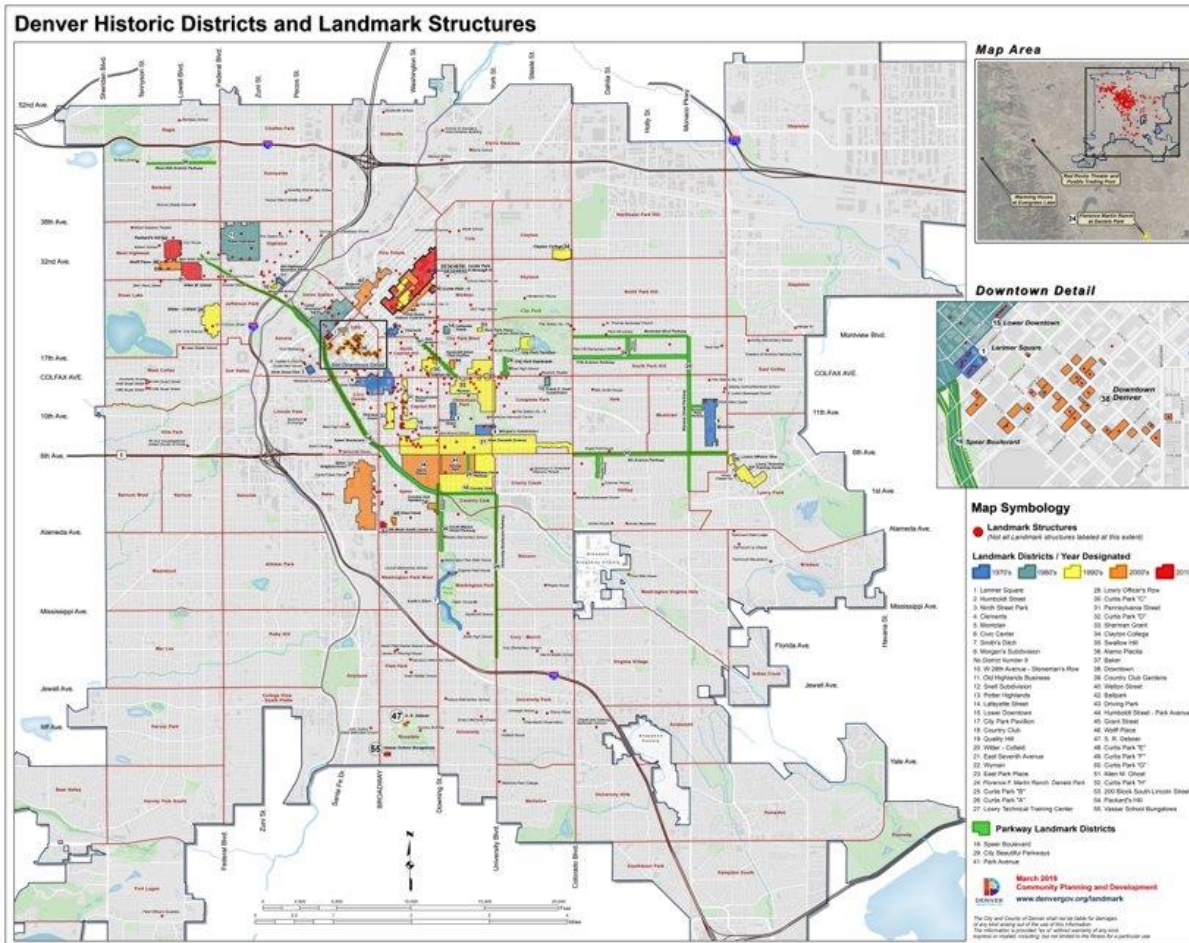

6400 Montview Boulevard

#2020L-003 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee

January 5, 2021

Denver Landmarks & Districts



1967 Denver Landmark Preservation Ordinance

Purpose:

- Designate, preserve, and protect
- Foster civic pride
- Stabilize and improve aesthetic and economic vitality
- Promote good urban design

Denver Landmarks & Districts

~4% of the city,
or 1 in 25 structures,
are designated Landmarks



Designation Applications



Community-driven process.

