



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


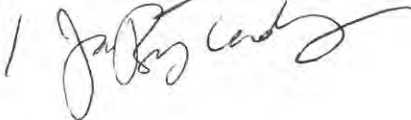
Name/Address/Signature

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

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

James M. Lewis / 2510 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 / 

## Landmark Designation Petition for 1741 N Gaylord St

October 31, 2022

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Signatories-Page

Name/Address/Signature

Mary Johnston

1903 Bruce Randolph Ave  
Denver, CO 80205



Brian Darter

3161 ST PAUL ST.  
DENVER, CO 80205



Brittany Fellows

3766 N Franklin St.  
Denver CO 80204



David Hoffman

Craig Plazure &  
Morgan Mercer

2336 N. Franklin St  
Denver 80205






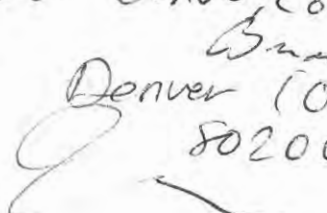
# Landmark Designation Petition for 1741 N Gaylord St

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

Stephanie Cradick 1647 Gaylord St. Denver CO   
Mathilde Sullivan 1649 Gaylord St. Denver, CO   
Tsehay Abebe-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](#)

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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](http://mrs-ann.com) **e** [anne.cao@mrs-ann.com](mailto:anne.cao@mrs-ann.com)

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

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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

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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

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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  
[st2413@gmail.com](mailto:st2413@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

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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](#)

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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.

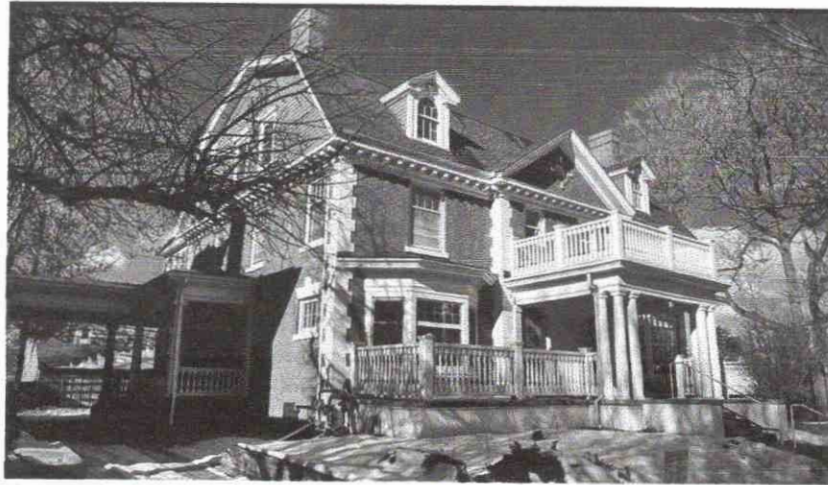
I would 100% be in attendance at the meeting on March 7, but unfortunately, my work will not allow it, as I am in trial for the week of March 6. However, I am happy to provide any additional information that may be helpful in this process.

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.

Name: THOMAS WERGE  
Address: 2251 GAYLORD ST.

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

Name: HEIDI MESSER  
Address: 2216 GAYLORD ST.

Name: Sally S. Messer  
Address: 2216 N Gaylord St

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

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

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

Name: VAUGHN MCCARTHY  
Address: 2202 E 23RD AVE, 80205

Name: HALID WERGE  
Address: 2231 GAYLORD ST.

Name: Will W. Kelly  
Address: 2257 Gaylord

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

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

Name: Charlie Kinsinger  
Address: 2244 GAYLORD ST.

Name: Hazel Lindsay  
Address: 2222 Vine St

Name: Marc Kinsinger  
Address: 2244 N Gaylord St.

Name: Janan McCarthy  
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

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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

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Dear Landmark Planning Commission,

I have received a flyer from [scott@dauphinehotel.com](mailto: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](mailto: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

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Dear Landmark Planning Commission,

I have received a flyer from [scott@dauphinehotel.com](mailto: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](mailto: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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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.

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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.

Theo

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

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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

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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

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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

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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](https://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

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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

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Dear Landmark Comission 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

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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

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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

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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](mailto:scott@dauphinehotel.com)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Wednesday, March 1, 2023 7:13:38 PM

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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](mailto:chun@chundenver.org)

W [chundenver.org](http://chundenver.org)

March 1, 2022

Councilwoman Candi CdeBaca

720-337-7709

[district9@denvergov.org](mailto: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 an 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, sweeping horizontal stroke that ends in a small arrowhead.

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 20<sup>th</sup> 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

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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

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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

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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

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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

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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

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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. 16<sup>th</sup> 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

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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](mailto: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

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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](mailto:scott@dauphinehotel.com)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Tuesday, March 7, 2023 11:22:30 AM

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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

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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

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Good afternoon,

I wanted to share my support of saving 1741 Gaylord. As a resident of City Park West (Williams St between 22<sup>nd</sup> and 23<sup>rd</sup>) 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

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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

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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:

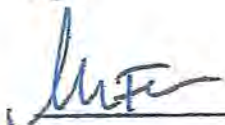
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- 3) Denver Landmark claims this home is historic now all of a sudden in contrast to their own report from December of 2019 claiming this exact home was not historic after a multi-year exhaustive 88 page report paid for by a public grant to thoroughly 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

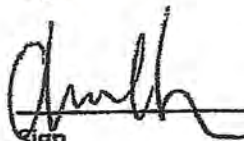
significance. They did however identify, 18 existing properties and another 61 properties that could be Landmarked as historically significant. In response, Kara Hahn from Landmark Denver claimed the report allows her to designate any property in the neighborhood for historical preservation if it meets 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?

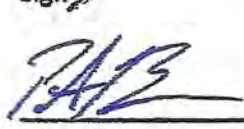
 1337 Gaylord St. Catherine Chan 12/21/22  
Sign Address Contact Date

 1737 Gaylord St Maria Flores 12/21/22  
Sign Address Contact Date

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

 1724 Gaylord St 303-355-6297  
Laura Vimmerstedt 12/21/22  
Sign Address Contact Date

 1770 Gaylord St 303-748-7433  
Tyler Livingston 12/21/22  
Sign Address Contact Date

 1790 Gaylord St #100 970-376-5148  
Peter Brown 12/21/22  
Sign Address Contact Date



720-312-0305  
1776 Vine 17/20/2022  
Miguel Martinez  
Sign Address Contact Date

303-921-2039  
1800 Baylord St. Judy Hernandez 2/8/2023  
Sign Address Contact Date

714 906 5820  
2131 E. 18th Ave KELLYFLUNK@GMAIL.COM 2/3/23  
Sign Address Contact Date

1500 Vine St EUGEN 2-8-2023  
Sign Address Contact Date

2190 18th Ave 7-840-6855 3-1-23  
1741 Graylord  
Sign Address Contact Date  
Mike Matheson

