

From: [Karen Goldrick](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save 1740 N Gaylord
Date: Monday, April 24, 2023 12:07:34 PM

Dear City Council,

PLEASE save this beautiful building designed by Gove and Walsh architectural firm. So, so, so many of Denver's amazing architecture has been demolished by developers and replaced by generic buildings. What makes this neighborhood and city desirable is its history and beautiful buildings. Once they are torn down they are gone forever and the craftsmanship is lost. Denver has done a very poor job of keeping its character - just look at the sad Highlands neighborhood near I25 or Wash Park. We don't want Denver to continue to become an ugly, basic city. Please approve the historic designation.

Sincerely,
Karen Goldrick - Denver Resident

From: [Brittany Spinner](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St. - Landmark Preservation
Date: Monday, April 24, 2023 11:53:47 AM

Hello Council,

I am writing to you in hopes that you will consider the historic preservation of 1741 Gaylord street. This designation comes at a time where we need to preserve our history - especially history containing notable women. We have demolished so much of it already and these women have often been overlooked in history. This house is a great example to preserve, meets all of the criteria, and has an incredible woman behind the history.

In a time where out of town developers are overtaking the city, speculating, and disregarding our history, we need to stand up for ourselves. This developer has a chance to save the building and create a development around it. I urge this action, as well as preservation of the building.

I hope that you may vote yes to consider this building as a Denver Landmark.

Thank you,

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Brittany Spinner, NEWH

From: [Stephen Pacheco](#)
To: [dence - City Council](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St. Preservation Support
Date: Sunday, April 23, 2023 8:49:49 PM

To City Council:

My name is Stephen Pacheco and I own 1740 Gaylord St. We purchased this home as a residence because of its original architectural details, but at one point 1740 and 1741 Gaylord were owned by Judi's house. Judi's house president Jessica Mayo was over the moon to hear that we were going to turn this house into a home in efforts to preserve a home built in 1905. And I am sure if asked, Judi's house would want to see 1741 be used as something else and not demolished. We moved to this neighborhood for one reason and one reason only and that is for its rich history. Historic neighborhoods are becoming rarer and rarer as the years go by. I used to live off High st a few years ago, and moved out to the suburbs before moving back to this area, and to be honest I don't recognize it anymore. I am not opposed to development on the contrary I am pro development as developments build economies but not at the cost of tearing down Denver's history. If this developer is set on building on our block by all means do so on the parking lot on the corner of Gaylord and 17th, The lot frequently sits empty except for the homeless people that set up camp there. Please help preserve Denver's historic homes, be proud of the city you live in.

Respectfully,
Stephen Pacheco

From: [cordel schmidt](#)
To: [City Council District 10](#); [dencc - City Council](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Sunday, April 23, 2023 6:34:50 PM

Please recall all the past successful preservation efforts conducted in Denver. They have all contributed to financial success and city vitality (Larimer Square for example). Historic homes contribute to neighborhood attractiveness and vitality and are always sought after by the buying public for their unique nature and personalities. If there was no interest in historic buildings, I suspect that Denver would not have promoted all the historic districts that we currently have. Please do the right thing and maintain some of the uniqueness that makes central Denver attractive and active.

Thank you,

Corky Schmidt
649 Detroit St
East Seventh Avenue Historic District
Denver

From: [Lilah Park](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Preserve 1741 Gaylord
Date: Sunday, April 23, 2023 12:57:18 PM

Hello,

My name is Lilah Park and I live at 2115 E. 21st Ave., Denver, Co, 80205. I'm writing in support of the historical landmark status of 1741 Gaylord. I believe that there can be a happy compromise where this home is preserved and also adapted into housing.

I hope that you vote to preserve 1741 Gaylord.

Best,
Lilah

From: [Marie Benedix](#)
To: [dence - City Council](#); [Landmark - Community Planning and Development](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [City Council District 10](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [District 9](#)
Subject: [EXTERNAL] Please vote to preserve this one piece of Denver history
Date: Sunday, April 23, 2023 1:18:59 AM

Dear Sir, Madam,

So much of Denver's history has already been lost. Please vote to preserve 1741 Gaylord; it clearly meets the criteria and as such should be preserved to help Denver keep some of its character, history, and sense of place.

