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# 1741 Gaylord Street Landmark Designation Application

Land Use, Transportation, and Infrastructure Committee  
March 21, 2023



1741 Gaylord Steet



# Review Process

- CDE application received
  - August 16
- Posted for public notice
  - September 1-22
- Notice of Intent submitted
  - September 21
  - Posting extended to October 31
  - Additional extensions
- Facilitated Stakeholder meetings
  - Multiple meetings
- Designation application submitted
  - February 7
- LPC Public Hearing
  - March 7
- LUTI meeting
  - March 21

## Certificate of Demolition Eligibility

1741 Gaylord Street

**What:** 1741 Gaylord, LLC has applied for a Certificate of Demolition Eligibility for this address. Denver Landmark Preservation has found this property to have potential for landmark designation.

**Next steps:** To initiate preservation of this structure, email a Notice of Intent to file a designation application to [landmark@denvergov.org](mailto:landmark@denvergov.org) or drop off a hard copy at the Records desk of the Webb Municipal Building (2<sup>nd</sup> floor, 201 W. Colfax Ave., Denver) by 4:30 p.m. on Thursday, September 22, 2022. This Notice of Intent must be signed by three Denver residents (include addresses) or a member of Denver City Council.

If Denver Landmark Preservation receives a Notice of Intent by September 22, 2022, the posting period will be extended to October 31, 2022, during which time a meeting with the property owner is required. A designation application may be submitted after that meeting but no later than 4:30 p.m. on Monday, October 31, 2022.

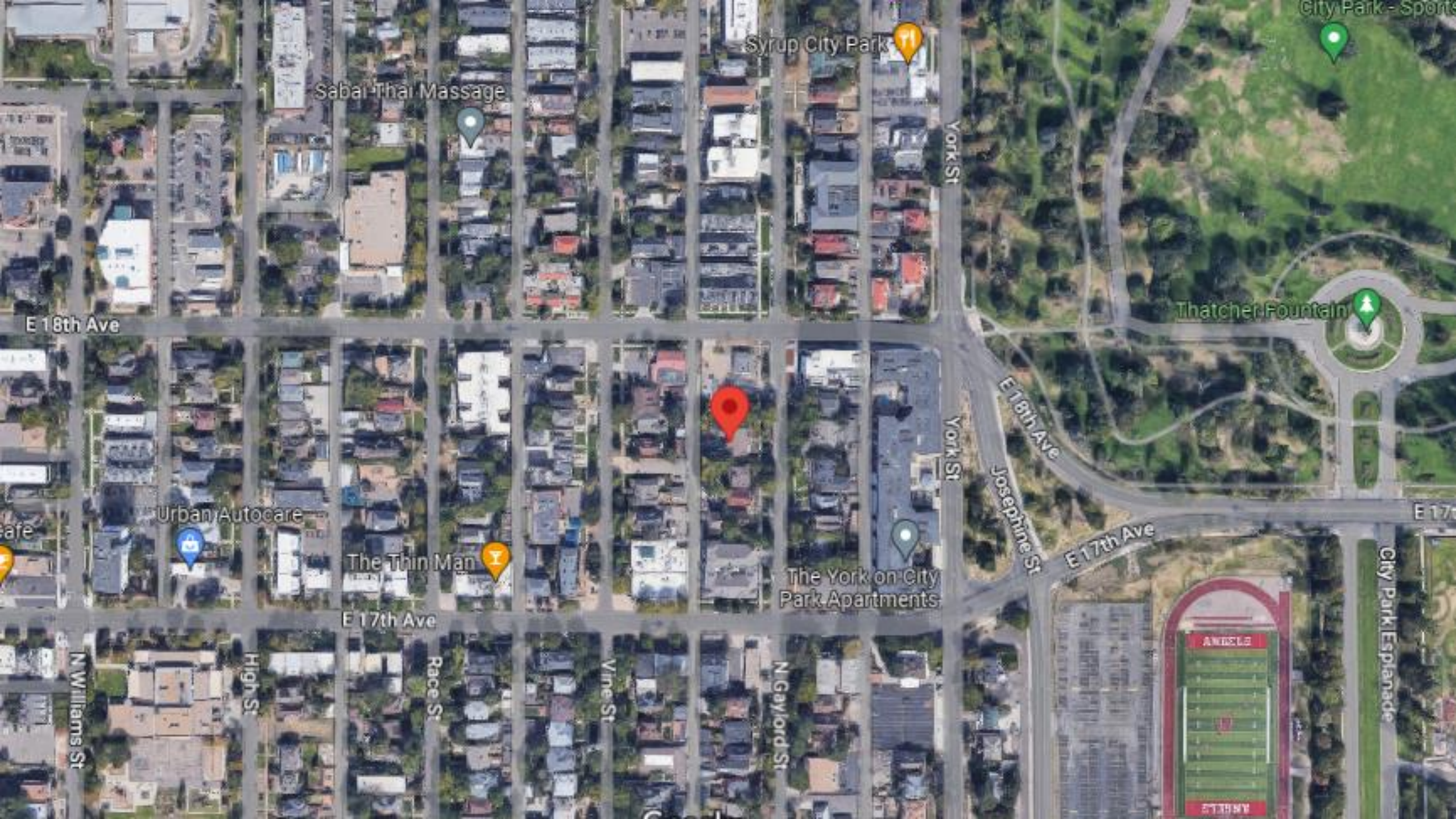
If a Notice of Intent is not received by 4:30 p.m. on Thursday, September 22, 2022, the Certificate of Demolition Eligibility will be granted.

