



# DENVER LANDMARK PRESERVATION COMMISSION INDIVIDUAL STRUCTURE LANDMARK DESIGNATION APPLICATION

02.09.2021

This form is for use in nominating individual structures and districts in the City and County of Denver. If any item does not apply to the property being documented, enter "N/A" for "not applicable." Questions about the application or designation process can be directed to Denver Landmark Preservation staff at [landmark@denvergov.org](mailto:landmark@denvergov.org) or (303) 865-2709.

**Property Address:** 618 South Monroe Way, Denver CO, 80209

The following are required for the application to be considered complete:

- Property Information
- Applicant Information and Signatures
- Criteria for Significance
- Statement of Significance
- Period of Significance
- Property Description
- Statement of Integrity
- Historic Context
- Bibliography
- Photographs
- Boundary Map
- Application Fee



# 1. Property Information

## Name of Property

Historic Name: 618 South Monroe Way

Other or Current Name: Muchow Residence

## Location

Address 618 South Monroe Way, Denver, CO 80209

Legal Description: THE WEST 18 FEET OF LOT 32 AND THE EAST 57 FEET OF LOT 31, BLOCK 3, STOKES PLACE ADDITION, DENVER

## Number of resources:

# Contributing

1  
\_\_\_\_\_  
\_\_\_\_\_

# Non-Contributing

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Primary Structures

Accessory Structures

Features

## Contributing and Noncontributing Features or Resources

Describe below how contributing and non-contributing features were determined.

The house and garage addition (1975) are both considered contributing features to the designation, as they were constructed within the period of significance and designed by William Muchow. The small addition on the east side of the property was constructed outside of the period of significance and is not considered contributing.

## General Property Data

Date of construction: Main Structure 1954

Addition 1975

Architect (if known): William Muchow F.A.I.A.

Builder (if known): Warren Williams

Original Use: Single family home

Current Use: Single family home

Source(s) of information for above: Denver Public Library Western History Collection, William C. Muchow Collection

## Previous documentation

List previous historic survey and/or if property is listed or eligible for listing in the State or National Register of Historic Places.

**N/A**



## 2. Owner/Applicant Information

An application for designation may be submitted by:

- Owner(s) of the property or properties, or
- Member(s) of city council, or
- Manager of Community Planning and Development, or
- Three residents of Denver, if they are not owners of the property or properties

### Owner Information

Name: Anne Wattenberg and Peter Buttrick  
Address: 618 South Monroe Way, Denver CO 80209  
Phone: 312-316-5645  
Email: Anne.wattenberg@gmail.com

### Primary Applicant (if not owner)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Prepared by

Name: Anne Wattenberg, A.I.A.  
Address: 618 South Monroe Way, Denver CO, 80209  
Phone: 312-316-5645  
Email: Anne.wattenberg@gmail.com



**DENVER**  
THE MILE HIGH CITY

Owner Applicant:

I / We, the undersigned, acting as owner(s) of the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a structure for preservation.

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred.

Owner(s): Anne Wattenberg and Peter Buttrick

Date: February 6, 2023

(please print)

Owner(s) Signature: Anne Wattenberg + P.L. Buttrick

For individual designations, if the owner does not support the designation, the applicants must conduct outreach to the owner. Describe below the efforts to contact the owner to discuss designation and other possible preservation alternatives. Please provide dates and details of any communications or meetings with the property owner, or the property owner's representatives.



### 3. Significance

#### Criteria for Significance

To qualify as a Landmark, a property must meet at least three significance criteria. Check the applicable criteria from the following list.

- 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;
- 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.

#### Statement of Significance

Provide a summary paragraph for each applicable criterion.

**Criteria A: It has a direct association with a significant historic event or with the historical development of the city, state, or nation**

The Post World War II (postwar) period between 1946 and 1965 was a time of extraordinary change in Denver. The population almost tripled<sup>1</sup> and to accommodate housing for the new residents, more than 11,000 square acres were platted for residential use<sup>2</sup> and more than 50,000 houses were constructed.<sup>3</sup> New neighborhoods were laid out with winding streets in contrast to the rigid

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<sup>1</sup> Simons R. and Simons T. "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965" National Park Service National Register of Historic Places, Oct. 10, 2010, Page 41

<sup>2</sup>Ibid Page 231

<sup>3</sup>Ibid Page 217

orthogonal grid of established prewar neighborhoods and the majority of new home designs were low slung ranch style with informal open plans in contrast to the relatively rigid four square brick bungalows of late 19<sup>th</sup> and early 20<sup>th</sup> Century Denver. William Muchow's 1953 design for his family home at 618 South Monroe Way is reflective of these changes.

