

From: [Brandon Park](#)
To: [dence - 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: [Erika Trigos Rubio](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord - I am opposed to demolition
Date: Thursday, April 20, 2023 4:38:44 PM
Attachments: [Outlook-qitosdup.png](#)

To whom it may concern:

This is a beautiful, historically significant property that must be preserved as a legacy for our city. Exchanging this property and others for a few condos will deprive our city and neighborhoods of its character. Focus on infill and on properties that don't contribute. Please preserve this one.

Erika N. Trigos, PhD
Teaching Professor | Dept. of Geography & the Environment
Director | Geography Program
University of Denver
Boettcher West, Room 116
2050 E. Iliff Ave.
Denver, CO 80208-0710
Telephone: 303-871-3936
Fax: 303-871-2201



From: [Thomas Werge](#)
To: [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#); [District 9](#); [City Council District 10](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord - Landmark Designation - April 24
Date: Monday, March 27, 2023 9:27:15 AM
Attachments: [2023-02-18 Gaylord 2200 Block Neighbors in Support of Saving 1747 Gaylord.pdf](#)

Dear Councilmembers CdeBaca, Hinds, Kniech, and Ortega,

I am reaching out to each of you, as my representatives on the City Council, to ask you to please support the landmark designation for 1741 Gaylord Street. This is coming to a vote before Council on April 24. As you are all aware, our neighborhood is becoming a part of District 10, but is still currently part of District 9, so I have included both Candi and Chris on this message.

First of all, I want to get something out of the way: I believe that we need to increase density within our neighborhood. I am no NIMBY, nor are the other neighbors who I have spoken with who oppose the demolition. But unfortunately, we are dealing with a particularly difficult developer here. He has stood in the way of allowing anyone else to step in and develop the land the right way – increasing density while allowing the historic home to survive. He has instead carelessly clung to his plan of building the exact design that he is building in the lot next door. Now, the only way possible to save this property is for you, the Council, to vote in favor of designating it as the landmark that it is. It should have never come to this, but given the situation we are dealing with I suppose it is what it is.

A little bit of background: I both live and work within a few blocks of the property. My home is on Gaylord Street at 2231, and my office is at 1627 Vine Street. Each day I walk to work past 1741 Gaylord. And it was on my walk to work one day that I discovered from the signs posted outside that the owner of the property had applied for demolition. I was floored. I knew that the property housed Judi's Place, a wonderful charity, for a number of years. The demolition of this property would be the demolition of the fundamental character of our City Park West neighborhood. The homes here were predominantly constructed around the turn of the century, and they define the character of our wonderful neighborhood. This home was built at or around the same time as the creation of City Park, and as part of the City Beautiful Movement. And 1741 Gaylord Street is a beautiful example of our historic neighborhood. But the fact that a developer might just choose to demolish any building like this in our neighborhood is frightening – for the future of our neighborhood.

All of my neighbors (or at the very least all of the ones that I have spoken with) are similarly extremely concerned that something like this could happen in our neighborhood. A month ago (prior to Landmark making its recommendation), we had an unrelated neighborhood get together on my 2200 block of Gaylord Street. I brought with me materials about 1741 Gaylord, including an article on the property that ran in Business Den, to spread the word on the situation. And each and every one of my neighbors signed the attached document on the spot, to voice their opposition to the demolition of this property, and their support for the landmark designation. 16 people were willing to sign this in a period of less than two hours. And not a single person in attendance gave any reservations before signing on. I understand that petitions like these are not necessarily what the Council are looking for. But I provide it as evidence that this neighborhood, City Park West, is uniformly opposed to demolition of this building, and support granting it landmark status.

And you should know that the specific circumstances here weigh against any concerns that the Council may have related to taking rights away from the developer. First, I understand that the developer only bought this property because he wanted five feet of property to use for his project on the property next door on the corner of Gaylord and 18th (where the old pharmacy used to sit). But since the former owner sold the developer the entire property, he decided to just build two sets of the same cookie cutter apartments. That is not the kind of situation where there should be any sympathy for the developer. He bought a historic home to get the side-yard, and then figured he'd just bulldoze the whole thing and build two. That is a gross example of waste, and it should not be tolerated.

If the developer wants to develop the lot, he should create a new design, which allows the main house to be preserved and other structures to be built on the property. This will require some creativity, but not too much. Moreover, he could keep the land necessary for the development next door and sell the house to another owner. It could be used for many purposes, including to house another nonprofit, or to serve as law offices. Frankly, if I had access to sufficient capital, I would buy it myself to house my law firm, and rent out the rest of space. I wish I had the resources to make that happen.

I plan to attend the Council meeting on April 24. And I am also happy to provide any additional information that may be helpful to you in this process ahead of time.

Please don't allow this developer to destroy this beautiful and historic house. Please designate it appropriately as the historic landmark that it is.

Thank you for your service to the City and to our City Park West Neighborhood.

Sincerely,

Thomas Werge
303-395-9678
2231 Gaylord Street (home)
1627 Vine Street (work)

From: [Lee Goodfriend](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Thursday, April 13, 2023 4:56:39 AM

Dear City Council,

This is Lee Goodfriend from 639 Cook St. In wonderful Denver CO.

I am against tearing down this beauty if a building at 1741 Gaylord . Denver has lost too many of its older Buildings . I urge you to not let this house fall. There is a time and place for development, but this old fine house is a beautiful part of Denver's history. We have lost too Much of Denver's history and architecture.

I urge you stop the destruction of our beautiful old architecture. Your children and your children's children's will be so happy to see it.

Thank You for all you do for our wonderful city. Not an easy time or job.

Best,

Lee

Lee Goodfriend

Sent from my iPhone

From: [Jb Mac](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Wednesday, April 12, 2023 10:31:58 AM

I would like to voice my support to save this property from demolition. I would like to see it granted historic landmark status. I don't mind some new forms of housing but not at the price losing this property. This is an Incredible prop that enhances the block and the neighborhood.

Regards,

Jon McCarthy
2202 E 23rd Avenue
Denver CO 80205

Sent from my iPhone

From: gertiegrant@estreet.net
To: [denc - City Council](#)
Cc: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 1741 Gaylord historic designation
Date: Wednesday, April 19, 2023 9:58:26 AM

April 19, 2023

Gertrude "Gertie" Grant
242 S Lincoln Street
Denver, Co 80209-1613

Re: Historic preservation of 1741 Gaylord Street

To Denver City Council:

I am writing to ask you to support the historic designation of 1741 Gaylord in order to send a message that Denver cares about adaptive reuse rather than demolition of unique buildings that represent Denver's history.

It is clear from the evidence presented by the historic preservation experts that this building meets the legal criteria for historic preservation under Denver's Landmark ordinance. The question then becomes a political one: what priority does Denver place on the quality of development and stopping the destruction and demolition of well-preserved buildings with history, architectural style and character .

By voting to preserve the building you make it clear to Denver's citizens and members of the development community that adaptive reuse is a high priority and a viable way to increase Denver's density without sacrificing our history. Because 1741 Gaylord has been well maintained, the cost of converting it into multiple units and adding additional units in the grounds around it is not prohibitive and the owner can still make a reasonable profit. It can also meet Denver's stated need for additional residential density.

I live in the 200 block South Lincoln Historic District and am a life-long Denver resident. I converted my house into 2 units without sacrificing the historic front on my house.

Thank you for your service to Denver. I urge you to vote for the historic designation of 1741 Gaylord.

Sincerely,

Gertrude "Gertie" Grant
242 S Lincoln St
Denver, CO 80209-1613
gertiegrant@estreet.net
303-744-3882

From: [The Teixeira Family](#)
To: [Landmark - Community Planning and Development](#); [denc - City Council](#)
Cc: [denc - City Council](#); [City Council District 10](#)
Subject: [EXTERNAL] 1741 Gaylord- pls preserve this building
Date: Wednesday, April 19, 2023 9:23:22 AM

To Whom It May Concern:

This letter is an urgent request to seriously consider the historic preservation of 1741 Gaylord. I am a homeowner in City Park West. When I recently relocated to City Park West, it was because of the small-town neighborhood feel with its treelined sidewalks and unique architectural homes and buildings, both new and old.

It has been brought to my attention that a developer plans to demolish 1741 Gaylord. This building is an anchor that has help shape this neighborhood. Not only does the building have architectural significance, but its history of philanthropy and community-serving organizations has been part of this neighborhood for more than a century. If we tear down structures with such historical importance, like 1741 Gaylord, this neighborhood will lose its soul.

Please consider making 1741 Gaylord a historic landmark building.

Sincerely,
Sheila Teixeira
508.579.4778

From: [Heather Eisner](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Preservation
Date: Wednesday, April 12, 2023 9:43:11 AM

Hello City Council,

My name is Heather Eisner and I'm writing this letter in hopes of preserving the 1741 Gaylord historic house.

I grew up in Denver and enjoyed going to St. Mark's coffee shop, just around the corner from the Gaylord house. Whenever I needed a break from studying at St. Marks, I took a walk around the block, to stretch my legs, rest my eyes, and enjoy all of the historic Victorian architecture of the neighborhood.

Houses like the 1741 Gaylord property keep the charm and uniqueness of Denver history. I'm so afraid our history and beauty will be erased by another development that prioritizes quick builds and profits. I really hope as City Council, you consider preserving the 1741 Gaylord House. It's a gem of Denver that brings residents of our city immense joy and pride.

All the best,
Heather

From: [PAUL CLOYD](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Cc: trevor@westhighlandneighborhood.org; [William Hare](#); [dencc - City Council](#); [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Michael Flowers](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); [Amy Cole](#); [Andrea Mimnaugh](#); [Angela Buffington](#); [Joan Bolduc](#); [PAUL CLOYD](#); [R Defa](#); [Stephanie Goldammer](#); [Steve Davis](#)
Subject: [EXTERNAL] 1741 Gaylord St Hurlbut House -Support for Landmark designation
Date: Tuesday, April 11, 2023 11:14:10 AM
Attachments: [1741 Gaylord St-Hurlbut House Ltr.pdf](#)

Hi Amanda,

Please find attached WHNA-Design and Preservation Committee's letter of support for designation of 1741 Gaylord St- Hurlbut house as a Denver Landmark.

All the best

Paul

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: [tirednola](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St
Date: Thursday, April 20, 2023 3:58:40 PM

1741 Gaylord St. The 1902 residence was designed by architects of Denver Union Station, and was the longtime home of a Children's Hospital founder.

It should be preserved as a historical piece of Denver architecture.

I am unable to attend the upcoming townhall meeting regarding this issue. Please recognize this written email as my voice in the matter.

Tina Lewis

Sent from Proton Mail mobile

From: [Patti Keyworth](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St
Date: Monday, April 24, 2023 1:32:56 PM

To Denver City Council Members:

As a Denver native, I oppose the demolition of this beautiful home, and vote for its designation as a Landmark.

Historic homes such as this one must not fall prey to a developer's wrecking ball!

Sincerely,

Patricia Keyworth
675 S Clinton St. #10B
Denver, CO 80247

From: [Robin Barnes](#)
To: [denc - City Council; District 9](#)
Subject: [EXTERNAL] 1741 Gaylord St. April 24th
Date: Sunday, April 9, 2023 1:10:58 PM

Dear Councilmember CdeBaca,

I'm writing to you as my City Council representative to ask you to support the landmark designation for 1741 Gaylord Street. The house at 1741 Gaylord Street should be designated a landmark as it's an architecturally significant mansion. The Landmark Preservation Commission unanimously voted that it met three of the ten criteria for designation. In addition, it was formerly Judi's House which was a wonderful neighborhood nonprofit. The building should be saved as it's an important piece of City Park West history.

Thank you,
Robin Barnes
1705 Gaylord Street

From: [Robin Barnes](#)
To: [City Council District 10](#); [dence - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St. april 24th
Date: Sunday, April 9, 2023 1:12:11 PM

Dear Councilmember Hinds,

I'm writing to ask you to support the landmark designation for 1741 Gaylord Street. The house at 1741 Gaylord Street should be designated a landmark as

it's an architecturally significant mansion. The Landmark Preservation Commission unanimously voted that it met three of the ten criteria for designation.

In addition, it was formerly Judi's House which was a wonderful neighborhood nonprofit. The building should be saved as it's an important piece of City Park West history.

