firm, and rent out the rest of the spaces. I wish I had the resources to make that happen.

I would 100% be in attendance at the meeting on March 7, but unfortunately, my work will not allow it, as I am in trial for the week of March 6. However, I am happy to provide any additional information that may be helpful in this process.

Please don't allow this developer to destroy this beautiful historic house. Please designate it appropriately as the historic landmark that it is.

Sincerely,

Thomas Werge
303-395-9678
2231 Gaylord Street (home)
1627 Vine Street (work)

Neighbors in Support of Saving 1741 Gaylord Street



February 18, 2023

We, the below signatories and neighbors, oppose demolition of the 120-year-old house located on 1741 Gaylord Street, Denver, CO, 80205, and support the Landmark Application to save the historic home.

Thomas Werge
Name: THOMAS WERGE
Address: 2251 GAYLORD ST.

Halie Werge
Name: HALIE WERGE
Address: 2231 GAYLORD ST.

Kyle Kinsinger
Name: Kyle Kinsinger
Address: 2244 N. Gaylord St.

Will Wintley
Name: _____
Address: 2257 Gaylord

Heidi Messer
Name: HEIDI MESSER
Address: 2216 GAYLORD ST.

Rachel Lee-Ashley
Name: _____
Address: 1037 N GAYLORD
DENVER CO 80205

Sessy S Messer
Name: Sessy S Messer
Address: 2216 N Gaylord St

Jan McElrath
Name: Jan McElrath
Address: 2202 E. 23rd Ave.
DENVER CO 80205

Kyle Cook
Name: KYLE COOK
Address: 2241 N. GAYLORD ST.

Charlie Kinsinger
Name: Charlie Kinsinger
Address: 2244 Gaylord St.

Stephanie Cook
Name: Stephanie Cook
Address: 2241 N. Gaylord St.

Hazel Lindsay
Name: Hazel Lindsay
Address: 2222 W. Vine St

Faith Kinsinger
Name: Faith Kinsinger
Address: 2244 N. Gaylord St.

Mare Kinsinger
Name: Mare Kinsinger
Address: 2244 N Gaylord St.

Janan McElrath
Name: JANAN MCELATHY
Address: 2202 E 23RD AVE, 80205

Janan McElrath
Name: Janan McElrath
Address: 2202 E 23RD AVE, 80205

From: [Cord Montoya](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord st
Date: Wednesday, February 15, 2023 11:40:00 AM

Hello,

Writing to express a public comment that 1741 should NOT be given a historic designation.
Housing and redevelopment are desperately needed in the city park west neighborhood.

Thank you for your time,
Cord Montoya
Resident of the 1800 Gaylord block

From: [Ms Laura Vimmerstedt](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark Planning Commission Meeting on March 7 at 1 p.m. RE: 1741 Gaylord
Date: Sunday, February 26, 2023 6:14:16 PM

Dear Landmark Planning Commission,

I have received a flyer from scott@dauphinehotel.com about the proposed demolition of 1741 Gaylord. This flyer claims that "Neighbors in City Park West are trying to save this icon by designating it a landmark."

I would like you to know that I am a neighbor (in the same block), and that scott@dauphinehotel.com and the "neighbors" that are claimed in the flyer do not represent my opinion.

By far the most important issue at stake is whether the city of Denver should infringe on the property right of the owner. To justify this, the city should have to meet a very high standard. I am unaware of any circumstances in this case that rise to the level that would be needed to justify taking away the owner's property rights. The following arguments in the flyer do not have merit, as indicated below:

1. The house is described as historic and built in 1902 by an architect important for Denver. There are thousands of homes built in the early 1900s. Not everything that a famous architect designs is an important exemplar of their work. The Landmark Planning Commission might want to preserve a handful of the most interesting houses from 1902, and/or those designed by that architect. If that year and/or that architect are particularly important, I would recommend the Landmark Planning Commission proactively reach out to owners of such houses, rather than depriving citizens of their property rights. This would fulfill the "planning" purpose of the Commission by anticipating what's needed, and would enable citizens to make informed decisions about properties before they buy them. I would need to hear a much more compelling assessment of historical value before the historical values would be sufficient to justify eliminating someone's property rights.
2. The house is described as beautiful, an icon, one of the largest homes in CPW, in excellent condition. None of these features has compelling relation to its historic value. These adjectives could apply to many homes.
3. The flyer asserts that the house could be adapted for new housing that reflects the history of City Park West. Denver is full of beautiful old houses that have been subdivided into crappy apartments. We don't need any more of those. Subdividing the house would result in fewer units than could be accommodated with a new development. And while I fully agree that the city of Denver could do much more to require new apartments to be more beautiful and blend in with their neighborhoods, I don't think confiscating property rights is the appropriate way to do so.

In addition to the insufficient arguments for historic preservation, I would note that there are already multiple properties with historic designation in the immediate vicinity, and that is not necessarily a boon to the neighborhood. The former dollhouse museum one block north is a prime example of a historic property that sits empty and neglected. The neighborhood does not need any more of those. A lot sits empty at 17th and Gaylord. Is that because the next door property is designated historic, so redevelopment is limited because not enough adjacent lots can be developed? The lot at 18th and Gaylord has been idle for at least 5 years. Will the Landmark Planning Commission's action stop development of that empty lot, which has been a blight on the neighborhood and attracted encampments? A fifth house on the block sits empty waiting a buyer. How can Denver encourage development of the 3 empty lots on this block of Gaylord if it discourages this proposal? Three empty lots and two empty houses is too much blight for this block.

Some people may oppose the demolition of 1741 Gaylord because they don't want more apartments. I don't think it's the Landmark Planning Commission's scope to address that concern, but would like to offer the following observations anyway:

1. Denver needs more housing, and more density. If we don't build livable dense neighborhoods in the

city, we will get more endless sprawl in the suburbs, and more people who can't afford housing.