**Learn more:** [denvergov.org/demolitioneligibility](https://denvergov.org/demolitioneligibility) or contact Landmark Preservation at (720) 865-2709.

Posted from September 1 to September 22, 2022. If a Notice of Intent is received, the posting will be extended to October 31, 2022.  
Denver's criteria and rules for landmark preservation can be found in Section 30-6 of the Denver Revised Municipal Code.







Syrup City Park

Sabai Thai Massage

E 18th Ave

Thatcher Fountain

Urban Autocare

The Thin Man

The York on City Park Apartments

E 17th Ave

N Williams St

High St

Race St

Vine St

N Gaylord St

York St

York St

E 18th Ave

Josephine St

E 17th Ave

ANGELS

ANGELS

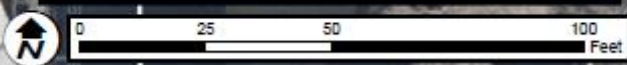
City Park Esplanade

E 17th Ave





# Proposed Boundary







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# Landmark Designation Eligibility

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The structure or district must meet the following criteria \*:

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

\*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

# Landmark Designation Criteria

- A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. It has direct and substantial association with a recognized person or group of persons who had influence on society;**
- C. It embodies the distinctive visible characteristics of an architectural style or type;**
- D. It is a significant example of the work of a recognized architect or master builder;**
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.



## B. Direct and substantial association with recognized person or group of persons who had influence on society

- Edward Holmes Hurlbut
  - Family grocery store – Hurlbut Grocery Co
  - Initially Secretary, then President
  - Representative Men of Colorado in the 19th Century
- Built innovative business
  - Expanded into local chain
  - “AC” - first in West
    - “Sets example”
  - Community groups
    - Mason
    - Denver Country Club





## B. Direct and substantial association with recognized person or group of persons who had influence on society

- James and Edith Burger
  - Union Depot & Trade Co
  - Hamilton National Bank
  - VP Denver National Bank
  - American Bankers Association for Colorado
    - Executive council and VP
- Colorado Senate
  - Authored and passed bill establishing workshop for the blind
    - Re-elected following term
  - High-ranking, nationally known Mason

# 25 BUSINESSMEN TO HELP DRIVE OF SALVATION ARMY

Prominent Denver Men Are  
Named as 'Majors' in  
Capital Campaign.

The names of twenty-five prominent Denver businessmen, who will act as majors in the Salvation Army's capital fund drive, to be held in the near



## \$210,000 AVAILABLE FOR CHILD HOSPITAL

**Board Applies to City Commission  
for Permit to Build on Site  
Already Obtained.**

The Children's hospital, thru its president, Mrs. Edith M. Burger, yesterday made application to the city council for permission to erect its new building on the twelve lots at Nineteenth and Downing streets. The message to the city commissioners says \$210,000 is available for the structure, blue prints were inclosed, and it was declared work would be started at once.

## MRS. J. C. BURGER LEAVES \$21,000 WILL

An estate valued at \$21,000 was left to James C. Burger, vice president of the Denver National bank, by his wife, Mrs. Edith M. Burger, who died here Feb. 11. It was learned when Mrs. Burger's will was presented and admitted to probate in the county court Wednesday. The will names Mr. Burger as executor.

