



STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Address: 1000 Broadway
Name of Property: Cullen-Thompson Motor Company
Council District: #10 - Chris Hinds
Applicant/Owner: Post Oak Preservation Solutions

LPC Meeting: May 5, 2026
Staff: Kara Hahn

Project Scope Under Review:

National Register of Historic Places Nomination

In accordance with Colorado's Certified Local Government (CLG) guidelines, nominations to the National Register of Historic Places must be presented to the local historic preservation commission for review and comment.

Staff Summary:

The Cullen-Thompson Motor Company is related to The Architecture of Jules Jacques Benois Benedict in Colorado Multiple Property Documentation Form (MPDF).

The building, completed in 1926, is a purpose-built auto showroom and dealership designed by Denver-based architect Jules Jacques Benois Benedict. It is Gothic Revival in style and features elaborate terra cotta cladding and stained and leaded glass windows. The building consists of two internally connected halves, with the west (front) half containing three stories and the east (rear) half containing four stories; each half has a flat roof. The upper stories of each half are offset by half a story, designed to accommodate a central ramp system to facilitate the movement of automobiles throughout the building. Major character-defining features include terra cotta cladding with Gothic Revival detailing, large storefront display windows, stained and leaded glass windows, a large customer-facing salesroom, open warehousing space, and offset floorplates with a central ramp system.

The Cullen-Thompson Motor Company building is significant at the local level under Criterion C in the area of Architecture under the Multiple Property Documentation Form (MPDF) "The Architecture of Jules Jacques Benois Benedict in Colorado." It meets all registration requirements of the MPDF as a commercial building type. The building is also significant under Criterion C in the area of Architecture as an excellent local example of a 1920s auto showroom and dealership. With limited alterations since its original construction, it retains integrity to convey its significance.

Recommendation: The National Register nomination be FORWARDED to the Keeper of the National Register

Basis: It meets all registration requirements for significance under the MPDF as a commercial building that exemplifies Benedict's characteristic period revival stylistic vocabulary and reflects his École des Beaux-Arts training. Additionally, the MPDF notes that the Cullen-Thompson building is "the only known commercial building that Benedict designed, as opposed to remodeled, that is still standing" throughout the state of Colorado, increasing its significance as a representation of Benedict's work. It is therefore significant under Criterion C in the area of Architecture as the only known extant original, purpose-built commercial work of Benedict as a master architect. It is also significant under Criterion C in the area of Architecture for its high artistic value and as a

significant example of Benedict's use of Gothic Revival style, which is representative of his École des Beaux-Arts training.

The Cullen-Thompson building is also significant under Criterion C in the area of Architecture as an excellent example of a 1920s auto showroom and dealership. As the automobile industry expanded during the early twentieth century, purpose-built auto showrooms and dealerships emerged to advertise and sell to an increasingly auto-focused society. As industry flourished into the 1920s, dealers commissioned architects to design highly decorated commercial palaces, resulting in exceptionally lavish dealerships. The Cullen-Thompson building, designed in the mid-1920s by architect Jules Jacques Benois Benedict as an elaborate Gothic Revival-style dealership, is an excellent local example of the property type.

Suggested Motion: I move to RECOMMEND that the National Register nomination for the Cullen-Thompson Motor Company, at 1000 Broadway, be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report.

END