## Historical Development of Post-World War II Denver

### Postwar neighborhoods in Denver

618 South Monroe Way is located in Stokes Place Addition. The land, formerly a dairy, was platted and dedicated on January 3, 1951.<sup>4</sup> (Figure 5) South Monroe Way is a curvilinear street, a configuration recommended by the 1950 Urban Land Institute's Community Builders Handbook which offered maps showing what the Federal Housing Authority considered "good" and "bad" platting and development practices.<sup>5</sup>

The explosion of new residential construction with designs not previously used in Denver, led developers, and homeowner groups to utilize covenants and deed restrictions as a way of preserving and protecting qualities they felt most important and positive in their subdivisions. Stokes Place adopted their protective covenants on September 10, 1952. (Figure 26) It was reference to these codes/covenants that dominate the commentary on 618 South Monroe Way. *Architectural Record's* 1957 award for the home is entitled "Codes Inspire Fresh Design". The text continues "...to counter the often-hampering restrictiveness of building codes, they have been carried out forthrightly here – but with imagination."<sup>6</sup> <sup>7</sup>(Figure 2)

### The Small Urban Home

The majority of Denver's postwar residences were "starter home" as was 618 South Monroe Way. The average size of a house built in Denver between 1940 and 1965 was 1,420 square feet.<sup>8</sup> Producing homes that were within the buying power of the new residents, many of them returning veterans, required rethinking building elements with a view towards reducing material and labor costs. Major changes included building the entire home on one floor without a basement or second floor, open floor plans so that public rooms could serve several purposes such as elimination of dining rooms if kitchens accommodated a table where the family could enjoy their meals, smaller bedroom for children and greater connection to the yards so that children's interior playrooms could be reduced in size.

In their description of 618 South Monroe Way, The Denver Post's Empire Magazine's 1956 Home of the Month article stated in part "A large determining factor in the design of the house was money. Like most young couples, Bill Muchow and his wife Priscilla have a limited budget....'Modern homes have been compressed by high costs,' Bill explains, 'but I feel they can still have an air of

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<sup>4</sup> City and County of Denver, Stokes Place Addition Plat Map, 1951 (Figure 5)

<sup>5</sup> Urban Land Institute, Community Builders Handbook (1950) P. 58

<sup>6</sup> *Architectural Record*, "Codes Inspire Fresh Design", May 1957, Page 129 (Figure 2)

<sup>7</sup> Note that none of these restrictions are enumerated in the 1952 Stokes Place Addition Covenants, see Figure 26

<sup>8</sup> Simons R. and Simons T. "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965" National Park Service National Register of Historic Places, Oct. 10, 2010, Page 48

spaciousness... despite a tight budget.”<sup>9</sup> (Figures 1 and 16)

### **Denver Building Boom: Mass Produced and Prefabricated Housing**

The acceleration of new residential construction led architects and developers to explore mass produced and prefabricated housing. In 1955, Muchow designed at least two additional homes with a similar silhouette and floor plan, one of which remains in the Wellshire neighborhood, a postwar community platted in 1953.<sup>10</sup> (Figures 6 and 7) The 1957 *Western Architecture* cover show yet another built A-Frame and the accompanying article about the house mentions that the builder, Al Cohen, went on to design and sell additional homes of the same type.<sup>11</sup>

### **Criteria C: It embodies the distinctive visible characteristics of an architectural style or type**

With its crisp, unadorned, geometry, 618 South Monroe Way is a recognizable example of mid-twentieth century modernism. During the postwar period, Americans enthusiastically embraced modernism in home design for the first time.<sup>12</sup> Constructed in 1954, the design shares many of the streamlined attributes of the “ranch” house which was the prevalent style of homes built during Denver’s postwar building boom<sup>13</sup>: simplicity, privacy and informality, built primarily on one level with an open floor plan, large windows, without moldings or applied decoration and with exterior cladding of informal, rustic materials.<sup>14</sup> (Figures 1 and 19)

However, it was Muchow’s innovative approach to these elements that made the design of 618 South Monroe Way a noteworthy award winner. In May of 1957 it was one of 25 homes nationally published in *Architectural Record*’s Record Homes issue. (Figure 2) The jury stated “A-three-dimensional approach, developing the structure along with the plan, give unusual spaciousness and livability for an inexpensive house on a small plot.”<sup>15</sup> The design also won an Award of Merit in the October 1957 issue of *Sunset Magazine*,<sup>16</sup> a Western Home Award from the American Institute of Architects in 1957-1958, was featured as “Home of the Month” in the *Denver Post*’s *Empire Magazine* in January 1956,<sup>17</sup> The *Denver Post* in February 1957,<sup>18</sup> and *100 Years of Architecture in Colorado* in 1957. (Figure 25)