Thank you,
Robin Barnes
1705 Gaylord Street

From: [Stephen Pacheco](#)
To: [denc - 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: [Andrew Salomone](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Tuesday, April 11, 2023 9:46:09 AM

Please give landmark status to this house and DO NOT allow developers and real estate moguls take away the history and beauty of this neighborhood. This is one of the most beautiful, historic neighborhoods in Denver. It stands in stark contrast to the new, trendy Denver which is flat and without character. Please preserve this neighborhood!

Andrew S

From: [Jaime Berg](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Friday, April 21, 2023 3:23:39 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

--

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

From: [Ryan King](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord St.
Date: Monday, March 6, 2023 2:59:48 PM

Denver City Council members~

I am writing to oppose the demolition of 1741 Gaylord St. Too often we see houses that have contributed to the diversity of Denver get demolished and replaced with over priced “cheaply” built modern builds. I am very involved with Denver housing, there are so many partially filed apartment complexes, multi family duplexes replacing historic houses that have been around since Denver became Denver, so I do not see the need to demolish another one to create a cookie cutter eye sore. I have helped a friend save, restore and make the Ghost Rose house the historic home it is today; and people that walk by it are admire the home for what it stood for when it was built an iconic symbol of growth and prosperity of Denver.

Please do not allow for the demolition of 1741 Gaylord Street; we need to preserve these homes, not replace them with something that probably won’t last 50 years....

Thank you,
Ryan King

From: [Ron Davis](#)
To: [dence - City Council](#)
Cc: [City Council District 10](#); [District 9](#)
Subject: [EXTERNAL] 1741 Gaylord St
Date: Wednesday, April 12, 2023 3:39:17 PM

To the concerned,

My name is Ron; I live at the Marais Uptown Condos at 1705 Gaylord St . I'm a retired Federal Employee who has lived in this neighborhood about two years , and various other Denver neighborhoods since 1971. Previously ,I submitted an email appeal to the hearing/ Landmark Preservation Commission. At this time I am reaching out again to oppose the demolition of the property at 1741 Gaylord. As mentioned, I arrived in Denver in 1971- welcomed by a City that has become my home. Subsequently , I encountered a City with so much welcoming assets : affordable housing, employment resources, diversity, and just as important-DISTINCTION. Having travelled around the country, I always appreciated cities that strived to preserve and maintain their history and "personality" while managing rapid development. Of course, Denver has clearly experienced massive changes regarding it's attraction to new residents from every corner of this country-resulting in great challenges to city planners.

To me, The careless attitudes from certain developers who disregard community interests,history or (actual) affordability do not whatsoever represent what Denver can demonstrate as a progressive city on the move. In fact, ruling out alternatives to demolition of such an historical property that presents both architectural integrity and neighborhood culture will most likely lead to an on going abandonment of Denver's distinct history ,character, decency, and ethics.

I'm not a " not in my backyard " citizen. I welcome any and all residents who want to call my neighborhood their home. Many years ago, I celebrated a victory; being part of the community-led campaign to preserve the classic Mayan Theatre that had also been scheduled for demolition. I believe that same struggle to accomplish ,but genuine vision can exist -and it needs your support !

Thank you,
Ron

From: [peggy muldoon](#)
To: [City Council District 10](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street - April 24
Date: Monday, April 3, 2023 9:55:59 PM

Dear Councilmember Hinds,

I'm writing to ask you to support the landmark designation for 1741 Gaylord Street. This house has great historical and architectural significance and we cannot afford to see it disappear. We should preserve the history of our city, not lose it by being shortsighted with careless development. Thoughtful development is possible and includes adaptive reuse to save the house.

Please designate it as a historic landmark. The City Park West community has spoken, so please listen and take action to save this house.

Thank you for all you do for Denver.

Peggy Muldoon
1705 Gaylord St, Apt 105

From: [peggy muldoon](#)
To: [District 9](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street - April 24
Date: Monday, April 3, 2023 9:51:44 PM

Dear Councilmember CdeBaca,

I'm writing to you as my representative on the City Council to ask you to support the landmark designation for 1741 Gaylord Street. This house has great historical and architectural significance and we cannot afford to see it disappear. We should preserve the history of our city, not lose it by being shortsighted with careless development. Thoughtful development is possible and includes adaptive reuse to save the house.

Please designate it as a historic landmark. The City Park West community has spoken, so please listen and take action to save this house.

Thank you for all you do for Denver.

Peggy Muldoon
1705 Gaylord St, Apt 105

From: [Patricia A. Bedoya](#)
To: [dence - 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 1:02:26 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: [wende.nossaman](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Monday, April 10, 2023 2:13:35 PM

To Whom it may concern,

My name is Wende Nossaman. I have been a resident of Denver Colorado since 1972. I have lived in Park Hill, Washington Park and the Highlands and currently own my home in North Denver at 80211 and a Rental in Curtis Park (80205). I attended Denver Public Schools, including Park Hill Elementary and East High School. I am writing in support of the historic designation of 1741 Gaylord. I attended the Landmark Commission meeting on this topic and sending this note to make sure the Council knows of my concern and support for our efforts to Landmark the house. It is unfathomable that this beautiful mansion is even being considered for demolition in the name of affordable housing. It's horrifying.

The regularity in which developers from outside and inside the state are purchasing properties, knowing they are up for a battle from the community, building a marketing and "communications" plan to lobby for support by spreading misinformation, with the goal of demolishing beautiful and one-of-a-kind properties is staggering. Looking back at photos of Denver before the 1960's and seeing the buildings that were torn down in the name of progress (today's key word for them to use is "affordable housing") is sickening. While I can appreciate that the world will change, thinking about beautiful structures that can never be built again, like 1741 Gaylord, being torn down is shocking.

This property and many in Central Denver are the last remaining buildings that represent Denver of days past. It would be criminal to demolish it and replace it with a soulless, unextraordinary building. I am grateful for the opportunity to have the voices of the community heard and hope that this amazing structure can be saved.

Sincerely,

Wende Nossaman
3338 Pecos Street, 80211

From: [Alden, Carolyn](#)
To: [dence - City Council](#)
Cc: [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] 1741 Gaylord Street Historic Designation
Date: Tuesday, April 18, 2023 8:50:57 AM
Attachments: [Letter to all of Council 1741Gaylord.pdf](#)

April 18, 2023

Carolyn & Eric Bennett
224 South Lincoln Street
Denver, CO 80209

To: Denver City Council:

We are writing to express our support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

As an owner of a historically designated home, we greatly value the history and architecture that should be preserved, if it can, throughout Denver — it's a very important part of our great city.

We bought our home 9 years ago with the intent to preserve it, even though it wasn't designated at that time. So many neighborhoods now have the new, multi-unit box/garage type looking apartments where once stood and a home that was beautiful and full of history.

Folks walk and drive by these grand homes and look, they are beautiful, they don't even notice the new boxy apartments. It would be an absolute shame to tear it down for more of those unremarkable, multi-unit buildings, and then have the folks who live in them walk around to gaze at the historic ones they so admire and were the reason they moved into the city — it's very contradictory.

Sincerely,
Carolyn & Eric Bennett
224 South Lincoln Street, Denver CO 80209

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From: [Carolynne Harris](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Tuesday, April 11, 2023 8:04:43 AM

My name is Carolynne Harris, and I am a homeowner in Northwest Denver. I work in the cultural industry, have served on the Denver Commission for Cultural Affairs, and am involved in other community organizations.

I am writing to urge City Council to vote to support designating the beautiful 1741 Gaylord home as a historic landmark. Denver has done a remarkable job of allowing houses and buildings to be torn down in the name of progress or now, ‘affordable housing’ or “housing density.” They never end up with truly affordable housing, and instead are erasing any character Denver has.

It’s a beautiful example of Dutch Colonial Style, designed by a well known regional architect, and represents an important history of the growth of Denver. To let it be demolished for another development that won’t help provide truly AFFORDABLE housing, is almost criminal.

I urge you to support preserving this beautiful Denver building.

Carolynne Harris
1845 W 41st Avenue

From: [Catherine Calder](#)
To: [dencc - City Council](#)
Cc: [District 9](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Wednesday, April 12, 2023 11:33:22 AM

Greetings:

I pass by this house/property almost daily traveling to teach classes in Glendale and am an avid bicycle rider all over the neighborhood.

I can't help but think that Denver has been slowly overtaken by development that does not have any interest in preserving its history. The bar for demolishing existing structures, especially those that do not share the architectural significance of this house, has been incredibly low. We need to raise the bar and keep these landmark buildings to honor our past.

The developer who purchased the property has stubbornly refused any compromise and forced this action to take place. Please vote WITH Historic Denver Inc., architectural experts and more importantly the community that surrounds this structure, and do NOT let this house be destroyed (merely for [more] profit for the developer).

Please designate this property as a landmark.

I appreciate your time.

Catherine Calder
2917 N Vine Street • Denver, CO 80205
office: 303.296.1680 • cell: 303.297.1648

From: [Allison N](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Monday, April 24, 2023 6:25:17 AM

Hello,

I am writing to urge the members of city council to save the house at 1741 Gaylord Street. When these old houses were built, they were built with pride and quality craftsmanship and the builders intended for them to stand for decades to come. I believe we can honor the intentions of the ones who built our city by caring for and preserving what they created for us - not tearing it down. This house has additional significance because it was created by the same architect who designed our Union Station.

When we destroy these old homes and buildings, I believe that we destroy the history and character of our city along with it. Properties like this can never, ever be replaced once they are gone.

Additionally, as someone who lives not far away (in the Congress Park neighborhood) I feel very cautious about adding more density to our area. This area is already densely populated and packing even more people in only lessens the quality of life and creates more noise and more stress for the residents of the area. I know Denver needs more housing, but let's approach that goal cautiously and intelligently, and try to avoid destroying irreplaceable history in the process.

Thank you,

Allison Niekerk

From: [Lee S](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord Street
Date: Monday, April 10, 2023 5:18:18 PM

To Whom it may concern,

My name is Lee Sudakoff. I have been a resident of Denver Colorado for over 10 years. I currently own my home in North Denver at 80211. I am writing in support of the historic designation of 1741 Gaylord. I attended the Landmark Commission meeting on this topic and sending this note to make sure the Council knows of my concern and support for our efforts to Landmark the house. It is unfathomable that this beautiful mansion is even being considered for demolition in the name of affordable housing. It's horrifying.

The regularity in which developers from outside and inside the state are purchasing properties, knowing they are up for a battle from the community, building a marketing and "communications" plan to lobby for support by spreading misinformation, with the goal of demolishing beautiful and one-of-a-kind properties is staggering. Looking back at photos of Denver before the 1960's and seeing the buildings that were torn down in the name of progress (today's key word for them to use is "affordable housing") is sickening. While I can appreciate that the world will change, thinking about beautiful structures that can never be built again, like 1741 Gaylord, being torn down is shocking.

This property and many in Central Denver are the last remaining buildings that represent Denver of days past. It would be criminal to demolish it and replace it with a soulless, unextraordinary building. I am grateful for the opportunity to have the voices of the community heard and hope that this amazing structure can be saved.

Sincerely,

Lee Sudakoff
1834 West 36th Avenue, 80211

From: [Juliane Chalabi](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Monday, April 10, 2023 8:08:53 AM

Good afternoon,

I wanted to share my support of saving 1741 Gaylord. As a resident of City Park West it pains me that such a grandiose, historically significant building might be demolished for the sake of a developer's pocket. These developers are not local to the neighborhood and clearly place no importance on preserving Denver's history. We have seen what happens when these historic building are not preserved in neighborhoods like Sunnyside and Hilltop. These historic building are what provide Denver it's charm, story and history. In a time when Denver has been experiencing significant real estate growth and development, it is more important than ever to treasure our city's historic homes and as a result, our character. As we see more and more instances of older homes being turned in to modern townhomes and complexes, the city feels more and more stark and generic. Having seen the influence developers have had on our city's landscape these past 10+ year makes one question when there will be more significance placed on what makes Denver, Denver: it's history. I urge you to make this home a historic landmark for us and future generations to admire and feel the roots of Denver. As a note for the developer's remarks that housing is needed, we all agree that this is a challenge, but there are so many other less impactful decisions that can be made around this. Look at the unused square footage sitting in office building across downtown Denver and into the suburbs and near light rail lines. I, along with many friends a relatives, work in a building where multiple floors are closed off dur to a lack of need. Rather than continuing to make Denver feel like it can be sold off to the highest bidder, let's maintain these neighborhoods with character and re-assess how and where additional housing can be built.

