



To: Landmark Preservation Commission
From: Abigail Christman, Principal Planner, Landmark Planning & Regulatory, Community Planning & Development (CPD)
Date: January 20, 2026
RE: Landmark Designation for 1555 N. Grant Street, Knights of Columbus (K of C) Hall

Staff Recommendation:

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

Request to Designate a Structure:

Application: #2025L-007
Address: 1555 N. Grant Street
Zoning: CM-X 12
Council: #10 - Chris Hinds
Owner: Knights of Columbus
Applicant(s): Knights of Columbus, Council President Sandoval, and Council Member Hinds

Case Summary:

The Knights of Columbus submitted a Landmark Designation application for 1555 N. Grant Street to CPD. Staff reviewed the application and found it to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission on December 2, 2025. The LPC recommended approval and forwarding to City Council with the suggestion that additional photographs documenting the structural innovation and double Tee construction be added to the designation. The motion passed unanimously (8-0-0).

Following the LPC motion to forward the nomination, the designation application was presented to City Council's Community Planning and Housing Committee (also on December 2nd). Members of the committee raised concerns regarding the applicant's inclusion of the parking lot as a contributing structure in the designation. Concerns included insufficient support for the parking lot as a contributing structure in the designation application and the fact that the designation of the parking lot as a contributing structure would mean that this feature would have to be retained, with no option for new construction/uses here. Following the meeting Council President Sandoval worked with the applicant team and Landmark staff to revise the designation, changing the parking lot from a contributing to a non-contributing structure. As such, new development that is compatible with the designation would be allowed where the parking lot is currently located. No changes have been made to the designation boundary, so any changes to the parking lot would require Landmark Preservation review. New development that would obscure the contributing structures would likely not meet Landmark design guidelines.

A public hearing was held for the revised designation application was held at the January 6, 2026, Landmark Preservation Commission meeting. The commission voted unanimously (7-0-0) in favor of the application and forwarded it to council.

Planning Services
Community Planning and Development
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202
www.denvergov.org/CPD
p. 720.865.2983

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

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

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

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

Criteria Evaluation:

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

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

The property at 1555 N. Grant Street is significant for its association with K of C District 539. The K of C served both Denver's Catholic community as well as the greater community at-large from this location. Council 539's location one block from the State Capitol and the Cathedral of the Immaculate Conception, as well as its proximity to downtown, provided a central location for use by the Catholic community, political groups, and the public. As a fraternal order, the K of C supported the men in the Catholic community with a central meeting space for comradery and fellowship. Council 539 also welcomed other community groups to use the space and often hosted or sponsored events that benefited the larger community. Various organizations have used this site for conferences and conventions, while elected officials or those running for office have hosted luncheons and other public events. The event hall at Denver Council 539 served as an official United Service Organization (U.S.O.) and National Catholic Community Service (NCCS) site during World War II, hosting more than half a million men and women of the armed services.

Between 1931 and 1965, the number of Catholics in Colorado tripled and Colorado membership of the Knights of Columbus reached 7,000 Knights. To accommodate the mid-20th century growth in membership and the community's changing needs, Council 539 reconfigured their property in the early 1960s, adding a new event hall and demolishing the Fletcher Mansion to create onsite parking.



1555 N. Grant Street, parking lot and 1928 Event Hall, east façade, view west, August 2025

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

The Knights of Columbus Event Hall, constructed in 1963, embodies the distinctive visible characteristics of the Mid-century Modern architectural style. The newer event hall is a good example of the Mid-century Modern architectural style, as seen in its flat-roof, simple lines, lack of ornamentation, mixing of concrete and brick, vertical bands of windows, and exploitation of modern technology. The single-story building remains subordinate to the older, more visibly dominant 1928 event hall.



1555 N. Grant Street, 1963 Event Hall, north façade, view southwest, August 2025

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

The Knights of Columbus 1963 Event Hall is a significant example of the work of recognized architect John F. Milan. Milan's approximately 700 projects include a diverse range of building types: single family and multi-unit residential, small retail and shopping centers, low- and high-rise office buildings, schools, motels, and warehouses. During Milan's over 50-year career, he was often hired by parishes throughout the Catholic Archdiocese of Denver to design churches and parish halls.

The Knights of Columbus 1963 Event Hall is a unique example of Milan's work due to its inventive incorporation of its structural form (prestressed double tee concrete) as a design element. Milan used the newly introduced prestressed double tee slabs in a creative way, using them for the walls, floors, and roof of the building. The hall is likely Denver's earliest example of the use of these prestressed slabs in this way and, as such, is a significant and unique example of Milan's work.