Thank you for your time and service,

Marie Benedix & Trevor Greco
3284 Osceola Street
Denver, Colorado, 80212

From: [Ann Hicks](#)
To: [City Council District 10](#); [District 9](#)
Cc: [Landmark - Community Planning and Development](#); mflowers@historicdenver.org
Subject: [EXTERNAL] Saving and preserving 1741 Gaylord
Date: Friday, April 21, 2023 6:23:19 PM

Councilman Hinds and Councilwoman Cdebaca,

I am a second generation Colorado native who owns the house directly across the street from 1741 Gaylord Street at 1760 Gaylord Street. I STRONGLY support saving this historical home. Mine was built 14 years before (1888) and these old homes are too few and far between. My husband is British with his parents living in a 400 year old home. The British understand the importance of preserving history.

I have lived with and through the developers who took down the Denver Skin Clinic to put up 1790 Gaylord. Barbara Reed, from the Denver Skin Clinic was my mother's really good friend. While both have since passed, I tried to buy her building, too and unfortunately could not make the deal work. I have also lived through the YORK and still deal daily with movers who won't park in front of the building as they are supposed to and instead park in the alley for hours at a time blocking my access to my building.

Since the lot next door to me was so small for a large development, their property is inches not feet but INCHES from my property, I had to fight the developers as they said my port cochere overhangs their property.

YES, in the end I won. It was not cheap nor easy but certainly worth the fight.

Too many developers only want to come tear down these structures for a profit. They will put up something that won't last 30 years. They don't care, they will have destroyed the 1741 Gaylord historic home, made their money and left laughing. The new structure will take up all allowable building space, so they can maximize the rentable to sellable units and take down a property that has Denver history.

This used to be a historic street, now there are 4 condo developments on this block alone. Please don't let 1760 become another one.

The previous owner obviously cared about the home, the history, and the neighborhood. This home is in outstanding condition. YES, it too has been changed from a single family home to office for Judi's house. I would love to talk to Michael Flowers to discuss what it would take to buy it outright and away from these developments/developers.

Kindly,

Ann

NOUVELLE PROPERTIES, INC.

Ann Harrison Hicks

[1760 Gaylord Street Denver, CO 80206](#)

303-507-7766 c 303-398-3222 o

ann@nouvelproperties.com

Committed to Extraordinary Standards

From: [Brandon Park](#)
To: [denc - City Council](#); [Landmark - Community Planning and Development](#); [City Council District 10](#)
Subject: [EXTERNAL]
Date: Friday, April 21, 2023 4:26:54 PM

Hello,

My name is Brandon Park and I live at 2115 E 21st Ave. I'm writing in support of the historical landmark status of 1741 Gaylord. I believe that there can be a happy compromise where this home is preserved and also adapted into housing.

I hope that you vote to preserve 1741 Gaylord.

Best,
Brandon

From: [Jane Schmidt](#)
To: [City Council District 10](#); [dencc - City Council](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord St should be preserved
Date: Friday, April 21, 2023 3:29:13 PM

As a District 10 resident, I feel strongly that maintaining the historic legacy of the district is vitally important. The cities that tear down their historic buildings lose something that can never be recovered. Data has universally shown that the cities that promote preservation and the thoughtful development of their historic properties and districts generate more revenue. The historic buildings in Denver help tell this city's story. As I understand it, there is a rich legacy, and uniquely Denver story connected to the Hurlbut house at 1741 Gaylord St. It would seem this unique property could, and should be repurposed. No one is asking the owner to NOT develop the site. It seems there should be a compromise that would spare such a rare and significance example of Gove & Walsh residential architecture.

I would ask that the City Council vote to SAVE this beautiful building.