2. Denver could do a lot to make apartments better neighbors. Apartments need inside places for solid waste disposal so that people don't trash the alley; parking spaces for moving vans so that they will not block alleys; bans on pets or places where dogs can urinate that can control the odor; codes that don't allow water leakage/drainage to form ice on public sidewalks; codes that don't allow unsightly electrical connections less than 15 feet above public sidewalks; code enforcement so that they do not cut into the required alley rights-of-way; probably codes that don't allow people to be forced to live 20 feet from major thoroughfares. All of these problems exist in the apartments on or next to this block of Gaylord, but I don't think the many problems with apartments in Denver should be on trial before the Landmark Planning Commission today.

I recognize that these are difficult issues, would like to thank the Landmark Planning Commission for its public service.

Thank you very much for your consideration.

Laura

From: [Theodor Hopfer](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark Planning Meeting on 1701 Gaylord St
Date: Monday, February 27, 2023 9:12:12 AM

Dear Landmark Planning Commission,

I have received a flyer from scott@dauphinehotel.com about the proposed demolition of 1741 Gaylord. This flyer claims that "Neighbors in City Park West are trying to save this icon by designating it a landmark."

I would like you to know that I am a neighbor (in the same block), and that scott@dauphinehotel.com and the "neighbors" that are claimed in the flyer do not represent my opinion.

By far the most important issue at stake is whether the city of Denver should infringe on the property right of the owner. To justify this, the city should have to meet a very high standard. I am unaware of any circumstances in this case that rise to the level that would be needed to justify taking away the owner's property rights. The following arguments in the flyer do not have merit, as indicated below:

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1. Denver needs more housing, and more density. If we don't build livable dense neighborhoods in the city, we will get more endless sprawl in the suburbs, and more people who can't afford housing.
2. Denver could do a lot to make apartments better neighbors. Apartments need inside places for solid waste disposal so that people don't trash the alley; parking spaces for moving vans so that they will not block alleys; bans on pets or places where dogs can urinate that can control the odor; codes that don't allow water leakage/drainage to form ice on public sidewalks; codes that don't allow unsightly electrical connections less than 15 feet above public sidewalks; code enforcement so that they do not cut into the required alley rights-of-way; probably codes that don't allow people to be forced to live 20 feet from major thoroughfares. All of these problems exist in the apartments on or next to this block of Gaylord, but I don't think the many problems with apartments in Denver should be on trial before the Landmark Planning Commission today.

I recognize that these are difficult issues, would like to thank the Landmark Planning Commission for its public service.

Thank you very much for your consideration.

Theo

From: [Kim Little](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 N. Gaylord!
Date: Sunday, February 26, 2023 11:52:45 AM

DO NOT TEAR DOWN THIS BEAUTIFUL PIECE OF AMERICAN HISTORY!!!!!!

IT DOES NOT WORK FOR ME!!!!!!!!!!

I WALK A DOG BY THERE MONDAY-FRIDAY!!!!!!!!!!

IF THIS HOUSE COMES DOWN, THE DOG AND I MAY "LOSE IT"!!!!!!!!!!

WE LOVE THAT HOUSE!!!!!!

IT CAN BE MADE INTO A LAW FIRM OR APARTMENTS, SINGLE FAMILY HOME, WHAT ELSE ARE YOU GOING TO PUT THERE?????...

SOME MORE PREFABRICATED HOMES THAT BARELY FIT IN THESE HISTORICAL NEIGHBORHOIDS????

COME ON!!!!

DO NOT KNOCK THIS HOME DOWN!!!!!!!!!!

CALL ME!!!!!!

LETS DISCUSS IT!!!!!!

I CAN'T MAKE THE MEETING!!!!!!

YOU WOULDN'T WANT ME TO ANYWAY!!!!!!

I HAVE BIPOLAR DISORDER & IT WOULD BE BAD!!!!!!

THAT IS ABOUT IT!!!!

JUST DON'T DO IT!!!!!!

SINCERELY,

KIM LITTLE
(216)855-6362

P. S. This is how I post on Twitter! ;)

Sent from my iPhone

From: [Corinne Glock](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Corinne Glock](#)
Subject: [EXTERNAL] Save 1741 Gaylord Street - landmark designation request
Date: Sunday, February 26, 2023 1:04:01 PM

Dear Denver Landmark Staff,

Please make 1741 Gaylord, a beautiful historic home in City Park West a designated landmark. The landmark planning commission is scheduled to review this property and historic home on March 7 at 1 PM. I have lived in City Park West for 20 years, and do not want to see historic homes like this disappear from Denver. We have already lost so many beautiful and historic structures in central Denver. They are part of our history and should be preserved. I understand this home was designed by the architect who has one other significant buildings in Denver. It is a beautiful home and very significant to the neighborhood and the city of Denver. In addition, every time, a developer desires to demolish, older, historic homes, and our city allows this to happen, it sets precedence for further home destruction. Once these historic homes are gone, there is no bringing them back. We lose our culture and history. I ask the city to stand up and draw the line to developers who are driven by profit and no concern for what they are taking away. This home must be saved and protected through landmark designation.

Thank you for considering my request.

Corinne Glock
303-619-3067
2200 N Williams street
Denver, CO 80205

Sent from my iPhone

From: [Paul Millhouser](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St
Date: Sunday, February 26, 2023 2:15:49 PM

Dear Commissioners:

I am writing in support of designating 1741 Gaylord Street a landmark. The home is a truly exceptional work of architecture that really stands out in a neighborhood which is fast losing its historic homes. Its design is different from nearby homes, while at the same time I complete harmony with them. It's exterior appears not to have changed since it was built by one of the architects of Union Station..

I urge the Commission to act to protect this unique and historic home.

Sincerely,

Paul Millhouser
1890 Race St
Denver, CO 80206

From: [Jason Mastrine](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save 1741 Gaylord
Date: Monday, February 27, 2023 11:49:01 AM

Dear Landmark Planning Commission,

I am writing to express my strong support for the designation of 1741 Gaylord St, Denver CO 80206 as a historical landmark. This property is an important and unique example of architecture and design in the Denver community, and it deserves to be recognized for its significance to the city's history.