Best,
Juliane Chalabi
2247 N Williams St.
Denver, CO 80205

From: [Anna Holland Edwards](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Monday, April 10, 2023 10:42:47 AM

Dear City Council,

I am writing to express my support and ask that you vote for Landmark Designation for 1741 Gaylord Street. Many buildings of character have been lost in our area of town in recent years but we have retained some blocks of beautiful architecture -- 1741 is an example of that.

I understand the need for denser housing and flexible use of these buildings, but believe there are ways to work with those needs in ways that protect the history of central denver.

CPW members have engaged the Historic Denver and Landmark Preservation to document the history of the building and the precious contribution it makes to our City's history and character. On March 7, 2023, the Landmark Preservation Commission voted in favor of keeping the structure and this will go before City Council on April 24th. We urge your vote to designate this property historic.

Thank you
Anna

--

Anna Holland Edwards
Holland, Holland Edwards & Grossman, LLC
1437 High Street
Denver, CO 80218
303-860-1331
303-832-6506 (fax)
anna@hheglaw.com

Please be advised that unless you have signed a fee agreement with Holland, Holland Edwards & Grossman, LLC at this time we are not your lawyers, and have not taken any action on your behalf. Also, we have not undertaken any evaluation or preservation of any applicable statutes of limitations or notices of claims legal requirements that may apply to any potential claims that you may have.

From: [Nicholas Nossaman](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Tuesday, April 11, 2023 12:09:27 PM

I was born in Denver in 1942 and have seen many changes including historical designation of beautiful structures like this and strongly urge you to do the same with 1741 Gaylord.. Structures such as this, with their unique beauty and history must remain and declare the beauty of this city.

Thank you

Nicholas Nossaman

2239 Krameria St. 80207

From: [Terry Gulliver](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Wednesday, April 19, 2023 9:39:25 PM

I urge you to grant historic landmark preservation for the property at 1741 Gaylord, which clearly qualifies under many criteria including design by an important architect, being a classic example of a period piece, and a grand anchor of an historic neighborhood, and further would be a humiliating loss to Denver if allowed to be demolished. If I do not repeat all the particulars in favor of preservation propounded by its advocates it is because I trust you have ears to hear what they have said and will repeat.

From: [E.C. GRANATA](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Friday, April 21, 2023 10:58:28 AM

Dear Councilmember:

I urge you to approve the designation of 1741 Gaylord as a landmark, thus preserving some of our notable historical architecture in Denver.

Thank you for your consideration.

Elaine
2071 Grape Street

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: [Cheryl Murry](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 gaylord. save.
Date: Monday, April 10, 2023 10:58:18 AM

Hi,

Please consider saving this building. I am sick of developers and investors having free reign over our communities.

do not grant exceptions to setbacks. save more trees. make the new buildings blend in. don't let giant buildings that look like Soviet construction of the 70s dominate our homes and communities. let regular people have a chance at properties before selling to investors.

just help us to preserve our communities.

Cheryl Murry
2141 E 21st Ave
City Park West

From: [Mary Johnston](#)
To: [City Council District 10](#); [District 9](#)
Cc: [denc - City Council](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#)
Subject: [EXTERNAL] 1741 Gaylord
Date: Sunday, April 2, 2023 6:47:11 PM
Attachments: [OutlookEmoji-1454087743338_image001.png.png](#)

Hello and thank you. My neighbors and I appreciate you taking time to hear us out, as this is the one and only way we can voice our opinions as a community, on how our neighborhoods are preserved and shaped by development. I have been a realtor in Denver for over 16 years, and have lived in the area surrounding 1741 Gaylord just as long. Through this position I have gained unique insight from the people who are moving in and out of our city. The majority of my clients choose neighborhoods like City Park West in large part because of the beautiful historic homes throughout. They value the aesthetics and the history these homes represent. Homes like 1741 Gaylord are rare and irreplaceable. Once the beautiful architectural materials, the fireplaces, intricate trim and hand crafted details in this home are gone, they can never be recreated.

This developer is creating a false narrative that this is a stark choice between building more housing and preserving our historic properties. Instead this is a choice between preserving and celebrating our city's history or destroying and erasing it. In my years as a realtor, I have worked with developers and sold many new homes and condos. I am not against development and I know there is a need for more housing supply. That supply does not have to come at the expense of our city's history and beauty. There are hundreds of apartment buildings similar to the one proposed, in the surrounding area. They are a dime a dozen. There is only one 1741 Gaylord.

This developer can build apartments anywhere in the city. There are vacant and blighted lots, unused parking lots and homes in poor shape, currently on the market within blocks of this property, which are far better candidates on which to build this project. He does not have to build apartments on this exact property, at the expense of this one of a kind historic home.

1741 Gaylord is a prime candidate for adaptive reuse and could be repurposed into multiple condominium units, used for a business, or kept as a stately single family home, keeping intact the original charming details that make up this stunning mansion. Over the years I've had the privilege of touring so many similar former single family mansions in Denver's historic neighborhoods with my clients. Properties in which developers have strategically separated into multi family, while keeping the one of a kind details and exterior facades. Buyers are drawn to these types of units because they are unique and have a charm that can't be recreated. This home has also proven to be a desirable property in its current state, as is evidenced by the buyer inquiries which have come in, even without the home being listed for sale.

If we allow this home to be torn down, I also fear it will set a dangerous precedent for all builders and developers in the city moving forward. If they can convince property owners to sell to them, through whatever means and with whatever deceptive wording necessary, they can have free reign to entirely reshape the look of our historical neighborhoods.

As city council members, you are the gatekeepers of Denver's history and its preservation. Please help us save the history of our original Denver neighborhoods for current residents and future generations to learn about and enjoy. The home at 1741 Gaylord deserves to be preserved and cared for, not to end up in a landfill.

Mary Johnston

Broker Associate



Shorewood Real Estate

Top Producer
2021 SMDRA 3
Carat Diamond
Circle Award, 2021
Sapphire Award,
Platinum Award
2020,
Vice President's
Award Recipient
2019 and Gold Club
Award Recipient
2018*

cell: 720-220-1738

2755 S. Locust St.
Suite 150
Denver, CO 80222

mej1372@gmail.com

From: [David Engelken](#)
To: [dence - City Council](#)
Cc: [David Engelken](#)
Subject: [EXTERNAL] 1741 N Gaylord Historic Home Designation
Date: Sunday, April 9, 2023 2:54:00 PM

Dear Denver City Council,

I'm sending this in support of the application for historic preservation protection for the 1741 Gaylord noteworthy home. I previously sent support for it to the Landmark Preservation Commission, and was very pleased to see their hearty approval that it's designation be sent on to you for approval. I lived for a long time in the 1970's on Gaylord Street a block south of this home, and enjoyed dozens of walks past it and past the other historic homes between 16th and 19th Avenues there. That sort of architectural 'soul food' is too frequently being lost to monetary interests. I applaud the sterling efforts of neighbors to achieve the home's preservation.

David Engelken, Resident
Humboldt Street/Park Avenue Addition Historic District
1600 Block of North Humboldt Street
heartcom2@msn.com
303-618-1633

From: [Adam Cayton-Holland](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 1741 N Gaylord
Date: Monday, April 10, 2023 3:32:30 PM

Hello there, I originally submitted the below email for the LPC meeting regarding this property, but wanted to share the same sentiments with city council in an effort to save this gorgeous building from being engulfed by the cookie cutter condos literally encircling it.

I live at 2030 Park Place, Denver, CO 80205. I was born and raised in Denver, and am so tired of seeing all its old buildings torn down. So shortsighted and sad.

To whom it may concern,

I live a few blocks away from 1741 North Gaylord, the property that is up for historic consideration. I live at 2030 Park Place—our entire block is a historic district—and a major part of why we bought the house is because we knew the historic integrity of our block couldn't be tampered with. We all know that heartbreaking feeling when a building that you love and admire is torn down and replaced with slot, ugly condos, and in buying our house in this historic district, we could at least insure it didn't happen on our exact block. I wish I could extend the same protection to the rest of the beautiful old homes in Whittier, Five Points, Capitol Hill, everywhere.

I was also born and raised in Denver. I know that feeling of watching treasures be demolished all too well. My friends I always jokes with one another, "So what part of your childhood was torn down today?" It's gallows humor, but at this point it's all we have left. It seems like every day some beautiful, historic building that gives Denver its character is just ruthlessly scraped, then replaced with three bland, uninspired homes, so developers can get rich, and pretend their meeting some sort of affordable housing bare minimum quota, when really it's about money. I know the city is overcrowded, I know that affordable housing is at a breaking point, but tearing down beautiful old homes is not the answer. The charm of Denver's neighborhoods is the city's best selling point. Keep tearing down these old beauties, and there will be nothing left to sell. We can all just stand on our bland balconies, staring into the identical balcony of the building across from us that looks like six Chipotles stacked on top of each other, wondering where that beautiful city we used to live in went.

I'm cynical, and entirely doubtful this letter will do a thing to stem the insatiable development-lust that has become modern Denver, and yet somehow, I'm still trying.

Hoping to save another building from the chopping block, I remain,

Adam Cayton-Holland
303-588-0411

From: [Rebecca Caldwell](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] 1741 N. Gaylord St. - Landmark Status
Date: Wednesday, April 12, 2023 5:12:48 PM

Hello City Council Members -

I'm writing to express my support for granting Landmark Status to 1741 N. Gaylord St. As someone born in Denver and who has lived most of my life on the Northside, the destruction of our historic buildings throughout our city is heartbreaking. It seems every time I drive through my neighborhood, I see another empty lot where the home or building that was there has been scraped.

It's so important to our residents, and for future residents, to see not only the new construction that is everywhere, but the historic buildings and homes, as well. It reminds us all of our past, helps us think about our city's history, and proves that some things were built to last and that our history is valued.

Please consider granting Landmark Status to 1741 N. Gaylord St.

Thank you for your consideration,
Rebecca Caldwell
4255 Knox Ct, Denver, CO 80211

From: kndskids@comcast.net
To: [denc - City Council](#)
Subject: [EXTERNAL] Comments posted on Facebook
Date: Friday, April 21, 2023 12:36:49 PM

To Whom it May Concern,

I posted comments on the Historic Denver Facebook page regarding the future of 1741 Gaylord St. Someone commented back to me with this email address and told me to send you my comments. Please see below.

I am so disgusted with what Denver has done since I moved here in 1991. Destroying history and so many beautiful communities for a fast buck. Greed here is amazing and no one cares. I fell in love with Colorado and Denver when I moved here from Illinois. So much beauty and history and to see it getting destroyed bit by bit is so annoying I am losing my love for it quickly. I rarely go downtown now because of all that's changed and the mess at Union Station really did it for me. Leaving a couple homes in a neighborhood and saying they are historic just doesn't cut it. If you need new then go to a suburb. I'm so saddened there is even a consideration of tearing down this lovely home. Even chopping it into apartments is horrible.

That was my post. I think there are so many ways you can keep Denver a beautiful growing vibrant city yet still show it's history without destroying everything. Has anyone ever really taken a drive around this city during the day and then again at night? I spent hours when I moved here and my first year put over 48k miles on my car driving around just the city loving so much that is now torn down and gone. Developers and the wealthy are ruining everything about it and I find it horribly sad. I wish there was a way I could be more involved in city planning and learning what is going on around the metro area and helping people to realize what they are doing. Money is not everything. There are stories to tell and when one wants to find a way to learn about this city they can find it's truly amazing and becoming lost. But we need to teach people. I always look forward to hearing back from others and having conversation.

Best Regards,

Doug Melvin

Former resident of rural west central Illinois and current resident of Parker

From: [Nita LYNCH](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Correction on previous email
Date: Friday, April 14, 2023 4:39:18 PM

Denver City Council Members:

I apologize for my typo on the address of the building in question. The address of the building is 1741 Gaylord Street, Denver, CO. Please accept this letter of correction.
April 14, 2023

Anita "Nita" Lynch
227 South Lincoln Street
Denver, CO 80209

Dear Denver City Council Members:

I am writing to express my strongest support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

There is no question that it fully meets the criteria for Landmark Designation. I researched and was an applicant for designation of our 1890's house at *227 South Lincoln Street* and for the *200 Block South Lincoln Historic District*, both of which received unanimous approval from the Denver City Council. I am fully familiar with the required criteria as well as with the rigorous research involved in the application and the scrutiny from the Landmark Commission. Many applications are not put forth to the City Council for a vote. This application has been put forth and has received strong support from Historic Denver and from a number of Registered Neighborhood Organizations and widespread support from Denver residents.