Jane Schmidt
649 Detroit St
303-725-9698

Sent from [Mail](#) for Windows

From: [Jaime Berg](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Friday, April 21, 2023 3:23:40 PM

To whom it may concern:

Please give 1741 Gaylord St. (the former home of Judi's House) landmark status. The historical building has a lot of significance to the City Park West neighborhood, which has been rapidly redeveloped. Please preserve this home. The former owner of the home was a founding member of Children's Hospital Colorado which has served and continues to serve millions of children in Colorado and across the region. The home's former owner was a trailblazer in Colorado and the home where she once lived should be preserved out of respect for her and for the children and families that have been impacted by the care they've received at Children's Hospital Colorado.

Best,
Jaime Berg Cady
City Park West Neighbor

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Jaime Berg Cady
jaimemarieberg@gmail.com
406-380-0055

From: [David Hill](#)
To: [Landmark - Community Planning and Development](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] In Support of Historic Landmark Designation - 1741 Gaylord St.
Date: Friday, April 21, 2023 1:59:11 PM

Dear Denver City Council Members:

I'm writing in support of historic-landmark designation for the house at 1741 Gaylord St.

That the house qualifies for such designation is beyond dispute. Historic Denver says, "This building's history and architecture are integral to the context of its block and its neighborhood." The city's own Landmark Preservation Commission voted 9-0 to recommend landmark designation. Support from members of the public has been overwhelming.

I urge city council members to do the right thing and approve designation.

Historic designations are one of the few tools Denver residents have to preserve the city's cultural and architectural treasures. Make no mistake: 1741 Gaylord St. is a significant architectural treasure.

Historic preservation is in fact one of the stated goals of Denver's Comprehensive Plan 2040. That goal is even more explicit in Blueprint Denver, where historic designation is encouraged as a tool to promote design quality and to "preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance."

I believe the application for historic-landmark designation of 1741 Gaylord St. is consistent with both of these planning documents, and I urge you to vote in favor of the application when it comes before the city council on April 24.

Thank you.

—David Hill
740 Steele St.
Denver, CO 80206

(303) 733-9293

From: [Patricia A. Bedoya](#)
To: [denc - City Council](#); [Landmark - Community Planning and Development](#); [City Council District 10](#)
Cc: [Patricia A. Bedoya](#)
Subject: [EXTERNAL] 1741 Gaylord Street - Judy's House
Date: Friday, April 21, 2023 1:04:12 PM
Attachments: [image001.png](#)

Good afternoon! My name is Trish Bedoya and I work for a law firm at 1725 Gaylord Street, Denver, CO plus a minority owner and represent the firm.. We have a beautiful business home that we practice law as a full service law firm. Through the years we have seen the development all around us. As we understand growth can not be stopped, we would be in despair to see Judy's House torn down. The history of that home from the 1900's to the present is amazing. Judy's House was such a wonderful place where children could grieve for their dying parents. Brian Greise did a wonderful job in creating Judy's House and as they grew – they were forced to relocate to Aurora. I want to thank the Landmark Planning Commission to deem Judy's House as historic and now it is up to City Council for final determination. As the developer feels it is a property right's issue and has been very local on the local TV Channels no one seems to mention that there will be 38 units still built which they begun building last week. In addition, no one took into the consideration that most of the historic homes on Gaylord Street are businesses and with another apartment building being built – the parking for our employees will be vastly limited. Each corner will have an apartment and/or condo between 17th and 18th Street. To drive around this area – so many units have and are presently being built – with no height limits and beautiful homes in between. I would ask that the City Council members save this building and keep the history around City Park West in place along with the other homes and businesses in this area. Thank you for your consideration. Have a nice weekend.

Trish Bedoya
Office/Business Manager
Bloch & Chapleau, Cates, Ongert, LLC
1725 Gaylord Street
Denver, Colorado 80206
www.blochchapleau.com
(303) 331-1700
(970) 926-1700 Edwards/Vail
(303) 355-0252 Fax



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From: [Brendan Cady](#)
To: [dence - City Council](#); [Landmark - Community Planning and Development](#); [City Council District 10](#)
Subject: [EXTERNAL] Support for Saving 1741 Gaylord
Date: Friday, April 21, 2023 12:56:08 PM

Hello,

My name is Brendan Cady, and I have lived in City Park West since 2015 at 2046 N Vine St. Since moving to City Park West, I have gotten married and we have started our family in this wonderful neighborhood.

