



**To:** Land Use, Transportation, and Infrastructure Committee  
**From:** Kara Hahn, Landmark Planning & Regulatory Supervisor, Community Planning & Development (CPD)  
**Date:** March 16, 2023  
**RE:** Landmark Designation for 1741 Gaylord Street

**Staff Recommendation:**

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

**Request to Designate a Structure:**

**Application:** #2023L-002  
**Address:** 1741 Gaylord Street  
**Zoning:** G-RO-3  
**Council:** Council District # 9, Candi CdeBaca  
**Owner:** 1741 Gaylord, LLC  
**Applicant(s):** Scott Holder, Karen Herbert, Peggy Muldoon

**Case Summary:**

On August 16, 2022, the owner and developer of 1741 Gaylord Street submitted a Certificate of Demolition Eligibility (CDE) application to CPD. Landmark staff reviewed the property and found it had the potential to be an Individual Denver Landmark. Staff prepared a report of Landmark’s findings and posted public notice of the CDE, which paused the process for 21 days. During the 21-day public notice period, residents of Denver filed a Notice of Intent, which extended the notice period and initiated third-party facilitated stakeholder meetings.

During the extended posting period, multiple stakeholder meetings were held. At these meetings, the applicants and owners sought to find a compromise, examining adaptive reuse and redevelopment options, and other preservation alternatives to designation such as moving the building or finding preservation minded buyers. CDP staff supported these efforts by researching multiple rezoning options and areas of flexibility in redevelopment potential.

However, no consensus was reached through the stakeholder meetings and three Denver residents prepared and submitted an owner-opposed designation application. Per the Landmark Ordinance, Chapter 30 of the Denver Revised Municipal Code (DRMC), staff reviewed the application and found that the application was complete and that the structure is eligible for designation. As such, staff set a public hearing before the Landmark Preservation Commission on March 7, 2023, for the Commission to review the designation application.

At the public hearing, the Commission received a staff presentation, testimony from the applicants and owners, and comments from 15 members of the public. During the public hearing questions arose about the City Park West Discover Denver inventory and survey report as well as the evaluation of 1741 Gaylord Street. Before moving into their deliberation, the Commission requested clarification on the Discover Denver Program and the survey of the City Park West neighborhood. Discover Denver is a partnership between the City and County of Denver, specifically Landmark Preservation, and Historic Denver that is grant funded

through the State Historical Fund (SHF). Overseen by Historic Denver staff, volunteers survey the physical characteristics of the buildings, with the level detail collected varying - depending on the age and integrity of the building.

For a small percentage of buildings, enhanced historic research is also conducted; this is similar in nature to the research Landmark staff conducts for demolition or CDE reviews. In the case of City Park West seven percent of the buildings were researched at the enhanced level (per the SHF grant requirements). The properties selected for the enhanced level of research help provide additional information on the neighborhood; however, they are not a comprehensive list of historic properties in the neighborhood. The property at 1741 Gaylord was not selected for enhanced research for the City Park West Survey and was determined in the field to have architectural significance. As it was not evaluated at the enhanced level, it was found to need additional data regarding potential historic, cultural, or geographic significance, which was noted in the survey report.

The LPC then considered the application, staff report, submitted documentation, owner comments, and public testimony regarding the significance of the property. They found the building met the designation requirements as outlined in the Landmark Preservation Ordinance, Chapter 30-4(8) – including maintaining its historic integrity, meeting three significance criteria (B, C, and D) and being related to a historic context. Therefore, based on their purview for deliberation and determination, the Commission voted (9-0-0) to recommend approval and forward to City Council the landmark designation, with the recommendation that the period of significance be amended to 1903-1927. The Commission also highlighted the inclusion Edith Burger and her work with Children’s Hospital as one of the founders, fundraisers, and president of the board. They noted that information about her work not been fully recognized until this property was researched. And, that a primary reason why more properties are not designated for women’s history is because women’s work and labor was often volunteer-based and done out of the home rather than office building, and thus often overlooked or undervalued.

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

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

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

#### **Criteria Evaluation:**

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

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

The property at 1741 Gaylord Street has direct and substantial association with both Edward Holmes Hurlbut and James and Edith Burger. The structure was constructed for Edward H. Hurlbut in 1902-03 in the City Park West neighborhood, which one of Denver’s newer residential suburbs. Edward H. Hurlbut worked with his

father, Edward Kirk Hurlbut, at a grocery store established by the elder Hurlbut. After Edward K Hurlbut passed away, while residing in his son's home, Edward H. Hurlbut expanded the family business into a local chain of grocery stores. Establishing a chain of grocery stores was a newer concept and illustrated Edward's business acumen. Both father and son were listed in "Representative Men of Colorado in the 19th Century" which is indicative of the business' success. While building an innovative and highly successful business, Edward H. was also a member of the Masons and Denver Country Club. His endeavors in business and public life demonstrate his influence on Denver society.