Built in the early 1900's by the architects who designed Union Station, this property exemplifies architectural styles, which are not only aesthetically pleasing but also historically significant. The property has served as a residential and commercial building for many years and has played an important role in the community.

Moreover, the property's significance goes beyond its physical attributes. It has been associated with Judi's House, a non-profit founded by former Denver Broncos quarterback Brian Griese and his wife, and has played a role in shaping numerous children's lives who have experienced trauma and loss.

Designating 1741 Gaylord St as a historical landmark would help preserve the property's unique architecture and historical significance for future generations to appreciate and enjoy. It would also promote a greater appreciation for the rich history and culture of Denver.

In conclusion, I strongly support the designation of 1741 Gaylord St as a historical landmark and urge you to consider its significance in the Denver community.

Sincerely,



Jason Mastrine |

Hatchery 17

1724 Vine Street •

Denver, CO 80206

303.249.7667 |

calendly.com/jasonmastrine

From: [Kirsten Gates](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Monday, February 27, 2023 12:27:52 PM

Please don't allow this historic building to be erased forever. Designate it as a landmark so that we can enjoy it forever.

Kirsten Hansen
2232 Vine St.

From: [David Engelken](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Tricia Huth](#)
Subject: [EXTERNAL] Preservation of 1741 Gaylord
Date: Monday, February 27, 2023 2:41:10 PM

Dear Landmark Commission Members,

I write on behalf of the historic designation application for historic 1741 Gaylord. I lived for seven years next door to what is now Church in the City in the 1500 Block of Gaylord, so just down the street from 1741 and its beautiful historic block. Walking that 1700 Block of Gaylord was then and is now balm to the pedestrian soul, the craft and compatibility of the block's so varied architecture there a true asset to what's been called "the soul of the city". It is definitely irreplaceable under the limits of current architectural budgets and practices.

Please honor this application by suspending at least temporarily what I understand is its pending demolition permit, to allow full consideration of its merits for historic preservation.

Sincerely,
David Engelken, Member
Humboldt Street Neighborhood Association
303-618-1633

From: [P.M.HUTH](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Monday, February 27, 2023 8:26:28 PM

Dear Landmark Commission Members,

I am a 38 plus years resident of Capitol Hill, I write to support the historic designation application for historic 1741 Gaylord. Our neighborhood is endowed with beautiful historic buildings - now under threat if they do not have this protection. I ask that you consider the application for historic status for 1741 Gaylord Street, and thus preserve some of the qualities that contribute to making Denver a beautiful city.

Thank you.

Sincerely,

Tricia Huth
resident - 1600 block Humboldt Street

From: [Katie Arnolds](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord- in support of landmark designation
Date: Wednesday, March 1, 2023 9:01:25 AM

Hello,

I am writing in support of designating 1741 Gaylord as a Denver landmark. I am a Denver native and have lived in the same area most of my life, the beautiful old houses give Denver its unique character and speak to our history. Unchecked growth and development have marred the neighborhoods and have done little to increase affordable housing options. I myself live in a historic Denver home, and while I am very familiar with the challenges of upkeep and maintenance it is well worth it. On our block, a dilapidated Family Dollar sits where there was once an incredible Denver mansion, please don't let another beautiful piece of Denver history be taken down for a cookie-cutter building of the current style that will be built at low cost for maximum profit, likely by a huge development company.

Thank you for your time and consideration, as well as your continued work protecting Denver's history.

Sincerely,

Katie Arnolds

March 1st, 2023

Becca Dierschow
Senior City Planner – Landmark Preservation
Community Planning and Development
City and County of Denver

Dear Ms Dierschow and Denver City Council,

I am writing to support the landmark designation of 1741 Gaylord St, the Hurlbut House. As one of the larger turn of the 20th-century mansions in City Park West, the home already utilizes the lot well, and could very easily be adaptively reused if the owner wanted to turn it into apartments, multiple offices, or even a large single family home. The Hurlbut's were a prominent Denver family and contributed to growth of turn of the century Denver.

As a very early example of Dutch Colonial Revival with a distinctive gambrel roof, this home has a high level of architectural integrity and craftsmanship. The architects Gove & Walsh are well-known in Denver, and worked under many of our most prominent early architects in Denver. To build a home with this level of detail and craftsmanship would be nearly impossible and extremely costly today. There was pride in building a home during this time period, and this is a home that contributes to it's neighborhood. New construction would detract from the historic feel of City Park West. Not to mention this home truly defines early Denver, between it's owners who became "new rich" with the growth of Denver, and the architects who learned from Denver's best architects, and continued the path forward by building beautiful, elegant buildings we all frequent, like Union Station.

Are we going to let another building end up in a landfill? 115 years of history to be scrapped? Denver is a young city, and this is an incredible example of quality early architecture that demonstrated the growth of Denver. The home is in great condition, the lot is well utilized, and there are so many options for re-use of this home. City Council I ask that you step up, and show that owner opposed designations are not pointless, and hopeless. As someone who has helped write landmark designations, and understands that it is a labor of love, that requires hours of free work to maintain

March 1st, 2023

our history, show us that it is worth our time to stand up for our incredible architecture. Understand that owner applied designations need more support and more people, so unfortunately, we end up in this position deciding the fate of buildings at City Council too often. Preserve our history, and don't let money determine the fate of all of our historic buildings. Once the home is designated the owner has tax benefits, and the city gets to maintain some of its short history.

Sincerely,

Kimber Dempsey

Board Member of Docomomo US/Colorado

Board Member of Historic Littleton Inc

Realtor

877 E Panama Dr,

Littleton, CO 80121

From: [Elle Weg](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save 1741 Gaylord.
Date: Wednesday, March 1, 2023 6:05:38 PM

I live in the neighborhood of City Park West. 1741 Gaylord (18th and Gaylord) is a beautiful home and should be ADAPTED into new housing rather than torn down. City Park West has a beautiful, historic neighborhood and I would prefer it stay that way.

