

Toward the end of September 2022 a request for Certificate of Demolition Eligibility (CDE) and subsequently a Notice of Intent to Designate (NOI) was filed on 1741 Gaylord Street. I was asked by Landmark to mediate a resolution to the competing interests of demolishing or saving the home. We were unsuccessful in finding a resolution.

I met with both the property owners and applicants separately to determine what their primary focus and intent was in filing for the CDE and NOI. Often there are areas and ideas where in working together we can find a solution, or a compromise that is acceptable to both sides.

It took more than the usual amount of time get our joint stakeholder meeting scheduled. We were finally able to schedule our first meeting virtually on October 18, 2022. At this meeting both the Owners and Applicants carefully explained their positions and after discussion were able to identify several options and possible steps forward. They included; 1) relocating the home, 2) incorporating the home or a portion of the home into any new development as a multi-unit residence, 3) increasing density on the site through the use of zoning changes or variances.

Our second stakeholder meeting was in-person on October 24, 2023. We discussed the options above. Neither moving the home or an adaptive reuse really seemed feasible. Moving the home seems too costly. Adaptive reuse would be difficult given the Owner's plans, the necessary number of proposed units and their commitment to one on-site parking space per unit.

After much discussion it was agreed to consider the possibility of saving three sides of the home and working with the City to allow for a more accommodating zoning or PUD which might allow for additional height and possible variances. To allow time to explore this possibility, the Owners and Applicants asked LPC for a 30-day extension. The LPC suggested 60-days and an extension was granted to February 7, 2023.

We were scheduled to meet December 12, 2022, for an update on the progress the Owners had made on determining the possibility of accommodating the most recent adaptive reuse ideas and the City's position on possible zoning changes. This meeting was postponed, the Owners needed more time.

We met virtually on January 5, 2023. At this meeting the City presented some creative zoning ideas, were able to agree upon providing some additional height, but not the full additional height the Owner's requested. After much discussion, creative ideas and questions, the Owners said they did not believe they could save the house. They said they were unable to achieve the unit numbers and on-site parking they felt was needed. The Owners did agree that they would sell the home to a buyer who would save the home. The home was not officially put on the market, but Applicants, Historic Denver and Landmark were encouraged to send any serious buyer to talk with the Owners.

February 7, 2023, the Applicants submitted an application for historic designation, which was reviewed and accepted by Landmark. I reminded both Owners and Applicants that although the official mediation time period was over, if anything changed, please let me know and I'm happy to see if we can find a resolution before going to Council.

Mid-February I received a call from a potential buyer and I was asked to make the necessary connections with the Owners for the buyer to perform their due diligence and possibly purchase and preserve the home. Several meetings took place, emails were exchanged, and in the end there was no deal.