Applicants can be:

- Owner(s) of the property
- Community Planning and Development Executive Director
- Member(s) of City Council
- Three people who are residents of the City and County of Denver

6400 Montview Blvd

Owner/Applicant

- Rebecca Rogers

Location

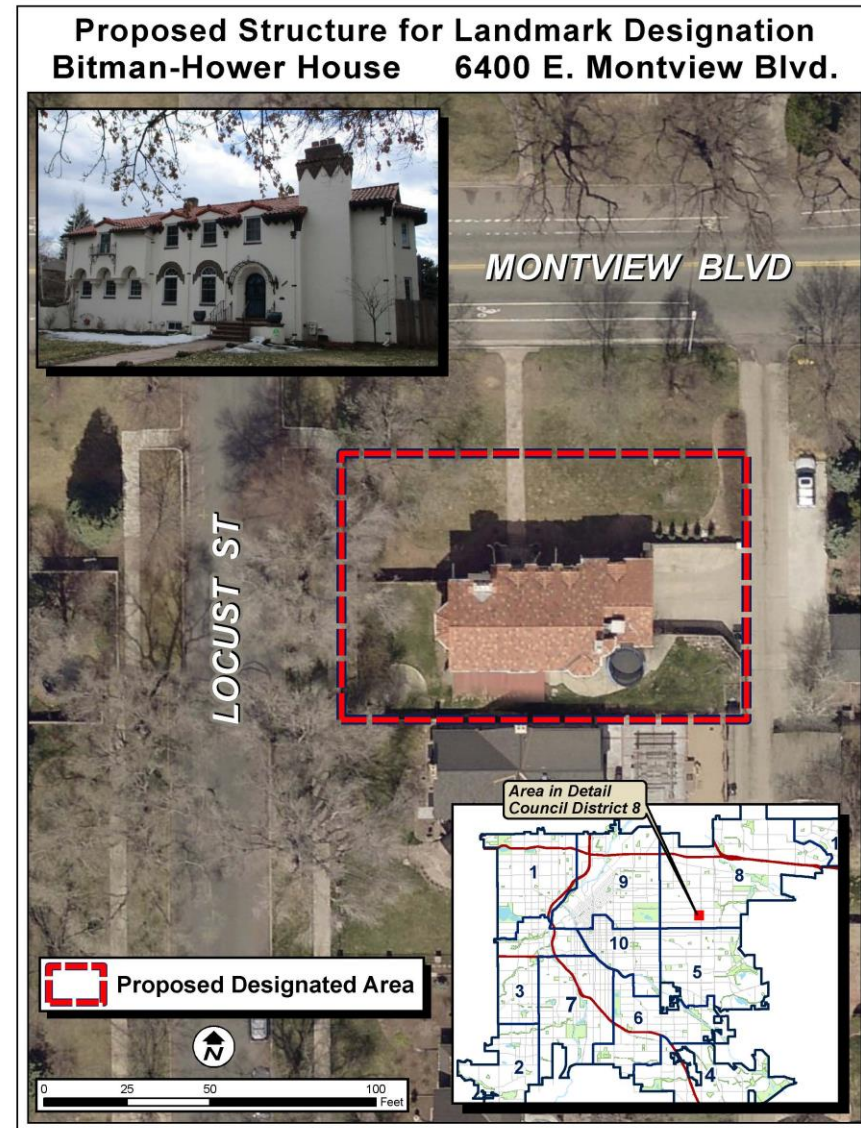
- South Park Hill Neighborhood

Council District

- #8, Christopher Herndon

Current Zoning

- U-SU-E

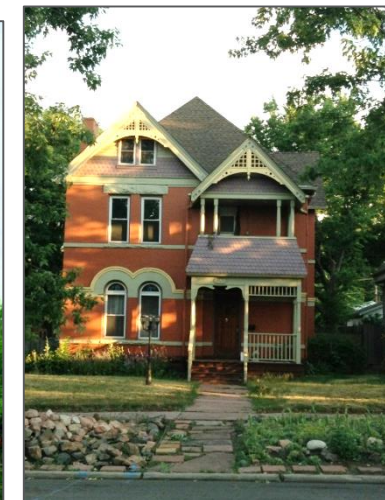


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Property required to*:

- Be more than 30 years old or of exceptional importance,
- Meet at least three out of ten significance criteria,
- Maintain integrity, and
- Be considered by LPC for relation to a historic context or theme.