Thank you,
Elle Weg

From: [Jeff Messer](#)
To: [Landmark - Community Planning and Development; scott@dauphinehotel.com](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Wednesday, March 1, 2023 7:13:38 PM

I am unable to attend the hearing on March 7th regarding the preservation of the house on 1741 Gaylord but please accept this email as my encouragement and plea to preserve this historic home and prevent the destruction of an iconic residence and building in our neighborhood. We have lived in the neighborhood for 30 years; six years on the 2300 block of High Street and 24 years on the 2200 block of Gaylord. We live in a home built in 1912 and believe these historic homes are a critical portion of the fabric of this neighborhood; none more so than this home. For decades we have driven by this home and appreciated what this building has brought to the neighborhood. Destroying this grand building, especially given its excellent condition, to put up another apartment or condo building would severely diminish a key and irreplaceable part of the character and charm of our neighborhood. Please do not allow this travesty to occur.

A neighbor,

Jeff Messer
2216 N Gaylord Street

Sent from my iPhone



Capitol Hill United Neighborhoods

P.O. Box 18705
Denver, CO 80218

E chun@chundenver.org
W chundenver.org

March 1, 2022

Councilwoman Candi CdeBaca
720-337-7709
district9@denvergov.org

1741 N Gaylord Street

Dear Councilwoman CdeBaca,

Capitol Hill United Neighborhoods (CHUN) is Denver's largest and oldest registered Neighborhood Organization. We strive to ensure that community voices are heard and that decisions that impact upon the built environment of the greater Capitol Hill neighborhoods are informed by those voices.

We reach out to you today in support of the landmark designation of 1741 N Gaylord Street. CHUN does not weigh in often on matters of landmark designation. We are making an exception for this historic structure for the following reasons:

1. The building is architecturally significant as a grand-scale example of the Dutch Colonial Revival style. It is one of the largest turn-of-the-century mansions still standing in City Park West.
2. It remains true to its original design; the structure has changed little since its construction in 1902 and retains many of its original features, materials, and design elements.
3. The building is of historical significance, designed by renowned Denver architects Gove & Walsh, the designers of Denver Union Station.
4. It is in excellent condition and is structurally sound.
5. The building is zoned for use as housing, office or commercial space, offering significant opportunity for adaptive reuse under appropriate conditions.

We believe the 1898 Tears-McFarlane Mansion, the home of CHUN, on the northern edge of Cheesman Park offers is example of how such a building can be retained for future generations. This historic home was landmarked so that it could be preserved; CHUN has worked in partnership with a private investor to revitalize the building for contemporary office and community gathering purposes. Construction will shortly commence on a new publicly accessible café structure in the adjacent grounds. Once threatened, the building has been revitalized as a community asset. We acknowledge the context is different at 1741 N Gaylord Street but believe many of the lessons learned at the Tears-McFarlane House remain applicable.

In light of this experience and the points noted above, we believe that efforts to demolish the building are premature and request your support of landmark designation. For over 120 years, this home has had many lives in its storied past. Buildings are designed by people for people and the stories they tell are an important part of our city's narrative.

We believe the structure is worthy of retention and would appreciate you supporting this effort with your colleagues on the Denver City Council.

With gratitude,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that ends in an arrowhead pointing to the right.

John Deffenbaugh
Executive Director | Capitol Hill United Neighborhoods
On behalf of the Board of Directors

CC:

CW Amanda P. Sandoval

CP Kevin Flynn

CW Jamie Torres

CW Kendra Black

CW Amanda Sawyer

CM Paul Kashmann

CM Jolon Clark

CM Chris Herndon

CP Chris Hinds

CW Stacie Gilmore

CW Robin Kneich

CW Debbie Ortega

Michael Flowers, Director of Preservation, Historic Denver

Kara Hahn, Landmark Preservation, City and County of Denver



A Colorado 501(c)3 Nonprofit Corporation

4 March 2023

City and County of Denver Landmark Preservation Commission
201 West Colfax Avenue
Denver, Colorado 80202

Transmitted via email

Greetings,

RE: Hurlbut House, 1741 N. Gaylord St., Support for Landmark Designation Application

Historic Berkeley Regis, a nonprofit corporation advocating for retention and appreciation of significant historic resources in Denver's Berkeley Regis neighborhood, strongly supports the designation of the Hurlbut House as a historic landmark. As found by LPC Staff, the house clearly maintains excellent historic integrity, meets the required number of significance criteria, and is of the appropriate age for designation. Having engaged in a multi-year effort to achieve landmark status for an outstanding building in our neighborhood (the Berkeley Park Chapel designated in 2020), we are well aware of the qualities and significance required for a building to meet Denver's Landmark Criteria. We have reviewed the Hurlbut House Landmark Designation Application, and believe it thoroughly and convincingly documents the properties that qualify the house for designation.

Under Criterion B, the application summarizes the influence of the Hurlbut family, the first owners of the property, on the grocery industry and Denver business. Subsequent owners James and Edith Burger also were importantly associated with and influential in Denver's history: James playing an important role in Denver banking (and serving in the Colorado legislature) and Edith in the founding of Children's Hospital. *Under Criterion C*, the house is described as a substantial and very early 20th century example of Dutch Colonial Revival style in the city, as well as an early example of a house incorporating an automotive-related feature in its design. The residence is also eligible under *Criterion D*, as an important representative of the high-style residences produced by the noted architectural firm of Walsh & Grove, a property that *Municipal Facts* highlighted as one of Denver's most beautiful homes in 1910. As many examples of the architects' residential work now have diminished integrity or are gone, the well preserved Hurlbut House retains even greater significance.

Historic Berkeley Regis strongly encourages the Commission to approve this worthy application for forwarding to Denver City Council.

