
1741 Gaylord Street Landmark Designation Application

Denver City Council

April 24, 2023

Kara Hahn, Landmark Planning and Regulatory Supervisor



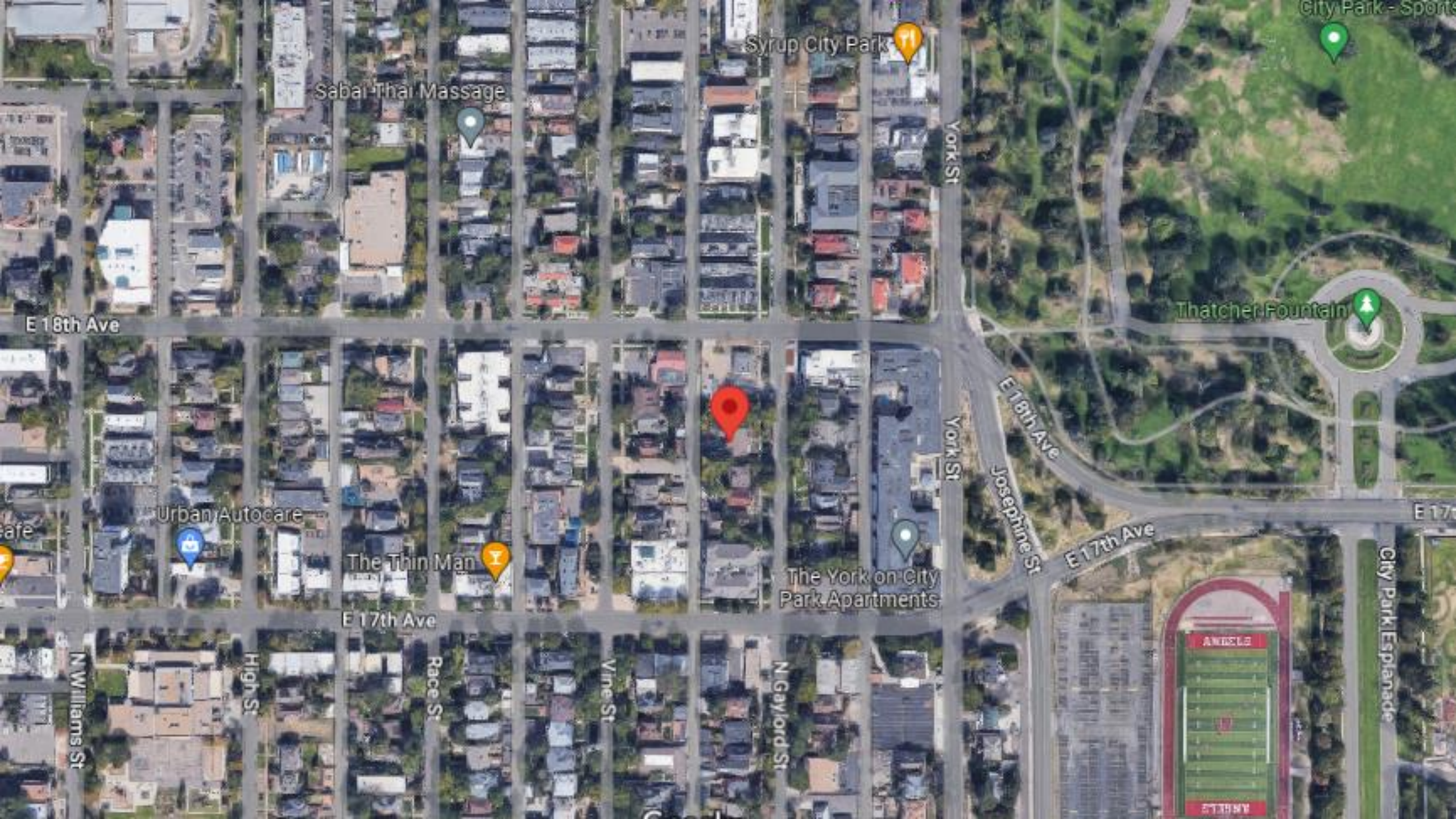
1741 Gaylord Steet



Review Process

- CDE application received
 - August 16
- Posted for public notice
 - September 1-22
- Notice of Intent submitted
 - September 21
 - Posting extended to October 31
 - Additional extensions
- Facilitated Stakeholder meetings
 - Multiple meetings
- Designation application submitted
 - February 7
- LPC Public Hearing
 - March 7
- LUTI meeting
 - March 21
- CC Public Hearing
 - April 24





Syrup City Park

Sabai Thai Massage

E 18th Ave

Thatcher Fountain

Urban Autocare

The Thin Man

The York on City Park Apartments

E 17th Ave

N Williams St

High St

Race St

Vine St

N Gaylord St

York St

York St

E 18th Ave

Josephine St

E 17th Ave

ANGELS

ANGELS

City Park Esplanade

E 17th Ave



Proposed Boundary





Landmark Designation Eligibility

The structure or district must meet the following criteria *:

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

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Landmark Designation Criteria

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

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

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



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