618 South Monroe Way was the Muchow’s family home from 1954 until 1971 when it was sold to Howard Cohen. In 1975, Mr. Cohen sold the house to Arthur Dion who commissioned Mr. Muchow to design an addition and also commissioned a landscape plan from Jane Silverstein Reis FASLA.<sup>19</sup>

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<sup>9</sup> *Denver Post Empire Magazine*, Lopez, Bettie, “Muchow’s’ modern Colonial”, January 29, 1956 (Figure 16)

<sup>10</sup> City and County of Denver, Wellshire Plat Map, 1953

<sup>11</sup> *Western Building*, “Western Architect Design”, April 1957, cover and Page 22

<sup>12</sup> Simons R. and Simons T. “Historic Residential Subdivisions of Metropolitan Denver, 1940-1965” National Park Service National Register of Historic Places, Oct. 10, 2010, Page 99

<sup>13</sup> *Ibid*, Page 47

<sup>14</sup> Hess, Alan. “Ranch House” Harry N. Abrams 2004. Page 17

<sup>15</sup> *Architectural Record*, “Codes Inspire Fresh Design” May 1957, Page 129 (Figure 2)

<sup>16</sup> *Sunset Magazine*, October 1957, Page 48

<sup>17</sup> *Empire Magazine*, Lopez, Bettie, “Muchow’s Modern Colonial” January 1956, Page 24 (Figure 16)

<sup>18</sup> *Denver Post*, West, Jane, “South Denver Home in National Limelight” February 20, 1957 (Figure 17)

<sup>19</sup> Denver Public Library Western History Collection, Jane Silverstein Ries Collection (Figure 3)

(Figure 3) Between that time and when it was purchased by the current owner/applicants in 2006, changes were made which compromised the design. Following a restoration effort, in 2017 the home was awarded a Mayor's Design Award.

**Criteria D: It is a significant example of the work of a recognized architect or master builder**

A quote from the *Daily Journal*, December 15, 1982, summarizes his influence on the region. "Muchow is probably the most widely known architect in the region, his name is synonymous with consistent design excellence."<sup>20</sup>

William Muchow was born in Denver, Colorado in 1922 and died in 1991. He earned a Bachelor of Architecture from the University of Illinois in 1946 and a Master of Architecture and Urban Planning from Cranbrook Academy of Art in Michigan in 1948. While at Cranbrook, Muchow studied under the internationally acclaimed architect Eliel Saarinen. In 1949 Muchow was awarded the Rome prize which allowed him to travel in Europe. (Figure 4)

Returning to Denver in 1949, Muchow worked for several firms including Fisher and Fisher before founding Muchow Associates Architects in 1950. Muchow's firm worked on a broad range of architectural projects that include schools, churches, single and multi-family residences, office buildings, financial institutions, municipal and recreational facilities. From 1950-1991, his firm designed eight hundred and thirty-three projects and was awarded thirty-five A.I.A. awards.<sup>21</sup> Muchow's design work was nationally recognized in 1957 with the Award of Merit for *AIA Sunset Magazine* and *Architectural Record's* Award of Excellence, and in 1963 and 1971 with First Design Awards from *Progressive Architecture*. In 1968 Muchow was elected as a Fellow to the American Institute of Architect.

Muchow was a dedicated leader in both Denver's civic and architecture communities. A few of his positions are Fellow of the International Institute of Arts and Letters, President of the Colorado A.I.A. in 1969, President of Colorado State Board of Examiners 1967-1977 and Director of Western Mountain Region A.I.A. from 1982-1985. He served on more than twenty-five award juries nationally and was a visiting lecturer at many colleges and universities. Work in his office inspired many young protégées who ranked among Denver's most successful late 20<sup>th</sup> century architects.<sup>22</sup>

Period of Significance

Period of Significance: 1954-1975

Provide justification for the period of significance.

The period begins with the construction of the A-Frame and its use as the Muchow family home and continues through the construction of the flat roof addition, both designed by William Muchow.<sup>23</sup>

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<sup>20</sup> Wray, Diane. Colorado Historical Society Office of Archaeology and Historic Preservation, Biographical Sketch, March 3, 2005

<sup>21</sup> Ibid

<sup>22</sup> Ibid

<sup>23</sup> Denver Public Library Western History Collection, William C. Muchow Collection

## 4. Property Description

Describe the current physical appearance of the property, providing a statement for each of the following:

- a. Summary Paragraph** - Briefly describe the general characteristics of the property, such as its location, type, style, materials, setting, size, and significant features.