1741 Gaylord Street clearly satisfies the criteria for Landmark Designation.

- It is more than 50 years old, circa 1902.
- It unequivocally retains the historic character of a Grand Scale Dutch Colonial Revival style, typical of a number of homes built in Denver around this period when the Queen Anne style fell out of favor. This includes dormers, a large porch, gables, fireplace and chimney, maintaining many of its original features in materials and design elements, and it has excellent integrity as a well-maintained structure.
- It was built by renowned Denver architects Gove & Walsh who designed Denver Union Station.
- Its geographical significance represents the second main expansion of Denver eastward into the streetcar suburbs.
- Persons of historical significance occupied the home.

I have researched and combed through the efforts of the applicants in trying to reach a mutual agreement for preserving the house, and the owner would have none of it. Only the house itself is delineated for preservation and not the entire parcel which provides much flexibility in the development of the property. It can function as a

single-family home, apartments, or offices. It is a great example of adaptive reuse, and I applaud the applicants for their flexibility in proposing such reuse.

In fact, If the house is preserved, with some construction of units in the area around it, there could be as many as 21 units. This is not a substantial difference from the 37 market rate units the owner is proposing, so any argument of providing more housing does not seem to override the significance of this historical house which the developer plans to scrape. And I might add, these are to be market rate rentals which does nothing to help the underhoused in Denver.

The history of Denver cannot always defend itself against reckless development, and often it is hard to define the boundaries between change and preservation. But allowing a “scrape” of this house and the stories that go with it, would be a crime against culture that I believe we would come to regret.

I thank each of you for your service to our community, and I respectfully urge you to please vote in favor of the Historic Landmark designation for 1741 Gaylord Street, Denver.

Kind regards,

Anita “Nita” Lynch
227 South Lincoln Street, Denver CO 80209
303-917-0967
Nlynch1@comcast.net

From: jmesser@comcast.net
To: [denc - City Council](#)
Subject: [EXTERNAL] FW: 1741 Gaylord
Date: Sunday, April 9, 2023 9:40:43 PM

Denver City Council,

Attached please find my original email submitted for the LPC meeting regarding 1741 Gaylord and the efforts to Landmark this house. My wife and I continue to be concerned about the potential demolition of this historic home and we support the efforts to Landmark this house. As we stated to the LPC, we have lived in this neighborhood since 1992 and in our current home since 1998 and we believe it would be a travesty to tear down 1741 Gaylord Street. We understand the need for additional housing in Denver but we must do this in concert with preserving the character and history of our neighborhoods to the greatest extent possible, especially when it comes to homes with historical significance and in excellent condition such as 1741 Gaylord. Please do not allow the destruction of this irreplaceable building in one of our historic neighborhoods.

Regards,

Jeff Messer
2216 N Gaylord Street

-----Original Message-----

From: Jeff Messer <jmesser@comcast.net>
Sent: Wednesday, March 1, 2023 7:13 PM
To: landmark@denvergov.org; scott@dauphinehotel.com
Subject: 1741 Gaylord

I am unable to attend the hearing on March 7th regarding the preservation of the house on 1741 Gaylord but please accept this email as my encouragement and plea to preserve this historic home and prevent the destruction of an iconic residence and building in our neighborhood. We have lived in the neighborhood for 30 years; six years on the 2300 block of High Street and 24 years on the 2200 block of Gaylord. We live in a home built in 1912 and believe these historic homes are a critical portion of the fabric of this neighborhood; none more so than this home. For decades we have driven by this home and appreciated what this building has brought to the neighborhood. Destroying this grand building, especially given its excellent condition, to put up another apartment or condo building would severely diminish a key and irreplaceable part of the character and charm of our neighborhood. Please do not allow this travesty to occur.

A neighbor,

Jeff Messer
2216 N Gaylord Street

Sent from my iPhone

From: [Holder, Scott \(FHWA\)](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] FW: Letter to City Council 1741 Gaylord.pdf from Mayor Webb
Date: Friday, April 21, 2023 7:13:11 AM
Attachments: [Letter to City Council 1741 Gaylord.pdf](#)

Good morning.

This is a “just in case the rest of you didn’t see this” communication. The letter from former Mayor Webb was sent directly to Councilwoman Torres. I’m not sure of the protocol within CC in terms of sharing such input pertaining to the Landmark application for 1741 Gaylord, hence this email.

Regards,

Scott Holder
2315 N Williams

From: CINDY BROVSKY <lou5213@aol.com>
Sent: Thursday, April 20, 2023 1:03 PM
To: Holder, Scott (FHWA) <Scott.Holder@dot.gov>
Subject: Letter to City Council 1741 Gaylord.pdf from Mayor Webb

CAUTION: This email originated from outside of the Department of Transportation (DOT). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Let me know if there’s an issue opening the letter

Sent from my iPhone

From: [Katherine Cornwell](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Fwd: Hurlbut House - 1741 Gaylord designation
Date: Monday, April 10, 2023 12:22:14 PM

I am forwarding my letter of support for the designation and preservation of 1741 Gaylord.

Sent from my iPhone

Begin forwarded message:

From: Katherine Cornwell <katherine.cornwell@icloud.com>
Date: March 7, 2023 at 10:32:38 MST
To: landmark@denvergov.org
Subject: Hurlbut House - 1741 Gaylord designation

Dear Landmark Preservation Committee,

I'm writing to express my support for the designation and preservation of the Hurlbut House at 1741 Gaylord. Denver's historical and architectural legacy is being erased at an alarming pace. Plenty of underutilized land exists in this city that could be redeveloped at a higher and better use. This property is not one. From a sustainability perspective, allowing these well-built, durable structures to be demolished is obscene. We must preserve these buildings and capture their embedded energy costs. Not only do we then retain an important architectural legacy, we extend the life of the old growth timbers, bricks, and other materials that simply have no equivalent in today's building products. Please take a stand and designate this worthy structure.

Sincerely,
Katherine Cornwell, LEED-AP
Sunnyside resident and former city planner

Sent from my iPhone

From: [Anne Marie Fayen](#)
To: [dence - City Council](#)
Cc: [Stalnaker, Liz - CC City Council Aide](#); [Zender, Jessica M. - CC YA2245 City Council Aide](#); district10@denver.gov; [District 9](#)
Subject: [EXTERNAL] In support of 1741 Gaylord
Date: Sunday, April 23, 2023 11:42:08 AM

Hi,

As a resident of the Whittier neighborhood, I am writing to express my support in granting the house at 1741 Gaylord landmark status.

One of the reasons my husband and I chose to buy a house in this neighborhood is for the unique and historic architecture. I would love to see as many historic homes maintained and cared for in this neighborhood - to maintain the neighborhood's character and charm as we continue to build our life here.

Thank you for your consideration and support on this matter.

Anne Marie Fayen
afayen@gmail.com

2320 N Williams St
Denver CO 80205

Sent from my iPhone

From: [David Hill](#)
To: [Landmark - Community Planning and Development](#)
Cc: [denc - 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: [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: [Lilah Park](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Preserve 1741 Gaylord
Date: Sunday, April 23, 2023 12:56:43 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

Hello,

My name is Brandon Park and I live at _____. 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: [Laura Waligorski](#)
To: [dence - City Council](#)
Cc: [City Council District 10](#); [District 9](#)
Subject: [EXTERNAL] SAVE 1741 Gaylord St.
Date: Saturday, April 15, 2023 5:55:15 PM

ENOUGH.

Enough of developers leveling our important structures in Denver. ENOUGH of allowing developers to take down our beautiful historic homes. This home has historical significance, and should remain in place for years to come.

I can't believe we're even having this conversation. This home is one of the few residential structures left that was designed by the same architects who designed Union Station. This is a CRIME if this home is demolished. And the developer wants to build apartments, which will look terrible in comparison to what is there now.

I am in FULL support of designating this beautiful structure as a landmark.

ENOUGH.

LAURA WALIGORSKI

Broker Associate
GRI, CRS

480 S Holly St.
Denver, CO 80246
303.419.2156
laura@laurawhome.com

Company Stats

From: [Elizabeth Garant](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Save 1741 Gaylord st
Date: Monday, April 24, 2023 1:43:50 PM

City council,

We continue to lose history and architectural artifacts in our town. This is an important piece of architecture that can never be replaced if destroyed. Please consider this and save this home.

Thanks,
Elizabeth Garant
Denver resident

From: [Kolos, Andy](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] SAVE 1741 GAYLORD STREET
Date: Monday, April 24, 2023 10:28:07 AM

Dear City Council:

As a long time resident of Whittier, I wholeheartedly voice my support to preserve the beautiful and historically significant home located at 1741 Gaylord Street. I was trained as an architect (BS, Architecture – University of Illinois, Chicago) and practices architecture professionally for several year in Chicago. I relocated to Denver in 2008 and have been engaged in commercial real estate finance and development ever since. Real estate development is my livelihood and I am proponent of development and redevelopment. However, in certain instances, including the home in question at 1741 Gaylord Street, the highest and best use is NOT demolition. Denver has grown considerably in the past 15 years and I believe the city is better for it. However, demolition of historic and notable structures such as 1741 Garlord diminish the city's character and history. This history and character give each neighborhood in Denver their sense of place, which has been instrumental in attracting new residence.

As a longtime neighborhood resident deeply vested in architecture and development, I ask strongly that you preseve the current home at 1741 Gaylord Street.

Knd Regards,

Andy Kolos
Colorado Market President, Commercial Real Estate
Wintrust Commercial Real Estate
1125 17th Street | Suite 1525 | Denver, CO 80202
P: 303.200.6979 | M: 303.895.6569
E: akolos@wintrust.com

WINTRUST
COMMERCIAL REAL ESTATE

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From: [marilyn.hennessy](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Save 1741 Gaylord!!
Date: Wednesday, April 12, 2023 8:56:23 PM

Dear Denver City Council Members,

What is it going to take to preserve the heritage of Denver structures! It's an outrage that this beautiful house could be destroyed for market-rate housing! Where is the Denver City Council's conscience? Where is your sense of pride for our city's heritage? Please vote NO on destroying this irreplaceable piece of Denver's history.

Sincerely,
Marilyn Hennessy

Former owner of 420 Lafayette Street for 27 years, a historic 1910 brick bungalow.

From: [Jessica Reeves](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Save 1741 Gaylord
Date: Monday, April 17, 2023 12:49:22 PM

Hi there,

I am reaching out to support the efforts to save 1741 Gaylord. It would be such a shame to see this one-of-a-kind historical home demolished and replaced with a modern complex you could find in any city. The historical architecture is one of the main reasons I chose to move to the east side from LoHi. I feel passionately that we should do everything we can to preserve the beautiful history of Denver. I ask that you please consider granting landmark status to the property.

Thank you,
Jessica Reeves
2340 N Williams St.

From: [Ann Johnston](#)
To: [District 9](#); [City Council District 10](#); [dence - City Council](#)
Subject: [EXTERNAL] Save 1741 Gaylord
Date: Saturday, April 15, 2023 9:22:10 AM

Denver City Council Members,

I would like to express my support for the Landmark application regarding the preservation of the historic home at 1741 Gaylord. There are many other available lots on which to build apartment buildings, but only one house with the history and beauty of this one.

Thank you for your time and consideration in preserving the history and culture of the beautiful city of Denver!

Sincerely,
Ann Johnston

From: [Sarah MCCARTHY](#)
To: [dence - City Council](#); [City Council District 10](#); [District 9](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Subject: [EXTERNAL] Support for Hurlburt House designation
Date: Wednesday, April 19, 2023 9:21:19 AM

Dear City Council members:

I hesitate to waste my time and energy to write this letter of support for the designation of the Hurlburt House, 1741 Gaylord Street, as a Denver Landmark. Time and again I have watched the substance of the landmark ordinance be ignored because one person is opposed to a designation due to the potential loss of the maximum amount of money that might be achieved from a real estate investment. If designated, profit might be achieved but the maximum potential return on investment might not. Alternatively, when the property owner supports landmark designation, a majority of Council members extoll the virtues of protecting our community's history and its historic fabric.

This repeated situation further frustrates me and other Denver property owners, when, as long-time residents who for decades have paid property and sales taxes, watch their real estate value drop when new, always outsized buildings are constructed next door. Denver should be embarrassed that 75% of its landfill consists of construction materials while city officials pay lip service to sustainability initiatives. Five hundred residences are demolished annually with most of that material ending up at the dump.