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

25 BUSINESSMEN TO HELP DRIVE OF SALVATION ARMY

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

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



\$210,000 AVAILABLE FOR CHILD HOSPITAL

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

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

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

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

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

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



Discover Denver

Citywide Building Survey



DENVER
THE MILE HIGH CITY



**HISTORY
COLORADO**

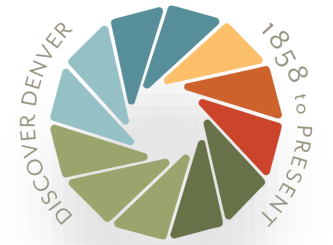


How Do We Survey?

- State Historical Grant
 - ▣ Follow state policy
- CPD and Historic Denver Staff
 - ▣ Gather general data (GIS)
- Historic Denver Staff
 - ▣ Community volunteers
- Survey Levels
 - ▣ Foundation (GIS)
 - ▣ Descriptive (Fieldwork)
 - ▣ Evaluation (Fieldwork)
- Historic Research
 - ▣ Enhanced



1741 Gaylord Street



□ Survey Level

▣ Evaluation

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

▣ No Enhanced Research

- No historic research
- Historic, geographic, or cultural significance not evaluated

▣ Field Evaluation

- Architectural significance
- Surrounding area lacked cohesion for district or area of significance