2190 E 18th Ave 3-726-4600 3-1-23  
Sign Address Contact Date

625 E. 16th Ave, 80203 Jason Rietz 3-9-23  
Sign Address Contact Date  
303 884-7100

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  
Employee

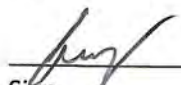
2118 E 17th Ave Annie Mollman annesy.m@hotmai.com  
Sign Address Contact Date Name

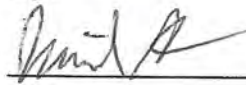
2223 E. 21st Ave Chris Hawk 720-936-9934  
Sign Address Contact Date Name


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

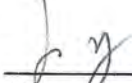


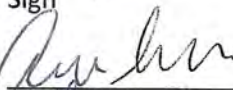
 1661 Cook St Denver CO 80206 915 3118923 Ehren Wiener  
Sign Address Contact ~~Date~~ Name


 2090 Locust St Denver, CO (303) 246 7319 Chris Yeggs  
Sign Address Contact ~~Date~~ Name

 1160 E 18th Ave Denver CO 312-525-5196 Daniel Anderson  
Sign Address Contact ~~Date~~ Name

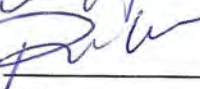
 1790 N. Gaylord 918-510-5299 Jennifer Landrum  
Sign Address Contact ~~Date~~ Name


 1701 York Street #1433 970 531 1543 JASON MURRAY  
Sign Address Contact ~~Date~~ Name


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

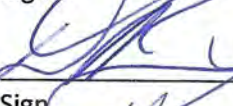
 1732 Race City (720) 620-3776 Scott Brown  
Sign Address Contact ~~Date~~ Name


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


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

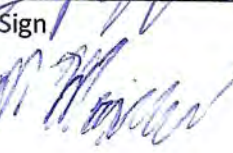
 2001 E 17th Ave. 303-917-1210 DATA TY  
Sign Address Contact ~~Date~~ Name

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

 1750 Race 303 355 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 NOVAK  
Sign Address Contact ~~Date~~ Name

 1735 Gaylord St 303 669 8367 Michael Wingle  
Sign Address Contact ~~Date~~ Name

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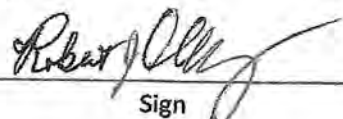
Job Granbala 4544 W 46<sup>th</sup> Ave Denver 720 357 8177 

Name Address Contact Sign


Patrice Healy 1919 mile high stadium circle 720 320 8347 

Name Address Contact Sign

720-795-2552


Robert Calligan 2530 W. Cornell Ave 

Name Address Contact Sign


Frank Comben 460 S. Telen St #62. 303 810 9996 

Name Address Contact Sign

Denver, CO 80228


GARRETT VIDAL 5186 TENNYSON ST 720-765-3967 


Name Address Contact Sign


Jason Lotz 5966 Beeler Court 917-215-6844 


Name Address Contact Sign


Denver CO 80238


Jake Wolmsley 1738 Lowell Blvd 720-891-9049 


Name	Address	Contact	Sign
Jake Wolmsley	1738 Lowell Blvd	720-891-9049	


Michal Berkowitz 1252 Leyden St <sup>Denver, CO 80220</sup> 303-717-1036 

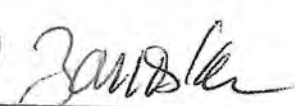
Name	Address	Contact	Sign
Michal Berkowitz	1252 Leyden St	303-717-1036	

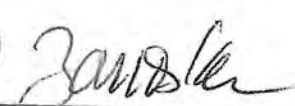
EHRIS SLOW 166 ALBION ST <sup>720 271 8965</sup> DENVER, CO 


Name	Address	Contact	Sign
EHRIS SLOW	166 ALBION ST	720 271 8965	


MICHAEL BARTZAK 224 S. MILWAUKEE ST 303-585-1603 <sup>Wichita</sup> 


Name	Address	Contact	Sign
MICHAEL BARTZAK	224 S. MILWAUKEE ST	303-585-1603	


Trace Janoska 620 Columbus 32500831 


Name	Address	Contact	Sign
Trace Janoska	620 Columbus	32500831	


Taylor Allison 3722 E 15th Avenue 


Name	Address	Contact	Sign
Taylor Allison	3722 E 15th Avenue		


Amy Green 2330 Broadway Denver 80205 

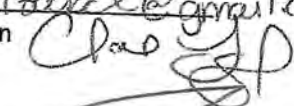
Name	Address	Contact	Sign
Amy Green	2330 Broadway	Denver 80205	

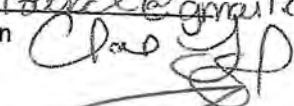
LUCAS GILLES 609 S. Ogden 80209 


Name	Address	Contact	Sign
LUCAS GILLES	609 S. Ogden	80209	


ASCHTERA JUDSON 900 SHARPLESSON ST <sup>480/299/9900</sup> 

Name	Address	Contact	Sign
ASCHTERA JUDSON	900 SHARPLESSON ST	480/299/9900	

Claire Lardizabal 9100 E Florida Ave <sup>Apt 1720</sup> clardizabal@gmail.com 

Name	Address	Contact	Sign
Claire Lardizabal	9100 E Florida Ave	Apt 1720	

JAY FRIEDSTEIN 61 Jackson St #E Denver 80206 

Name	Address	Contact	Sign
JAY FRIEDSTEIN	61 Jackson St #E	Denver 80206	

Sign Rachel Address 230 krameria St Contact Rachel Hague 3/14/23  
Date Name

Sign AAT Address 1827 Grant 1203 Contact AARON HART 3-17-23  
Date Name

Sign [Signature] Address 4700 S. Broadway Contact 913-744-5365 Celine Hobbs  
Date Name

Sign [Signature] Address 4700 S Broadway Contact 785-764-6750 Dore Hobbs  
Date Name

Sign [Signature] Address 1875 Central St. Contact 383-594-6498 Jay  
Date Name

Sign [Signature] Address 2512 N. West St Contact 870-773-0685 Julia  
Date Name

Sign Mayra H Address 215 St Paul St Contact 303-246-1421 mares  
Date Name

Sign [Signature] Address 1420 Face St Contact 970 898-2001 [Name]  
Date Name

Sign [Signature] Address 3863 Perry St Contact 720-537-7451 [Name]  
Date Name

Sign [Signature] Address 74 S. Colorado Contact 720 660 5344 Jason M. M.  
Date Name

Sign [Signature] Address 1550 Larimer St Contact 303-885-4120 Stephanie Henry  
Date Name

Sign [Signature] Address 1777 Wynkoop St Contact 303 717 8973 Chris  
Date Name

Sign [Signature] Address 55 MADISON ST Contact 720-933-9234 Larry Hume  
Date Name