Please support the nomination of the Hurlburt House at 1741 Gaylord Street as a Denver Landmark because its attributes meet the criteria for designation. I would appreciate that some note be taken and publicly recognized of my expressed concerns and those of other for long-time residents.

Thank you for your time and attention.

Sarah O. McCarthy
300 block S. Clarkson Street, Denver

From: [Marie and Doug Edgar](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Cc: [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); [dencc - City Council](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Support for Hurlbut House - 1741 Gaylord Street
Date: Sunday, April 23, 2023 5:03:52 PM
Attachments: [April 23, 2023 Hurlbut House letter of support.docx](#)

Good morning,

Please see my letter of support for the designation of the Hurlbut House, 1741 Gaylord Street, as a Denver Landmark.

Thank you,

Marie Giedraitis-Edgar
3532 W 39th Ave
Denver CO 80211

From: [Historic Berkeley Regis](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); [dence - City Council](#)
Subject: [EXTERNAL] Support for Hurlbut House, 1741 Gaylord Street, as a Structure for Preservation
Date: Monday, March 27, 2023 4:07:48 PM
Attachments: [HBR-LettertoCityCouncilRe1741_GaylordLandmarkDesignation.pdf](#)

Good afternoon,

Please see our letter of support for the designation of the Hurlbut House, 1741 Gaylord Street, as a Denver Landmark. We appreciate your serious consideration of this matter.

Thank you,

Marie Giedraitis-Edgar and Laurie Simmons
Co-Presidents
Historic Berkeley Regis
historicberkeleyregis@gmail.com



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 12:56:09 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: [S. Hayden](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Testimony Supporting Application: #2023L-002, Landmark Designation of 1741 Gaylord Street
Date: Monday, April 24, 2023 2:38:22 PM

Dear City Council Members,

[A]s a matter of public policy . . . the protection, enhancement, perpetuation and use of structures and districts of historical, architectural, geographic, or cultural significance, located within the city or its mountain parks, is a public necessity, and is required in the interest of the prosperity, civic pride and general welfare of the people.” (D.R.M.C., 30-1(1))

As unanimously confirmed by the Landmark Preservation Commission and verified by Community Planning and Development, 1741 Gaylord St. qualifies for Landmark Designation pursuant to the requirements enumerated in the City’s Landmark Preservation Ordinance, Chapter 30. Although the building’s historical significance and historic integrity sufficiently justify approving Application #0223L-002, ensuring the reuse of this community asset benefits the community and the city in ways wasting it cannot.

[T]he economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and by ignoring the destruction or defacement of such cultural assets. (D.R.M.C., 30-1(3))

To help fill housing needs and limit carbon emissions 1741 Gaylord St. does not need incentives like enhanced affordable housing options or increased height incentives. The building has a record of providing dense, market-rate affordable housing. Unfortunately, as evidenced by his statements during the March 21st Land Use, Transportation and Infrastructure Committee meeting, the current owner is not interested in this model, or has thus far been unwilling to sell the building to a preservation-minded buyer who is. The owner said the building is for sale only as an owner-occupied single-unit residence, or an owner-occupied office building. "Obviously, we have some restrictions...land restrictions on there where somebody can't flip the property, or use the property for some other purposes," he continues. Effectively, by failing to make a good-faith effort to sell the building, the owner has forced the vote to designate 1741 Gaylord Street.

I urge you to acknowledge the historic and potential value of this community asset by voting in favor of Application #2023L-002.

Gratefully,

Stuart Hayden
Resident, North Park Hill

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dencc - City Council](#)
Subject: FW: [EXTERNAL] 1741 Gaylord Street
Date: Wednesday, February 22, 2023 3:27:33 PM

For public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Andrew Carillo <andrewcarillo@gmail.com>
Sent: Monday, February 20, 2023 5:19 PM
To: District 9 <District9@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Cc: City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street

Dear Councilmembers,

I'm writing you to please support the Landmark application and designation for 1741 Gaylord St. This is a historic and important house to this neighborhood, and the city as a whole. Further, this particular developer is not well liked, or respected in Denver, due in most part of his successful job of building really ugly projects.

There are plenty of parking lots or what ever for him to build on, and not this beautiful piece of Denver history.

We've let a great many of historic houses fall to the greed of developers in the last few years, and we don't need to do that to every one of them.

Please vote in favor of saving this house.

Thank you.

Sincerely,

Andrew Carillo,

1st Vice President

DNG-CWA Local 37074, AFL-CIO

International Vice President for District 6

The NewsGuild-CWA, AFL-CIO

Executive Board Member of the Denver Area Labor Federation, AFL-CIO

More info on who we are:

<http://denvernewspaperguild.org>

<https://cwa-union.org>

<http://www.newsguild.org/>

<https://www.denverlabor.org/>

<https://aflcio.org>

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dence - City Council](#)
Subject: FW: [EXTERNAL] Landmark Application for 1741 N. Gaylord Street
Date: Friday, April 21, 2023 3:50:58 PM
Attachments: [Scan_20230416.pdf](#)

For the public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Bradley Cameron <bwillcameron@comcast.net>
Sent: Monday, April 17, 2023 9:09 AM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Subject: [EXTERNAL] Landmark Application for 1741 N. Gaylord Street

To: Councilwoman Ortega
From: Brad Cameron - President of Neighbors for Greater Capitol Hill

Attached is a letter signed by Michael Henry on behalf of NGCH (a Denver-registered RNO) in **SUPPORT** of the application to landmark the property located at 1741 N. Gaylord Street.

This application is scheduled for hearing before City Council on April 24th, 2023.

Please let me know if you have any questions.

Brad Cameron - 303/514-8962

From: [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)
To: [denc - City Council](#)
Subject: FW: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24
Date: Tuesday, April 18, 2023 2:47:46 PM
Attachments: [CHUN Letter.pdf](#)
[HBR Letter.pdf](#)
[1741 Gaylord CPW & WNA RNO Resident Petition Letters.pdf](#)

Not sure if this one got into the record—apologize if it is a repeat

From: Jo Untiedt <jo@affordablehousingconsultants.org>
Sent: Friday, April 7, 2023 2:20 PM
To: [kniechatlarge](mailto:kniechatlarge@denvergov.org) <kniechatlarge@denvergov.org>
Subject: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24

Dear Councilwoman Kniech,

The purpose of this email is to ask your vote to approve the Landmark Designation for a property located in our district at 1741 Gaylord Street

Our organization and concerned neighbors have been fighting this battle tirelessly for six months after hearing about the developer's desire to bulldoze down this beautiful historical structure and build multifamily. Immediately, CPW members engaged the Historic Denver and Landmark Preservation to document the history of the building and the precious contribution it makes to our City's history and character. On March 7, 2023, the Landmark Preservation Commission voted in favor of keeping the structure and this will go before City Council on April 24th. We urge your vote to designate this property historic.

I have attached the initial petition letter from City Park West and Whittier, letters of support from CHUN and Historic Berkley RNOs, and a picture of this beautiful structure.

Sincerely,

Jo Untiedt, President
City Park West RNO
1915 E 22nd Avenue
Denver, CO 80205
(303) 437-0131
Like us on Facebook
www.cityparkneighborhood.org

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dencc - City Council](#)
Subject: FW: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24
Date: Wednesday, April 12, 2023 10:45:37 AM
Attachments: [CHUN Letter.pdf](#)
[HBR Letter.pdf](#)
[1741 Gaylord CPW & WNA RNO Resident Petition Letters.pdf](#)

For the public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega

Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Jo Untiedt <jo@affordablehousingconsultants.org>
Sent: Friday, April 7, 2023 2:21 PM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Subject: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24

Dear Councilwoman Ortega,

The purpose of this email is to ask your vote to approve the Landmark Designation for a property located in our district at 1741 Gaylord Street

Our organization and concerned neighbors have been fighting this battle tirelessly for six months after hearing about the developer's desire to bulldoze down this beautiful historical structure and build multifamily. Immediately, CPW members engaged the Historic Denver and Landmark Preservation to document the history of the building and the precious contribution it makes to our City's history and character. On March 7, 2023, the Landmark Preservation Commission voted in favor of keeping the structure and this will go before City Council on April 24th. We urge your vote to designate this property historic.

I have attached the initial petition letter from City Park West and Whittier, letters of support from CHUN and Historic Berkley RNOs, and a picture of this beautiful structure.

Sincerely,

Jo Untiedt, President

City Park West RNO

1915 E 22nd Avenue

Denver, CO 80205

(303) 437-0131

Like us on Facebook

www.cityparkneighborhood.org

From: [Aldretti, Susan K. - CC Senior City Council Aide At Large](#)
To: [dence - City Council](#)
Subject: FW: [EXTERNAL] Re: 1741 Gaylord Street
Date: Wednesday, March 29, 2023 3:02:47 PM

For public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

On Thu, Mar 23, 2023 at 10:22 AM Barb Pahl <barbpahl1953@gmail.com> wrote:

Hi Debbie,

Recently, you received a letter from Historic Denver about this property which will come before council on April 24th for landmark designation. It is another owner opposed designation, but we believe there is a compelling case and opportunity to save this house without impeding the ability of the developer to build his project on the adjacent lot. We also understand that there have been several offers from individuals willing to buy this house from the developer – so basically we could have a win win situation. I am hoping that you will vote in favor of designation as you often have in the past. I am concerned that Council is setting a precedence of requiring owner support for landmark designation when it is not required by Denver’s preservation laws. Voting to landmark this property can help send a different message to these developers. The house is 7,000 square feet so could be rehabbed into several units of housing or office use which is how it has been used in recent years.

Thanks for considering this request.

Barb Pahl

Sent from [Mail](#) for Windows

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dencc - City Council](#)
Subject: FW: 1741 Gaylord - Landmark Designation - April 24
Date: Monday, March 27, 2023 11:27:52 AM
Attachments: [2023-02-18 Gaylord 2200 Block Neighbors in Support of Saving 1747 Gaylord.pdf](#)

For the public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Thomas Werge <tom@werge.law>
Sent: Monday, March 27, 2023 9:26 AM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; District 9 <District9@denvergov.org>; City Council District 10 <District10@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord - Landmark Designation - April 24

Dear Councilmembers CdeBaca, Hinds, Kniech, and Ortega,

I am reaching out to each of you, as my representatives on the City Council, to ask you to please support the landmark designation for 1741 Gaylord Street. This is coming to a vote before Council on April 24. As you are all aware, our neighborhood is becoming a part of District 10, but is still currently part of District 9, so I have included both Candi and Chris on this message.

First of all, I want to get something out of the way: I believe that we need to increase density within our neighborhood. I am no NIMBY, nor are the other neighbors who I have spoken with who oppose the demolition. But unfortunately, we are dealing with a particularly difficult developer here. He has stood in the way of allowing anyone else to step in and develop the land the right way – increasing density while allowing the historic home to survive. He has instead carelessly clung to his plan of building the exact design that he is building in the lot next door. Now, the only way possible to save this property is for you, the Council, to vote in favor of designating it as the landmark that it is. It should have never come to this, but given the situation we are dealing with I suppose it is what it is.

A little bit of background: I both live and work within a few blocks of the property. My home is on Gaylord Street at 2231, and my office is at 1627 Vine Street. Each day I walk to work past 1741 Gaylord. And it was on my walk to work one day that I discovered from the signs posted outside that

the owner of the property had applied for demolition. I was floored. I knew that the property housed Judi's Place, a wonderful charity, for a number of years. The demolition of this property would be the demolition of the fundamental character of our City Park West neighborhood. The homes here were predominantly constructed around the turn of the century, and they define the character of our wonderful neighborhood. This home was built at or around the same time as the creation of City Park, and as part of the City Beautiful Movement. And 1741 Gaylord Street is a beautiful example of our historic neighborhood. But the fact that a developer might just choose to demolish any building like this in our neighborhood is frightening – for the future of our neighborhood.

All of my neighbors (or at the very least all of the ones that I have spoken with) are similarly extremely concerned that something like this could happen in our neighborhood. A month ago (prior to Landmark making its recommendation), we had an unrelated neighborhood get together on my 2200 block of Gaylord Street. I brought with me materials about 1741 Gaylord, including an article on the property that ran in Business Den, to spread the word on the situation. And each and every one of my neighbors signed the attached document on the spot, to voice their opposition to the demolition of this property, and their support for the landmark designation. 16 people were willing to sign this in a period of less than two hours. And not a single person in attendance gave any reservations before signing on. I understand that petitions like these are not necessarily what the Council are looking for. But I provide it as evidence that this neighborhood, City Park West, is uniformly opposed to demolition of this building, and support granting it landmark status.