This property is located on Lot 32, Block 3 in Stokes Place Addition with a lot size of 11,625 square feet. The house, which faces south is mid-block, and set back on South Monroe Way, a street of ranch style homes many originally built in the 1950s and 1960s. The two-story A-Frame has a dramatic cedar shake roof which features an industrial style, ridge skylight that runs the entire length of the house, the roof overhangs the house by 12 feet on the south side to provide summer shading. Other exterior materials are glass, brick set with a distinctive deep purple mortar, and painted tongue and groove wood siding. The house sits on an 18" high exposed, board formed, cast-in-place concrete knee wall. There are two elements that "break the box", on the west side, the interior wood beams extend through the exterior wall to become part of a painted wood trellis and on the east side, the brick wall runs past the glass enclosure wall and turns to enclose a private patio on the south side of the house. In 1975 a flat roofed addition, also designed by Muchow, was constructed on the west side. It includes a two-car garage and new entrance. The addition is clad in painted tongue and groove wood siding. The original house and addition combined are about 2,800 square feet.

- b. Architectural Description** – Describe the architectural features of the structure(s) (i.e. building) in a logical sequence, from the ground up or façade by façade. Identify the key visual aspects or character-defining features of the structure.

### Roof

#### **A-Frame**

The roof is clad in cedar shakes set on 2" X 6" tongue and groove decking. At its highest point, the roof's peak is about 20 foot above grade sloping down to a low point of just over 5 feet. The ridge skylight runs the entire length of the roof. (Figure 9)

According to handwritten notes, believed to be from the Architect, a pitched roof was required by the subdivision covenants. "While strictly adhering to the covenants, an exaggerated high-pitched roof gives the desired two-story effect...low overhangs help bring the house into scale with its neighbors, as well as screening the interior from view and lending the house a warm shingled look." (Figures 23 and 26)

The roof overhangs the exterior wall by two feet on the north side and 10 feet on the south side where is supported on slender steel columns. The industrial style skylight runs the entire length of the roof, including across the south and north overhangs. (Figures 2 and 9) On the west side, three of the supporting roof wood beams continue down to grade and become the structure for an exterior, painted wood trellis.

**Addition**

The addition has a flat roof with a simple flashing detail at the edge.

**South Side****A-Frame**

The house sits on a flat apron of lawn which allows one to appreciate the stark geometry of the composition: the triangular roof form, the horizontal rectangle of the floating brick screen wall and the minimalist white wood box which is the addition.

The front façade of the A-Frame is glass divided by custom, wood, painted mullions, on four-foot on centers, reflecting the eight-foot structural grid on the interior of the house. The original operable windows were removed in the 1975 renovation, but the majority of the custom mullions remain. There is a 12-foot-deep concrete patio which runs the width of the house but is partially hidden from the street by the 'L' shaped configuration of the brick screen wall and the deep roof overhang. (Figure 2)

**Addition**

The addition is a flat roofed, white, minimalist box, clad in vertical tongue and groove siding painted white. It contains the front entrance which is unadorned, without overhang or porch. (Figures 14 and 19)

**Landscape**

When originally constructed, the home had minimal landscaping. In 1975, Arthur Dion, the home's third owner, hired noted mid-century landscape architect Jane Silverstein Ries FASLA, to redesign the landscape and by that time a hill had already been introduced on the street side. Over time the Ries design deteriorated, and the current owner restored the configuration of the original flat lawn. (Figures 3 and 10)

**East Side****A-Frame**

Prior to the 1975 addition, the East elevation had both the formal home entrance and an enclosed patio for the primary bedroom. (Figures 11 and 12) Both were removed during the addition construction and currently this elevation is clad in vertical tongue and groove siding bookended by deep roof overhangs.

**North Side****A-Frame**

The north elevation mirrors the south, subdivided by wood mullions and beams on four-foot centers. Below the eave-line, the outer two bays are glazed for views from the children's bedrooms and the middle two bays are infilled with brick to provide screening for the bathroom. Above the eave line the elevation is glass with custom wood mullions on four-foot centers. (Figures 13, 20 and 21)



## West Side

### **A-Frame**

Large, horizontal, ribbon windows give views into the kitchen. The windows are partially hidden by the painted wood trellis which extends to grade.