Sign [Signature] Address 1660 Wynkoop Contact 720-595-7707 NER  
Date Name



Stephanie Hayes 31031 N. Columbine St

Name

Address

Contact

Sign

Scullion, A.D. 1404 W 38TH Ave

Name

Address

Contact

Sign

James Rangel 753 S. Union 31906-3859

Name

Address

Contact

Sign

Nicolas Montoya 1585 S. QUIETO 71577-1127

Name

Address

Contact

Sign

Julie Castaneda 6861 E. IIR

Name

Address

701-656-6479

Contact

Julie Castaneda

Sign

Deandra Giron 945 Green St 31810-8232

Name

Address

Contact

Sign

JAMES CHEW 2360 STOUT ST. 31588-8789

Name

Address

Contact

Sign

Stephanie Baker 2330 N. Broadway 720/425/2063

Name

Address

Contact

Sign

Everett S. Libby 1430 W. Newland Place  
Denver Co

Name

Address

Contact

Sign

DEUTSCHMANN 744 N. IVY ST. (505) 915-1034

Name

Address

Contact

Sign

1434 Melrose St. #2 703-231-5733

Name

Address

Contact

Sign

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Ian Robinson      2461 Perry St.      303 579 8182      [Signature]  
Name                      Address                      Contact                      Sign

Matt Gendron      5000 Quitman      303-249-8018      [Signature]  
Name                      Address                      Contact                      Sign

Beitney      1675 E. Louisiana Ave #205  
Risinger      Denver, CO 80202      303-981-9065      [Signature]  
Name                      Address                      Contact                      Sign

Lina Valente      1231 Quay St.      303 229 8488      [Signature]  
Name                      Address                      Contact                      Sign

Kelsey Donahue      2461 Perry St. Denver 80202      720 238 1737      [Signature]  
Name                      Address                      Contact                      Sign

Shantel Lopez      5000 Quitman St.      720-425-7090      [Signature]  
Name                      Address                      Contact                      Sign



Address Contact Sign  
Dwice Valley 3395 E Virginia Ave Dray  
Name Address Contact Sign

Mark Delella 3321 Osage St Mures  
Name Address Contact Sign

Theresa Richalt 528 Columbine St. Theresa Richalt  
Name Address Contact Sign

1588 Osceola St. Full  
Name Address Contact Sign

2544 S. Clayton  
Name Address Contact Sign

2938 Umatilla St  
Name Address Contact Sign

Abbey Wadlow 7622 S Vine Ct 720668873 Deal  
Name Address Contact Sign

Sean Billings 2089 S Washington St 3038804257  
Name Address Contact Sign


Kathryn Billings 2089 S Washington St 7202912786 Kathryn Billings  
Name Address Contact Sign

Joey Brugo 2075 S Washington St 612-618-0713 Joey Brugo  
Name Address Contact Sign

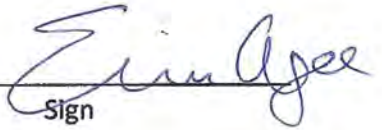
Tyler Carlton 2075 S. Washington St. 3039172538 Tyler Carlton  
Name Address Contact Sign


Kellee Brandt 2450 Outman St 720-217-7770 KB  
Name Address Contact Sign

Noe Paetz 3240 N Joseph Ave St 720-980-3628  
Name Address Contact Sign

Abby Wadlow 7922 S Vine Ct 7206688873 

Name	Address	Contact	Sign
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Erin Agee	1762 Vine St	303-916-6561	
Name	Address	Contact	Sign

Eric Agee	1762 Vine St	303-916-9859	
Name	Address	Contact	Sign

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Nathan Anema 2915 Curtis St 303.514.3670

DocuSigned by:

Nathan Anema  
7985013E84A941B...

Name Address Contact

Sign

Scott Streeb 2580 quail st 303-523-7137

DocuSigned by:

Scott Streeb  
7741BF986808426...

Name Address Contact

Sign

Alexandra Anema 2915 Curtis Street 3035074923 Alexandra Anema

Name Address Contact

Sign

Karen Hopwood 2160 w 67th Drive 2039132709

KC Hopwood

Name Address Contact

Sign

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**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Dierschow, Becca - CPD City Planner Senior](#); [Christman, Abigail D. - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] 1741 Gaylor Preservation  
**Date:** Tuesday, March 21, 2023 12:08:47 PM

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**From:** Pamela Avirett <pamela.avirett@gmail.com>  
**Sent:** Tuesday, March 21, 2023 11:00 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** [EXTERNAL] 1741 Gaylor Preservation

Hello,

I am a neighbor on 20th and Vine Street, and was recently informed that this beautiful historic home may be destroyed. I wanted to reach out to express my extreme disappointment in learning this potential. As a City Park West neighbor and I can speak on behalf of a lot of my neighbors, we purchased a home in this area because of the historic architecture and history. And slowly there are new developments changing the way our historic neighborhoods appear. I am a proponent of developments, I realize our city is growing and people need places (as in apartments) to live. I think mixing in some new with the old shows diversity and growth in a community.

However, when looking at such a beautiful historic home and thinking this could just be another multi-family project or parking lot, I would really encourage the council members to vote against tearing this down. And support preserving this piece of history in an area that has such rich historical roots.

Thank you for your time and consideration.  
Pam Avirett

**From:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**To:** [Lee Goodfriend](#)  
**Cc:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Oren, Shelly - CC City Council Aide](#)  
**Subject:** Re: [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, March 30, 2023 2:15:10 PM

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Thank you for sharing! I'm adding Kara Hahn in Landmark to make sure this gets into the packet for all Councilmembers.

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**From:** Lee Goodfriend <gfriend777@aol.com>  
**Sent:** Thursday, March 30, 2023 2:09 PM  
**To:** Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>  
**Subject:** [EXTERNAL] 1741 Gaylord

Hi Chris,  
I am very much against this building being demolished. We have lost so much of our history and we can save this historic beauty. I urge you to vote to save this. I am also voting no on 20 and yes to Chris Hinds. I urge you to defend our few green spaces.

Thank you for your service.  
Best,  
Lee

Lee Goodfriend

Sent from my iPad

**From:** [Todd Culter](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord - Historic Designation  
**Date:** Wednesday, March 22, 2023 1:58:51 PM

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Hi,

Thank you for taking the time to read my email relating to the possible historic designation of the house at 1741 N. Gaylord Street in Denver.

It's generally none of my business to tell other landowners what they can and can't do on their property, as long as whatever they do falls within general zoning guidelines and conforms to building codes of the city. However, anyone with a good set of eyes, who has seen this house and knows its history, would side with the house over the developer. Do they right thing, side with the house.

Thank you.

Todd Culter

**From:** [Caitlin Jenney](#)  
**To:** [Landmark - Community Planning and Development](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [City Council District 10](#); [District 9](#)  
**Cc:** [Caitlin Jenney](#)  
**Subject:** [EXTERNAL] Save 1741 Gaylord Street!  
**Date:** Monday, March 27, 2023 3:17:01 PM

---

Please save beautiful 1741 Gaylord Street!