And you should know that the specific circumstances here weigh against any concerns that the Council may have related to taking rights away from the developer. First, I understand that the developer only bought this property because he wanted five feet of property to use for his project on the property next door on the corner of Gaylord and 18th (where the old pharmacy used to sit). But since the former owner sold the developer the entire property, he decided to just build two sets of the same cookie cutter apartments. That is not the kind of situation where there should be any sympathy for the developer. He bought a historic home to get the side-yard, and then figured he'd just bulldoze the whole thing and build two. That is a gross example of waste, and it should not be tolerated.

If the developer wants to develop the lot, he should create a new design, which allows the main house to be preserved and other structures to be built on the property. This will require some creativity, but not too much. Moreover, he could keep the land necessary for the development next door and sell the house to another owner. It could be used for many purposes, including to house another nonprofit, or to serve as law offices. Frankly, if I had access to sufficient capital, I would buy it myself to house my law firm, and rent out the rest of space. I wish I had the resources to make that happen.

I plan to attend the Council meeting on April 24. And I am also happy to provide any additional information that may be helpful to you in this process ahead of time.

Please don't allow this developer to destroy this beautiful and historic house. Please designate it appropriately as the historic landmark that it is.

Thank you for your service to the City and to our City Park West Neighborhood.

Sincerely,

Thomas Werge

303-395-9678

2231 Gaylord Street (home)

1627 Vine Street (work)

From: [Aldretti, Susan K. - CC Senior City Council Aide At Large](#)
To: [dence - City Council](#)
Subject: FW: 1741 Gaylord Street Historic Designation
Date: Friday, April 21, 2023 3:51:38 PM

For the public record.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Deborah Ortega - Councilwoman At Large
Sent: Friday, April 21, 2023 3:50 PM
To: Alden, Carolyn <Carolyn.Alden@jacobs.com>
Subject: RE: 1741 Gaylord Street Historic Designation

Thank you for contacting Councilwoman Ortega about the proposed historic designation. Council members are constrained in their ability to discuss historic designations outside of a public hearing. Historic designations are considered quasi-judicial, not legislative. In these cases, council acts more like a court than a legislative body. Council is required to apply standards in an existing ordinance to a specific situation and make a decision based on the information presented at the public hearing. Any communication with a member of the public or the applicant outside of the public hearing is considered “off-the-record” and must be avoided once an application has been filed. The purpose of limiting ex parte communications is to ensure that all members of Council are presented with the same evidence and argument. It is Councilwoman Ortega’s policy to avoid ex parte communications and place on the record substantive communications concerning historic designations.

I will enter your comments into the public record so that Councilwoman Ortega and all members of Council, may consider them during deliberations.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Alden, Carolyn <Carolyn.Alden@jacobs.com>
Sent: Tuesday, April 18, 2023 8:50 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; City Council District 10 <District10@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street Historic Designation

April 18, 2023

Carolyn & Eric Bennett
224 South Lincoln Street
Denver, CO 80209

To: Denver City Council:

We are writing to express our support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

As an owner of a historically designated home, we greatly value the history and architecture that should be preserved, if it can, throughout Denver — it's a very important part of our great city.

We bought our home 9 years ago with the intent to preserve it, even though it wasn't designated at that time. So many neighborhoods now have the new, multi-unit box/garage type looking apartments where once stood a home that was beautiful and full of history.

Folks walk and drive by these grand homes and look, they are beautiful, they don't even notice the new boxy apartments. It would be an absolute shame to tear it down for more of those unremarkable, multi-unit buildings, and then have the folks who live in them walk around to gaze at the historic ones they so admire and were the reason they moved into the city — it's very contradictory.

Sincerely,
Carolyn & Eric Bennett
224 South Lincoln Street, Denver CO 80209

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From: [Deborah Ortega - Councilwoman At Large](#)
To: [dencc - City Council](#)
Subject: FW: 1741 Gaylord Street Historic Designation
Date: Friday, April 21, 2023 3:50:09 PM
Attachments: [Letter to all of Council 1741Gaylord.pdf](#)

For the record



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Alden, Carolyn <Carolyn.Alden@jacobs.com>
Sent: Tuesday, April 18, 2023 8:50 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; City Council District 10 <District10@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street Historic Designation

April 18, 2023

Carolyn & Eric Bennett
224 South Lincoln Street
Denver, CO 80209

To: Denver City Council:

We are writing to express our support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

As an owner of a historically designated home, we greatly value the history and architecture that should be preserved, if it can, throughout Denver — it's a very important part of our great city.

We bought our home 9 years ago with the intent to preserve it, even though it wasn't designated at that time. So many neighborhoods now have the new, multi-unit box/garage type looking apartments where once stood a home that was beautiful and full of history.

Folks walk and drive by these grand homes and look, they are beautiful, they don't even notice the new boxy apartments. It would be an absolute shame to tear it down for more of those

unremarkable, multi-unit buildings, and then have the folks who live in them walk around to gaze at the historic ones they so admire and were the reason they moved into the city – it's very contradictory.

Sincerely,
Carolyn & Eric Bennett
224 South Lincoln Street, Denver CO 80209

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From: [District 9](#)
To: [dence - City Council](#)
Subject: Fw: Saving and preserving 1741 Gaylord
Date: Monday, April 24, 2023 10:42:36 AM
Attachments: [Outlook-ge3rbrqb.png](#)
[Outlook-rer4qoim.png](#)

Forgot to cc you on this so it gets added to the tally for the 1741 Gaylord vote.

-Liz



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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From: District 9 <District9@denvergov.org>
Sent: Monday, April 24, 2023 10:39 AM
To: Ann Hicks <ann@nouvelproperties.com>; City Council District 10 <District10@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>; mflowers@historicdenver.org <mflowers@historicdenver.org>
Subject: Re: Saving and preserving 1741 Gaylord

Dear Ann,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dence@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is tonight during the evening portion of City Council's weekly meeting. If you'd like to speak, the sign-up period for the public hearing is from 3-5:30 PM today. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Best regards,

Liz

Liz Stalnaker | Constituent Services & Communications Director
Councilwoman Candi CdeBaca, District 9 | Denver City Council
liz.stalnaker@denvergov.org
720-337-7709



The D9 Team

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From: Ann Hicks <ann@nouvelleproperties.com>
Sent: Friday, April 21, 2023 6:23 PM
To: City Council District 10 <District10@denvergov.org>; District 9 <District9@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>; mflowers@historicdenver.org <mflowers@historicdenver.org>
Subject: [EXTERNAL] Saving and preserving 1741 Gaylord

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](https://www.1760GaylordStreetDenver.com)

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

ann@nouvellesproperties.com

Committed to Extraordinary Standards

From: [District 9](#)
To: [Robin Barnes](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord St. April 24th
Date: Monday, April 17, 2023 11:21:58 AM
Attachments: [Outlook-mypbo3zr.png](#)

Dear Robin,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Robin Barnes <robinsensei@hotmail.com>
Sent: Sunday, April 9, 2023 3:27 PM
To: dencc - City Council <dencc@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord St. April 24th

Dear Councilmember CdeBaca,

I'm writing to you as my City Council representative to ask you to

support the landmark designation for 1741 Gaylord Street. The house at 1741 Gaylord Street should be designated a landmark as it's an architecturally significant mansion. The Landmark Preservation Commission unanimously voted that it met three of the ten criteria for designation. In addition, it was formerly Judi's House which was a wonderful neighborhood nonprofit. The building should be saved as it's an important piece of City Park West history.

Thank you,
Robin Barnes
1705 Gaylord Street

From: [District 9](#)
To: [Andrew Salomone](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord St.
Date: Monday, April 17, 2023 11:20:20 AM
Attachments: [Outlook-mk4vonvx.png](#)

Dear Andrew,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Andrew Salomone <salomone.andrew@gmail.com>
Sent: Tuesday, April 11, 2023 9:45 AM
To: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord St.

Please give landmark status to this house and DO NOT allow developers and real estate moguls take away the history and beauty of this neighborhood. This is one of the most beautiful, historic neighborhoods in Denver. It stands in stark contrast to the new, trendy

Denver which is flat and without character. Please preserve this neighborhood!

Andrew S

From: [District 9](#)
To: [Ron Davis](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord St
Date: Monday, April 17, 2023 11:19:29 AM
Attachments: [Outlook-v2xsvbnb.png](#)

Dear Ron,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



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From: Ron Davis <ronlarrydavis@yahoo.com>
Sent: Wednesday, April 12, 2023 3:39 PM
To: dencc - City Council <dencc@denvergov.org>
Cc: City Council District 10 <District10@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord St

To the concerned,

My name is Ron; I live at the Marais Uptown Condos at 1705 Gaylord St . I'm a retired Federal Employee who has lived in this neighborhood about two years , and various other Denver neighborhoods since 1971. Previously ,I submitted an email appeal to the hearing/ Landmark Preservation Commission. At this time I am reaching out again to oppose the demolition of the property at 1741 Gaylord. As mentioned, I arrived in Denver in 1971- welcomed by a City that has become my home. Subsequently , I encountered a City with so much welcoming assets : affordable housing, employment resources, diversity, and just as important-DISTINCTION. Having travelled around the country, I always appreciated cities that strived to preserve and maintain their history and "personality" while managing rapid development. Of course, Denver has clearly experienced massive changes regarding it's attraction to new residents from every corner of this country-resulting in great challenges to city planners.

To me, The careless attitudes from certain developers who disregard community interests,history or (actual) affordability do not whatsoever represent what Denver can demonstrate as a progressive city on the move. In fact, ruling out alternatives to demolition of such an historical property that presents both architectural integrity and neighborhood culture will most likely lead to an on going abandonment of Denver's distinct history ,character, decency, and ethics.

I'm not a " not in my backyard " citizen. I welcome any and all residents who want to call my neighborhood their home. Many years ago, I celebrated a victory; being part of the community-led campaign to preserve the classic Mayan Theatre that had also been scheduled for demolition. I believe that same struggle to accomplish ,but genuine vision can exist -and it needs your support !

Thank you,
Ron

From: [District 9](#)
To: [Nita LYNCH](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord Street Historic Landmark Designation
Date: Monday, April 17, 2023 11:01:54 AM
Attachments: [Outlook-5w15blax.png](#)

Dear Anita,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here:
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Nita LYNCH <nlynch1@comcast.net>
Sent: Sunday, April 16, 2023 6:48 PM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street Historic Landmark Designation

April 16, 2023

Anita "Nita" Lynch

227 South Lincoln Street
Denver, CO 80209

Dear Denver Council Member CdeBaca:

I am writing to express my strongest support for 1741 Gaylord Street, Denver, Colorado to be preserved with a Denver Historic Landmark Designation.

There is no question that it fully meets the criteria for Landmark Designation. I researched and was an applicant for designation of our 1890's house at *227 South Lincoln Street* and for the *200 Block South Lincoln Historic District*, both of which received unanimous approval from the Denver City Council. I am fully familiar with the required criteria as well as with the rigorous research involved in the application and the scrutiny from the Landmark Commission. Many applications are not put forth to the City Council for a vote. This application has been put forth and has received strong support from Historic Denver and from a number of Registered Neighborhood Organizations and widespread support from Denver residents.

1741 Gaylord Street clearly satisfies the criteria for Landmark Designation.

- It is more than 50 years old, circa 1902.
- It unequivocally retains the historic character of a Grand Scale Dutch Colonial Revival style, typical of a number of homes built in Denver around this period when the Queen Anne style fell out of favor. This includes dormers, a large porch, gables, fireplace and chimney, maintaining many of its original features in materials and design elements, and it has excellent integrity as a well-maintained structure.
- It was built by renowned Denver architects Gove & Walsh who designed Denver Union Station.
- Its geographical significance represents the second main expansion of Denver eastward into the streetcar suburbs.
- Persons of historical significance occupied the home.

I have researched and combed through the efforts of the applicants in trying to reach a mutual agreement for preserving the house, and the owner would have none of it. Only the house itself is delineated for preservation and not the entire parcel which provides much flexibility in the development of the property. It can function as a single-family home, apartments, or offices. It is a great example of adaptive reuse, and I applaud the applicants for their flexibility in proposing such reuse.

In fact, If the house is preserved, with some construction of units in the area around it, there could be as many as 21 units. This is not a substantial difference from the 37 market rate units the owner is proposing, so any argument of providing more housing does not seem to override the significance of this historical house which the developer plans to scrape. And I might add, these are to be market rate rentals which does nothing to help the underhoused in Denver.

