

**From:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**To:** [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)  
**Subject:** RE: [EXTERNAL] Re: 1741 Gaylord - City Council Review at Land Use, Transportation, and Infrastructure Committee  
**Date:** Thursday, March 16, 2023 8:56:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**From:** Michael Mathieson <mike.forbespartners@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:19 PM  
**To:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>  
**Cc:** matt dendorfer <matt.dendorfer@gmail.com>; taylor.forbespartners@gmail.com; Steve Charbonneau <Steve@findsolutions.org>  
**Subject:** [EXTERNAL] Re: 1741 Gaylord - City Council Review at Land Use, Transportation, and Infrastructure Committee

Hi Kara,

Please see attachments and links below. I would like to clear up some of the misrepresentations that have been presented as fact by the City of Denver Landmark Department and their supporters, which have been based on the highly inaccurate report to support historic designation by your department, the many changing comments on the supposedly important people that lived in the home and the now irrelevance on a \$250,000 City Park West Discovery Denver 88 page in depth Historic Report completed in December of 2019 that you claimed to be proud of heading up for the City of Denver Landmark Department in our initial mediation meeting.

1) Per Kara Hahn: In terms of the buyers, we are aware of the former interest of Chuck and Ben with Modus, as well as from the realtor Katie Hummer, who is representing a client. 1) Please see attached letter from Chuck with Modus, they are not interested in making an offer or purchasing the property. 2) Katie Hummer is the listing agent for 1563 Gaylord, an almost identical building to 1741 Gaylord, please see the city records link. [1563 N GAYLORD ST | 0235531035000 \(denvergov.org\)](#)

This property is owned by the Other Side Academy, members of this non-profit have signed our petition. Katie Hummer said she had a Psychology Firm in the area that was interested in buying our building at 1741 Gaylord, but she would not provide any information on her supposed client and at the same time offered to sell me The Other Side Building at 1563 Gaylord Street. The two buildings are nearly identical in size and two blocks from each other so if she had a real buyer then she would have shown the buyer the building at 1563 Gaylord. Why would Katie have a buyer for our unlisted, not for sale building, but not have a buyer for a nearly identical building she is listing two blocks away? She wouldn't and The Other Side Academy has never heard of such a client according to them. Please see attached pic and listing by Katie Hummer. Katie was being dishonest with me about her intentions and pretending to have a buyer. She has provided no proof or any information of any kind to The Other Side Academy or me that any such buyer ever existed.

2) Per Kara Hahn: Regarding Discover Denver, the survey report is a summary of the history of the neighborhood. The properties selected for enhanced forms help provide additional information on the neighborhood; however, they are not a comprehensive list of historic properties in the neighborhood. They include different types, styles, forms, and locations of buildings. And, the number of enhanced forms vary from neighborhood to neighborhood, and grant to grant. For information on each property, the Survey Log and table at the end of the report lists all addresses. For 1741 Gaylord, it notes that more data is needed to determine if the property is has historic, cultural, or geographic significance. Again, this is patently false and not what the report says. The \$250,000 report had six expert consultant groups involved, Corbett AHS, the lead consultant, recommended 61 additional homes that might be architecturally significant for historic preservation based on field observations (a 350% increase over the 18 current historic homes in City Park West). Every single-family home was reviewed by a team with a well-trained team lead, multiple photographs were taken (over 3,000) and any home under consideration was further reviewed in the database by more experts and yet this home was never considered historic in any way. Furthermore, the three new areas in addition to the existing Wyman Historic District were considered areas of significance for future neighborhood historic districts. When the hospitals are removed and the park is removed the area's account for upwards of 80% of the City Park West Neighborhood being recommended for historic preservation and again 1741 Gaylord Street was not in an area of significance. So what did Denver City Landmark do, they added a section that allowed them to change their mind in the future and control 100% of all the properties at any time that were over 30 years old. And then in our meeting with the Historic Preservation Commission you told them this 88 page extremely in-

depth report was only designed to give, "A Flavor of the Neighborhood", since it no longer suited your purposes as it relates to 1741 Gaylord. So why even do the report? What was the purpose? Good luck with that testimony in court. No one on planet earth that reads the Discovery Denver report would believe your explanation for it because we all know it is not true.