Sincerely,

Marie Giedraitis-Edgar

Laurie Simmons

Co-Presidents, Historic Berkeley Regis

HistoricBerkeleyRegis@Gmail.com

From: [wende.nossaman](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Monday, March 6, 2023 11:39:32 AM

To Whom it may concern,

My name is Wende Nossaman and I am a resident of Denver Colorado since 1972. I have lived in Park Hill, Washington Park and the Highlands. I currently own my home in North Denver and a Rental in Curtis Park. I attending Denver Public Schools, including Park Hill Elementary and East High School. I am writing in support of historic designation of 1741 Gaylord. The mere thought of this beautiful mansion being considered for demolition in the name of affordable housing is horrifying and I cannot believe this is even in consideration. This property and many in this area are the last remaining buildings that represent Denver of days past and it would be criminal to demolish it only to be replaced by a soulless, unextraordinary building. I am grateful for the opportunity to have the voices of the community heard and hope that this amazing structure can be saved.

Sincerely,

Wende Nossaman
80211

From: [Kenneth Barrows](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord Street -- preservation hearing 3/7/2023
Date: Sunday, March 5, 2023 8:08:15 PM

Hello:

Why preserve the building? It's a nice looking home from the outside (inside, too?) and in character with the neighborhood.

Why tear down the building? To provide low income housing for a few people? To get a developer a sweetheart deal and increase its profit?

I have a couple of questions: (1) can the city buy the property and rent it out to a low income family? If it cannot, why not change the law? (2) will the new housing be heated with a heat pump or same old, same old, natural gas? If natural gas, why bother tearing down a perfectly good structure?

It's difficult to provide a lot of housing when it is more profitable to build housing for the luxury market. As price rises in the last decade have been ridiculous (my house from 270K to 613K per zillow), the money isn't in constructing low income housing, is it? So why pretend it's a market problem when housing affordability has been an issue for many years?

I am sure I miss some nuance here. But, buy housing and rent it to lower income people at 30% of their income. Homeowners love something for nothing with rising home equity, but it doesn't help affordability whatsoever.

Good luck in making your decision!

Ken Barrows
3630 North York Street, Denver

From: [Virva Aryan](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Support of 1741 Gaylord as Landmark
Date: Monday, March 6, 2023 4:20:31 PM

Hi there,

My name is Virva, and I am writing ahead of tomorrow's Landmark Planning Commission meeting to voice my support of establishing the 1741 Gaylord property as a Denver landmark.

I am a native Denverite who has lived in one of these historic buildings that was adapted to new housing on Vine street. Through this experience, I can personally speak to the significance of preserving Denver's historic district while providing housing for Denver residents.

Preserving homes like these is part of what gives Denver its charm and retains its cultural identity in a landscape of gentrification and development-homogeneity. I am a proud resident of Denver, and very proud of the historical homes we have preserved. I also live on Gaylord street (1705 Gaylord), just a few properties down from this property.

The property itself is beautiful (designed by the same architects that designed iconic Union Station) and has served its tenants (most recently Judi's House) and the neighborhood well.

I ask that you please consider designating this home in City Park West as a landmark to help preserve the city's cultural heritage and repurpose it for multifamily housing to support more Denver residents.

Thank you for your consideration and attention to this matter!

Cheers,
-Virva Aryan
1705 Gaylord Street

From: [Adam Cayton-Holland](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] In favor of preserving 1741 N Gaylord
Date: Monday, March 6, 2023 9:48:17 PM

To whom it may concern,

I live a few blocks away from 1741 North Gaylord, the property that is up for historic consideration. I live at 2030 Park Place—our entire block is a historic district—and a major part of why we bought the house is because we knew the historic integrity of our block couldn't be tampered with. We all know that heartbreaking feeling when a building that you love and admire is torn down and replaced with slot, ugly condos, and in buying our house in this historic district, we could at least insure it didn't happen on our exact block. I wish I could extend the same protection to the rest of the beautiful old homes in Whittier, Five Points, Capitol Hill, everywhere.

I was also born and raised in Denver. I know that feeling of watching treasures be demolished all too well. My friends I always jokes with one another, "So what part of your childhood was torn down today?" It's gallows humor, but at this point it's all we have left. It seems like every day some beautiful, historic building that gives Denver its character is just ruthlessly scraped, then replaced with three bland, uninspired homes, so developers can get rich, and pretend their meeting some sort of affordable housing bare minimum quota, when really it's about money. I know the city is overcrowded, I know that affordable housing is at a breaking point, but tearing down beautiful old homes is not the answer. The charm of Denver's neighborhoods is the city's best selling point. Keep tearing down these old beauties, and there will be nothing left to sell. We can all just stand on our bland balconies, staring into the identical balcony of the building across from us that looks like six Chipotles stacked on top of each other, wondering where that beautiful city we used to live in went.

I'm cynical, and entirely doubtful this letter will do a thing to stem the insatiable development-lust that has become modern Denver, and yet somehow, I'm still trying.

Hoping to save another building from the chopping block, I remain,
Adam Cayton-Holland

From: [Ron Davis](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save 1741 Gaylord
Date: Monday, March 6, 2023 11:39:47 PM

As a resident of Denver for the past 53 years, and having lived in many of this city's distinct neighborhoods- I am submitting the following comments in support of landmark designation. (1741 Gaylord St)

This distinctive property represents a notable architectural style and history of our city. Just as Denver is gaining national attention as a progressive , charming and advantageous destination , a trend toward overlooking substantial character and preservation seems to be the norm. Sentencing the historic home at 1741 Gaylord to demolition is creating an exception to how smart planning preserves culture and creative housing alternatives.

I sincerely doubt that a development consisting of multiple apartment units will provide “ affordable housing” that assists the most excluded. The integrity of the City Park West neighborhoods could clearly be preserved and remain a source of affordable urban housing by saving this beautiful home.

Thank you,

Ron Davis
1705 Gaylord St.

From: [Kathryn Cayton-Holland](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] In favor of preserving 1741 N. Gaylord
Date: Tuesday, March 7, 2023 9:23:27 AM

Good morning,

I am writing today in support of the preservation of [1741 North Gaylord](#), the property that is up for historic consideration. I live just a few blocks away at 2030 Park Place. Our home and the entire block of Park Place is a historic district. We bought the house knowing the historic integrity of our block couldn't be tampered with. I value the preservation of our city and it's rich history. I value old homes and buildings. I value 1741 North Gaylord's history as Judi's House and more. It does not need to be torn down. It can be adapted into housing and I support that.