The history of Denver cannot always defend itself against reckless development, and often it is hard to define the boundaries between change and preservation. But

allowing a “scrape” of this house and the stories that go with it, would be a crime against culture that I believe we would come to regret.

I thank you for your service to our community, and I respectfully urge you to please vote in favor of the Historic Landmark designation for 1741 Gaylord Street, Denver.

Kind regards,
Anita “Nita” Lynch
227 South Lincoln Street, Denver CO 80209
303-917-0967
Nlynch1@comcast.net

From: [District 9](#)
To: [Catherine Calder](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord Street
Date: Monday, April 17, 2023 11:20:04 AM
Attachments: [Outlook-4xkzi1bv.png](#)

Dear Catherine,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Catherine Calder <chc@blondedesign.com>
Sent: Wednesday, April 12, 2023 11:33 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street

Greetings:

I pass by this house/property almost daily traveling to teach classes in Glendale and am an avid bicycle rider all over the neighborhood.

I can't help but think that Denver has been slowly overtaken by development that does not have any interest in preserving its history. The bar for demolishing existing structures, especially those that do not share the architectural significance of this house, has been incredibly low. We need to raise the bar and keep these landmark buildings to honor our past.

The developer who purchased the property has stubbornly refused any compromise and forced this action to take place. Please vote WITH Historic Denver Inc., architectural experts and more importantly the community that surrounds this structure, and do NOT let this house be destroyed (merely for [more] profit for the developer).

Please designate this property as a landmark.

I appreciate your time.

Catherine Calder
2917 N Vine Street • Denver, CO 80205
office: 303.296.1680 • cell: 303.297.1648

From: [District 9](#)
To: [Kenneth Barrows](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord Street
Date: Monday, April 17, 2023 11:03:07 AM
Attachments: [Outlook-eiamxaa5.png](#)

Dear Ken,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



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From: Kenneth Barrows <krickb@yahoo.com>
Sent: Saturday, April 15, 2023 9:38 PM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord Street

Hello,

First, best of luck in the runoff!

I am writing this email to encourage designating 1741 Gaylord Street a landmark. I might sing a different tune if the proposed new housing relied on heat pumps for housing. I don't think that's the case.

Why tear down a nice old home if new housing provides no environmental benefits, relying on the same natural gas to heat? It would be great if the city could buy the property and rent it out to a family with a few children.

Denver really doesn't need any more single-family housing (at all). Build multi-family around the city. And heat pumps. If we are serious about emissions, we need to get the most bang for the buck from the concrete and steel we use.

Ken Barrows
3630 North York Street

From: [District 9](#)
To: [Laura Burchard](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord
Date: Monday, April 17, 2023 11:22:52 AM
Attachments: [Outlook-d3u5w4wz.png](#)

Dear Laura,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



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From: Laura Burchard <lkbb@icloud.com>
Sent: Thursday, April 6, 2023 12:19 PM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord

As a native born Denverite I am finding it so disheartening at all the demolition of older places that has been occurring at the hands of persons who mostly have no ties to our city. Please consider 1741 Gaylord worth saving, such a handsome structure with takes to tell, let it be a piece of history for our

visitors to ponder and to spark imagination. All your great, iconic places of the world cherish their historical architecture. Please do not let the developers mute Denver's history, stories and voices. Thank you.

Sent from my iPhone

From: [District 9](#)
To: [Leslee Lloyd](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] 1741 Gaylord
Date: Monday, April 17, 2023 11:14:04 AM
Attachments: [Outlook-rkqwxqe4.png](#)

Dear Leslee,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Leslee Lloyd <lesleelloyd@yahoo.com>
Sent: Thursday, April 13, 2023 8:54 AM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] 1741 Gaylord

This house needs historical landmark designation for our neighborhood, not more crappy development.

Leslee N. Lloyd

From: [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)
To: [Laurie Kepros](#)
Cc: [denc - City Council](#)
Subject: RE: [EXTERNAL] Fwd: Support for 1741 Gaylord Landmark
Date: Monday, April 24, 2023 2:22:49 PM

Hi Laurie,

I'm adding your comments to the official record for this. Because of the quasi-judicial nature of the designation's legislation, CW Kniech doesn't comment on emails received for bills like this but does have me send them along to be part of the official record.

Teresa

From: Laurie Kepros <lauriekepros@gmail.com>
Sent: Monday, April 24, 2023 2:21 PM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>
Subject: [EXTERNAL] Fwd: Support for 1741 Gaylord Landmark

Passing along this plea to support the 1741 Gaylord landmark to my at large city councilwomen!

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

From: **Laurie Kepros** <lauriekepros@gmail.com>
Date: Mon, Apr 24, 2023 at 2:19 PM
Subject: Support for 1741 Gaylord Landmark
To: <District9@denvergov.org>, <District10@denvergov.org>

Dear Councilwoman CdeBaca and Councilman Hinds,

As a resident of City Park West, I plan to testify this evening in support of the landmark designation for 1741 Gaylord. This landmark designation should be approved on the merits but the developer's shady conduct throughout this process has highlighted the urgency of the city taking immediate action to ensure Denver can retain this building of so much value and meaning to our neighborhood. Please join me in supporting the landmarking.

Sincerely,

Laurie Rose Kepros

1725 N Marion Street, Denver, CO 80218

720-201-3590

lauriekepros@gmail.com

--

Laurie Rose Kepros

lauriekepros@gmail.com

From: [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)
To: [Patrick Wong](#)
Cc: [denc - City Council](#)
Subject: RE: [EXTERNAL] historic house at 1741 Gaylord St
Date: Monday, April 24, 2023 2:10:48 PM

Hello Patrick,

I'm adding your comments to the official record for this. Because of the quasi-judicial nature of the designation's legislation, CW Kniech doesn't comment on emails received for bills like this but does have me send them along to be part of the official record.

Teresa

From: Patrick Wong <kfw49@yahoo.com>
Sent: Monday, April 24, 2023 1:27 PM
To: kniechatlarge <kniechatlarge@denvergov.org>
Subject: [EXTERNAL] historic house at 1741 Gaylord St

Hi, I am writing to ask that you support the efforts by my neighbors and Historic Denver to grant historic designation to 1741 Gaylord St, it is a beautiful old house and to have it replaced by an ugly new development would be a crime! We have lost too many of the old houses in recent years!!

Thanks

Patrick Wong

From: [District 9](#)
To: [Anne Marie Fayen](#); [dencc - City Council](#)
Cc: [Stalnaker, Liz - CC City Council Aide](#); [Zender, Jessica M. - CC YA2245 City Council Aide](#); [district10@denver.gov](#)
Subject: Re: [EXTERNAL] In support of 1741 Gaylord
Date: Monday, April 24, 2023 10:33:36 AM
Attachments: [Outlook-eslqac0.png](#)

Dear Anne Marie,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is tonight during the evening portion of City Council's weekly meeting. If you'd like to speak, the sign-up period to speak at the public hearing is from 3-5:30 PM today. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Best regards,

Liz

Liz Stalnaker | Constituent Services & Communications Director
Councilwoman Candi CdeBaca, District 9 | Denver City Council
liz.stalnaker@denvergov.org
720-337-7709



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
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District9@denvergov.org

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From: Anne Marie Fayen <afayen@gmail.com>
Sent: Sunday, April 23, 2023 11:41 AM
To: [dencc - City Council](#) <dencc@denvergov.org>

Cc: Stalnaker, Liz - CC City Council Aide <Liz.Stalnaker@denvergov.org>; Zender, Jessica M. - CC YA2245 City Council Aide <Jessica.Zender@denvergov.org>; district10@denver.gov <district10@denver.gov>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] In support of 1741 Gaylord

Hi,

As a resident of the Whittier neighborhood, I am writing to express my support in granting the house at 1741 Gaylord landmark status.

One of the reasons my husband and I chose to buy a house in this neighborhood is for the unique and historic architecture. I would love to see as many historic homes maintained and cared for in this neighborhood - to maintain the neighborhood's character and charm as we continue to build our life here.

Thank you for your consideration and support on this matter.

Anne Marie Fayen
afayen@gmail.com

2320 N Williams St
Denver CO 80205

Sent from my iPhone

From: [District 9](#)
To: [David Hill](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] In Support of Historic Landmark Designation - 1741 Gaylord St.
Date: Monday, April 24, 2023 10:43:08 AM
Attachments: [Outlook-1skls2o4.png](#)

Dear David,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is tonight during the evening portion of City Council's weekly meeting. If you'd like to speak, the sign-up period for the public hearing is from 3-5:30 PM today. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Denver-City-Council/Public-Input/Public-Hearings>.

Best regards,

Liz

Liz Stalaker | Constituent Services & Communications Director
Councilwoman Candi CdeBaca, District 9 | Denver City Council
liz.stalaker@denvergov.org
720-337-7709



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From: David Hill <davidvernonhill@gmail.com>
Sent: Friday, April 21, 2023 2:13 PM
To: District 9 <District9@denvergov.org>

Subject: [EXTERNAL] In Support of Historic Landmark Designation - 1741 Gaylord St.

Dear Council Member CdeBaca,

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: [District 9](#)
To: jo@affordablehousingconsultants.org
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24
Date: Monday, April 17, 2023 11:22:37 AM
Attachments: [Outlook-2c5roooe.png](#)

Dear Jo,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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District9@denvergov.org

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From: Jo Untiedt <jo@affordablehousingconsultants.org>
Sent: Friday, April 7, 2023 2:17 PM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] Landmark Designation 1741 Gaylord vote on 4/24

Dear Councilwoman CdeBaca,

The purpose of this email is to ask your vote to approve the Landmark Designation for a property located in our district at 1741 Gaylord Street

Our organization and concerned neighbors have been fighting this battle tirelessly for six months after hearing about the developer's desire to bulldoze down this beautiful historical structure and build multifamily. Immediately, CPW members engaged the Historic Denver and Landmark Preservation to document the history of the building and the precious contribution it makes to our City's history and character. On March 7, 2023, the Landmark Preservation Commission voted in favor of keeping the structure and this will go before City Council on April 24th. We urge your vote to designate this property historic.

I have attached the initial petition letter from City Park West and Whittier, letters of support from CHUN and Historic Berkley RNOs, and a picture of this beautiful structure.

Sincerely,

Jo Untiedt, President

City Park West RNO

1915 E 22nd Avenue

Denver, CO 80205

(303) 437-0131

Like us on Facebook

www.cityparkneighborhood.org

From: [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)
To: [John McKiernan](#)
Cc: [denc - City Council](#)
Subject: RE: [EXTERNAL] Landmark status for 1741 Gaylord St..
Date: Monday, April 24, 2023 2:11:42 PM

Hello John,

I'm adding your comments to the official record for this. Because of the quasi-judicial nature of the designation's legislation, CW Kniech doesn't comment on emails received for bills like this but does have me send them along to be part of the official record.

Teresa

-----Original Message-----

From: John McKiernan <johnmckiernan@comcast.net>
Sent: Monday, April 24, 2023 10:42 AM
To: kniechatlarge <kniechatlarge@denvergov.org>
Subject: [EXTERNAL] Landmark status for 1741 Gaylord St..

Councilwoman Kniech:

I urge you to support the Landmark status for 1741 Gaylord St..

This is NOT an anti-development plea. The person I know who has been most involved says "we'd like to see adaptive reuse of the house as possibly apartments and then a sympathetic apartment/condo build around it. Specifically mention the Mullen Mansion and Mullen Flats project at 9th and Emerson that come online last year."

Nor is this a "anti-gentrification" / keep the long-time owners plea.

The developer bought the property for a strip along the northern boundary for the project next door. This is not the case of a longtime resident looking to earn money from the sale of their own home -- this developer bought the property to develop and that he should factor that into his decision and not be blinded by some property rights nonsense that's used simply as an excuse to ignore the Landmark ordinance.

Here is a case: "it's about preserving an important building that's been found to have significant historical merit and it can't speak for itself".

From the reading I've done, the East Central Area Plan covers exactly this contingency and it seems like many of the residents in that area want to see it applied so that Denver can reuse/adapt historic homes like this one instead of destroying them.

