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# 1555 N Grant Street

## Landmark Designation Application

### City Council Public Hearing

Abigail Christman, Principal Planner, Landmark Planning & Regulatory  
February 9, 2026

# 1555 North Grant St.

## Location

- Council District # 10
- North Capitol Hill neighborhood

## Zoning

- CMX-12
- DO-1

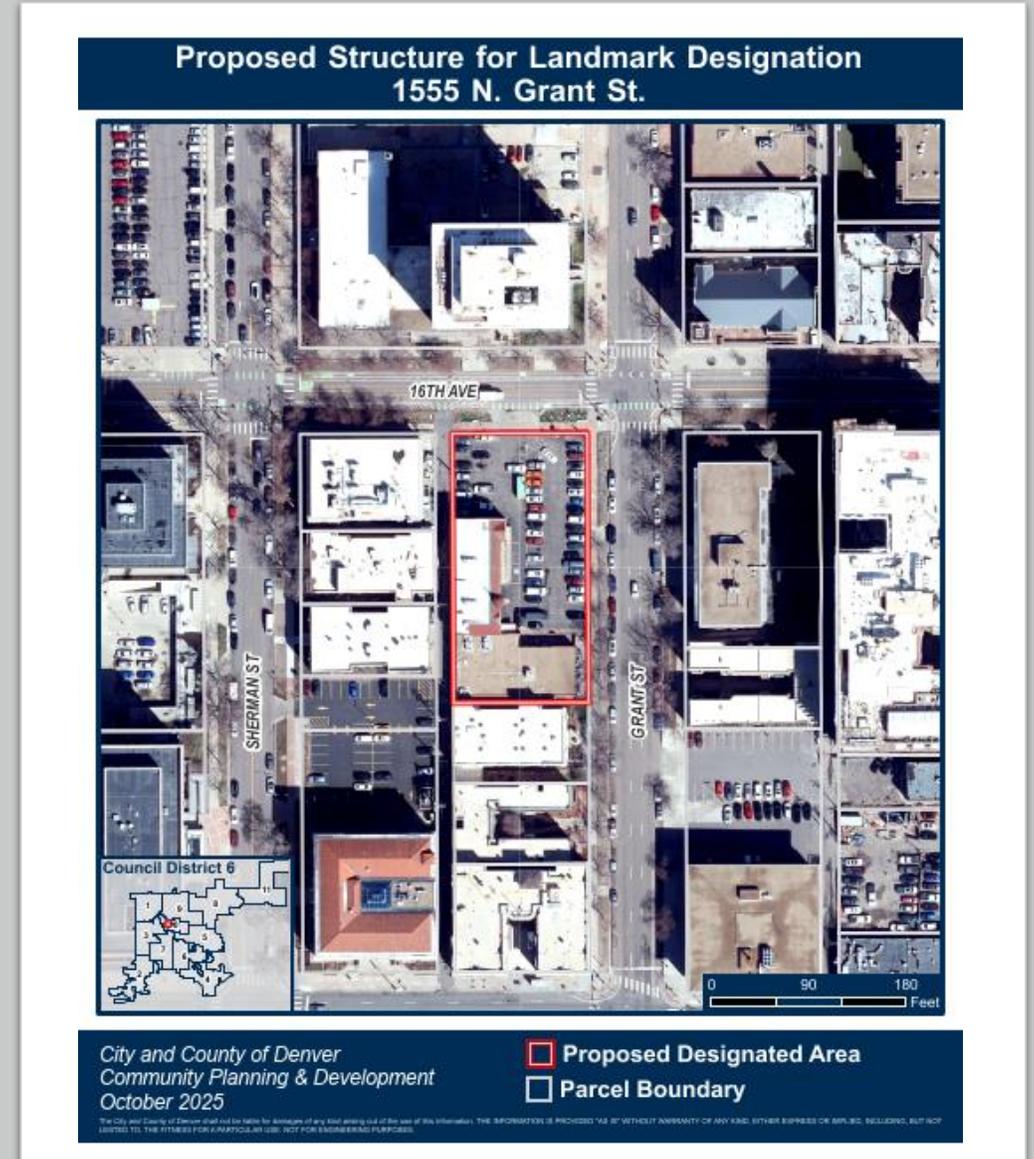
## Owner and Applicant

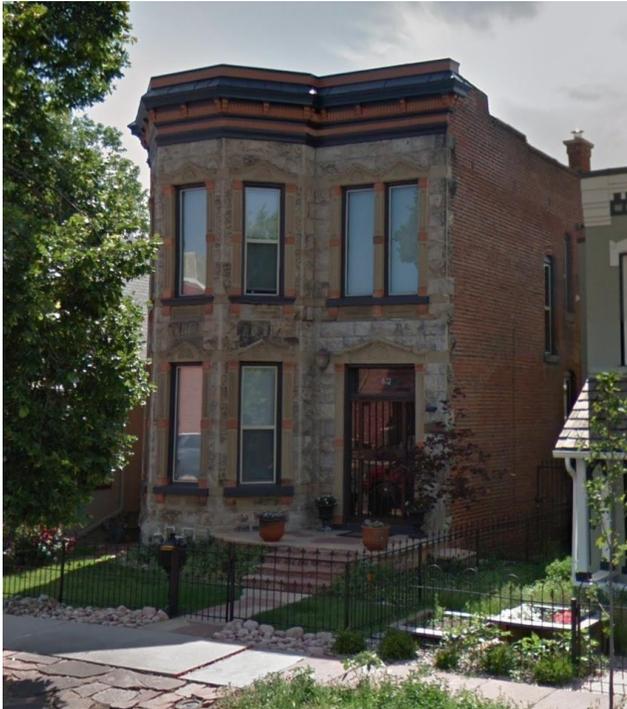
- Owners – Knights of Columbus, District 539
- Applicants – Knights of Columbus, District 539, Council President Sandoval, and Council Member Hinds



# Proposed Boundary

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# Landmark Designation Eligibility

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Structure(s) must meet following \*:

1. Maintains integrity
2. More than 30 years old, or is exceptionally important
3. Meets at least three of ten criteria
4. LPC considers historic context

\*Per Landmark Ordinance (Chapter 30, DRMC)