This building is historic, architecturally significant and brings character and charm to the ever-changing neighborhood (one in which I used to reside). It would be a disgrace not to preserve it.

Kind regards,

Caitlin

District 7

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and notify us immediately. If you or your employer do not consent to Internet email messages of this kind, please advise us immediately. Opinions, conclusions and other information expressed in this message are not given or endorsed by my agency unless otherwise indicated by an authorized representative independent of this message.

**From:** [VanHeuvelen, Charles](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord Street  
**Date:** Monday, April 10, 2023 2:57:19 PM

---

Good Afternoon Denver Council Members,

I'm preparing this message to support the landmark designation for the historical mansion at 1741 Gaylord Street and have this pillar of Denver excellence preserved. As a community, we need less rapidly constructed human storage containers that serve to diminish the historic integrity and natural beauty of this mountain mecca. Please consider the significance of keeping these pieces of Denver history, Denver design, Denver community, alive and for generations to enjoy.

Thanks for your consideration,

Charles

Charles VanHeuvelen, P.G.

Bristol Environmental Solutions, LLC

720 Corporate Circle, Suite D

Golden, CO 80401

Office: 720-459-7100

Cell: 720-288-6863

Email: [cvanheuvelen@bristol-companies.com](mailto:cvanheuvelen@bristol-companies.com)

**From:** [Karen F. Kaiser](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Another historic structure going down for "progress"?  
**Date:** Monday, April 10, 2023 4:12:18 PM

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To Whom it may concern,

My name is Karen Kaiser. Many of my family members as well as myself have been residents of Denver Colorado since the 1940's. I have lived in Park Hill, Montclair and own a building across from City Park and currently live in East Denver Denver at 80220 since 1966. My kids attended Denver Public Schools, including Park Hill Elementary and East High School. I am writing in support of the historic designation of 1741 Gaylord. I wanted to make sure the Council knows of my concern and support for our efforts to Landmark the house. It is unfathomable that this beautiful mansion is even being considered for demolition in the name of affordable housing.

The regularity in which developers from outside and inside the state are purchasing properties, building a marketing and "communications" plan to lobby for support by spreading misinformation, with the goal of demolishing beautiful and one-of-a-kind properties is staggering. Knowing how Denver looked before the 1960's and seeing the buildings that were torn down in the name of progress (today's key word for them to use is "affordable housing") is sickening. Thinking about beautiful structures that can never be built again, like 1741 Gaylord, being torn down is depressing. There are many open spaces, empty lots, etc. on which to build. I don't understand why developers think it isn't important to keep the face of Denver's unique structures safe from developers who only care about one thing...profit.

This property and many in Central Denver are the last remaining buildings that represent Denver of days past. It would be criminal to demolish it and replace it with a soulless, ugly building. I am grateful for the opportunity to be heard and hope that this Denver structure can be saved.

Sincerely,  
Karen Kaiser  
1721 Quince Street

**From:** [Katie Sauter](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Support for 1741 Gaylord St.  
**Date:** Friday, April 14, 2023 9:05:00 PM

---

Hello!

As a lifelong Coloradan and Denver resident, I am emailing to add my support for landmarking the Hurlbut House. It is a wonderful example of residential architecture by Gove & Walsh, and adds to the character of Denver. It also seems completely wasteful and environmentally destructive to demolish a perfectly good and structurally sound building. It can be repurposed.

Thank you for considering and I hope you move forward in landmarking this beautiful house.

Best,  
Katie Sauter

--

Katie



**From:** [David York](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Saturday, April 15, 2023 11:12:11 AM

---

Hello,

I'm writing to you the beautiful historic home at 1741 Gaylord be Landmarked to help preserve a bit of Denver.

Thank you very much.

***David York***

303-345-5900

david\_a\_york@hotmail.com

**From:** [Pamela Gonzales](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Saturday, April 15, 2023 5:45:19 PM

---

I am in support of designating this mansion as an historic landmark so it CAN NOT be torn down. When will America and Denver in particular, (once known as the city of mansions) stop tearing down its historic past?

Please stop the madness,

Pamela Gonzales  
Colorado Native (born in Denver)

Sent from my iPhone

**From:** [jodie uhl](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Save 1741 Gaylord  
**Date:** Sunday, April 16, 2023 9:02:25 AM

---

Please save 1741 Gaylord from demolition.

Thanks,

Jodie

**From:** [jeannerlee@aol.com](mailto:jeannerlee@aol.com)  
**To:** [Landmark - Community Planning and Development](#); [nylynch1@comcast.net](mailto:nylynch1@comcast.net)  
**Subject:** [EXTERNAL] 11741 Gaylord Street Council Meeting on April 24,2023  
**Date:** Sunday, April 16, 2023 5:27:11 PM

---

Dear Council Members: As Denver continues to develop, it is imperative that we keep structures that trace the history of Denver. The landmark Preservation Commission and the community have worked with the developer , who can develop units on the property and save this structure at the same time. Because it does not appear that the developer is willing and the criteria for Historic Preservation has been met , I urge the Council to designate this property as a landmark.

J Lee

**From:** [Thomas Werge](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] FW: 1741 Gaylord - Landmark Designation - April 24  
**Date:** Monday, April 17, 2023 1:41:27 PM  
**Attachments:** [2023-02-18 Gaylord 2200 Block Neighbors in Support of Saving 1747 Gaylord.pdf](#)

---

**From:** Thomas Werge

**Sent:** Monday, March 27, 2023 9:26 AM

**To:** [ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org); [kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org); [district9@denvergov.org](mailto:district9@denvergov.org); [district10@denvergov.org](mailto:district10@denvergov.org)

**Cc:** [denc@denvergov.org](mailto:denc@denvergov.org)

**Subject:** 1741 Gaylord - Landmark Designation - April 24

Dear Councilmembers CdeBaca, Hinds, Kniech, and Ortega,

I am reaching out to each of you, as my representatives on the City Council, to ask you to please support the landmark designation for 1741 Gaylord Street. This is coming to a vote before Council on April 24. As you are all aware, our neighborhood is becoming a part of District 10, but is still currently part of District 9, so I have included both Candi and Chris on this message.