B. Direct and substantial association with recognized person or group of persons who had influence on society

- Edith Burger
  - Founder of Children's Hospital
  - Board member for 19 years
  - President of Children's Hospital Association
    - New building 1915
    - City Council
    - Permitting process





# Discover Denver

A Citywide Building Survey



# How We Do Survey?



- State Historical Grant
  - ▣ Follow state policy
    - Methodology
    - Report
- CPD and Historic Denver Staff
  - ▣ Gather general data
    - GIS parcels
    - Age of building
- Historic Denver Staff
  - ▣ Community volunteers
  - ▣ Interns
  - ▣ University grad students (UCD, DU)
- Field and Research





# Field Survey and Research



## □ Survey Levels

### ▣ Foundation (GIS)

- All properties
  - Address
  - Year of construction

### ▣ Descriptive (Fieldwork)

- Younger than 30
  - Photo
- Older than 30
  - Limited architectural info
    - Style
    - Type
    - Modifications

## □ Survey Levels

### ▣ Evaluation (Fieldwork)

- Older than 30 with decent integrity
  - Detailed architectural info
  - Field evals of architecture
  - District potential – area of significance

### ▣ Enhanced (Historic Research)

- Small percentage
  - Varies per neighborhood
  - Based on grant
- City Park West
  - 7 Percent
- Historical research
  - Similar to Demo/CDE research



# 1741 Gaylord Street

- Survey Level
  - ▣ Evaluation
    - Older than 30 with decent integrity
      - Detailed architectural info
      - Field evals based on architecture
      - District potential – area of significance
  - ▣ No Enhanced Research
    - No historic research
    - Historic, geographic, or cultural significance not evaluated
  - ▣ Field Evaluation
    - Architectural significance
    - Surrounding area lacked cohesion for district or area of significance





## C. Embodies distinctive visible characteristics of architectural style

- Dutch Colonial Revival
  - Side gambrel roof with overhanging eaves
  - Dormers
  - Symmetrical façade
  - Pediment with round window
  - Balcony supported by columns above the main entrance
  - Front door flanked by sidelights
  - 8-over-1 windows
  - Brackets, dentils and quoins
  - Gable-end chimneys



# History Colorado Architectural Bios

- Informational purposes
  - General bio info
  - Starting point for further research
- Not comprehensive
  - Neither selection of architects
  - Nor buildings included
- Volunteer Program
  - History Colorado staff oversee
  - Members of public, grad students, or professionals

## COLORADO ARCHITECTS BIOGRAPHICAL SKETCH

Architect: Gove, Aaron Morrill  
 Birth/Death Dates: 1867 - 1924  
 Practice Dates: 1891 - 1924  
 Firm:  
 Gove and Walsh 1894-1924

### Biographical Information

Aaron Gove was born in Rockland, Illinois on July 12, 1867 and moved to Denver in 1873. He graduated from the Old East High School in Denver before attending the Colorado School of Mines in Golden. Following a year at the School of Mines, Gove worked for Denver architect Robert Roeschlaub from 1887 to 1891.

Completing his architectural studies at the University of Illinois in 1891, Gove returned to Denver to work for the firm of Andrews, Jacques and Rantoul. The following year he began his own practice.

Gove partnered with Thomas F. Walsh in 1894 to form the architectural firm of Gove and Walsh. The firm designed some of downtown Denver's notable warehouses, as well as large residential houses for Denver's elite. The firm extended beyond Denver to design buildings at the University of Colorado at Boulder and the State Asylum for the Insane in Pueblo. Gove died at his home at 750 Marion in Denver on February 29, 1924.