Thanks for considering my letter of support,

Katie Cayton-Holland

--

Katie Cayton-Holland

720-231-0539

She / Her / Hers

From: [Bob Johnston](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] save 1741 Gaylord
Date: Tuesday, March 7, 2023 9:57:45 AM

My wife and I oppose the destruction of this historic mansion! The short sighted greed driving developers will wipe out the cities culture. Adaptive use would be the best alternative. Thank you for standing up to the developers.

From: [Ken Kirkpatrick](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Tuesday, March 7, 2023 10:30:45 AM

Dear Sir/Madam-

Please accept this email in support of landmark designation for 1741 Gaylord Street. I live near it and walk or bicycle past it frequently. Its mere presence induces a sense of an earlier era. This magnificent building, and all of the history it carries, should be preserved. Failure to designate it will condemn it to demolition.

Thank you for your consideration.

Ken F. Kirkpatrick

1701 E. 16th Ave.

Denver

From: [Katherine Cornwell](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Hurlbut House - 1741 Gaylord designation
Date: Tuesday, March 7, 2023 10:32:54 AM

Dear Landmark Preservation Committee,

I'm writing to express my support for the designation and preservation of the Hurlbut House at 1741 Gaylord. Denver's historical and architectural legacy is being erased at an alarming pace. Plenty of underutilized land exists in this city that could be redeveloped at a higher and better use. This property is not one. From a sustainability perspective, allowing these well-built, durable structures to be demolished is obscene. We must preserve these buildings and capture their embedded energy costs. Not only do we then retain an important architectural legacy, we extend the life of the old growth timbers, bricks, and other materials that simply have no equivalent in today's building products. Please take a stand and designate this worthy structure.

Sincerely,
Katherine Cornwell, LEED-AP
Sunnyside resident and former city planner

Sent from my iPhone

From: wreckofhesperus5@gmail.com
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord Street, Denver, Colorado
Date: Tuesday, March 7, 2023 10:47:02 AM

Dear friends,

I am writing in regards to the Hurlburt House at 1741 Gaylord Street. As a resident of the South City Park neighborhood since 1987, preserving the neighborhoods around Denver City Park is of interest to me, particularly the architectural history of the buildings. Almost all our neighbors work continuously to maintain & beautify are old homes in respect to the history and original beauty of our homes.

My family (Seerie, Russell, Geddes) are Denver pioneers who built the Colorado Capitol Building, The Greek Amphitheater Civic Center Park, The Brown Palace, Trinity Church, The Denver Athletic Club, The Cheeseman Dam and many other historic building in Denver. Unfortunately their own house just down the street from 1741 Gaylord has already been erased from the Denver landscape. That history is now gone.

My family of Denver pioneers are all buried at Riverside Cemetery which is a National Historic Landmark, but it's important the work of the many pioneers who built Denver also needs to be acknowledged and cared for throughout the city.

My family and I have great respect for the work, vision and quality of architectural significance our ancestors who built this city had for the future generation who enjoy it and respect it today. Much like our park system in Denver, the pioneers of this city had an incredible vision I believe they hoped we would be caretakers of today.

We have spent the past 35 years attempting to not only save our urban neighborhoods, but care and beautify them with respect to their history.

It is worth noting that 1741 Gaylord was built by Gove & Walsh and unfortunately Gove Middle School was bulldozed and is now reduced to a parking lot. I understand the intended use for the 1741 Gaylord property, but it does not in my opinion justify the continued erasing of the beautiful and historic architectural legacy of the pioneers who built Denver.

We all inherited a beautiful city, it's parks, the vision the architects and builders of Denver intended. I ask that you consider us all the keepers and caretakers of these homes and buildings. The homes and buildings that surround our parks, in this case, City Park also create the environment for the park. We have fought for many years to make sure City Park is safe and it's history is respected, enjoyed and cherished, as envisioned by the founders years ago.

I ask you to help advocate to be the keepers of the original landscape of what represents some of the very best of Denver. It is changing so much, so fast and it is not necessary to erase all evidence of the vision our pioneer ancestors had for Denver. In some cases, preserving rather than destroying is critically important. We feel this is the case for the beautiful and historic Denver home at 1741 Gaylord Street.

My Mom often said when faced with a decision "ask yourself, is it absolute necessary?". When asked the question regarding erasing 1741 from the landscape in the neighborhood, surrounding historic City Park and from Denver Beautiful's history, I hope you can agree, No, it is absolutely not necessary to tear this down.

Building new should never be at the expense of structurally sound & beautiful history. These homes are the legacy of our Denver pioneer builders. A successful city respects the connection natives have with their city. A failure of a city disregards that connection. We must continue to build on our history moving forward, not ignore it.

If you have any questions, please feel free to reach me at 303-250-2942.

On behalf of myself and my family, we appreciate your thoughtful consideration.

Respectfully,
Maureen Hartman
1651 Adams Street
Denver, Colorado 80206
Sent from my iPhone

From: [Pamela Shapiro](#)
To: [Landmark - Community Planning and Development](#); scott@dauphinehotel.com
Subject: [EXTERNAL] 1741 Gaylord
Date: Tuesday, March 7, 2023 11:22:30 AM

I am writing to add my support to preserving the beautiful building at 1741 Gaylord Street. I am in opposition to tearing a historic and lovely building so more unattractive multi-unit structures can be erected. Denver has a severe overpopulation that is unsupported by it's inadequate transportation systems and poor roads. There is already a severe parking shortage. Honestly of all of the older and larger cities in the US, Denver ranks at the bottom for attractiveness, and poor urban planning with these types of projects continue to add to Denver's issues. I am a home owner in the neighborhood at 1706 Gilpin Street. I am hoping cooler heads prevail on the Landmark Planning Commission and they are motivated by the opportunity to preserve and not \$\$\$\$. Once removed these beautiful and aesthetically pleasing buildings are gone forever. Someone needs to start addressing Denver's many problems and this would be a good start.

