



Capitol Hill United Neighborhoods

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March 1, 2022

Councilwoman Candi CdeBaca

720-337-7709

district9@denvergov.org

1741 N Gaylord Street

Dear Councilwoman CdeBaca,

Capitol Hill United Neighborhoods (CHUN) is Denver's largest and oldest registered Neighborhood Organization. We strive to ensure that community voices are heard and that decisions that impact upon the built environment of the greater Capitol Hill neighborhoods are informed by those voices.

We reach out to you today in support of the landmark designation of 1741 N Gaylord Street. CHUN does not weigh in often on matters of landmark designation. We are making an exception for this historic structure for the following reasons:

1. The building is architecturally significant as a grand-scale example of the Dutch Colonial Revival style. It is one of the largest turn-of-the-century mansions still standing in City Park West.
2. It remains true to its original design; the structure has changed little since its construction in 1902 and retains many of its original features, materials, and design elements.
3. The building is of historical significance, designed by renowned Denver architects Gove & Walsh, the designers of Denver Union Station.
4. It is in excellent condition and is structurally sound.
5. The building is zoned for use as housing, office or commercial space, offering significant opportunity for adaptive reuse under appropriate conditions.

We believe the 1898 Tears-McFarlane Mansion, the home of CHUN, on the northern edge of Cheesman Park offers is example of how such a building can be retained for future generations. This historic home was landmarked so that it could be preserved; CHUN has worked in partnership with a private investor to revitalize the building for contemporary office and community gathering purposes. Construction will shortly commence on a new publicly accessible café structure in the adjacent grounds. Once threatened, the building has been revitalized as a community asset. We acknowledge the context is different at 1741 N Gaylord Street but believe many of the lessons learned at the Tears-McFarlane House remain applicable.

In light of this experience and the points noted above, we believe that efforts to demolish the building are premature and request your support of landmark designation. For over 120 years, this home has had many lives in its storied past. Buildings are designed by people for people and the stories they tell are an important part of our city's narrative.

We believe the structure is worthy of retention and would appreciate you supporting this effort with your colleagues on the Denver City Council.

With gratitude,



John Deffenbaugh
Executive Director | Capitol Hill United Neighborhoods
On behalf of the Board of Directors

CC:

CW Amanda P. Sandoval
CP Kevin Flynn
CW Jamie Torres
CW Kendra Black
CW Amanda Sawyer
CM Paul Kashmann
CM Jolon Clark
CM Chris Herndon
CP Chris Hinds
CW Stacie Gilmore
CW Robin Kneich
CW Debbie Ortega
Michael Flowers, Director of Preservation, Historic Denver
Kara Hahn, Landmark Preservation, City and County of Denver