* Per Landmark Preservation Ordinance (Chapter 30, Denver Revised Municipal Code)



6400 Montview Blvd

Significance Criteria:

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



Embodies distinctive visible characteristics of the Spanish Eclectic Style

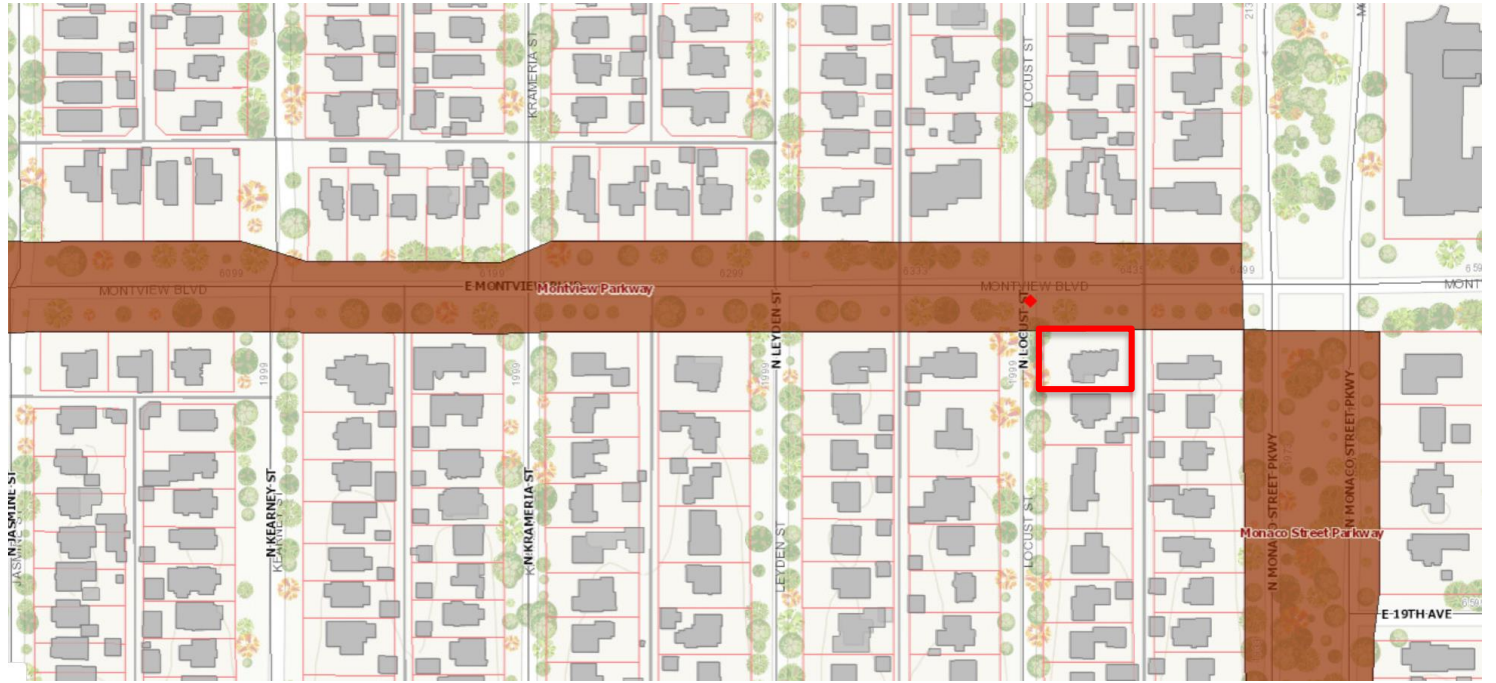


J. Roger Musick,
ca. early 1960s



Harry M. Bitman, 1930 (Source: Denver Post)

A significant residential example of the work of recognized architect J. Roger Musick and master builder Harry Bitman



Represents an established and familiar feature of the neighborhood due to its prominent location and physical characteristics