C. Embodies distinctive visible characteristics of architectural style

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



History Colorado Architectural Bios

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

COLORADO ARCHITECTS BIOGRAPHICAL SKETCH

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

Biographical Information

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

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

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

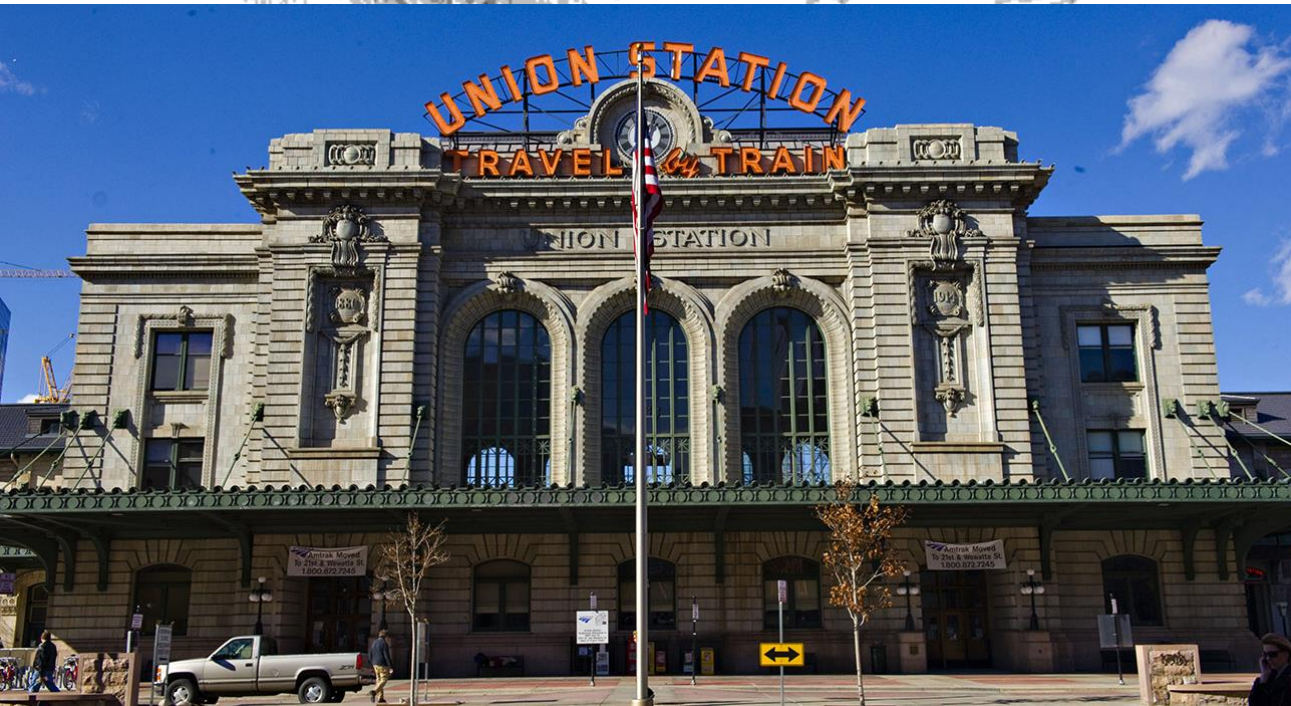
Credited Buildings

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



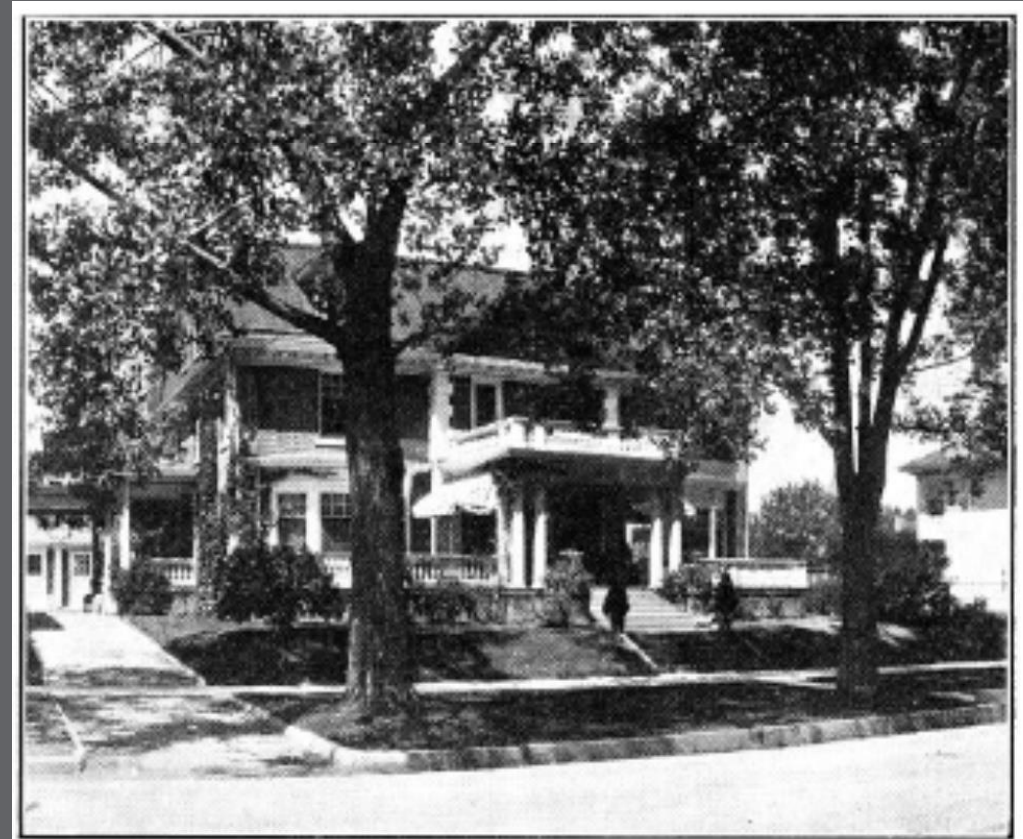
D. Significant example of the work of recognized architect