Thank you,

Pamela Shapiro

Thank you

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From: [Kurt](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St
Date: Tuesday, March 7, 2023 11:30:34 AM

Please consider 1741 Gaylord St for preservation! I have lived in that area all my life and the buildings in that area I have been dropping like flies. Some of the lesser buildings have been bought and turned into a taller ones, and the mortuary and garage along York between 17th and 18th were turned into a fairly reasonable large-unit building, and that's fine, but some of these excellent mansions are already large enough, and should be preserved for future generations, and there is nothing comparable being built to replace them. Now that the museum of miniatures dolls and toys had their rent raised by the city to preserve the building they were in, and they were pushed out of the city center, we are losing character it seems more and more quickly. Please, not this gorgeous classical, too!

Sincerely, Kurt Cole
(graduated East HS '96, patron of The Thin Man and St. Marks nearby)

From: [Juliane Chalabi](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Tuesday, March 7, 2023 1:51:14 PM

Good afternoon,

I wanted to share my support of saving 1741 Gaylord. As a resident of City Park West (Williams St between 22nd and 23rd) it pains me that such a grandiose, historically significant building might be demolished for the sake of a developer's pocket. We have seen what happens when these historic building are not preserved in neighborhoods like Sunnyside and Hilltop. These historic building are what provide Denver it's charm, story and history. In a time when Denver has been experiencing significant real estate growth and development, it is more important than ever to treasure our city's historic homes and as a result, our character. As we see more and more instances of older homes being turned in to modern townhomes and complexes, the city feels more and more stark and generic. Having seen the influence developers have had on our city's landscape these past 10+ year makes one question when there will be more to what makes Denver, Denver: it's history. I urge you to make this home a historic landmark for us and future generations to admire and feel the roots of Denver.

Best,
Jules

From: [Emma Briggs](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Preservation of Hurlbut House at 1741 Gaylord
Date: Tuesday, March 7, 2023 7:53:25 PM

Hello,

I'm writing to express my support of the preservation of the Hurlbut House at 1741 Gaylord St. Please approve the community landmark nomination. It is vital to our city that we preserve this masterpiece of architecture as structures like the Hurlbut House inspire dignity in our city and in its citizens. The architects and this resulting building are an important part of Denver history and speak to our identity as Denverites and Coloradans; this building is a beacon of achievement and is something we as a city should continue to take pride in.

Sincerely,
Emma B. Briggs

To: Landmark Preservation Commission
From: The Edge Condominiums at City Park LLC
1855 Gaylord St.
Denver, CO 80206
Date: March 1, 2023
RE: Landmark Designation for 1741 Gaylord Street
Application # 2023L-002

Dear Commission Chair:

The ownership and development group for The Edge Condominiums at City Park wishes to go on record in support of the findings and suggested motions as stated in the letter written to this Commission by Kara Hahn, Landmark Planning & Regulatory Supervisor on February 28, 2023.

Located just ½ block from the subject site of this hearing, The Edge Condominiums community was built in 2014. A principal reason this site was selected for development was the surrounding area's medium to lower-scale density and beautiful residential settings. Unlike the subject property of this hearing, the buildings demolished for the development of the Edge were dilapidated and met all the requirements for repurposing and reuse.

One of the few existing landmark designated properties in the area is located just 300 feet from the Edge. The mix of residential housing and business properties in the neighborhood were at that time relatively low density or single units, resulting in a lovely City Park residential/business/retail environment.

Since then, a number of recent larger-scale multifamily units have been built. The City Park Neighborhood has often been noted and recognized as one of the best neighborhoods in Denver. This recognition was in no small part due to the myriad of historical and architecturally significant properties that lay within its boundaries. This history and reputation deserves to be maintained.

As stated in the Landmark Preservation Commission letter, the demolition of yet another one of Denver's finest historic homes, especially a structure that so comprehensively meets and exceeds the designation criteria, would diminish the character and charm of one of Denver's finest.

Please approve the proposed landmark designation for 1741 Gaylord Street and thank you for the time you have allotted us on this important Commission discussion.

The Edge Condominiums at City Park LLC

From: [Jb Mac](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord street
Date: Tuesday, March 14, 2023 10:12:13 AM

I would like to voice my support to save this property from demolition. I would like to see it granted historic landmark status. I don't mind some new forms of housing but not at the price losing this property. This is an Incredible prop that enhances the block and the neighborhood.

Regards,

Jon McCarthy

Sent from my iPhone

Support for new housing in a fully parked building to enable our teachers, nurses, fireman and restaurant workers that support our beloved neighborhood to live here

Please help us protect our property rights and those of others in our neighborhood. We have submitted architectural plans to the City of Denver for 37 apartment units with 38 parking spaces at 1741 Gaylord for nurses, school teachers, firemen and other local workers to have a place to call home and be able to park their cars in a safe secure environment.

Scott Holder, an associate NON-Resident member and board member of the City Park West Neighborhood Association said in his online post he took this position to stop scrapes. He did not mention anything about saving historical homes in his post.

Denver Landmark Preservation needs to meet three criteria in order for a home to be historic. In every case they think they have any chance to save any home from being torn down they call it historic, they reach out directly to the local neighborhood association board member and they always vote 10 to nothing to stop the home or property from being demolished even in many cases when it has no basis.