I am writing because I believe that 1741 Gaylord should be preserved, and designated as a historic landmark. My wife works at Children's Hospital, and I do think it's a powerful story for our daughter with regard to Edith Burger's history in the neighborhood. In addition, it is a beautiful house in the Dutch Colonial Revival, and unique to this area.

There are plenty of empty lots and under-utilized areas which appear to be better candidates for development. I hope there is room for more thoughtful development where buildings of historic significance can be preserved and not scraped.

I hope that you will support the preservation of 1741 Gaylord - it is exceedingly rare to see historic buildings get protected in Denver.

Thanks again,

Brendan

From: [Jane Daniels](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Fwd: 1741 Gaylord Street - Nomination Support
Date: Friday, April 21, 2023 10:29:23 AM

FYI. Thank you!

----- Forwarded message -----

From: **Jane Daniels** <jvrosecky@gmail.com>
Date: Fri, Apr 21, 2023 at 10:27 AM
Subject: 1741 Gaylord Street - Nomination Support
To: <Kara.Hahn@denvergov.org>

Dear Ms. Hahn,

I recently read in the news that the property located at 1741 Gaylord Street was under consideration for a landmark nomination. I am writing today in **strong support** of this nomination! What a fantastic piece of architecture, architectural history, and a testament to the skilled architects, craftsmen and citizens of Denver. This property is one of a kind, highly significant, and should be preserved. Please pass along my comments and support to the City Council. It would be appalling if this beautiful property were to be torn down or altered irrevocably. There are many smart, sustainable, and more sensible ways to use this type of structure if one has the know-how, tools (that Denver has!), ethics, and stamina to use them that will benefit all of Denver today and for generations to come. Kind regards,

Jane Daniels
303-250-7469

From: [Nemcik, Noel R](#)
To: [Landmark - Community Planning and Development](#); [denc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St. Testimony
Date: Monday, April 24, 2023 3:57:22 PM

(apologies for the late submittal! I hope I can still submit..., please see below.)

I am trying to understand why someone would want to tear this building down.

Is it not big enough? It's 7,000 square feet - one of the largest mansions in the neighborhood. Still need more space? Denver has 8,400 parcels of vacant land – almost 18,000 acres. Maybe try one of those lots first. This one is occupied.

Is the house not “green” enough? Nearly half of all greenhouse gases come from constructing, demolishing and operating our buildings. We fret about recycling a pop can but will brazenly throw away an entire house. We must accept that “the greenest building is one that already exists.” (C. Elefante)

Does the house not mean anything? Maybe take a moment to try to understand that this house has been around for over 120 years. When it was built, Teddy Roosevelt was the president of a country with only 45 states. He had just gone for his first ride in an automobile. Things like aspirin, crayons and the radio were brand new. The Wright brother's hadn't even taken flight yet. Whether we realize it or not, we gravitate to old buildings because we need a link between the past and present – Old buildings give us a sense of identity. They help us to remember. “Memory is impossible without physical places on which to ground it, for they bear witness to past events.” (M. Page) By tearing down 1741 Gaylord we are destroying one more piece of our city's memory.

Maybe a new house would be better? As a Denver resident, a Colorado native and an architect, I can assure you that whatever gets built on this plot of land will not compare to what is there now. Modern-day architects repeatedly fail to produce brilliant design on demand. And if they could systematically create work that is better than that of the past, preservationists would have nothing to focus on, as that discipline “thrives on the fears of our own ineptitude.” (A. de Botton) Why put the Mona Lisa behind glass if we could reproduce another masterpiece exactly like it? We demolish buildings in hopes of replacing with something better. I assure you that will not be the case for 1741 Gaylord. Whatever gets built will just be adding to Denver's infestation of inferior buildings. The grass is not greener on the other side of the wrecking ball.

Noel Nemcik, RA, LEED AP

Project Manager | Architect
National Park Service
Interior Regions 6 | 7 | 8
(720) 703-3141