3) Item D. It is a significant example of the work of recognized builder or master architect. As The Landmark Preservation Committee agreed in the meeting there is no proof Aaron M Gove designed this home. In fact, there is proof I have presented to the contrary in his Colorado Architects Biographical Sketch, which you completely dismissed in that meeting. Aaron M Gove was a commercial architect, this is the type of architecture he was known for doing. He is not credited with designing this home and there is zero evidence to support that he did as you claimed all throughout your initial evidence to support historic designation. Your own criteria does not say an architecture firm or a construction company, it says a recognized architect or master builder. This has not been proven in any way and it is highly unlikely, Aaron M Gove designed this home.

4) Edward Holmes Hurlburt was the Secretary of a small grocery store operation in comparison to the chains of today (The argument could be made Marczyk Fine Foods is of similar significance and certainly Clark's Market is more significant in Colorado). His father expanded the stores to four by 1904, but you credited the son and homeowner with doing so while he was secretary of the small operation. When his father passed, he assumed ownership for a short period of time before he sold the store to a much larger grocer within a block of the store. Homes are considered historic based on who commissioned them and had them built, not based on who may have lived there for a short period of time. No relevant information proving Edith Burger was a significant person founding Childrens Hospital has been presented to the land owner, but the speculation of her importance in founding the hospital was rampant in the Historic Preservation Meeting including that she must have worked from home, she was President of the Hospital, she raised all the funds for it or was the main fund raiser when the Tammen's (Denver Post Owners) raised 100% of the funds. At least provide relevant historical information to the landowner that was not in your report instead of making so many unsubstantiated claims in a public meeting. 1741 Gaylord was not commissioned by her or her husband and she has what appears to be no significant attachment or redesign associated with the property.

5) 1741 Gaylord Inspection Report - This report completely contradicts the attached flyer for the Historic Preservation Committee meeting that the home is in good condition. It is in terrible condition and would require over 2M in repairs to bring into the 21st century.

<https://drive.google.com/file/d/16YvrYkutJEi4hgHz8u8FXgoTDg7kj2Zr/view?usp=sharing>

6) We have great support for demolishing this home for new housing, many of our neighbors have signed our petition and the vast majority of these 32 neighbors are located within two blocks of 1741 Gaylord including the neighbors on both sides of the property, several neighbors directly across the street and almost a dozen just on Gaylord Street. Two of the three highly opposed owners purchased their own historic mansions on the street in the last year, they want to keep it that way and their homes are far more elegant and statelier than 1741 Gaylord. I am sure we can get 40-50 more signatures rather easily; we have done this with very light effort as opposed to City of Denver Landmark and their team posting on numerous affiliated websites, many, many posts on Nextdoor and Facebook and repeated canvassing throughout the neighborhood with false, misleading information.

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|------------|-----------|----|-----------|-------------|------------------|--------------------|
| 2022025102 | 2/23/2022 | SW | 2/22/2022 | \$1,307,000 | 1718 GAYLORD LLC | EQUITY PROJECT LLC |
|------------|-----------|----|-----------|-------------|------------------|--------------------|

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|            |           |    |           |             |              |                   |
|------------|-----------|----|-----------|-------------|--------------|-------------------|
| 2022138830 | 11/7/2022 | SW | 11/7/2022 | \$1,750,000 | JUDI'S HOUSE | PACHECO,STEPHEN & |
|------------|-----------|----|-----------|-------------|--------------|-------------------|

to do so.

Thank you,

Mike Mathieson  
Property Owner  
1741 Gaylord Street

Denver, CO 80206  
303-726-4600

On Tue, Mar 14, 2023 at 3:48 PM Hahn, Kara L. - CPD CE1566 City Planner Supervisor <[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)> wrote:

Hi All –

Sorry for the multiple emails, but you can send the public comments/signatures to me, and I will forward them to City Council for their review. If you send them to me by this Thursday, March 16<sup>th</sup> by 9:00 am, I can include them in my staff report and send them as part of the package for review by the Land Use, Transportation, and Infrastructure committee.