### **c. Major Alterations** - Describe changes or alterations to the exterior of the structure and dates of major alterations, if known.

In 1975, the house was purchased by Arthur Dion, who commissioned Muchow to make alterations. The east entrance and patio were removed, and the operable windows were replaced with fixed glass however the custom mullion appear to be original. A one-story addition was added on the west side. The addition includes a two-car garage along with the main entrance to the house, reoriented from the original entrance on the east elevation. (Figures 3, 8, 12,13 and 14)

### **Character Defining Features**

Character-defining features of the structure include: the steeply-sloped A frame roof with deep overhanging eaves and textured roofing material; exposed wooden rafters, which extend into a trellis on the west elevation; brick chimney on west roof plane; wide expanse of glass with wood mullions on south and north elevations; raised concrete foundation; brick site wall at front.

## **5. Integrity**

Describe the structure's integrity, using the seven qualities that define integrity: location, setting, design, materials, workmanship, feeling and association

The home retains a high degree of integrity. The house remains a single-family home and is in its original location. The flat front yard has been restored to the 1950s configuration. (Figure 10) All the original exterior materials remain in place with the exception of operable windows in the A-Frame which were replaced with fixed windows in the 1975 renovation. The period of significance encompasses the reorientation of the primary entrance of the house, from the east elevation to the west, and the removal of the 'bedroom patio' on the east elevation. At some point post 1975, a small shed-roof addition was added to the house in the place of the original entry. This addition is non-contributing to the structure, but does not detract from its integrity. Many of the homes on South Monroe Way are single story ranch houses evoking the feel of a postwar expansion neighborhood.

## **6. Historic Context**

Describe the history of the structure, including events, activities and associations that relate the structure to its historic, architectural, geographic, or cultural significance. Examine how patterns, themes, or trends in history affected the property and how it relates to the surrounding community, neighborhood, city, and/or nation.

William Muchow was born in Denver, Colorado in 1922. His father, C. Roy Muchow was in the terracotta business, beginning as a laborer at the Denver Terra Cotta Company and rising to be its

president, 50 years later.<sup>24</sup> Muchow graduated from North Denver High School, attended Columbia University and the University of Notre Dame. In 1942 he entered the military where he served for four years. He returned to college at the University of Illinois in 1946, earning a Bachelor of Science in Architecture. He then attended Cranbrook Academy of Art in Michigan and graduated with a Master of Architecture and Urban Planning degree. While at Cranbrook, Muchow studied under the internationally acclaimed architect Eliel Saarinen. It was at Cranbrook that Muchow met and married fellow architecture student Priscilla Williams. In 1949 Muchow was awarded the Rome prize and subsequently traveled in Europe for nine months with his new wife.<sup>25</sup> (Figures 4 and 15)

Returning to Denver in 1949, Muchow worked for several firms including Fisher and Fisher before founding Muchow Associates Architects in 1950. Between 1946 and 1965, Denver's population almost tripled.<sup>26</sup> Many of the new residents were veterans, like Muchow, who came to Denver to start civilian life and like Muchow they needed affordable "starter" homes. The demand for housing and the land to build that housing in Denver resulted in a huge increase in new home construction, going from 1,316 in 1950 to 5,875 in 1955<sup>27</sup>.

618 South Monroe Way, where Muchow chose to build his family home, is in Stokes Place Addition one of the many newly formed postwar neighborhoods. Stokes Place was platted from dairy farmland in 1951. (Figure 5) South Monroe Way is a curvilinear street, a configuration recommended by the 1950 Urban Land Institute's Community Builders Handbook which offered maps showing what the Federal Housing Authority considered "good" and "bad" platting and development practices.<sup>28</sup> There were only two or three other homes on the block when 618 South Monroe Way was constructed, the neighborhood did not completely fill in until the late 1960s.

Concern about the construction and design quality of the houses produced during the postwar building boom led developers and homeowner groups to utilize covenants and deed restrictions as a way of preserving and protecting qualities they felt most important and positive in their subdivisions. Standard restrictions addressed the home's size, style, materials, roof configuration, setbacks, lot size etc.<sup>29</sup> Stokes Place adopted their protective covenants on September 10, 1952. Much of the commentary about the about the 1953 home focused on Muchow's design response to these regulation although it should be noted that the extant copy of the covenants has lists minimal restrictions. (Figure 26)