First of all, I want to get something out of the way: I believe that we need to increase density within our neighborhood. I am no NIMBY, nor are the other neighbors who I have spoken with who oppose the demolition. But unfortunately, we are dealing with a particularly difficult developer here. He has stood in the way of allowing anyone else to step in and develop the land the right way – increasing density while allowing the historic home to survive. He has instead carelessly clung to his plan of building the exact design that he is building in the lot next door. Now, the only way possible to save this property is for you, the Council, to vote in favor of designating it as the landmark that it is. It should have never come to this, but given the situation we are dealing with I suppose it is what it is. A little bit of background: I both live and work within a few blocks of the property. My home is on Gaylord Street at 2231, and my office is at 1627 Vine Street. Each day I walk to work 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 was floored. I knew that the property housed Judi's Place, a wonderful charity, for a number of years. The demolition of this property would be the demolition of the fundamental character of our City Park West neighborhood. The homes here were predominantly constructed around the turn of the century, and they define the character of our wonderful neighborhood. This home was built at or around the same time as the creation of City Park, and as part of the City Beautiful Movement. And 1741 Gaylord Street is a beautiful example of our historic neighborhood. 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 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. A month ago (prior to Landmark making its recommendation), we had an unrelated neighborhood get together on my 2200 block of Gaylord Street. I brought with me materials about 1741 Gaylord, including an article on the property that ran in Business Den, to spread the word on the situation. 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 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 support granting it landmark status. And you should know that the specific circumstances here weigh against any concerns that the Council may have related to taking rights away from the developer. First, I understand that the developer only bought this property because he wanted five feet of property to use for his project on the property next door on the corner of Gaylord and 18<sup>th</sup> (where the old pharmacy used to sit). But since the former owner sold the developer the entire property, 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 sufficient capital, I would buy it myself to house my law firm, and rent out the rest of space. I wish I had the resources to make that happen.

I plan to attend the Council meeting on April 24. And I am also happy to provide any additional information that may be helpful to you in this process ahead of time.

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

Thank you for your service to the City and to our City Park West Neighborhood.

Sincerely,

Thomas Werge

303-395-9678

2231 Gaylord Street (home)

1627 Vine Street (work)

**From:** [Nita LYNCH](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Historic Landmark for 1741 Gaylord Street  
**Date:** Monday, April 17, 2023 2:48:32 PM

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April 17, 2023

Anita "Nita" Lynch  
227 South Lincoln Street  
Denver, CO 80209

Dear Councilman Clark:

I am writing to express my strongest support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

There is no question that it fully meets the criteria for Landmark Designation. I researched and was an applicant for designation of our 1890's house at *227 South Lincoln Street* and for the *200 Block South Lincoln Historic District*, both of which received unanimous approval from the Denver City Council. I am fully familiar with the required criteria as well as with the rigorous research involved in the application and the scrutiny from the Landmark Commission. Many applications are not put forth to the City Council for a vote. This application has been put forth and has received strong support from Historic Denver and from a number of Registered Neighborhood Organizations and widespread support from Denver residents.

**1741 Gaylord Street clearly satisfies the criteria for Landmark Designation.**

- It is more than 50 years old, circa 1902.
- It unequivocally retains the historic character of a Grand Scale Dutch Colonial Revival style, typical of a number of homes built in Denver around this period when the Queen Anne style fell out of favor. This includes dormers, a large porch, gables, fireplace and chimney, maintaining many of its original features in materials and design elements, and it has excellent integrity as a well-maintained structure.
- It was built by renowned Denver architects Gove & Walsh who designed Denver Union Station.
- Its geographical significance represents the second main expansion of Denver eastward into the streetcar suburbs.
- Persons of historical significance occupied the home.

I have researched and combed through the efforts of the applicants in trying to reach a mutual agreement for preserving the house, and the owner would have none of it. Only the house itself is delineated for preservation and not the entire parcel which provides much flexibility in the development of the property. It can function as a single-family home, apartments, or offices. It is a great example of adaptive reuse, and I applaud the applicants for their flexibility in proposing such reuse.

In fact, If the house is preserved, with some construction of units in the area around it, there could be as many as 21 units. This is not a substantial difference from the 37 market rate units the owner is proposing, so any argument of providing more housing does not seem to override the significance of this historical house which the developer plans to scrape. And I might add, these are to be market rate rentals which does nothing to help the underhoused in Denver.

The history of Denver cannot always defend itself against reckless development, and often it is hard to define the boundaries between change and preservation. But allowing a “scrape” of this house and the stories that go with it, would be a crime against culture that I believe we would come to regret.

I thank you for your service to our community, and I respectfully urge you to please vote in favor of the Historic Landmark designation for 1741 Gaylord Street, Denver.

Kind regards,  
Anita “Nita” Lynch  
227 South Lincoln Street, Denver CO 80209  
303-917-0967  
Nlynch1@comcast.net



**From:** [Heather Eisner](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord Historic House  
**Date:** Tuesday, April 18, 2023 7:27:28 AM

---

Hello City Council,

My name is Heather Eisner and I'm writing this letter in hopes of preserving the 1741 Gaylord historic house.

I grew up in Denver and enjoyed going to St. Mark's coffee shop, just around the corner from the Gaylord house. Whenever I needed a break from studying at St. Marks, I took a walk around the block, to stretch my legs, rest my eyes, and enjoy all of the historic Victorian architecture of the neighborhood.

Houses like the 1741 Gaylord property keep the charm and uniqueness of Denver history. I'm so afraid our history and beauty will be erased by another development that prioritizes quick builds and profits. I really hope as City Council, you consider preserving the 1741 Gaylord House. It's a gem of Denver that brings residents of our city immense joy and pride.

All the best,  
Heather

April 18, 2023

Carolyn & Eric Bennett  
224 South Lincoln Street  
Denver, CO 80209

To: Denver City Council:

We are writing to express our support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

As an owner of a historically designated home, we greatly value the history and architecture that should be preserved, if it can, throughout Denver — it's a very important part of our great city.

We bought our home 9 years ago with the intent to preserve it, even though it wasn't designated at that time. So many neighborhoods now have the new, multi-unit box/garage type looking apartments where once stood a home that was beautiful and full of history.

Folks walk and drive by these grand homes and look, they are beautiful, they don't even notice the new boxy apartments. It would be an absolute shame to tear it down for more of those unremarkable, multi-unit buildings, and then have the folks who live in them walk around to gaze at the historic ones they so admire and were the reason they moved into the city — it's very contradictory.

Sincerely,  
Carolyn & Eric Bennett  
224 South Lincoln Street, Denver CO 80209

**From:** [The Teixeira Family](#)  
**To:** [Landmark - Community Planning and Development](#); [denc - City Council](#)  
**Cc:** [denc - City Council](#); [City Council District 10](#)  
**Subject:** [EXTERNAL] 1741 Gaylord- pls preserve this building  
**Date:** Wednesday, April 19, 2023 9:23:22 AM

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To Whom It May Concern:

This letter is an urgent request to seriously consider the historic preservation of 1741 Gaylord. I am a homeowner in City Park West. When I recently relocated to City Park West, it was because of the small-town neighborhood feel with its treelined sidewalks and unique architectural homes and buildings, both new and old.

It has been brought to my attention that a developer plans to demolish 1741 Gaylord. This building is an anchor that has helped shape this neighborhood. Not only does the building have architectural significance, but its history of philanthropy and community-serving organizations has been part of this neighborhood for more than a century. If we tear down structures with such historical importance, like 1741 Gaylord, this neighborhood will lose its soul.

Please consider making 1741 Gaylord a historic landmark building.