Integrity

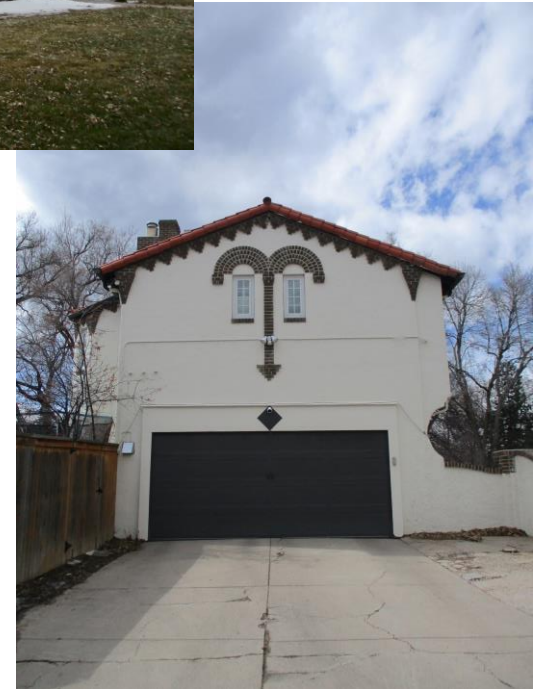
Retains integrity

- Location
- Design
- Workmanship
- Materials
- Setting
- Feeling
- Association

Minimal Alterations

- Window replacement
- Garage door replacement

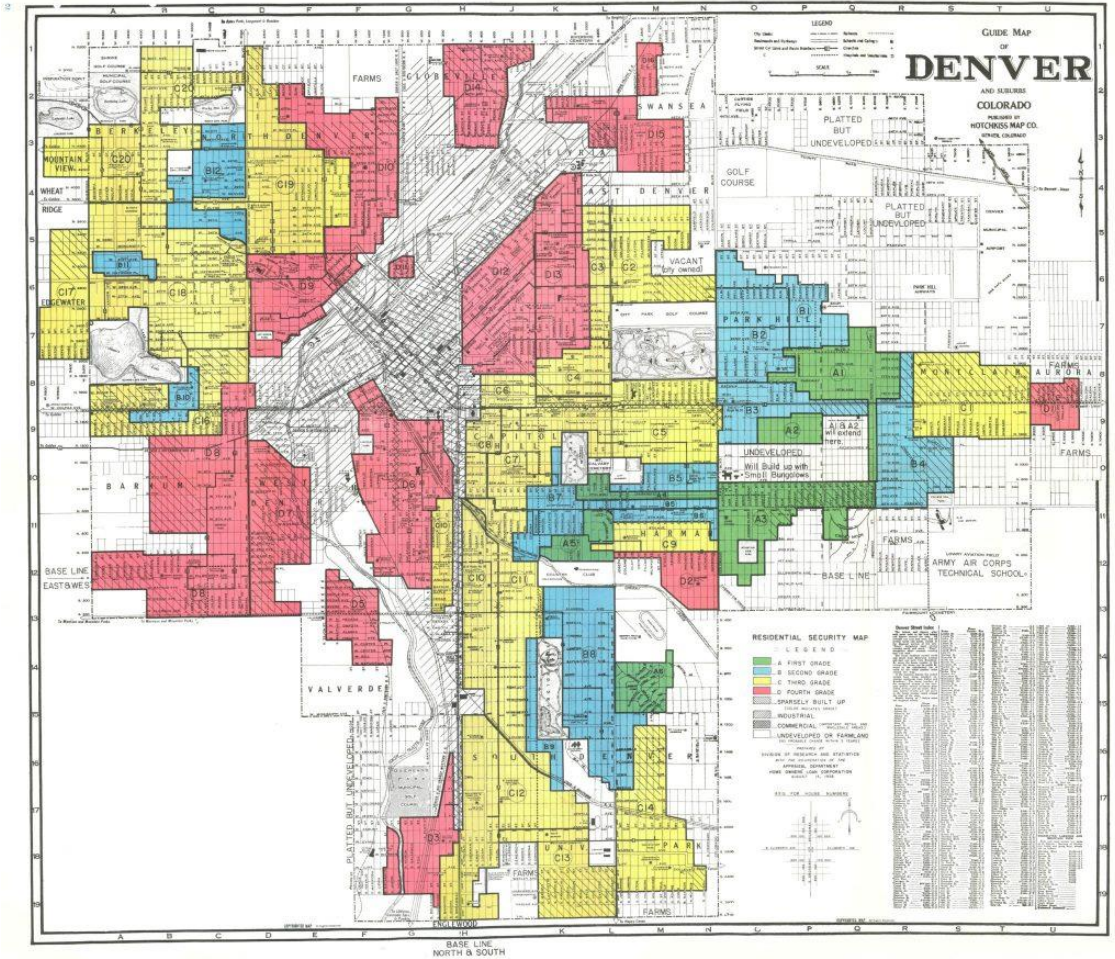
Property retains the identity for which it is significant.



Historic Context(s) or Theme(s)

Period of significance: 1936

- Residential development by the affluent during the Great Depression
- Real estate redlining
- Housing near Denver's parks and parkways



6400 Montview Blvd

Review Criteria

- ✓ Is more than 30 years old
- ✓ Meets three designation criteria:
 - C. Embody the distinctive visible characteristics of an architectural style or type
 - D. Be a significant example of the work of a recognized architect or master builder
 - F. Represent an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

Public comment:

5 in support

0 in opposition

Staff Recommendation

Based on 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.