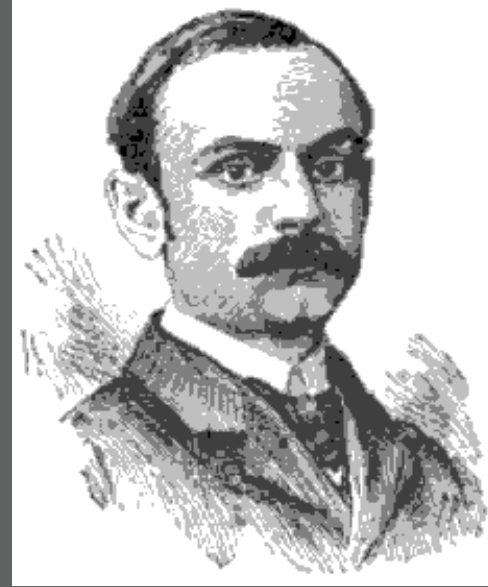
### Credited Buildings

| Building Name   | Location                  | Site No. | Date    | Assessment                  |
|---|---------------------------|----------|---------|-----------------------------|
| <b>Gove and Walsh 1894-1924</b>   |                           |          |         |                             |
| Chester S. Morey-Guggenheim House   | 1555 Sherman, Denver      |          | c.1890s | Demolished                  |
| J.S. Brown Mercantile Building  | 1634 18th St., Denver     | 5DV47.61 | 1899    | Lower Downtown Certified HD |
| Peters Paper Company Warehouse  | 1625-31 Wazee St., Denver | 5DV2853  | 1899    | Lower Downtown Certified HD |
| John F. Campion House   | 800 Logan, Denver         |          | 1900    | Demolished                  |
| Spice and Commission Warehouse (Edward W. Wynkoop Building)<br><small>(speculation on Gove &amp; Walsh involvement)</small> | 1738 Wynkoop St., Denver  | 5DV47.6  | 1901    | Lower Downtown Certified HD |
| Almeda-Byers School   | 106 W. Byers Pl., Denver  | 5DV51.29 | 1902    | Baker HD                    |
| Gross Apartments  | 1960 Sherman St., Denver  | 5DV2587  | 1902    |                             |



## D. Significant example of the work of recognized architect

- Gove and Walsh
  - Prominent Denver architecture firm
  - Commercial and civic
  - Some residential
- Aaron Gove
  - Colorado School of Mines and the University of Illinois, worked under Roeschlaub
- Thomas Walsh
  - Chicago firms and Roeschlaub's Trinity Methodist Church



## D. Significant example of the work of recognized architect

- 1889-1914
  - Reviewed permits
  - Primarily commercial
  - Few incidentals (barns, car barns, lifting roof)
- Residential
  - Approximately 10-12 left
  - One Individual landmark
  - Maybe a couple in historic districts
- Significant example
  - Few left
  - Great example of high-style work
  - Highlighted as significant by city



*Beautiful Homes in Denver. The E. H. Hurlbut Residence, 1747 Gaylord*



# Integrity

- Minimal changes
  - Reconstruction porch railings
  - Rear additions and ADA ramp
- Maintains aspects of integrity
  - Original location
  - Design, materials, and workmanship
  - Setting, feeling, and association







# Historic Context & Period of Significance

- Property was designed in a high style by renowned Denver architects
- Constructed in an up-and-coming suburb for a family in Denver's newer upper class
- Building reflects the context of Denver's expansion as the city developed eastward and shows new forms of industrial growth as the economy transitioned from mining to commerce
- Period of significance
  - 1903 – 1927
  - Construction date and extend through the ownership of the Burger family (and death of Edith Burger)



# Public Comments

(as of 11:00 am on Thursday, March 16<sup>th</sup> )

- Emails, letters, petitions, & public hearing
  - 70 in support
  - 34 in opposition
- RNOs
  - City Park West Neighborhood Association
  - Whittier Neighborhood Association
  - Capitol Hill United Neighbors
  - Historic Berkley Regis
- Majority of commenters
  - City Park West
  - Or, adjacent neighborhoods
- LPC public hearing
  - 15 in support
- Petitions
  - 28 in support
  - 32 in opposition

# Owners Comments

- Addressed
  - Criterion B
    - Significant person or persons
  - Criterion C
    - Architectural style
  - Criterion D
    - Significant work of architect
  - General comments for LUTI

## 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:

- 1) Aaron M Gove as put forth by Denver Landmark as the architect of this home even though no information exists to show he was involved in designing it. Aaron M Gove is not credited even by their own historical sources such as historycolorado.com and Colorado Architects Biographical Sketch. However, Denver Landmark supplied countless pages of properties and mostly commercial buildings he designed. He was a well-known commercial building architect, he is not known for residential homes
- 2) James C Burger was identified as the key person in history by Denver Landmark as the reason for saving the home and would not be considered a significant person in history by any standard. He was a state senator for four years with 18% of the vote and he was a bank president at a couple small local banks, not the owner or founder and served as President of the Shriners for one year. Many claims have been made about his wife Edith Burger's association with Children's Hospital Colorado, but this information has not been independently verified and much of it unproven.
- 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



# 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;
- Retains Integrity
- LPC considers the historic context

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