Sincerely,

Sheila Teixeira

508.579.4778

**From:** [gertiegrant@estreet.net](mailto:gertiegrant@estreet.net)  
**To:** [dencc - City Council](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 1741 Gaylord historic designation  
**Date:** Wednesday, April 19, 2023 9:58:26 AM

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April 19, 2023

Gertrude "Gertie" Grant  
242 S Lincoln Street  
Denver, Co 80209-1613

Re: Historic preservation of 1741 Gaylord Street

To Denver City Council:

I am writing to ask you to support the historic designation of 1741 Gaylord in order to send a message that Denver cares about adaptive reuse rather than demolition of unique buildings that represent Denver's history.

It is clear from the evidence presented by the historic preservation experts that this building meets the legal criteria for historic preservation under Denver's Landmark ordinance. The question then becomes a political one: what priority does Denver place on the quality of development and stopping the destruction and demolition of well-preserved buildings with history, architectural style and character .

By voting to preserve the building you make it clear to Denver's citizens and members of the development community that adaptive reuse is a high priority and a viable way to increase Denver's density without sacrificing our history. Because 1741 Gaylord has been well maintained, the cost of converting it into multiple units and adding additional units in the grounds around it is not prohibitive and the owner can still make a reasonable profit. It can also meet Denver's stated need for additional residential density.

I live in the 200 block South Lincoln Historic District and am a life-long Denver resident. I converted my house into 2 units without sacrificing the historic front on my house.

Thank you for your service to Denver. I urge you to vote for the historic designation of 1741 Gaylord.

Sincerely,

Gertrude "Gertie" Grant  
242 S Lincoln St  
Denver, CO 80209-1613  
[gertiegrant@estreet.net](mailto:gertiegrant@estreet.net)  
303-744-3882

**From:** [Sarah MCCARTHY](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Fwd: Support for Hurlburt House designation  
**Date:** Wednesday, April 19, 2023 10:41:18 AM

---

Please include the letter below in the packet. Thank you.

--Sarah McCarthy

c:303.204.8722

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**From:** Sarah MCCARTHY <fairhillso@msn.com>

**Sent:** Wednesday, April 19, 2023 9:21 AM

**To:** Denver City Council <dencc@denvergov.org>; district10@denvergov.org  
<district10@denvergov.org>; district9@denvergov.org <district9@denvergov.org>; Jolon  
Clark <jolon.clark@denvergov.org>

**Subject:** Support for Hurlburt House designation

Dear City Council members:

I hesitate to waste my time and energy to write this letter of support for the designation of the Hurlburt House, 1741 Gaylord Street, as a Denver Landmark. Time and again I have watched the substance of the landmark ordinance be ignored because one person is opposed to a designation due to the potential loss of the maximum amount of money that might be achieved from a real estate investment. If designated, profit might be achieved but the maximum potential return on investment might not. Alternatively, when the property owner supports landmark designation, a majority of Council members extoll the virtues of protecting our community's history and its historic fabric.

This repeated situation further frustrates me and other Denver property owners, when, as long-time residents who for decades have paid property and sales taxes, watch their real estate value drop when new, always outsized buildings are constructed next door. Denver should be embarrassed that 75% of its landfill consists of construction materials while city officials pay lip service to sustainability initiatives. Five hundred residences are demolished annually with most of that material ending up at the dump.

Please support the nomination of the Hurlburt House at 1741 Gaylord Street as a Denver Landmark because its attributes meet the criteria for designation. I would appreciate that some note be taken and publicly recognized of my expressed concerns and those of other for long-time residents.

Thank you for your time and attention.

Sarah O. McCarthy

300 block S. Clarkson Street, Denver

**From:** [Ashley Bushey](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor; jay@historicdenver.org](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Wednesday, April 19, 2023 7:30:26 PM

---

Dear Denver City Council:

I am a Denver resident of over 10 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Please feel free to reach out -

Ashley

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**From:** [Amy Cole](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)  
**Subject:** [EXTERNAL] 1741 Gaylord Street  
**Date:** Wednesday, April 19, 2023 7:37:04 PM

---

Dear Kara & Councilwoman Sandoval:

I am writing in support of the designation of 1741 Gaylord Street. I understand the property is significant for architecture and its association with a founder of Children's Hospital. Moreover, it appears that the developer who proposed the demolition has the ability to both preserve and use this significant property and proceed with his proposed development. Therefore, the designation should proceed.

Sincerely,  
Amy Cole  
3255 West 29th Ave.

Sent from my iPhone

**From:** [Leah Charney](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord Support  
**Date:** Wednesday, April 19, 2023 7:46:10 PM

---

Please please count this as a support email for preserving 1741 Gaylord.

Thank you,  
Leah Charney

2835 Franklin St, Denver, CO 80205

--

Leah M. Charney

**Everythingist.**

*Pronouns: she/ella*

[\*\*leahcharney.com\*\*](https://leahcharney.com)

Schedule 20 minutes with me [here](#).



**From:** [John & Amy Olson](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, April 20, 2023 12:41:42 AM

---

Dear Councilwoman Sandoval and Kara Hahn,

I am writing in support of landmark designation for the property at 1741 Gaylord Street. This property meets the criteria for landmark designation and was therefore recommended for designation by the City's knowledgeable Landmark Preservation Commission.

This elegant property in Denver is an excellent example designed by the same architects who designed Denver's Union Station and provides an opportunity for the developer/owner to adaptively reuse this house for a variety of uses available in the zone district.

I am a resident of the Berkeley neighborhood in District 1, but I am a past resident of Capitol Hill and know the passion that this community has for the unique nature of their environment. The community has spoken for the preservation of 1741 Gaylord and I encourage City Council to listen.

Please help Denver leverage its valuable built assets for new purposes and accentuate what makes our City and our neighborhoods unique and wonderful.

Thank you both for your consideration.

John P. Olson  
3826 Newton St, Denver, CO 80211

**From:** [Wendy Littlepage](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor; Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] I support the designation of 1751 Gaylord St  
**Date:** Thursday, April 20, 2023 8:14:29 AM

---

Hi! As a long time denver resident and someone who worked on the same street as 1751 Gaylord, I support the designation of this place as a landmark.

**From:** [Sarah Wells](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] I support the designation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 8:26:36 AM

---

Hi Kara,

I support the designation of 1741 Gaylord as a historic building!

Sarah

--

Sarah Wells

(She/Her/Hers)

*Co-Founder*

Queen City Cooperative

*Broker Associate + Rabble Rouser*

Live Work Denver / Your Castle Real Estate

Direct: 503.929.7946

[sarah@liveworkdenver.com](mailto:sarah@liveworkdenver.com)

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"Denver, Queen City of the Plains, hold high our spirits, sing well our praise, for in you we live and are loved." - Ted Vaca

**From:** [Whitney Ariss](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] I support the designation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 8:33:38 AM

---

To whom it may concern:

I support the designation of 1741 Gaylord!