The property was subsequently owned by James and Edith Burger. James followed in his father's footsteps and worked in banking. He was President of the Union Depot & Trade Co and then later President of the Hamilton National Bank. During this time, he was elected to the Colorado Senate and authored (and passed) a bill establishing a workshop for the blind. He was also a high-ranking member of the Masons. While her husband was working in banking and serving in the state legislature, Edith Burger became a founder of Children's Hospital and served on the board for 19 years. Similar to Hurlbut, the Burgers were important members of the community and were influential in Denver society.

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

The structure at 1741 Gaylord Street, which was one of the larger and earlier properties constructed in the neighborhood, embodies the distinctive visible characteristics of the Dutch Colonial Revival style. The characteristics of this style seen in the structure are the side gambrel roof with overhanging eaves, dormers, symmetrical façade, a pediment with round window, balcony supported by columns above the main entrance, front door flanked by sidelights, 8-over-1 windows, brackets, dentils, quoins, and gable-end chimneys. The property displays the characteristics of the Dutch Colonial Revival style.



1741 Gaylord Street, front façade

**D. It is a significant example of the work of a recognized architect or master builder;**

The structure is a significant example of the work of Gove & Walsh, who were a prominent Denver architecture firm at the turn of the century. Aaron Gove studied at Colorado School of Mines and the University of Illinois, worked under Roeschlaub before partnering with Thomas Walsh, and became president of the Colorado chapter of the American Institute of Architects. Walsh studied under Edbrooke and Burnham, supervised construction of Roeschlaub's Trinity Methodist Church, and worked at firm in Chicago before returning to Denver and partnering with Gove. Gove & Walsh were renowned Denver architects and designed numerous commercial and civic buildings including the Sugar Building and the central portion of Denver Union Station. They also designed homes for well-known Denver residents; however, many of those residential structures have been demolished. The property at 1741 Gaylord is an excellent example of the high-style residences designed by Gove & Walsh and one of the few known remaining residential works by them. Showing its enduring style, the building was highlighted in the 1910 Denver Municipal Facts as one of Denver's 25 most beautiful homes. As one of their rarer remaining residential buildings, with strong integrity, that was spotlighted by the city, this is a significant example of the work of Gove and Walsh.



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

Denver Municipal Facts, 1910

**Integrity:**

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

The property retains a high degree of integrity, within minimal exterior changes. The structure remains in the same location, and, although there have been some changes to the surrounding area, due to recent larger-scale residential development, the neighborhood is still primarily residential in nature; retaining both integrity of location and setting. While the porch railings have been reconstructed and there are additions at the rear, these changes are compatible with the property or not readily visible and do not impact the overall integrity. The integrity of design is good with the retention of the primary design elements (such as roof form, dormers, pediment, and porte cochere). The integrity of materials and workmanship are excellent as seen in the brick work and wood detailing. While there has been a change of use, the structure still conveys a strong sense of feeling and association.

**Relates to a Historic Context and Period of Significance:**

As is appropriate for a property proposed for designation, the historic context is strongly interrelated to the areas of significance. The property was designed in a high style by renowned Denver architects and constructed in an up-and-coming suburb for a family in Denver’s newer upper class. The building reflects the context of Denver’s expansion as the city developed eastward and shows new forms of industrial growth as the economy transitioned from mining to commerce.

Per the LPC recommendation, the period of significance is amended to 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). While the historic context addresses the later history, this period better reflects the criteria and significance statements.

**Boundary:**

The designation application proposes to designate the legal description below:

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

**Public Review Process:**

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

**Notifications:**

- Owner notification letters regarding the LPC public hearing
- City Council and Community Planning and Development email notifications
- Registered Neighborhood Organization and courtesy email notifications
  - Inter-Neighborhood Cooperation
  - Capitol Hill United Neighborhoods

- City Park West
- Opportunity Corridor Coalition of United Residents
- Neighbors for Greater Capitol Hill
- City Park Friends and Neighbors
- Reclaim the Eastside
- Strong Denver
- Historic Denver, Inc
- Colorado Preservation, Inc
- History Colorado
- Posted signage for Landmark Preservation Commission public hearing

#### **Public Comments:**

As 11:00 a.m. on March 16, 2023, CPD has received written comments from a 95 individuals or organizations and 15 comments at LPC (a few individuals commented in multiple formats).

- Public Comments, including emails, letters, and petitions, submitted to CPD from individuals
  - 56 individuals in support
  - 34 individuals in opposition
- Public Comment/ letters submitted to CPD from Registered Neighborhood Organizations or other organizations
  - Letter of support from City Park West Neighborhood Association
  - Letter of support from Whittier Neighborhood Association
  - Letter of support from Capitol Hill United Neighbors
  - Letter of support from Historic Berkley Regis
  - Letter of support from Edge Condominiums
- Public comments at LPC
  - 15 individuals spoke in support (six also sent letters of support)
- Combined emails, letters, petitions, and public hearing comments
  - 70 individuals/organizations in support
  - 34 individuals/organizations in opposition

#### **Attachments Provided by CPD:**

- Designation Application
- Map of structure proposed for preservation
- Summary of facilitation
- Public comments received
- Property owner comments (four attachments)