Thanks,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver  
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p: (720) 865-2919 | cell: (303) 579-7051  
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---

**From:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor  
**Sent:** Tuesday, March 14, 2023 1:19 PM  
**To:** Michael Mathieson <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>; matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>; [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)  
**Cc:** Steve Charbonneau <[Steve@findsolutions.org](mailto:Steve@findsolutions.org)>  
**Subject:** Re: 1741 Gaylord - City Council Review at Land Use, Transportation, and Infrastructure Committee

Hi All -

Glad to hear that Taylor and Matt can attend the Land Use, Transportation, and Infrastructure meeting. As note below, this is a meeting and not a public hearing, so there is not a formal space for comments during the meeting; however, on occasion council member have asked questions of those in attendance.

In terms of the buyers, we are aware of the former interest of Chuck and Ben with Modus, as well as from the realtor Katie Hummer, who is representing a client.

Regarding Discover Denver, the survey report is a summary of the history of the neighborhood. The properties selected for enhanced forms help provide additional information on the neighborhood; however, they are not a comprehensive list of historic properties in the neighborhood. They include different types, styles, forms, and locations of buildings. And, the number of enhanced forms vary from neighborhood to neighborhood, and grant to grant. For information on each property, the Survey Log and table at the end of the report lists all addresses. For 1741 Gaylord, it notes that more data is needed to determine if the property is has historic, cultural, or geographic significance.

Please let me know if you have any other questions.

Thanks,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver  
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**From:** Michael Mathieson <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>  
**Sent:** Friday, March 10, 2023 4:43 PM  
**To:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor <[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)>  
**Cc:** matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>; [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com); Steve Charbonneau <[Steve@findsolutions.org](mailto:Steve@findsolutions.org)>  
**Subject:** [EXTERNAL] Re: 1741 Gaylord - City Council Review at Land Use, Transportation, and Infrastructure Committee

Hi Kara,

Thank you for letting us know about the March 21st meeting and thank you for asking to move it to 3/28, we do appreciate it. I understand it cannot be moved and Taylor and Matt will be in attendance for this meeting. We have a number of signatures of support for our property rights and this project in the neighborhood. Who do we send this information to so it can be sent to City Council prior to the 3/21/23 meeting or the 4/24/23 meeting?

I did want to ask a couple questions about your email:

Who are the potential buyers you are referencing? I am not aware of any. I am aware of one developer, Charles Moore, that works directly with the City of Denver, who has been contacted by the City of Denver about 1741 Gaylord and has worked with the City of Denver Landmark Department on these types of projects in the past. At this point he has toured the home, but they have not made any offer and have not said they will be doing so at this point. We gave you and your entire team the option to find a buyer over a period of four months we were negotiating, and you were not able to do so. We do not have any offers from any buyers at this point and no buyer has presented themselves. I think your comments in the meeting on Tuesday to this effect and in this email are misleading. If the offer is from a homeowner or possibly an office owner buyer that has been vetted to not flipping the property and they want to restore the home then we would consider an at cost offer, but there would need to be an agreement in place not allowing them to re-sell the property and the property deed would need to have restrictions to this effect. Any developer or real estate professional would have to make a full price offer for us to accept it since the property is not currently for sale.

I would also like to add that your comment in the meeting with the preservation commission on Tuesday that the Discover Denver report on this neighborhood was only intended to give, " a flavor of the neighborhood" not a thorough examination of it is a highly inaccurate mischaracterization of what the report does say is its purpose and misrepresents the content of extremely thorough report.

Thank you,

**Mike Mathieson**  
President  
303-726-4600



On Fri, Mar 10, 2023 at 12:39 PM Hahn, Kara L. - CPD CE1566 City Planner Supervisor <[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)> wrote:

Good Afternoon -

We wanted to keep you updated on the next steps in the process, which is review by Denver City Council. The designation application will go to the [Land Use, Transportation, and Infrastructure committee](#) (LUTI) on **Tuesday, March 21<sup>st</sup> at 10:30 a.m.** I spoke with city staff on the possibility of moving the meeting to another date, but unfortunately City Council agendas are full through mid-July and the process will need to continue with the existing dates. However, while the meeting is held in the historic City and County Building in Council Chambers, it is a hybrid meeting with virtual as well as in-person options to attend.

At the meeting, Landmark staff will make a presentation on the designation and council members will have an opportunity to ask questions about the application and the process. This is not a public hearing, so there is generally not public comment; however, if you would like to attend, you can join either in-person or virtually. We also wanted to remind you, that if the case is forwarded by LUTI to the full City Council, the public hearing would be on Monday, April 24<sup>th</sup>.