Sent from my iPhone

**From:** [Christen Vigil](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] I support designation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 8:47:30 AM

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I support designation of 1741 Gaylord

Thank you,  
Christen Vigil

**From:** [Rita Sokolowski](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, April 20, 2023 8:53:50 AM

---

I support historic designation of 1741 Gaylord

Rita Sokolowski

**From:** [J. Homstad](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In Support of Landmark Designation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 9:43:29 AM  
**Attachments:** [image002.png](#)

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Dear Denver City Council,

I am a Denver resident of twenty years and have owned a home for the last 11 in the Montclair neighborhood. It's true that it's the nature of cities to change and evolve over time, but we also have a responsibility to future generations of Denver residents to preserve the unique aspects of our built environment that tell our city's diverse story. The issue presented before you isn't whether we have to choose between providing affordable housing or preserving our historic buildings. There are many examples of adaptive reuse projects around this city that have successfully come up with creative solutions to providing affordable places to live while also preserving the places and spaces that are important to us. 1741 Gaylord has already been recognized by the Denver Landmark Commission as meeting the criteria for designation. Now, let's keep up our end of this process, as a community, and vote in favor of preserving 1741 Gaylord Street, a beautiful building that still has many stories left to tell.

Thank you for your time and consideration.

Sincerely,



Jay B. Homstad

1449 Quebec Street  
Denver, CO 80220  
(303) 408-1317  
[jaybhomstad@hotmail.com](mailto:jaybhomstad@hotmail.com)

**From:** [Winter Roybal](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In Support of Landmark Designation of 1741 Gaylord Street  
**Date:** Thursday, April 20, 2023 10:24:52 AM

---

Dear Denver City Council:

I am a Denver resident of over 4 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord. not only do historic buildings like this one tell us about the history of our neighborhoods, but they can effectively be used to provide density and affordable housing to lower income residents.

Sincerely,

Winter Roybal

--

**Winter Marie Roybal (she/her/hers)**  
Graduate Student  
University of Colorado Denver  
College of Architecture and Planning  
MS Historic Preservation



**From:** [Greg Lovell](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In support of Landmark Designation of 1741 Gaylord Street  
**Date:** Thursday, April 20, 2023 10:25:31 AM

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Dear Denver City Council,

I am a Denver resident of over 20 years and a Park Hill homeowner since 2008. I value our historic neighborhoods and appreciate the role they play in our communities. I am writing in support of preservation of the property at 1741 Gaylord.

Sincerely,  
Greg Lovell

**From:** [lschaf8@yahoo.com](mailto:lschaf8@yahoo.com)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In Support of Landmark Designation of 1741 Gaylord St, Denver 80206  
**Date:** Thursday, April 20, 2023 10:28:42 AM

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Dear Denver City Council:

I am a Denver resident of over 20 years. While I do not reside in a neighborhood with a historic designation (I live in Cory Merrill) I understand the value of these critical neighborhoods. As Denver grows, it is paramount that we maintain these jewels that are part of Denver's history. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Thanks in advance!

Lisa Wilkie  
303-886-8011  
Sent from my iPhone

**From:** [Kathy](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In support of landmark designation of 1741 Gaylord St  
**Date:** Thursday, April 20, 2023 10:30:20 AM

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Dear Denver City Council:

I am a Denver resident of over 70 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,  
Kathleen Maloneyjoyce

**From:** [Diana Horski](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In support of landmark designation - 1741 Gaylord St  
**Date:** Thursday, April 20, 2023 10:39:03 AM

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Greetings Denver City Council:

I am a Denver resident. I live in a historic neighborhood and understand the value of these critical neighborhoods. It is one of things, I love most about Denver & the reason I choose my neighborhood. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Diana Horski

**From:** [Nemick - HC, Cassidy](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] Preservation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:39:28 AM

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Dear Denver City Council,

I have been a Colorado resident my whole life and a Denver resident for the past 6 years. I love nothing more than driving through Denver and admiring the beautiful diversity of the historic homes throughout the city. I am writing this email in support of preservation of the property at 1741 Gaylord Street. Homes like this need to be preserved. It would be a tragedy if it wasn't and the property was turned into another apartment complex or parking lot.

Sincerely,

**Cassidy Nemick**

**Collections Specialist**

History Colorado | Curatorial Services and Collections Access

303-866-4253 | [cassidy.nemick@state.co.us](mailto:cassidy.nemick@state.co.us)

History Colorado Center | 1200 Broadway | Denver, CO 80203 | [HistoryColorado.org](https://HistoryColorado.org)

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**From:** [Jason Schleisman](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] Preservation of the property at 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:45:56 AM

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Dear Denver City Council and Kara Hahn:

I am a Denver resident of over 7 years, and have lived in Colorado for 17 years. I have lived in a historic neighborhood in Denver for my 7 years in this city, and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Jason Schleisman  
3844 King St  
Denver, CO 80211

**From:** [Nate Hartung](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:47:29 AM

---

Dear Denver City Council:

I am a Denver resident of over 11 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Nate Hartung

Best regards,

**Nate Hartung, MSc**  
**Technology Manager**

Ph: 303.279.4150

Mbl: 720.926.9469

6201 McIntyre St.

Golden, CO 80403

[kelleytruckinginc.com](http://kelleytruckinginc.com)

[linkedin.com/in/hartungnathan/](https://linkedin.com/in/hartungnathan/)

**From:** [Nick Powell](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:48:48 AM

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Dear Denver City Council:

I am a Denver resident of over 25 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,  
Nicholas Powell



**From:** [Michael Reid](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord St  
**Date:** Thursday, April 20, 2023 10:50:09 AM

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Dear Denver City Council:

I am a Denver resident of over 15 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Mike Reid

Sent from my iPhone

**From:** [Dan Rodriguez](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] Support for Preservation of 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:54:35 AM

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Dear Denver City Council:

I am a Denver native and I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord. Too many developers come into the city and neglect to preserve properties that are fundamentally critical with preserving Denver's rich, historic past of 19th and early 20th century architecture.

Please consider preserving this magnificent property to continue showing future Denver residents a glimpse of our wonderful past.

Kind Regards,

Dan Rodriguez

**From:** [Ken Young](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] Preservation of Property at 1741 Gaylord  
**Date:** Thursday, April 20, 2023 10:55:23 AM

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Dear Denver City Council:

I am a Denver resident of over 20 years. I've lived in a historic neighborhood for much of my adult life; I understand the value of preserving these critical neighborhoods.

I am writing this letter in support of preservation of the property at 1741 Gaylord.

Thank you very much for your time.

Sincerely yours,  
Kenneth Young

**From:** [Adam Anders](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord street  
**Date:** Thursday, April 20, 2023 10:58:29 AM

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Dear Denver City Council,

I am a born and raised Denver area local and first moved to City Park West in 2007. I am writing in support of the preservation of the historic structure at 1741 Gaylord street. It is important to protect the character of our historic neighborhoods, there are plenty of other opportunities for infill without allowing structures of historic significance to be taken down.