# Designation Criteria: Must meet at least 3 out of 10

## History

A. Historic event or development of city

**B. Recognized person(s) who had influence on society**

**C. Visible characteristics of architectural style**

## Architecture

**D. Significant example of recognized architect or master builder**

**E. Significant innovation or technical achievement**

## Geography

F. Familiar feature of neighborhood, due to prominent location or physical character

G. Understanding of urban environment through physical characteristics or rarity

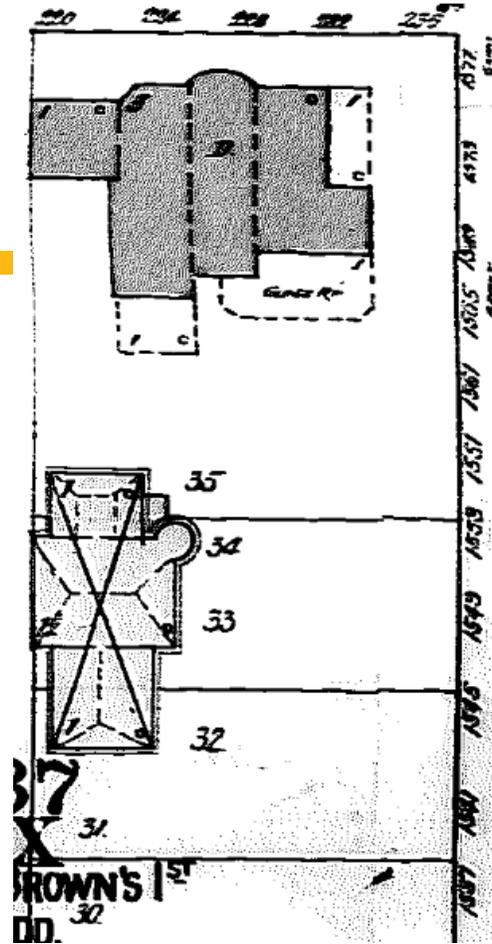
## Culture

H. Cultural understanding of how the site was used by past generations

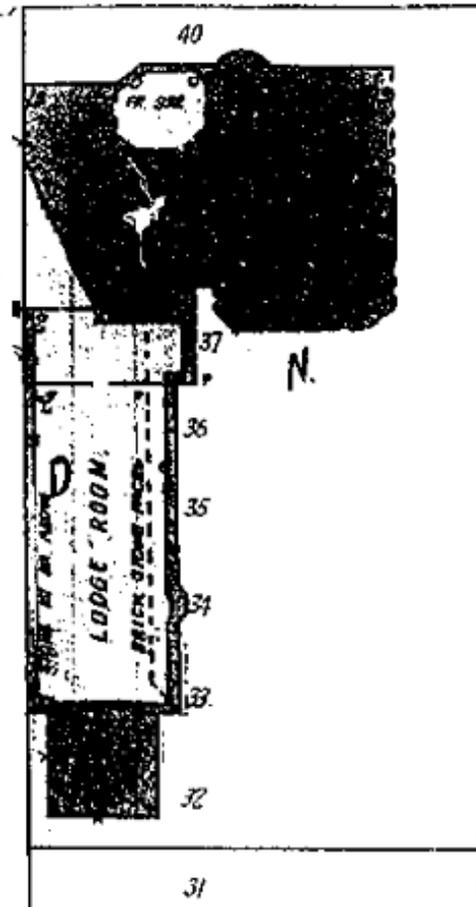
I. Physical attribute that is source of pride or cultural understanding

J. Social movements, institutions, or patterns of growth that contributed to culture of neighborhood, city, state, or nation

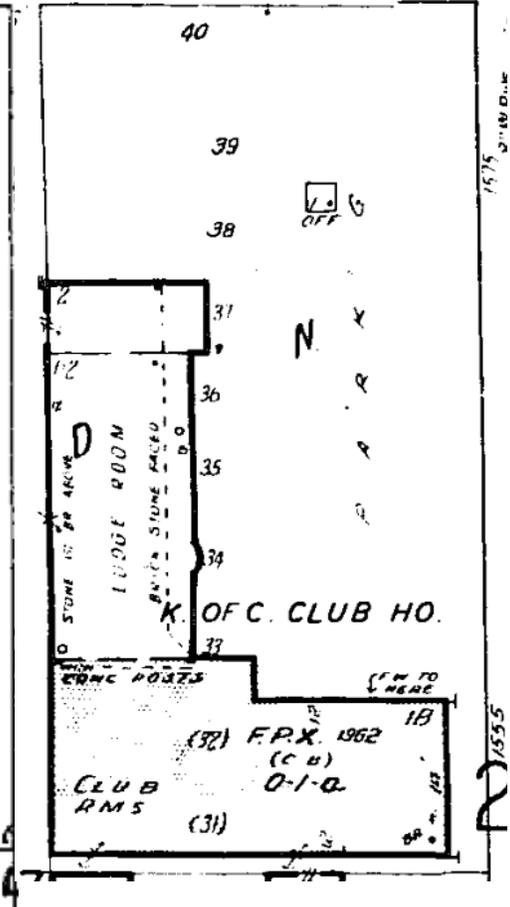
# Historic Context: Site Development



1897



1929



1967

## B. Direct & substantial association with a group of persons who had influence on society

- Knights of Columbus
  - District 539 served
    - Denver's Catholic community
    - General public
- Use of Space
  - Fraternal organization
  - Cathedral
  - Conferences & conventions

### **CATHOLIC WOMEN TO CONVENE JAN. 16-17**

The Denver Diocesan Council of Catholic Women will hold its third annual convention at the Knights of Columbus hall, Jan. 16 and 17, open at the cathedral luncheons will be at the gonaut hotel and served at the end

### **Luncheon Club To Hear FBI Agent**

John J. Dunn, special agent of the federal bureau of investigation, will address the Friday Luncheon Club this week on the subject, "Your FBI in criminal activity and national security." Chairman Jim Peri said Thursday.

## B. Direct & substantial association with a group of persons who had influence on society

- World War II
  - 1928 Event Hall
  - United Service Organization (U.S.O.)
  - National Catholic Community Service
  - Half million service men & women

**Christmas Cookies for Soldiers** who are ill in army posts in the Denver area will be furnished by the thousands this year by the N. C. C. S. U. S. O. club at 1575 Grant street. Girl Scouts shown here started the cookie drive Thursday by posting "We Need Your Help" signs in parochial schools thruout the city. The parochial school students will "sign up" their mothers to bake the cookies, which then will be packaged as attractive Christmas gifts at the club before being delivered to the soldier and sailor consumers to spread holiday cheer.