These are the facts of this situation at 1741 Gaylord Street Denver, CO 80206:

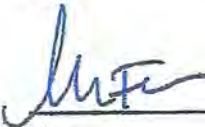
- 1) Aaron M Gove as put forth by Denver Landmark as the architect of this home even though no information exists to show he was involved in designing it. Aaron M Gove is not credited even by their own historical sources such as historycolorado.com and Colorado Architects Biographical Sketch. However, Denver Landmark supplied countless pages of properties and mostly commercial buildings he designed. He was a well-known commercial building architect, he is not known for residential homes
- 2) James C Burger was identified as the key person in history by Denver Landmark as the reason for saving the home and would not be considered a significant person in history by any standard. He was a state senator for four years with 18% of the vote and he was a bank president at a couple small local banks, not the owner or founder and served as President of the Shriners for one year. Many claims have been made about his wife Edith Burger's association with Children's Hospital Colorado, but this information has not been independently verified and much of it unproven.
- 3) Denver Landmark claims this home is historic now all of a sudden in contrast to their own report from December of 2019 claiming this exact home was not historic after a multi-year exhaustive 88 page report paid for by a public grant to thoroughly review and research every single property in City Park West with multiple historical experts, photographs and extensive research on each of the properties. Furthermore, Denver Landmark in their report at that time said this area of City Park West was not an area of

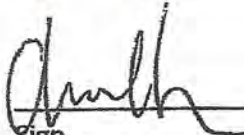
significance. They did however identify, 18 existing properties and another 61 properties that could be Landmarked as historically significant. In response, Kara Hahn from Landmark Denver claimed the report allows her to designate any property in the neighborhood for historical preservation if it meets her criteria of being older than 30 years. This accounts for more than 75% of the existing properties in the neighborhood and she now makes the astounding claim that at her discretion she and LANDMARK DENVER CONTROL THE PROPERTY RIGHTS TO ALL OF THESE PROPERTIES.

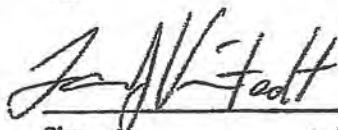
- 4) 77% of the people in this neighborhood are renters, this is not a location of consistent residential properties. In fact, on this side of the block there is not a single residential home, every property is either an existing apartment building, condo building or office building.


In essence, do you support the position that the City of Denver's Landmark Department controls the majority of the property rights in your City Park West neighborhood or do you think you should control your own property rights that you pay taxes on by supporting our right to use our property at 1741 Gaylord to build 37 apartments with 38 parking spaces?

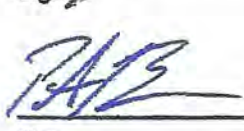
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 Sign Address Contact Date

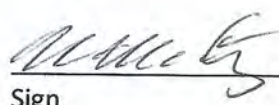
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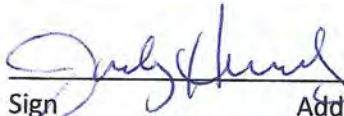
 1724 GAYLORD ST CHRISTIAN HOFFER 12/21/22
 Sign Address Contact Date


 1724 Gaylord St 303-355-6297
laura kimmerstedt 12/21/22
 Sign Address Contact Date


 1790 Gaylord St 303-748-7433
Tyler Livingston 12/21/22
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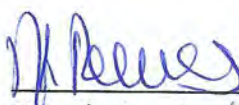
 1790 Gaylord St #100 970-376-5148
Peter Brown 12/21/22
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 1776 VINE 720-312-0305
MIGUEL MANSOUR 12/20/2022
Sign Address Contact Date

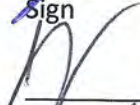
 1800 Baylond St. 303-921-2039
Judy Hernandez 2/8/2023
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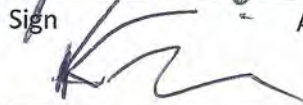
 2131 E. 18th Ave 714 906 5820
KELLY FEUNUOIE@GMAIL.COM 2/3/23
Sign Address Contact Date


 TSUMURA
1800 VINE ST EUGENE 2-8-2023
Sign Address Contact Date

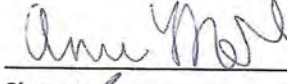
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1741 Baylond 7-840-6855 3-1-23
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Mike Matheson

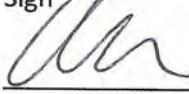
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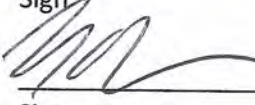
 625 E. 16th Ave, 80203 Jason Rietz 3-9-23
Sign Address Contact Date
303 584-7100


 1827 Grant St Kurt Trigg 3-13-27
Sign Address Contact Date
1100 303-731-2005


 2190 E 17th Ave Carrie Hoffer 3-13-23
Sign Address Contact Date Name

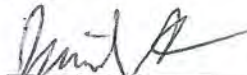
 2118 E 17th Ave Annie Mollman annesy.m@water.com
Sign Address Contact Date Name


 2223 E. 21st Ave Chris Howk 720-936-9934
Sign Address Contact Date Name

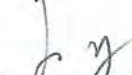
 2015 17th Ave Michael Breen 3/13/23
Sign Address Contact Date Name


 1661 Cook St Denver CO 80206 915 3118923 Ehren Wiener
Sign Address Contact ~~Date~~ Name


 7090 Locust St Denver, CO (303) 246 7319 Chris Yeung
Sign Address Contact ~~Date~~ Name

 1160 E 18th Ave Denver CO 312-520-5190 Daniel Anderson
Sign Address Contact ~~Date~~ Name


 1790 N. Gaylord 918-510-5299 Jennifer Landrum
Sign Address Contact ~~Date~~ Name


 1701 York Street #433 970531 1543 JASON MURRAY
Sign Address Contact ~~Date~~ Name


 1750 Gaylord St 720-480-5907 Austin Stricker
Sign Address Contact ~~Date~~ Name


 1732 Race ^{Unit} (720) 670-3770 Scott Brown
Sign Address Contact ~~Date~~ Name


 1835 Gaylord 609-594-6183 Jason Horvath
Sign Address Contact ~~Date~~ Name


 2381 Cleveland Pl. 720-934 0781 Ppapai Somsri
Sign Address Contact ~~Date~~ Name

 2001 E 17th Ave. 303-817-1210 DAPA TY
Sign Address Contact ~~Date~~ Name

 1736 Race St. 303-597-4507 John Miller
Sign Address Contact ~~Date~~ Name

 1750 Race 303335 7414 Dan Lomion
Sign Address Contact ~~Date~~ Name

 1859 York 720.335 9588 Albert Ransom
Sign Address Contact ~~Date~~ Name

 794 IVY ST 720-287-9543 JENNIFER NOVAC
Sign Address Contact ~~Date~~ Name