Landmark staff has also been made aware that there may be a couple of potential buyers, if that remains an option and Landmark can be of help, please let us know. Also, if you have any questions, please do not hesitate to reach out.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver  
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**From:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor  
**Sent:** Tuesday, February 28, 2023 2:24 PM  
**To:** 'Michael Mathieson' <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>; 'matt dendorfer' <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>; 'taylor.forbespartners@gmail.com' <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>  
**Subject:** RE: 1741 Gaylord - Landmark Preservation Commission Public Hearing

Good Afternoon –

I wanted to provide some additional information on the [public hearing before the Landmark Preservation Commission](#) next week (**Tuesday, March 7<sup>th</sup> at 1:00 pm**). The designation application will be near the beginning of the meeting (the agenda is attached). This meeting will be hybrid, with virtual and in-person options. The meeting can be attending in-person at the Wellington E. Webb Building at 201 W. Colfax Avenue, 4<sup>th</sup> floor conference room #4.F.6, or attended virtually by registering through our [website](#). Please let me know how you will be attending by Monday at noon.

When the project is called by the Commission, I will make a presentation on the designation application and the recommendation in the attached staff report. The Commission chair will then invite the applicants, to present to the Commission. The chair will then ask you, and any representatives you may have, to present for a maximum of 10 minutes. As a reminder, if you have a slide deck or PowerPoint presentation, please send it to me today. Typically,

owners and/or developers discuss why they do not support the designation, why they do not believe the property is significant, and any other information they find important. The Commission may then ask you questions. This would be followed by comments from the public. The chair of the Commission will close the public hearing and the Commission will deliberate. The Commissioners have four options when reviewing projects: they can recommend approval, modify the application, request additional information, or deny the project.

If you have any questions on the public hearing or the staff report, please let me know.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver

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**From:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor

**Sent:** Wednesday, February 22, 2023 11:53 AM

**To:** Michael Mathieson <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>; matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>; [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)

**Subject:** RE: 1741 Gaylord - Landmark Preservation Commission Public Hearing

Good Morning –

As a reminder, the Landmark Preservation Commission public hearing for the 1741 Gaylord designation application will be on **Tuesday, March 7<sup>th</sup> at 1:00 pm**. This meeting will be hybrid, with virtual and in-person options.

At the public hearing, I will make a presentation to the Commission on the designation application. The Commission chair will then invite the applicants to present and then you, as the owners. Both the applicants and your presentation can be a maximum of 10 minutes. Any photographs, PowerPoint, or presentations files must be supplied to staff one week prior to the Commission meeting (please email me by 5:00 p.m. Tuesday, February 28<sup>th</sup>). All owners, team members, or representatives are limited to the 10 minute presentation, and cannot speak during the public comment period. This requirement is the same for the applicants as well.

You may also provide written materials to the Commission (again please email me). If received by 5:00 p.m. on Monday, February 27<sup>th</sup>, it will be sent to the Commission with their packets, which includes the application, staff report, and any public comments received by Landmark. Additional comments or written materials may be submitted until 12:00 p.m. (noon) the day prior to the LPC meeting. Landmark staff will email these comments to the Commission members. Written comments received after 12:00 p.m. the day prior to the meeting will not be accepted. **No new materials, photos, or written comments can be given to the Commission at the meeting.**

If you have any questions on the public hearing, please let me know.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor

Community Planning and Development | City and County of Denver

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**From:** Michael Mathieson <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>

**Sent:** Tuesday, February 14, 2023 6:27 AM

**To:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor <[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)>

**Cc:** [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com); matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>

**Subject:** [EXTERNAL] Re: 1741 Gaylord - Designation Application Preliminary Review

Hi Kara, your offer is not in any way sincere. You have been anything, but transparent in this process, not even willing to provide us any information to support Aaron Gove was the architect for this home and you are going against the recommendations of your own 2019 report that demonstrates this home is not historic per your extensive review. Having a backstop in the report that allows you to claim any building 30 years or older in the future is then historic based on your personal assessment in highly unethical and allows you and your department alone to control almost 80% of all the property rights in this City Park West neighborhood. Your complete misrepresentation of your own report in our meeting is an embarrassment and shows the inherent fundamental bias with you and your department against individual property rights and unfortunately for you we do not live in a communist society as you would prefer.