In the mid-century, Americans embraced Modernism in home design both for building form and for the lifestyle it implied. Constructed in 1954, 618 South Monroe Way shares many of the streamlined attributes of the "ranch" house which was the prevalent style of homes build during Denver's postwar building boom.<sup>30</sup> This was family life without servants, a life of simplicity, privacy, and informality. Living space was primarily on one level with an open floor plan, large windows, without moldings or applied

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<sup>24</sup> *Denver Post*, "C. Roy Muchow Obituary", July 17, 1970, Page 13

<sup>25</sup> Wray, Diane. Colorado Historical Society Office of Archaeology and Historic Preservation, Biographical Sketch, March 3, 2005

<sup>26</sup> Simons R. and Simons T. "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965" National Park Service National Register of Historic Places, Oct. 10, 2010, Page 41

<sup>27</sup> *Ibid* Page 217 Table J5

<sup>28</sup> Urban Land Institute, Community Builders Handbook, 1950, P. 58

<sup>29</sup> Simons R. and Simons T. "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965" National Park Service National Register of Historic Places, Page 58

<sup>30</sup> *Ibid*, Page 99

decoration, exterior cladding was informal, rustic materials.<sup>31</sup>

618 South Monroe Way epitomized these qualities. Two years after its construction, the home was featured as the “Home of the Month” in Denver Post’s Empire Magazine’s January 1956<sup>th</sup> edition. (Figure 16) In 1957, Muchow was 37 years old when the Denver Post contacted him to tell him his home had won one of the nation’s most coveted design awards, selected as one of 25 designs nationally to be featured in the 1957 Record Homes issue of Architectural Record. According to the Post, “the North high school graduate ricocheted between shock and pleasure when informed that he’d hit the nation’s ‘top 25’.”<sup>32</sup> (Figure 17) The Architectural Record jury stated “A-three-dimensional approach, developing the structure along with the plan, give unusual spaciousness and livability for an inexpensive house on a small plot.”<sup>33</sup> (Figure 2). The design continued to receive notice and awards. It was given Award of Merit in the October 1957 issue of *Sunset Magazine*<sup>34</sup> a Western Home Award from the American Institute of Architects in 1957-1958. It was featured in the Los Angeles Times Home Magazine September 22, 1957, The New York Times in October 1957, Nuestra Arquitectura in February 1958, and sited in *100 Years of Architecture in Colorado* in 1957.

In his own words, Muchow described the design. “Rather than adding elevations to floor plans, this design is based on the concept of enclosing space with structure. A three-dimensional approach, integrating the plan into a predetermined structural system, gives a unique open quality to the resulting design. While strictly adhering to the covenants, an exaggerated high pitched roof give the desired two-story effect..... Low roof overhangs help bring the house into scale with its neighbors, as well as screening the interior from view and lending the house a warm shingled look.”(Figure 23) [The design] “was emphasized by the protective covenants of the sub-division that the houses have individuality and yet harmonize with the neighboring pitched roof houses.” (Figure 24)

Meanwhile by the late 1950s the Muchow firm was already achieving prominence and was busy primarily with commercial and civic projects and although Muchow was not part of the many architect/developer partnerships that resulted in mass produced housing projects, he seems to have done some exploration into mass produced housing, using 618 South Monroe Way’s A-Frame design as the prototype. An additional version of this design was constructed in 1955 in Denver’s Wellshire neighborhood (Figures 6 and 7), also a postwar community. Another version of the design is shown on the 1957 cover of *Western Architecture*, the article’s text mentions that the builder went on to design and sell several other homes of the same type.<sup>35</sup>

In 1970, The Muchows moved and the home and it was sold to Howard Cohen and then sold again in 1975 to Arthur Dion. Dion commissioned Muchow to design an addition (Figure 8) and also commissioned a landscape plan from prominent landscape architect Jane Silverstein Ries FASLA. (Figure 3) The addition is a simple, flat roofed, single-story box, clad in tongue and groove wood siding and painted white. It contains a garage, additional bedroom and the main entrance to the house which was moved from the east side. The entrance itself is understated, without an awning or porch. (Figure 14 and Figure 19)

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<sup>31</sup> Hess, Alan. “The Ranch House” Harry N. Abrams 2004. Page 17

<sup>32</sup> *Denver Post*, West, Jane, “South Denver Home in National Limelight” February 20, 1957 (Figure 17)

<sup>33</sup> *Architectural Record*, “Codes Inspire Fresh Design”, May 1957, Page 129 (Figure 2)

<sup>34</sup> *Sunset Magazine*, October 1957, Page 48

<sup>35</sup> *Western Building*, “Western Architect Design”, April 1957, cover and Page 22

