

From: [Michael Mathieson](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Steve Charbonneau](#)
Cc: [matt.dendorfer](#); [Taylor Deutschmann](#); [Parker Semler](#); [Adam Wilmot](#)
Subject: [EXTERNAL] Please Vote No - CPD has not demonstrated 1741 Gaylord meets any of the criteria for Landmark Status
Date: Tuesday, April 18, 2023 4:19:05 PM
Attachments: [CPD Landmark Designation Criteria 1741 Gaylord .pdf](#)
[1741 Gaylord Does Not Meet Architectural Style Or Type Criteria.pdf](#)
[Two Dutch Colonial Revival Landmark Homes within a block of 1741 Gaylord.pdf](#)
[Childrens Hospital Colorado History No Record of Edith Burger.pdf](#)

Hi Kara, please forward this to the Denver City Council for review.

Denver City Council:

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

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

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

1.

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

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

- Edward Holmes Hurlbut, who was the first resident who commissioned the home. He has been attributed to expanding a local grocery store chain to four locations, but this was in fact done by his father "Kirk" Hurlbut by 1904 (this is supported by City of Denver Landmark's own historical articles). At that time,

Kirk, not Edward, was the the President of the small grocery store operation with Edward Holmes Hurlbut serving as the secretary of the grocery store operation. Once "Kirk," the father, passed in 1907 the store went into decline and was sold shortly thereafter to a much larger grocer a block away by the son and owner of 1741 Gaylord, Edward Holmes Hurlbut.

- James and Edith Burger: James was an employee at a couple of small banks and a one-term state senator with minimal legislative accomplishments, and does not constitute a historical figure of note. Edith Burger has been put forward as a 'significant' person who co-founded and was on the board of Children's Hospital Colorado. At request of evidence of her supposed profound service in the creation of the Board, there has been no evidence provided by CPD and we have found no evidence supporting these assertions. In the publicly available bio for Children's Hospital Colorado re: its founding, there is no mention of Edith Berger. We have no doubt that Edith served in some capacity on the Board, but there have been thousands of Board-associated members since its incorporation in 1908. There has been no information presented that would show her participation to be anything that rises to the level of significance to deem a one-time property of hers as a landmark. If her involvement in the Children's Hospital was so significant, there would be mention of it in their biographical information provided by the hospital. In addition, she did not make any significant changes, additions or designs to the 1741 Gaylord home.
- Click here for the Children's Hospital of Colorado bio.
- [Children's Colorado History | Children's Hospital Colorado \(childrenscolorado.org\)](http://childrenscolorado.org)

2.

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

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

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

The Dutch Colonial Revival Style of home was one of the most common types of larger homes built in Denver and around the country at the time 1741 Gaylord was constructed.

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

In most cases, the definition above is so broad that almost anything could qualify, except in this case, the City of Denver's CPD Department and Historic Denver did an exhaustive multi-year \$250,000 study on what is architecturally significant in City Park West and published it in December of 2019. In the Discover Denver City Park West Report, 18 homes were already historic landmarks, including two Dutch Colonial Revival homes within a block of 1741 Gaylord (see attached) and another sixty one had potential for architectural, historical or cultural significance, but 1741 Gaylord was not considered. This study was generated specifically to determine which of these properties in City Park West fell under "architecture style and type" that would deem it landmark ready. Discover Denver survey forms were generated for each of these properties, multiple photographs were taken of each of these properties, each of these properties were reviewed by an experienced architectural expert and provided to the State Office of Archeology and Historic Preservation (see attached). 1741 Gaylord, along with every other single family home, except for 11 that had not been completely altered, and were over 30 years old were deemed not to have enough data (such as if a significant former resident or a notable architect). However, none of these 326 Prior or Current Single Family Homes were considered for Historic Designation based on "architectural style and type." In addition to this report, there have been at least fifteen prior historical surveys cited in this report (see attached). If this home was an "architecturally significant style or type" on its own, it would have been cited in this report, but it is clearly not.

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

3.