If this is so decided against us based on your knowingly false and grossly negligent report we will be filing significant litigation against you and the City of Landmark department in the City of Denver. We have pointed out multiple inaccuracies in your report and you have yet to discuss any of them in a fair and honest way, instead you have doubled down at every opportunity.

Mike Mathieson  
President  
303-726-4600



On Fri, Feb 10, 2023 at 11:38 AM Hahn, Kara L. - CPD CE1566 City Planner Supervisor <[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)> wrote:

Good Morning –

I wanted to follow-up on the previous email and notification letter, and check if you have any questions. Please feel free to reach out if you have questions or would like to discuss.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver

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**From:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor  
**Sent:** Wednesday, February 8, 2023 2:19 PM  
**To:** 'taylor.forbespartners@gmail.com' <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>; 'Michael Mathieson' <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>; 'matt dendorfer' <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>  
**Cc:** 'Steve Charbonneau' <[Steve@FindSolutions.org](mailto:Steve@FindSolutions.org)>  
**Subject:** RE: 1741 Gaylord - Designation Application Preliminary Review

Good Afternoon –

Landmark staff has completed the preliminary review of the designation application (the review is attached). Staff found that the application was complete and that the structure is eligible to be a Denver Landmark. With that finding, staff has set a public hearing before the Landmark Preservation Commission for March 7, 2023 at 1:00 p.m. (this will be a hybrid meeting with virtual and in-person options). Prior to the meeting, we will send formal notifications of the public hearing and will post signage on the property.

Again, if you have any questions or would like to discuss, please let me know.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver  
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**From:** Hahn, Kara L. - CPD CE1566 City Planner Supervisor  
**Sent:** Tuesday, February 7, 2023 4:26 PM  
**To:** [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com); Michael Mathieson <[mike.forbespartners@gmail.com](mailto:mike.forbespartners@gmail.com)>; matt dendorfer <[matt.dendorfer@gmail.com](mailto:matt.dendorfer@gmail.com)>  
**Cc:** Steve Charbonneau <[Steve@FindSolutions.org](mailto:Steve@FindSolutions.org)>  
**Subject:** RE: 1741 Gaylord - Designation Application Submitted

Good afternoon,

Landmark Preservation has received an application to designate 1741 N Gaylord Street as an Individual Denver Landmark. Staff is reviewing the application to determine whether it is complete and whether the structure is eligible for designation. If both are the case, a public hearing will be scheduled before the Landmark Preservation Commission. We will keep you apprised of all steps in this process.



If you have any questions or would like to discuss the process, please let me know.

Thank you,  
Kara

**Kara Hahn** | Landmark Planning and Regulatory Supervisor  
Community Planning and Development | City and County of Denver  
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**From:** Hahn, Kara L. - CPD City Planner Principal  
**Sent:** Thursday, September 22, 2022 5:03 PM  
**To:** 'Kindra Reeves' <[kindra401@msn.com](mailto:kindra401@msn.com)>; 'taylor.forbespartners@gmail.com' <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>  
**Subject:** 1741 Gaylord - Notice of Intent Submitted and Posting Extended

Good afternoon,

Landmark Preservation has received a Notice of Intent to file a designation application for the property located at 1471 Gaylord Street. Therefore, the posting period for the property has been extended to 60 days. **The 60-day time period will expire at 4:30 p.m. on October 31, 2022.**

During the extended posting period, **a third-party facilitated stakeholder meeting must be held by day 40 of the posting period (October 11, 2022)**. No designation applications can be submitted prior to the stakeholder meeting. If the posting period elapses and an application for historic designation is not received by Landmark Preservation staff, then a Certificate of Demolition Eligibility will be issued on November 1, 2022. If an application for landmark designation, along with the applicable fee, is received, then the designation process will be followed.

Please feel free to contact me if you have any questions or if I may be of further assistance.

Thank you,  
Kara

**Kara Hahn** | Principal Planner-Landmark Preservation  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | she/her/hers  
p: (720) 865-2919 | cell: (303) 579-7051  
[DenverGov.org/Landmark](https://denvergov.org/Landmark) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)



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**From:** Hahn, Kara L. - CPD City Planner Principal

**Sent:** Thursday, September 8, 2022 3:08 PM

**To:** 'Kindra Reeves' <[kindra401@msn.com](mailto:kindra401@msn.com)>; 'taylor.forbespartners@gmail.com' <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>

**Subject:** RE: 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon –

I just wanted to reach out to see if you have any questions about the public posting or the process. If so, please feel free to reach out to me.

