

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0295
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 1741 Gaylord Street as a structure for**
7 **preservation.**

8 **WHEREAS**, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark
9 Preservation Commission has transmitted to the Council a proposed designation of a structure for
10 preservation; and

11 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
12 hearing on March 7, 2023, the staff report, and evidence received at the hearing before City Council on
13 April 24, 2023, the structure at 1741 Gaylord Street meets the criteria for designation as a structure for
14 preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by maintaining
15 its integrity, being more than 30 years old, and meeting the criteria in the following three categories from
16 Section 30-3(3):

17 *b. Having direct and substantial association with a recognized person or group of persons*
18 *who had influence on society;*

19 The structure at 1741 Gaylord Street (“Structure”) has direct and substantial association with
20 both Edward Holmes Hurlbut and James and Edith Burger. The Structure was built for Edward H.
21 Hurlbut in 1902-03 in the City Park West neighborhood, which was one of Denver’s newer residential
22 suburbs. Edward H. Hurlbut worked with his father, Edward Kirk Hurlbut, at a grocery store established
23 by the elder Hurlbut. After Edward K Hurlbut passed away, while residing in his son’s home, Edward H.
24 Hurlbut expanded the family business into a local chain of grocery stores. Establishing a chain of
25 grocery stores was a newer concept and illustrated Edward’s business acumen. Both father and son
26 were listed in “Representative Men of Colorado in the 19th Century,” which is indicative of the
27 business’s success. While building an innovative and highly successful business, Edward H. Hurlbut
28 was also a member of the Masons and Denver Country Club. His endeavors in business and public life
29 demonstrate his influence on Denver society.

30 The Structure was subsequently owned by James and Edith Burger. James Burger followed in
31 his father’s footsteps and worked in banking. He was President of the Union Depot & Trade Co and
32 then later President of the Hamilton National Bank. During this time, he was elected to the Colorado
33 Senate and authored (and passed) a bill establishing a workshop for the blind. James Burger was also

1 a high-ranking member of the Masons. While her husband was working in banking and serving in the
2 state legislature, Edith Burger became a founder of Children’s Hospital and served on the board for 19
3 years. Similar to Edward H. Hurlbut, the Burgers were important members of the community and were
4 influential in Denver society.

5 *c. Embodying distinctive visible characteristics of an architectural style or type;*

6 The Structure, which was one of the larger and earlier properties constructed in the
7 neighborhood, embodies the distinctive visible characteristics of the Dutch Colonial Revival style.
8 The characteristics of this style seen in the Structure are the side gambrel roof with overhanging
9 eaves, dormers, symmetrical façade, a pediment with round window, balcony supported by columns
10 above the main entrance, front door flanked by sidelights, 8-over-1 windows, brackets, dentils,
11 quoins, and gable-end chimneys.

12 *d. Being a significant example of the work of a recognized architect or master builder;*

13 The Structure is a significant example of the work of Gove & Walsh, a prominent Denver
14 architecture firm at the turn of the century. Aaron Gove studied at Colorado School of Mines and the
15 University of Illinois, worked under Roeschlaub before partnering with Thomas Walsh, and became
16 president of the Colorado chapter of the American Institute of Architects. Thomas Walsh studied
17 under Edbrooke and Burnham, supervised construction of Roeschlaub’ s Trinity Methodist Church,
18 and worked at firm in Chicago before returning to Denver and partnering with Aaron Gove. Gove &
19 Walsh were renowned Denver architects and designed numerous commercial and civic buildings
20 including the Sugar Building and the central portion of Denver Union Station. They also designed
21 homes for well-known Denver residents; however, many of those residential structures have been
22 demolished. The Structure is an excellent example of the high-style residences designed by Gove
23 & Walsh and one of the few known remaining residential works by them. The building was highlighted
24 in the 1910 Denver Municipal Facts as one of Denver’s 25 most beautiful homes. As one of their
25 rarer remaining residential buildings, with strong integrity, this is a significant example of the work of
26 Gove and Walsh.

27 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
28 **DENVER:**

29 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
30 public hearings, certain property at 1741 Gaylord Street, and legally described as follows, together with
31 all improvements situated and located thereon, be and the same is hereby designated as a structure
32 for preservation:

1 Lots 18 through 20, Except the westerly 25 feet thereof,
2 Block 9,
3 Park Side Subdivision,
4 City and County of Denver,
5 State of Colorado.

6 **Section 2.** The effect of this designation may enhance the value of the property and of the
7 structure, but may delay or require denial of building permits found unacceptable by the Landmark
8 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
9 and Districts and Section 30-6 of the Denver Revised Municipal Code.

10 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder of
11 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: March 21, 2023
2 MAYOR-COUNCIL DATE: March 28, 2023 by Consent
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;
10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: March 30, 2023
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 §3.2.6 of the Charter.
15 Kerry Tipper, Denver City Attorney
16 BY: _____, Assistant City Attorney DATE: _____