Meanwhile, the Muchow office continued to thrive. Muchow's firm worked on a broad range of architectural projects that include schools, churches, single and multi-family residences, office buildings, financial institutions, municipal and recreational facilities. Many of his designs are still prominent features of Downtown Denver including the 1968 Federal Reserve Branch Bank, 1974 Park Central, 1975 BlueCross/Blue Shield Office Building, and the 1978 garage and galleria of the Denver Center for the Performing Arts Parking Garage. Also notable is the 1965 Engineering Sciences Center at the University of Colorado Boulder. From 1950-1991, his firm designed eight hundred and thirty-three projects and was awarded thirty-five A.I.A. awards.<sup>36</sup> Muchow's design work was nationally recognized in 1957 with the Award of Merit from AIA Sunset Magazine and Architectural Record's Award of Excellence, and in 1963 and 1971 with First Design Awards from Progressive Architecture. In 1968 Muchow was elected as a Fellow to the American Institute of Architect.

Muchow was also a dedicated leader in both the Denver's civic and architecture communities. A few of his positions are Fellow of the International Institute of Arts and Letters, President of the Colorado A.I.A. in 1969, Colorado State Board of Examiners 1967-1977 and Director of Western Mountain Region A.I.A. from 1982-1985. He served on more than twenty-five award juries nationally and was a visiting lecturer at many colleges and universities.<sup>37</sup>

Work in his office inspired many young protégées who ranked among Denver's most successful late 20<sup>th</sup> century architects. A quote from the *Daily Journal*, December 15, 1982, summarizes his influence on the region. "Muchow is probably the most widely known architect in the region, his name is synonymous with consistent design excellence."<sup>38</sup>

After the 1980s, 618 South Monroe Way changed hands several times. Minor changes were made; sheds built into the roof overhangs, the addition was sheathed in plastic siding and the landscape plan deteriorated to the point that the street view of the home was obscured. The current owners purchased the property in 2006 and restored it. In 2017, 618 South Monroe Way was awarded a Mayor's Design Award, the application stated in part, "The design proves that Mr. Muchow's clean and efficient approach remains a fresh and delightful solution to the small urban home."<sup>39</sup>

## 7. Additional Information

### **Bibliography**

**Provide a list of sources used in compiling this application.**

100 Years of Architecture in Colorado. "The Value of the Architect". 1957

Architectural Record. "Codes Inspire Fresh Design". May 1957 pages 128-131

City and County of Denver, Maps/Subdivisions/Surveys.

<https://www.denvergov.org/landsurveydata/view/2591>

<https://www.denvergov.org/Maps/map/Property?q=618%20south%20monroe%20way>

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<sup>36</sup> Wray, Diane. Colorado Historical Society Office of Archaeology and Historic Preservation, Biographical Sketch

<sup>37</sup> Ibid

<sup>38</sup> Ibid

<sup>39</sup> Wattenberg, Anne, "Mid Century Home Restoration" 2017



<https://www.denvergov.org/property/realproperty/chainoftitle/0513203016000>

Denver Post: "South Denver Home in National Limelight", West, Jane, February 20, 1957. Page 26  
"Prize-Winning Home Spacious Despite Design for Small Lot" Undated  
"C Roy Muchow Obituary", July 17, 1970, Page 13  
"William Muchow Obituary", October 26, 1991, Page 6C

Denver Public Library Western History Collection: William C. Muchow Architectural Records  
Jane Silverstein Reis Collection

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Fletcher, Petey "Hidden in the Heart of Denver -Stokes Place", 2009 (?)  
<https://perryandco.wordpress.com/2009/06/11/denver-colorado-real-estate-stokes-place-green-bowers-history/>

Goodstein, Phil, *The Haunts of Washington Heights*, New Social Publications, October 2009, Pages 203-204

Hess, Alan "The Ranch House", Harry N. Abrams, 2004

National Association of Home Builders Correlator. "Design Vanguard" October 1957. Page 115

Rocky Mountain News: "C Roy Muchow Obituary", July 17, 1970, Page 116  
"William Muchow Obituary". October 16, 1991

Sunset Magazine, "28 Outstanding Western Homes", October 1957. Page 48

Simmons, R. and Simmons L. "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965", Revised October 2010. OMB No. 1024-0018.  
<https://www.historycolorado.org/sites/default/files/media/document/2017/654.pdf>

Western Architecture. "Western Architect Design". April 1957. Cover Page 22

Wray, Diane. Colorado Historical Society Office of Archaeology and Historic Preservation, Colorado Architects, Biographical Sketch. Muchow, William C. Revised March 3, 2005