Thank you,  
Adam Anders  
1766 N Williams St, Denver, CO 80218

**From:** [Heather Pressman](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord  
**Date:** Thursday, April 20, 2023 11:00:51 AM

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Dear Denver City Council:

I am a Denver resident of nearly 7 years. I understand and value Denver's historic neighborhoods and the buildings that make them up. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Heather Pressman

**From:** [Karan Rustagi](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] 1741 Gaylord preservation  
**Date:** Thursday, April 20, 2023 11:01:44 AM

---

Dear Denver City Council:

I am a Denver resident of over 20 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Karan Rustagi  
1766 N Williams st

**From:** [Ryan Cornwell](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** [EXTERNAL] In Support of Landmark Designation of 1741 Gaylord Street  
**Date:** Thursday, April 20, 2023 11:37:22 AM

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Dear Denver City Council:

I am a Denver resident of over 20 years. I live in a historic neighborhood and understand the value of these critical neighborhoods. I am writing this letter in support of preservation of the property at 1741 Gaylord.

Sincerely,

Ryan Cornwell

Ryan ;)

From: [Noel, Tom](#)  
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
Cc: [Kathy Corbett](#)  
Subject: [EXTERNAL] 741 Gaylord  
Date: Thursday, April 20, 2023 11:36:11 AM

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To Whom it May concern:

I trust you have seen the beautiful mini-mansion at 1741 Gaylord St. in the City Park West neighborhood. It has been a cornerstone of this stable, ethically mixed, highly desirable single family neighborhood housing. Please listen to the neighborhood and history and architectural fans and don't doom this gem. Landmarking is essential to preserve this key piece in the battle to save Denver's residential from unwanted development profiting only developers. In all probability they would shoehorn in yet another of those cheap, fire prone, drab apartments that are blighting our city. Thanks for you consideration.

Tom " Dr. Colorado" Noel,  
Prof. emeriturs  
of History and Historic Preservation at  
CU-Denver, former landmark commissioner,  
author of the book Denver's Landmarks &  
Historic Districts  
Landmarks & Historic Districts

For tours, talks, books and other info,  
please check <http://dr-colorado.com>





11 April 2023

**Transmitted via email**

Denver City Council  
Councilmember, Amanda Sandoval, District 1  
Denver, CO

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

Dear Amanda,

Under auspices of West Highland Neighborhood Association, the Design and Preservation Committee (DAP) serves to preserve the historic character of the West Highland neighborhood. DAP also champions the efforts of our sister Denver neighborhoods in preserving their historic buildings as well.

DAP strongly supports the designation of the Hurlbut House as a Denver historic landmark.

Loss of this building would result in the loss of architectural design, materials and craftsmanship of the highest level. Demolition will diminish the quality of life and character of our city.

The building remains architecturally and historically significant and exhibits a very high level of physical integrity. We find the landmark application clearly shows the building meets the criteria for designation.

We urge the approval of Landmark designation for the Hurlbut House by City Council.  
We deeply appreciate your attention to this designation.

Sincerely,

A handwritten signature in cursive script that reads "Paul C. Cloyd".

Paul C. Cloyd, PE/RA  
WHNA, Co-Chairperson, Design and Preservation Committee

cc:

Trevor Greco, President, WHNA  
Bill Hare, Vice President, WHNA  
Members, Design and Preservation Committee, WHNA  
Gina Volpe- [gina.volpe@denvergov.org](mailto:gina.volpe@denvergov.org)  
City Councilmembers - [dencec@denvergov.org](mailto:dencec@denvergov.org)  
Kara Hahn, Community Planning & Development (CPD)  
Michael Flowers, Director of Preservation Action, Historic Denver



March 16, 2023

Dear Councilmembers,

At your April 24, 2023 public hearing, Denver City Council will consider an application from community members to designate the building at **1741 Gaylord St. as a historic landmark**. This application follows a request for a certificate of demolition eligibility from the property owner, a real estate developer. Historic Denver supports the community's effort to save a building that is significant to the context of the City Park West neighborhood for its architecture and development pattern — a building that the Landmark Preservation Commission (LPC) recently affirmed meets three criteria to become a landmark.

#### **Historic Denver's Role**

At community members' request, Historic Denver has served as a resource and advisor. We were invited to join mediation with the developer and worked in good faith toward an agreement for the preservation of the property and/or to help identify a preservation-minded buyer. When mediation proved unsuccessful, Historic Denver assisted with drafting the designation. We remain involved and continue to look for creative solutions.

#### **Discover Denver Survey**

At the March Landmark Preservation Commission meeting, questions came up about the manner in which the building was listed in a 2019 Discover Denver survey report. The report noted that the building is architecturally notable, an example of Dutch Colonial Revival style, and would contribute to a landmark district. The report also said more information was needed to determine whether it is historically significant. (That research was conducted this spring as part of the landmark application, and affirmed the building's historic significance.)

The Discover Denver program does not conduct deep research on all properties surveyed, and Discover Denver reports alone are not a comprehensive guide to buildings' landmark eligibility.

As you know, Historic Denver co-leads Discover Denver with our partners at Denver CPD. We are available to answer any questions you may have about the survey findings.

#### **What Else You Need to Know**

Understanding that Denver City Council considers many factors in an owner-opposed designation, there are additional points we hope you'll consider.

- **Condition.** The 120-year-old house is in excellent condition and a prime candidate for adaptive reuse. The 7,000-square-foot structure can serve as "missing middle" housing or office space.

#### **Historic Denver, Inc.**

1420 Ogden St.	303.534.5288
Suite 202	303.534.5296 fax
Denver, CO 80203	<a href="http://www.historicdenver.org">www.historicdenver.org</a>

- **Context.** The size of the building and where it sits on the lot are important to the historic development pattern on a largely intact block face.
- **East Central Area Plan.** The area plan notes the character-defining historic assets in City Park West and calls for protection for buildings that have architectural merit but are not landmarked; it also encourages adaptive reuse of character-defining historic buildings. Recommendations L5 and L6 encourage preserving buildings in low residential places and expanding missing middle housing options in neighborhoods; and retaining the character of residential places and facilitating compatible infill development.
- **Designation boundary.** The community and Historic Denver support responsible growth, and are keenly aware that our city is in a housing crisis. As such, the application seeks to designate the building only and not the full parcel, allowing for more density on the lot.
- **Adjacent project.** The developer is building a project next door, and bought this property in 2021. Given the developer's interest in the project next door, we believe there are solutions that can allow him to recoup his investment without demolition.

Denverites believe historic assets are a key ingredient of any complete neighborhood, just like parks, streets and schools. Blueprint Denver calls for complete neighborhoods that continually evolve while retaining the authentic places that make them special. **It's clear that the building at 1741 Gaylord is one of those places, as there has been overwhelming community support for saving this building — demonstrated by letters, petitions and public hearing turnout.**

**The City and County of Denver has the opportunity to save a building that is so much more valued than anything that would replace it. We hope you will consider voting yes to see it become a Denver landmark.**

Sincerely,



Andrea Burns  
Interim President & CEO