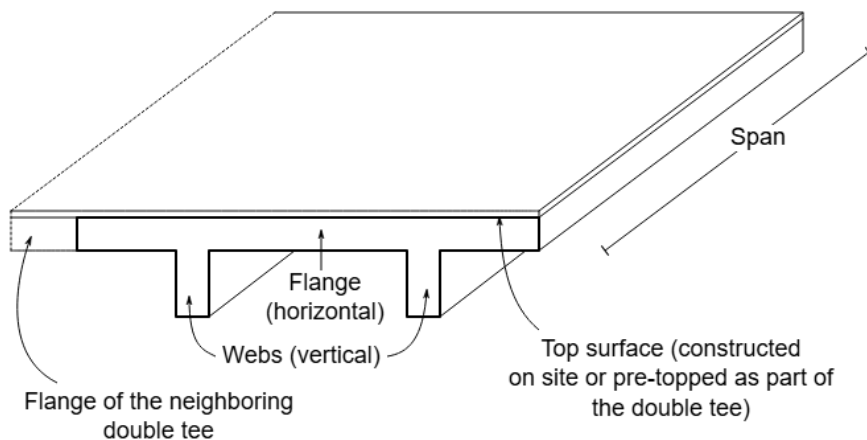


Illustration of a prestressed double tee concrete slab (Source: Wikipedia)

E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;

The Knights of Columbus Council 539's 1963 Event Hall contains elements of design, engineering, and materials that represent a significant innovation and technical achievement. Following World War II there was a shortage of traditional building materials that continued into the 1960s. As a result, the building industry looked to develop new materials and use available materials in new ways. One example of this is the development of a new concrete structural form -- prestressed double tee framing members. Engineers for Prestressed Concrete of Colorado, Inc., a firm, owned and operated by the Perlmutter Family, are credited as the first in the world to develop and fabricate the material in 1953. The first office building in the U.S. credited with using all prestressed concrete and double tee members is a two-story structure built in 1961 in Florida.

In 1962, Milan selected the new product for use in the K of C hall. The double tee is typically used for floor or roof framing, functioning as a beam while also providing the floor or roof surface. As seen in the 1963 event hall, the double tee member can also be used vertically as a wall element, functioning

as a load-bearing column or wall. Milan's use of the double tee slabs for the walls, floors, and roof of the hall was unique and innovative and enabled a large open event space while minimizing the need for pillars in the event hall.



1555 N. Grant Street, 1963 Event Hall, east façade, view northwest, August 2025

Integrity:

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

The event halls at 1555 N Grant retain a good degree of integrity for the period from 1928 (when the rear portion of the former Fletcher Mansion was remodeled into an event hall) to the present. The event halls remain in their original location, and although there has been some redevelopment to the surrounding area, the context is still a mix of commercial, governmental, and residential uses. The most dramatic change has been the demolition of the former Fletcher Mansion, which was located at the front of the lot, and the creation of a surface parking lot. Though this significantly changed the setting of the 1928 hall, the physical form and use of the hall remained unchanged. The windows on the 1928 hall were replaced at an unknown date with glass block, but the openings are the original size and the solid to void ratio remain the same. Additionally, since the 1928 hall has not been determined to be a significant example of an architectural style, integrity of design is not required to convey significance. Other changes to the hall have been minimal. The continued ownership and use of the hall by the K of C, as well its proximity to the cathedral, helps the 1928 hall retain a strong sense of both feeling and association. The 1963 hall retains a high degree of integrity with minimal changes to its surrounding context and physical form.

Relates to a Historic Context and Period of Significance:

As is appropriate for a property proposed for designation, the historic context is strongly interrelated to both the areas of significance and period of significance. The context discusses the history of the Knights of Columbus, the evolution of the property, and the development of the neighborhood. This context and the evolution of the property are reflected in the period of significance, which starts with the creation of the 1928 Event Hall and ends with the 100-year anniversary of District 539 in 1982.

Boundary:

The designation application proposes to designate the legal description below:

Lots 31 through 40, Block 37, H.C. Brown's Addition to Denver. Colorado., City and County of Denver, State of Colorado.

Public Review Process:

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

Notifications:

- Owner notification letters regarding the LPC public hearing
- City Council and Community Planning and Development email notifications
- Registered Neighborhood Organization and courtesy email notifications
 - Inter-Neighborhood Cooperation (INC)
 - Capitol Hill United Neighborhoods (CHUN)
 - Opportunity Corridor Coalition of United Residents
 - Neighbors for Greater Capitol Hill
 - Downtown Denver Business Improvement District
 - Colfax Ave BID
 - Historic Denver
 - Colorado Preservation, Inc
 - History Colorado
- Posted signage for Landmark Preservation Commission public hearing

Public Comments:

As of 10 a.m. on January 15, 2026, CPD has received one public comment letter regarding the revised application.

- Public comment submitted to CPD
 - One letter in support from Historic Denver

Attachments Provided by CPD:

- Designation Application
- Map of structure proposed for preservation
- Public comments received by January 15, 2026