Thanks,  
Kara

**Kara Hahn** | Principal Planner-Landmark Preservation  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | she/her/hers  
p: (720) 865-2919 | cell: (303) 579-7051  
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**From:** Hahn, Kara L. - CPD City Planner Principal

**Sent:** Thursday, September 1, 2022 7:29 PM

**To:** 'Kindra Reeves' <[kindra401@msn.com](mailto:kindra401@msn.com)>; 'taylor.forbespartners@gmail.com' <[taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)>

**Subject:** RE: 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon,

The City and County of Denver, Community Planning & Development, has reviewed the Certificate of Demolition Eligibility application for the property at **1741 Gaylord Street** and found it has potential for landmark designation pursuant to Section 30-6 of the Denver Revised Municipal Code. The building will be posted for 21 days beginning on **Sept 1, 2022** for a notice of intent to file a designation (“Notice of Intent”) to be brought forth.

To begin the designation process, Notice of Intent must be received by Community Planning and Development by **Sept 22, 2021** before 4:30 pm. If a Notice of Intent is received by Community Planning and Development by **Sept 22, 2022**, the posting period is extended to **Oct 31, 2022** during which time a meeting is required (see DRMC Section 30-6(1)(c)). If a Notice of Intent is not received by Twenty One Days After Posting, a Certificate of Demolition Eligibility will be issued on **Sept 23, 2022**, allowing demolition permits to be issued upon compliance with all state and city requirements.

Additional information can be found on our [website](#). Please do not hesitate to reach out if I may be of further assistance.

Sincerely,  
Kara

**Kara Hahn** | Principal Planner-Landmark Preservation  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | she/her/hers  
p: (720) 865-2919 | cell: (303) 579-7051  
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**From:** Hahn, Kara L. - CPD City Planner Principal  
**Sent:** Tuesday, August 30, 2022 4:44 PM  
**To:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>; [taylor.forbespartners@gmail.com](mailto:taylor.forbespartners@gmail.com)  
**Subject:** 1741 Gaylord - Notice of Posting for Certificate of Demolition Eligibility Application

Good Afternoon,

Landmark Staff has reviewed the application for **1741 Gaylord Street** and found that the property has potential for designation. Staff will post a Certificate of Demolition Eligibility notice on the property for 21 calendar days.

When a Certificate of Demolition Eligibility notice is posted:

- If Landmark Preservation staff does **not** receive a landmark designation application or a "notice of intent to file a designation application" by 4:30 p.m. on the **21st** calendar day, the Certificate of Demolition Eligibility will be issued on the next business day.
- If Landmark Preservation receives a "notice of intent to file a landmark designation application" by the 21st day, the posting period is extended to 4:30 p.m. on the **60th** calendar day, during which a stakeholder meeting with a third-party facilitator must take place (See DRMC Section 30-6 (1)(c)).
- If the posting period is extended and Landmark Preservation staff receives a designation application and application fee by 4:30 p.m. on the 60th calendar day, the landmark designation process would begin.
- If the posting period is extended and Landmark Preservation staff does **not** receive a designation application and application fee by 4:30 p.m. on the 60th calendar day, the Certificate of Demolition Eligibility will be issued on the next business day.
- After the landmark designation process begins, the Denver City Council has 90 days to designate the property. If the property is not designated within 90 days, Landmark Preservation staff will issue the Certificate of Demolition Eligibility.

Once the property is posted, I will send you a follow up email with posting dates. This should be on Thursday, September 1<sup>st</sup>. **Please do not remove the posting signs once they are posted, as this will delay the required 21 day posting period.**

If you have any questions, please let me know.

Thank You,  
Kara

**Kara Hahn** | Principal Planner-Landmark Preservation  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | she/her/hers  
p: (720) 865-2919 | cell: (303) 579-7051  
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**From:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Sent:** Tuesday, August 16, 2022 5:31 PM  
**To:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>  
**Cc:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** RE: 1741 Gaylord - Certification of Demolition

Good afternoon Kindra,

Thank you for your payment for the application for Certificate of Demolition Eligibility (CDE) at 1741 N Gaylord St.