## B. Direct & substantial association with a group of persons who had influence on society

- Post-War population growth
  - Nationwide increase fraternal orders
  - Need more space – new hall



### *Knights of Columbus Home Dedicated*

Most Rev. Urban J. Vehr, archbishop of Denver, blesses the cornerstone for \$145,000 home of the Knights of Columbus, Council 539, at 1555 Grant St. At left is Msgr. George Evans, master of ceremonies at the event and vice chancellor of the archdiocese. At right is the Rev. Theodore Haas of St. Patrick's Church and chaplain of the council. Catholic clergy and Knights of Columbus leaders from throughout Colorado attended ceremony at new building Saturday, marking completion of K of C facility.

## C. Embodies the distinctive visible characteristics of an architectural style or type;

- Mid-Century Modern
  - Clean lines
  - Simple flat roof
  - Smooth exterior
  - Lack of embellishment



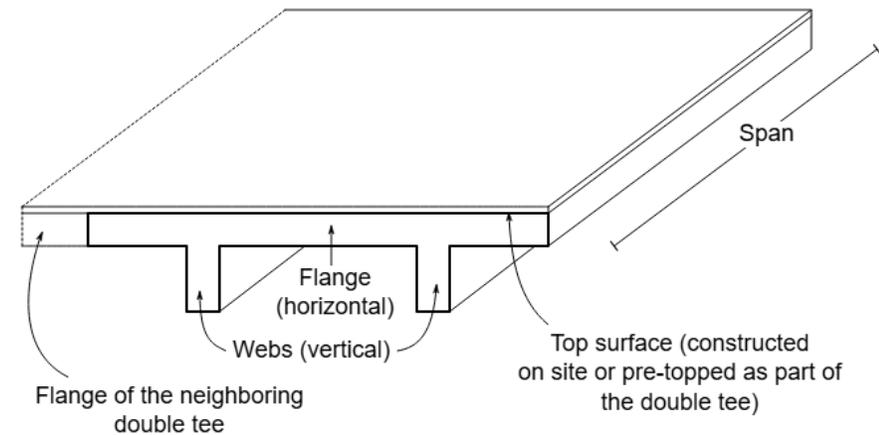
## D. Significant example of the work of a recognized architect or master builder

- John F. Milan
  - 700 design projects – varied work
    - Single family, multi-unit, retail, shopping centers, office buildings, schools, motels, and warehouses
- Catholic Archdiocese of Denver
  - Designed numerous churches & parish halls
  - Event Hall - prestressed double tee concrete
    - Early usage nationwide
    - Likely first in Denver
    - Makes it significant example of work



## E. Contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement

- Material & Interstates
  - Post-War material shortage
    - Different options
  - Concrete industry growth
    - Interstate development
- Prestressed concrete double tee framing members
  - Ubiquitous today
  - Cutting edge in 1962/3
  - First known use in buildings 1961 (FL)



# Integrity

- Minimal changes
- Replace windows w glass block (1928 hall)
- Add porch (1963 hall)
- Retains seven aspects of integrity



# Historic context

- History and of the Knights of Columbus
- Evolution of the property
- Changes to neighborhood



## They'll Join March of 1,500

Denver's Mayor Batterton (right) accepts an invitation to attend the 30th annual corporate Communion and breakfast of Catholic men Sunday from William T. Dressler, chairman. Police, firemen, postal employees and military personnel in uniform will join city, state and county officials, and just plain citizens in a march at 7 a.m. from Knights of Columbus Home, 1575 Grant St. to Mass at Immaculate Conception Cathedral. The Most Rev. James V. Casey, bishop of Lincoln, Neb., will speak. After Mass, parade will continue to Denver Hilton Hotel for breakfast.

## Knights Schedule Ground Breaking

Knights of Columbus Denver Council 539 will break ground for its new home at E. 16th Ave. and Grant St. in ceremonies at noon Friday.