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

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

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

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

[Wayback Machine \(archive.org\)](https://web.archive.org/web/20110612125629/http://www.aarongove.com/)

[Gove & Walsh - Wikipedia](https://en.wikipedia.org/wiki/Aaron_M._Gove)

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

[Colonial Revival - Leonard Leonard](https://www.leonardleonard.com/)

When the City of Denver CPD Department authors criteria for landmark designation, it should apply those criteria fairly and with evidentiary support – otherwise it significantly expands their purview without just cause, making an already challenging market even more so and will continue to deter the development of affordable multi-family housing.

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

Currently we have 103 signatures in support for demolishing the existing house and supporting our project including the owners of 1737 Gaylord directly to the south, 1735 Gaylord two doors down to the South, 2190 E 18th Ave directly to the North, 1801 Gaylord directly to the North of 2190 E 18th Ave, 1750 Gaylord across the street from 1741 Gaylord and 1790 Gaylord and 1724 Gaylord across the street from 1741 Gaylord. In addition we have many other neighbors including 1776 Vine Street and 1762 Vine street across the alley from 1741 Gaylord (see attached). Our process was transparent and thorough in retaining those signatures, and we have yet to receive any negative feedback from anyone in the

neighborhood who agreed to sign.

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

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

[Former RiNo salvage yard on Walnut Street to be Yota Yard distillery \(denverpost.com\)](https://www.denverpost.com/2017/04/11/former-ri-no-salvage-yard-on-walnut-street-to-be-yota-yard-distillery/)

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

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

All the Best,

1741 Gaylord Street Owners
Matt, Taylor and Mike



[1741 Gaylord Signatures.pdf](#)

CPD Landmark Designation Criteria

Designation Eligibility Assessment

Landmark Designation Criteria:

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

(1) The structure or district maintains its integrity;

(2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

☐ 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.

Integrity: If a structure maintains its integrity, it may be designated for preservation.

☒ Has integrity

☐ Does not have integrity

Does the structure have potential for designation?

☒ Has potential for designation

☐ Does not have potential for designation

Children's Hospital Colorado History – No Record of Edith Burger

COVID-19 Updates

COVID-19 Updates

We're here to deliver safe, thoughtful, high-quality care for kids who need it. Learn about [visitation policies](#) and all the [ways we're keeping patients safe](#), including [face covering requirements](#) at all locations.

Our History

That healing Colorado air and sunshine

In the late 1800s, parents of kids with medical needs flocked to Colorado hoping to find a cure in the fresh air and sunshine that were plentiful in our state. To accommodate that need, a group of volunteers established the Babies Summer Hospital in City Park in 1897, which really was only several tents that housed patients who were treated by six medical staff and volunteer nurses.



As demand for the fledgling hospital's services increased, the volunteers recognized that there was a need for a "permanent" hospital that would "care for sick, injured and crippled children from birth to 16 years of age, irrespective of sex, creed, color, nationality or place of birth" that would be supported mainly by volunteer contributions. With that lofty goal to guide them, Children's Hospital Colorado officially incorporated on May 9, 1908.

In 1909, Children's Colorado converted a former residence at 2221 Downing Street into a "well equipped institution with a capacity of 30 beds," admitting its first patients on Feb. 17, 1910.

Upgrading from canvas tents to bricks and mortar

As the demand for child healthcare services increased throughout the region, the hospital quickly outgrew its original location and raised more than \$200,000 to build a new and improved facility, which opened in 1917 at 19th Avenue and Downing Street in downtown Denver. The "beautiful, new, green and white"

1908-1945: A Hospital is Born

During its early years, Children's Colorado operated on tiny budgets, and donations consisted mainly of food, clothing and supplies. The hospital grew from a 30-bed facility in a converted residence to a specialized pediatric healthcare center that battled polio epidemics and weathered shortages of nurses and supplies during World War II.