A completed application has been received by Landmark Staff.

Landmark staff will review all completed CDE applications within ten (10) business days of receipt to determine whether the structure has potential for designation, based on the Landmark Designation criteria delineated in Section 30-3 of the Denver Revised Municipal Code. The first day of the 10 business day review begins on the following business day that a complete application is received.

Please let me know if you have any questions or concerns.

Regards,  
Emily



**DENVER**  
THE MILE HIGH CITY

Emily Ehr | Operations Assistant  
Landmark Preservation | CPD | City & County of Denver  
[Pronouns](#) | She/Her/Hers  
phone: (720) 865-3262

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**From:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>  
**Sent:** Tuesday, August 16, 2022 2:33 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** [EXTERNAL] Re: 1741 Gaylord - Certification of Demolition

Thank you. How long does it take to show up in the permitting records?

Kindra

---

**From:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Sent:** Tuesday, August 16, 2022 2:09 PM  
**To:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>  
**Cc:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** RE: 1741 Gaylord - Certification of Demolition

Good afternoon Kindra,

Thank you for your application for Certificate of Demolition Eligibility (CDE) at 1741 N Gaylord St.

Your application has been received by Landmark Staff, your record ID# **2022-CDE-0000087**, please use this number when making your payment. I have attached the invoice, click here [YouTube link](#) for easy instructions on how to pay online. Or if you need further instruction please email [planreview@denvergov.org](mailto:planreview@denvergov.org) and a staff member can walk you through the process.

If you'd prefer to come into the office to pay, please bring your payment (if in the form of a check, make it out to the **Manager of Finance**) to the second-floor cashier/records and use the attached invoice. (201 W. Colfax Ave, Denver CO) - **\*\*the cashier desk is only open from 10-4, Monday, Tuesday, Wednesday, and Thursday during the current COVID-19 Pandemic.\*\***

Staff will review all completed CDE applications within ten (10) business days of receipt to determine whether the structure has potential for designation, based on the Landmark Designation criteria delineated in Section 30-3 of the Denver Revised Municipal Code. The first day of the 10 business day review begins on the following business day that a complete application, including payment, is received.

Please let me know if you have any questions or concerns.

Regards,

Emily



**DENVER**  
THE MILE HIGH CITY

Emily Ehr | Operations Assistant  
Landmark Preservation | CPD | City & County of Denver  
[Pronouns](#) | She/Her/Hers  
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**From:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>  
**Sent:** Tuesday, August 16, 2022 2:04 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** [EXTERNAL] Re: 1741 Gaylord - Certification of Demolition

Thank you! Kindra Reeves 720-840-6855

Kindra

---

**From:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Sent:** Tuesday, August 16, 2022 2:03 PM  
**To:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>  
**Subject:** RE: 1741 Gaylord - Certification of Demolition

Hello Kindra,

I'm finishing up on your record.

I need your last name, and phone number please.

Regards,

Emily



**DENVER**  
THE MILE HIGH CITY

Emily Ehr | Operations Assistant  
Landmark Preservation | CPD | City & County of Denver  
[Pronouns](#) | She/Her/Hers  
phone: (720) 865-3262

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**From:** Kindra Reeves <[kindra401@msn.com](mailto:kindra401@msn.com)>

**Sent:** Monday, August 15, 2022 11:10 AM

**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>

**Subject:** [EXTERNAL] 1741 Gaylord - Certification of Demolition

Hi Emily,

I am going to try and send these from a non Gmail account. I am attaching JPG files as independent attachments. I will send this in three emails so that it does not convert to a link. Please note given the closeness in proximity to other buildings, the sides have to be split as I can not get back far enough to view it in one shot.

Thank you,

Kindra

- Save 1741 Gaylord Flyer

Landmark Planning  
Commission  
Meeting  
March 7, 2023  
1pm

201 W. Colfax  
Webb Municipal Bld

Room 4.F.6

Come in person or  
register to speak via  
Zoom:



<https://bit.ly/GaylordLPC>

## Save 1741 Gaylord!



This beautiful, historic home at 18th & Gaylord has been slated for demolition by a developer. Neighbors in City Park West are trying to save this icon by designating it a landmark.