Regards,

John

--

John McKiernan
mobile - 720.402.6525

From: [District 9](#)
To: [Noah Parman](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] Make 1741 Gaylord a Denver Landmark
Date: Monday, April 17, 2023 11:21:41 AM
Attachments: [Outlook-zhzso3ks.png](#)

Dear Noah,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: Noah Parman <noahp303@gmail.com>
Sent: Monday, April 10, 2023 3:51 PM
To: denvercc@denvergov.org <denvercc@denvergov.org>
Cc: District 9 <District9@denvergov.org>; City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Make 1741 Gaylord a Denver Landmark

To whom it concerns

As a lifelong Denver resident and homeowner in the City Park/ Whittier neighborhood I am in support of preserving historical Denver and making 1741 a protected landmark. There is plenty of new construction happening in Denver and plenty of other properties to develop. Please help the citizens save this historical property from the developers who intended to destroy it.

Thank you for your time

Noah Parman
3109 York st

From: [District 9](#)
To: hank@jenki.net
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] Please preserve 1741 Gaylord
Date: Monday, April 17, 2023 11:21:00 AM
Attachments: [Outlook-hmpvw15v.png](#)

Dear Hank,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

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From: hank@jenki.net <hank@jenki.net>
Sent: Monday, April 10, 2023 9:02 PM
To: City Council District 10 <District10@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] Please preserve 1741 Gaylord

Dear Denver Districts 9 and 10,

Good evening. I am writing to convey my support to preserving the 1741 Gaylord home. Historic

architecture tells Denver's story, and make up part of the City's beautiful layout and appeal. When we tear these buildings down, they are never replaced with the craftsmanship and curb appeal of pre-war construction. I live in Park Hill and do so because of the beautiful historic nature of the neighborhood. I am also a carpenter and it pains me to see the old homes be torn down, so that a modern multi-million dollar home goes in its place, with significant profits to the developers (who have access to capital) the 1% who buys these properties. When the old buildings go, we lose direct connection with the Denverites of the past. One of my prized possessions is a pair of photographs found in our house's wall from the late 20s of a couple seated on our front porch with a puppy. They look very happy and I feel a real connection to them. Our 1911 Denver Square has always made me happy and I have worked hard to incorporate modern functionality into the house while maintain a respect for the architectural layout. Some of Denver's current developers should try this approach.

Please look for a way to save this structure and put it to good use, either through a private owner, or to refurbish for the public good. Please also look for a plan to help preserve Denver's history while allowing development to address some of the less historically valuable properties.

Thank you in advance for your time and consideration.

Sincerely,
Hank Jenkins

Hank Jenkins
2230 Cherry Street
Denver, CO 80207

303-419-1731

From: [St Peter, Teresa A. - CC YA2246 City Council Aide Senior](#)
To: [Simi Batra](#)
Cc: [denc - City Council](#)
Subject: RE: [EXTERNAL] Please save 1741 Gaylord Street/ Historic designation
Date: Thursday, April 20, 2023 3:05:47 PM

Hello Bineesh,

I'm forwarding along your comments to be added to the official record on this issue. CW Kniech can't weigh in on issues that are considered quasi-judicial such as this one, but she and her colleagues will have access to your comments in the record.

Teresa

From: Simi Batra <simidc@gmail.com>
Sent: Thursday, April 20, 2023 2:23 PM
Subject: [EXTERNAL] Please save 1741 Gaylord Street/ Historic designation

These incredible buildings are part of shared Denver history. There are so many places to build new things, so many parkings where we can go up.

Please vote yes to preserve this unique property.

Sincerely,

Your constituent, Bineesh Batra
Cole, Denver, 80205

From: [District 9](#)
To: [Ann Johnston](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] Save 1741 Gaylord
Date: Monday, April 17, 2023 11:13:47 AM
Attachments: [Outlook-oznufvns.png](#)

Dear Ann,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



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From: Ann Johnston <annj42556@gmail.com>
Sent: Saturday, April 15, 2023 9:21 AM
To: District 9 <District9@denvergov.org>; City Council District 10 <District10@denvergov.org>;
dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Save 1741 Gaylord

Denver City Council Members,

I would like to express my support for the Landmark application regarding the preservation of the historic home at 1741 Gaylord. There are many other available lots on which to build apartment buildings, but only one house with the history and beauty of this one.

Thank you for your time and consideration in preserving the history and culture of the beautiful city of Denver!

Sincerely,
Ann Johnston

From: [District 9](#)
To: [Laurie Kepros](#)
Cc: [dencc - City Council](#)
Subject: Re: [EXTERNAL] Support for 1741 Gaylord Landmark
Date: Monday, April 24, 2023 2:36:06 PM
Attachments: [Outlook-wajo4s1i.png](#)

Dear Laurie,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

Best regards,

Maria Lopes



The D9 Team

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From: Laurie Kepros <lauriekepros@gmail.com>
Sent: Monday, April 24, 2023 2:19 PM
To: District 9 <District9@denvergov.org>; City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Support for 1741 Gaylord Landmark

Dear Councilwoman CdeBaca and Councilman Hinds,

As a resident of City Park West, I plan to testify this evening in support of the landmark designation for 1741 Gaylord. This landmark designation should be approved on the merits but the developer's shady conduct throughout this process has highlighted the urgency of the city taking immediate action to ensure Denver can retain this building of so much value and meaning to our neighborhood. Please join me in supporting the landmarking.

Sincerely,
Laurie Rose Kepros

1725 N Marion Street, Denver, CO 80218
720-201-3590
lauriekepros@gmail.com

From: [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#)
To: [Historic Berkeley Regis](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [dence - City Council](#)
Subject: RE: [EXTERNAL] Support for Hurlbut House, 1741 Gaylord Street, as a Structure for Preservation
Date: Tuesday, March 28, 2023 10:29:44 AM
Attachments: [HBR-LettertoCityCouncilRe1741 GaylordLandmarkDesignation.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Thank you Marie and Laurie for sending this and also including dence – that is super important!

Take care,
Gina



Gina Volpe | Senior Council Aide

Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7701 | 1810 Platte St. Denver



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From: Historic Berkeley Regis <historicberkeleyregis@gmail.com>
Sent: Monday, March 27, 2023 4:07 PM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Volpe, Gina J. - CC YA2246 City Council Aide Senior <Gina.Volpe@denvergov.org>; dence - City Council <dence@denvergov.org>
Subject: [EXTERNAL] Support for Hurlbut House, 1741 Gaylord Street, as a Structure for Preservation

Good afternoon,

Please see our letter of support for the designation of the Hurlbut House, 1741 Gaylord Street, as a Denver Landmark. We appreciate your serious consideration of this matter.

Thank you,

Marie Giedraitis-Edgar and Laurie Simmons
Co-Presidents
Historic Berkeley Regis
historicberkeleyregis@gmail.com



From: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
To: [PAUL CLOYD](#)
Cc: trevor@westhighlandneighborhood.org; [William Hare](#); [dencc - City Council](#); [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Michael Flowers](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); [Amy Cole](#); [Andrea Mimnaugh](#); [Angela Buffington](#); [Joan Bolduc](#); [PAUL CLOYD](#); [R Defa](#); [Stephanie Goldammer](#); [Steve Davis](#)
Subject: Re: 1741 Gaylord St Hurlbut House -Support for Landmark designation
Date: Tuesday, April 11, 2023 11:18:18 AM

Thank you, Paul.

Best,

Councilwoman Amanda P. Sandoval
District 1 – Denver City Council

From: PAUL CLOYD <p_cloyd@msn.com>
Date: Tuesday, April 11, 2023 at 11:14 AM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>
Cc: trevor@westhighlandneighborhood.org <trevor@westhighlandneighborhood.org>, William Hare <bill@littlecolorado.com>, dencc - City Council <dencc@denvergov.org>, Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>, Michael Flowers <mflowers@historicdenver.org>, Volpe, Gina J. - CC YA2246 City Council Aide Senior <Gina.Volpe@denvergov.org>, Amy Cole <amycole@comcast.net>, Andrea Mimnaugh <amimnaugh@comcast.net>, Angela Buffington <abuffington1327@gmail.com>, Joan Bolduc <jbolduc1954@gmail.com>, PAUL CLOYD <p_cloyd@msn.com>, R Defa <designspectrum.pr@gmail.com>, Stephanie Goldammer <steph80211@gmail.com>, Steve Davis <sdavis7625@gmail.com>
Subject: [EXTERNAL] 1741 Gaylord St Hurlbut House -Support for Landmark designation

Hi Amanda,

Please find attached WHNA-Design and Preservation Committee's letter of support for designation of 1741 Gaylord St- Hurlbut house as a Denver Landmark.

All the best
Paul

From: [District 9](#)
To: [Laura Waligorski](#)
Cc: [dencc - City Council](#)
Subject: Re: SAVE 1741 Gaylord St.
Date: Monday, April 17, 2023 11:10:56 AM
Attachments: [Outlook-dprkriwi.png](#)

Dear Laura,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is next Monday, April 24. The sign-up period to speak at the public hearing is from 3-5:30 PM on the day of the hearing. More information and the sign-up link are here: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input/Public-Hearings>.

Feel free to contact us with any other questions about this.

Best regards,

Maria Lopes



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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From: Laura Waligorski <laura@laurawhome.com>
Sent: Saturday, April 15, 2023 5:54 PM
To: [dencc - City Council](mailto:dencc@denvergov.org) <dencc@denvergov.org>
Cc: [City Council District 10](mailto:District10@denvergov.org) <District10@denvergov.org>; [District 9](mailto:District9@denvergov.org) <District9@denvergov.org>
Subject: [EXTERNAL] SAVE 1741 Gaylord St.

ENOUGH.

Enough of developers leveling our important structures in Denver. ENOUGH of allowing developers to take down our beautiful historic homes. This home has historical significance, and should remain in place for years to come.

I can't believe we're even having this conversation. This home is one of the few residential structures left that was designed by the same architects who designed Union Station. This is a CRIME if this home is demolished. And the developer wants to build apartments, which will look terrible in comparison to what is there now.

I am in FULL support of designating this beautiful structure as a landmark.

ENOUGH.

LAURA WALIGORSKI

Broker Associate
GRI, CRS

480 S Holly St.
Denver, CO 80246
303.419.2156
laura@laurawhome.com

Company Stats



From: [District 9](#)
To: [Kolos, Andy](#); [City Council District 10](#)
Cc: [dencc - City Council](#)
Subject: Re: SAVE 1741 GAYLORD STREET
Date: Monday, April 24, 2023 10:23:56 AM
Attachments: [Outlook-1hnan001.png](#)

Dear Andy,

Thank you for reaching out. Councilwoman CdeBaca is in favor of this landmark designation. I'm cc'ing the dencc@denvergov.org email address on this reply so that your email is entered into the public record.

The public hearing and vote on the landmark designation for 1741 Gaylord St. is tonight during the evening portion of City Council's weekly meeting. The sign-up period to speak at the public hearing is from 3-5:30 PM today. More information and the sign-up link are here:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Denver-City-Council/Public-Input/Public-Hearings>.

Best regards,

Liz

Liz Stalnaker | Constituent Services & Communications Director
Councilwoman Candi CdeBaca, District 9 | Denver City Council
liz.stalnaker@denvergov.org
720-337-7709



The D9 Team

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From: Kolos, Andy <AKolos@wintrust.com>
Sent: Monday, April 24, 2023 8:41 AM
To: City Council District 10 <District10@denvergov.org>

Cc: District 9 <District9@denvergov.org>

Subject: [EXTERNAL] SAVE 1741 GAYLORD STREET

Dear City Council:

As a long time resident of Whittier, I wholeheartedly voice my support to preserve the beautiful and historically significant home located at 1741 Gaylord Street. I was trained as an architect (BS, Architecture – University of Illinois, Chicago) and practices architecture professionally for several year in Chicago. I relocated to Denver in 2008 and have been engaged in commercial real estate finance and development ever since. Real estate development is my livelihood and I am proponent of development and redevelopment. However, in certain instances, including the home in question at 1741 Gaylord Street, the highest and best use is NOT demolition. Denver has grown considerably in the past 15 years and I believe the city is better for it. However, demolition of historic and notable structures such as 1741 Garlord diminish the city's character and history. This history and character give each neighborhood in Denver their sense of place, which has been instrumental in attracting new residence.

As a longtime neighborhood resident deeply vested in architecture and development, I ask strongly that you preseve the current home at 1741 Gaylord Street.

Knd Regards,

Andy Kolos

Colorado Market President, Commercial Real Estate

Wintrust Commercial Real Estate

1125 17th Street | Suite 1525 | Denver, CO 80202

P: 303.200.6979 | M: 303.895.6569

E: akolos@wintrust.com



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