- Children's Colorado Association was incorporated on May 9, 1908.
- The hospital opened in a converted residence on Feb. 17, 1910, treating 290 patients in its first year.
- The hospital's first class of nursing students graduated in 1912.
- Our expanded main hospital opened in 1917 at 19th Avenue and Downing Street in downtown Denver.
- Doctors and nurses battled infectious diseases like smallpox, diphtheria, pertussis and typhoid – the chief causes of infant and childhood illness at the time.
- Dr. George B. Packard Jr. performed the first pyloromyotomy – a type of stomach surgery – in Denver in the 1920s.
- Harry and Agnes Reid Tammen endowed the Tammen Trust Fund to guarantee care for all children. The Tammens funded innovative advances in pediatric rehabilitative services for tuberculosis and polio patients.
- The Agnes Reid Tammen Wing of the hospital opened in 1924, providing new facilities for orthopedic care. Tammen Hall Nursing School soon followed.
- The hospital hired its first physical therapist in 1932. The X-Ray Department opened the same year.
- A Hydro-Physio-Therapy unit opened in 1936 and was acknowledged as the finest of its kind in the United States.
- Agnes Reid Tammen donated the hospital's first "iron lung" machine in 1937, providing treatment for children with trouble breathing.
- The hospital logged its first medical record in 1939.
- The hospital established a [Blood Donor Center](#) in May 1942.
- Children's Colorado Infant Surgery Ward opened in 1948, headed by Dr. George B. Packard, Jr. Surgical treatment for disorders such as cleft palate greatly improved quality of life for many patients.
- Tonsillectomy was the hospital's most common surgical procedure in the 1940s.
- While World War II caused serious shortages of medical and nursing staff on the home front, Children's Colorado put the medical knowledge gained by field physicians to work in treating its trauma patients.

Edith Burger_1741 Gaylord

Michael Mathieson <mike.forbespartners@gmail.com>

Mon, Apr 3, 2023 at 4:27 PM

To: laura.aldrete@denvergov.org

Cc: Taylor Deutschmann <taylor.forbespartners@gmail.com>

Hi Laura, I just wanted to follow up on my Edith Burger email. In our meeting you said you would send me any backup information on Edith and I have not seen that email come through yet. I am reading things that she delivered the Children's Hospital construction plans to the City Council for the permits, she funded part of the hospital construction and she worked from home at 1741 Gaylord without any supporting data.

In addition, I wanted to follow up on one more discussion we had in our meeting. In that meeting you said the Discover Denver report on City Park West, "was not meant to be all encompassing", but when Taylor asked you then why was the report done you did not answer her question. I would like to follow up with you to understand why this \$250,000 eighty eight page report was done for City Park West if it was not meant to be all encompassing.

Thank you,

Mike Mathieson
President
303-726-4600



On Wed, Mar 29, 2023 at 1:08 PM Michael Mathieson <mike.forbespartners@gmail.com> wrote:

Hi Laura, hope you are well! We will see what happens with Chuck, but I am optimistic we can make something work for everyone.

When we met yesterday you agreed to send me the backup and supporting information on Edith Burger and her background. Can you please send this to me when you have a moment?

Thank you,

Mike Mathieson
President
303-726-4600



1741 Gaylord Does Not Meet Architectural Style or
Type Criteria

4. RESEARCH DESIGN AND METHODS

Survey Objectives and Scope of Work

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

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

- **Foundation Level**

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

- **Descriptive Level:**

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

- * • **Evaluation Level:**

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

- * • **Enhanced Level:**

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

Survey Exclusions

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

6. RESULTS AND RECOMMENDATIONS

Summary

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

Survey Levels

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

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

Years of Construction

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

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

Properties Evaluated for Significance

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

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

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

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

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

Project Participants

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

File Search and Previous Survey Work

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

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

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

Currently Designated Resources

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

8. SURVEY LOG

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

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

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

Area of
Significance
Does
Not
apply

Area of Significance does not apply

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

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

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

Two Dutch Colonial Revival Landmark Homes with a
block of 1741 Gaylord

Dutch Colonial Revival Homes that are designated
Landmark Historic a block away from 1741 Gaylord.



1718 Gaylord



1880 Gaylord