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



D. Significant example of the work of recognized architect

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



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



Integrity

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



Historic Context & Period of Significance

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

Owners Comments

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

Support for new housing in a fully parked building to enable our teachers, nurses, fireman and restaurant workers that support our beloved neighborhood to live here

Please help us protect our property rights and those of others in our neighborhood. We have submitted architectural plans to the City of Denver for 37 apartment units with 38 parking spaces at 1741 Gaylord for nurses, school teachers, firemen and other local workers to have a place to call home and be able to park their cars in a safe secure environment.

Scott Holder, an associate NON-Resident member and board member of the City Park West Neighborhood Association said in his online post he took this position to stop scrapes. He did not mention anything about saving historical homes in his post.

Denver Landmark Preservation needs to meet three criteria in order for a home to be historic. In every case they think they have any chance to save any home from being torn down they call it historic, they reach out directly to the local neighborhood association board member and they always vote 10 to nothing to stop the home or property from being demolished even in many cases when it has no basis.

These are the facts of this situation at 1741 Gaylord Street Denver, CO 80206:

- 1) Aaron M Gove as put forth by Denver Landmark as the architect of this home even though no information exists to show he was involved in designing it. Aaron M Gove is not credited even by their own historical sources such as historycolorado.com and Colorado Architects Biographical Sketch. However, Denver Landmark supplied countless pages of properties and mostly commercial buildings he designed. He was a well-known commercial building architect, he is not known for residential homes
- 2) James C Burger was identified as the key person in history by Denver Landmark as the reason for saving the home and would not be considered a significant person in history by any standard. He was a state senator for four years with 18% of the vote and he was a bank president at a couple small local banks, not the owner or founder and served as President of the Shriners for one year. Many claims have been made about his wife Edith Burger's association with Children's Hospital Colorado, but this information has not been independently verified and much of it unproven.
- 3) Denver Landmark claims this home is historic now all of a sudden in contrast to their own report from December of 2019 claiming this exact home was not historic after a multi-year exhaustive 88 page report paid for by a public grant to thoroughly review and research every single property in City Park West with multiple historical experts, photographs and extensive research on each of the properties. Furthermore, Denver Landmark in their report at that time said this area of City Park West was not an area of

Public Comments

(as of noon on Thursday, April 20th)

- Emails, letters, petitions, & public hearing
 - 122 in support
 - 99 in opposition
- RNOs
 - City Park West Neighborhood Association
 - Whittier Neighborhood Association
 - Capitol Hill United Neighbors
 - Historic Berkley Regis
 - West Highland Neighborhood Association
- Majority of commenters
 - City Park West
 - Or, adjacent neighborhoods
- LPC public hearing
 - 15 in support
- Petitions
 - 29 in support
 - 98 in opposition

Landmark Designation Review Criteria

- Over 30 years of age
 - Application meets at least three criteria
 - Retains Integrity
 - LPC considered the historic context
-
- City Council considers
 - Recommendation of LPC
 - Written views of owners
 - Comments received at public hearing

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