If you want to see this home preserved and adapted for new housing rather than be destroyed, join us for a hearing with the Landmark Planning Commission on March 7 at 1:00 pm.

Built in 1902 by the architects that designed Union Station, it's one of the largest homes in CPW and remains one of the largest from the time.

The home is in excellent condition and has changed very little.

Along with the adjoining lots, the home could be adapted into beautiful new housing that reflects the history of City Park West.

If unable to attend,  
please submit a written  
comment in support to:

[landmark@denvergov.org](mailto:landmark@denvergov.org)

Additional info or to get  
involved:

[scott@dauphinehotel.com](mailto:scott@dauphinehotel.com)



- 1741 Gaylord No Interest Buyer Letter\_Charles More

---

## 1741 Gaylord

Charles Moore <cermoore@gmail.com>

Wed, Mar 15, 2023 at 11:15 AM

To: Michael Mathieson <mike.forbespartners@gmail.com>

Cc: matt.dendorfer <matt.dendorfer@gmail.com>, Steve Charbonneau <Steve@findsolutions.org>, Taylor Deutschmann <taylor.forbespartners@gmail.com>

Hi Mike- Hope your week is going well. Work and life has been very busy last few days so sorry for delayed reply. Your Gaylord property does look great from the exterior and I can see why neighbors and historic groups are passionate about saving it. I did not see a lot of historical value on interior finishes and there would be a fair amount of interior demo on a heavy renovation project for bringing up to code insulation, electrical, plumbing, HVAC, etc. Will be a big project so is ground up.

I don't recall suggesting you do a project with no parking and agree you need to properly park whatever project you decide to do here. We do have another project underway in Golden Triangle that we are voluntarily placing on national and state register that is utilizing a major parking reduction so maybe that is what you are referencing. I did not help create a model for MAG on the Cherry Creek home they had a Landmark issue on, but did write a letter of support for them to demo that house. The model I mentioned I'd be willing to help build is based on the Williams project briefly outlined below.

I have a very similar site (75' wide lot zoned G-RO-3) and project a few blocks west of you at 1763 Williams St (conversion plans attached) where we are voluntarily placing the property on the national and state historic register. We completed a zone lot amendment to create a 25' wide duplex lot on the south side which we already built and sold. We are currently under construction on the seven condos and moving to insulation/drywall phase. The ROE on these historic tax projects is significantly better than any new ground up projects we underwrite almost have the renovation/construction cost is subsidized in dollar for dollar tax credits. After meeting last Thursday I agree probably not best if we partner and your choice as property owner if you want to the the time and effort to properly the underwrite the deal from every angle.

After discussing with my partners we do not plan to underwrite the deal and bring you an offer. As much as we like the adaptive reuse of structures and historic tax credit programs that make those projects possible we also believe in property rights. Hopefully you retain your full property rights to develop the property as you like.

Thank you,

Charles E Moore

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<http://www.linkedin.com/in/charlesermooore>

Licensed Realtor-FA100034435

Licensed Mortgage Broker-LMB100020165

2079 W 44th Ave

Denver, CO 80211

M 303.305.9400

F 720.324.5069

**\*\*\*FOR SECURITY, WE WILL NEVER SEND WIRE INSTRUCTIONS VIA E-MAIL. PLEASE CALL THE TITLE COMPANY DIRECTLY FOR SECURE WIRE INSTRUCTIONS\*\*\***

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[Quoted text hidden]

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 **2048-210827-Site Revisions\_NPS.pdf**  
1278K

- Katie Hummer No Buyer\_1741 Gaylord



- Two Actual Historic Dutch Colonial Homes within 1 Block of 1741 Gaylord



## Pearce-McAllister Cottage

Built  
1899

Listed in the  
National Register of Historic Places  
1972

Designed by Denver-based architect Frederick  
Stern, this home is an excellent example of the  
Dutch Colonial Revival style. The house was a  
wedding present for Mr. and Mrs. Harold Pearce.  
Henry McAllister, general counsel for the Denver  
& Rio Grande Railroad, bought it in about 1907,  
and it stayed in the family until 1971.

A Historic Site of

  
HISTORY Colorado

[HistoryColorado.org](http://HistoryColorado.org)





- Other Side Academy Support\_1741 Gaylord