The first dirt will be shoveled by newly elected Grand Knight William T. Dresler and John Hinterriter, president of the Knights of Columbus Assn. They will use a gold-colored shovel.

State and city government officials will attend. A luncheon address will be given by John J. Sullivan, Denver investment

banker, who was grand knight of the council from 1926-28.

The proposed \$100,000 building will be the third home for the council in its 62-year history.

### CATHEDRAL CLUB

The Cathedral Club of Denver will hold its monthly meeting Wednesday night at the Knights of Columbus Hall, E. 16th Ave. and Grant St. The club offers religious, social and athletic activities to single persons over 21 years of age.



## K. OF C. OFFICIAL <sup>1928</sup> TO AID DEDICATION OF NEW HALL HERE

Martin J. Carmody, Grand Rapids, Mich., national head of the Knights of Columbus, will be in Denver, Sunday, Nov. 18, for the dedication of the new Knights of Columbus hall. The day's service also will include welcoming Bishop J. Henry Tihen, who returned last week from a trip abroad and commemorating the twenty-eighth anniversary of the institution of the Denver council.

Following a blessing at 4 o'clock in the afternoon a reception will be held for the bishop. Members of the charter class of the Denver council, district deputies from the state, grand knights from state councils and visiting delegations are expected for the banquet at 7 o'clock when Bishop Tihen and Mr. Carmody will be guests of honor.

## K of C Parade <sup>1982</sup> Set Saturday

The Denver Knights of Columbus will be celebrating its 100th anniversary with the second annual Columbus Day Parade Saturday, October 9 to leave from the Civic Center at 10 a.m.

In addition to the El Jebel Shrine and representation from approximately eight Knights of Columbus assemblies including the Knights' Fourth Degree members, the parade will feature musical bands, floats, Miss Colorado, various veterans groups, representation from the military as well as participation by vintage car groups. The parade will be followed by dinner and musical entertainment at the Knights of Columbus hall, 1555 Grant St.

## Period of Significance

- Construction of Event Hall
  - Major changes to barn
  - Changed to school
  - 1928 Event Hall
- 100-year anniversary
  - Covers most active time of use
  - Cementing Council 539's social & cultural influence in Denver



December 23, 2025

Denver Landmark Preservation Commission  
Community Planning & Development  
201 W. Colfax Ave.  
Denver, CO 80202

Re: Support for Landmark Designation — 1555 N. Grant Street

Dear Members of the Landmark Preservation Commission,

Historic Denver supports the local landmark designation of 1555 N. Grant Street, encompassing the full parcel—including the 1928 Buell Hall, the 1963 Milan Hall, and the adjoining L-shaped parking lot—as a unified historic resource that reflects multiple layers of Denver’s architectural, social, and urban development history.

Designed by noted Denver architect Temple Buell, the 1928 French Renaissance Revival hall adapted and reused portions of the site’s earlier carriage complex, blending original stone and brick fabric with refined new construction. The result is a rare composition that visibly expresses the site’s evolution across decades. The 1963 addition by architect John F. Milan contributes to this story through its Mid-Century Modern form and technical innovation. Its use of locally produced prestressed concrete double-tee members—employed not only in the roof and floor but as the building’s exterior walls—represents an early and significant example of this Colorado-born construction method.

Socially, the property holds deep associations with the Knights of Columbus Denver Council 539, one of the city’s oldest and most active service organizations. During World War II, the Council transformed the site into a United Service Organizations (U.S.O.) center that served an estimated half million service members in just three years. This extraordinary level of wartime activity contributed to the deterioration of the former Fletcher Mansion and ultimately informed the site’s redevelopment. The nomination also highlights the organization’s broader history in Denver, including its response to anti-Catholic sentiment through civic engagement and visible patriotism—important social themes that remain embodied in this property.

Historic Denver | 1420 N. Ogden Street, Suite 202, Denver, CO 80218 | 303.534.5288 | [historicdenver.org](http://historicdenver.org)

# Public Comment

# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
  - C. It embodies the distinctive visible characteristics of an architectural style or type;
  - D. It is a significant example of the work of a recognized architect or master builder;
  - E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- Retains Integrity
- LPC considers the historic context

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