### Photographs

Attach at least four digital photographs showing the views of the property from the public right of way and any important features or details. If available, include historic photographs of the structure.  
See Figures 1-26

### Boundary Map

Attach a map that graphically depicts the structure, the location of other significant features, and



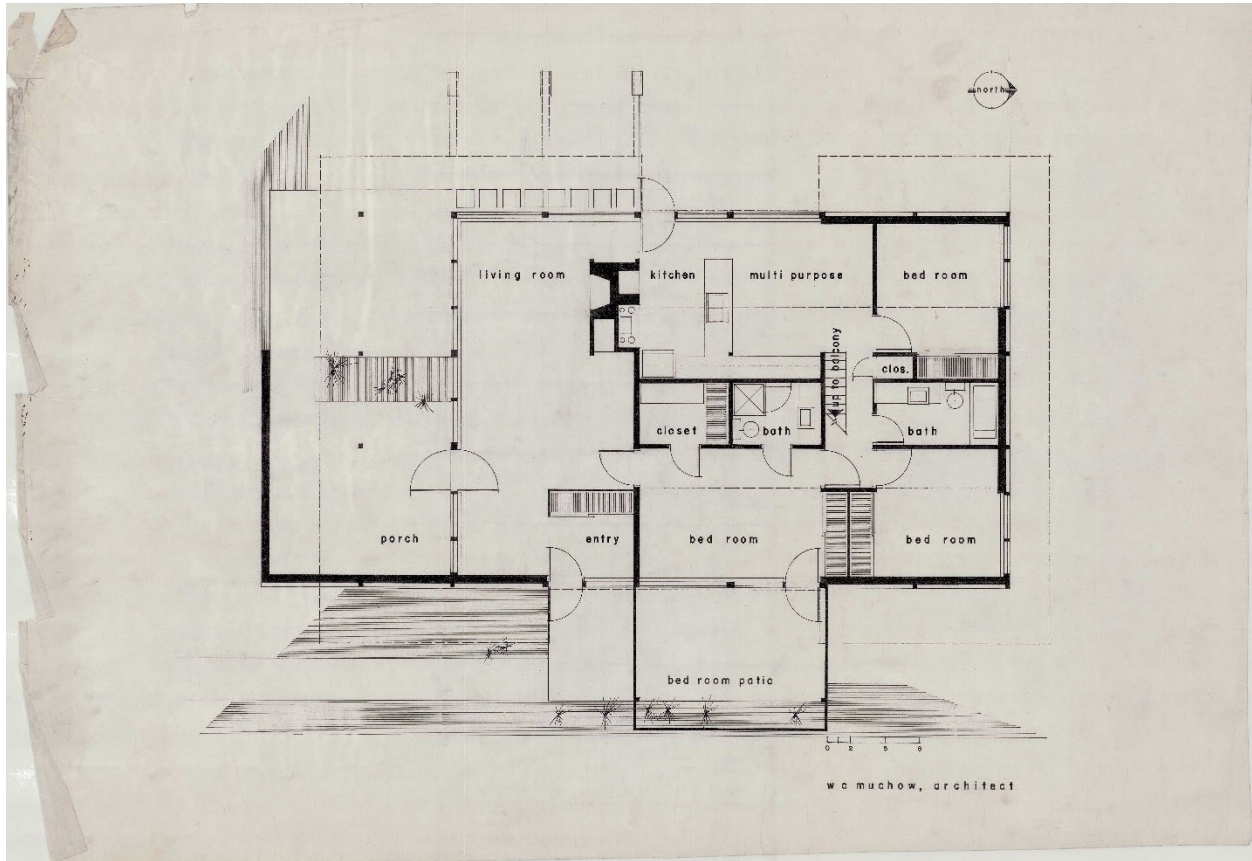
the boundaries of the designation.  
See Figure 22

Application Fee

Find the correct fee from the below table. (Make check payable to Denver Manager of Finance).

|   |       |
|---|-------|
| Application for designation of a structure for preservation (owner applicant)     | \$250 |
| Application for designation of a structure for preservation (non-owner applicant) | \$875 |





**Figure 1: Plan, 1954**

Denver Public Library Western History Collection, William C. Muchow Architectural Records

W. C. MUCHOW, ARCHITECT and owner. Location: Denver, Colorado. Warren Williams, Contractor. Ketchum & Konkel, Structural Engineers. M. S. Wilson, Heating Engineer. Swanson-Pink & Associates, Electrical Engineers.



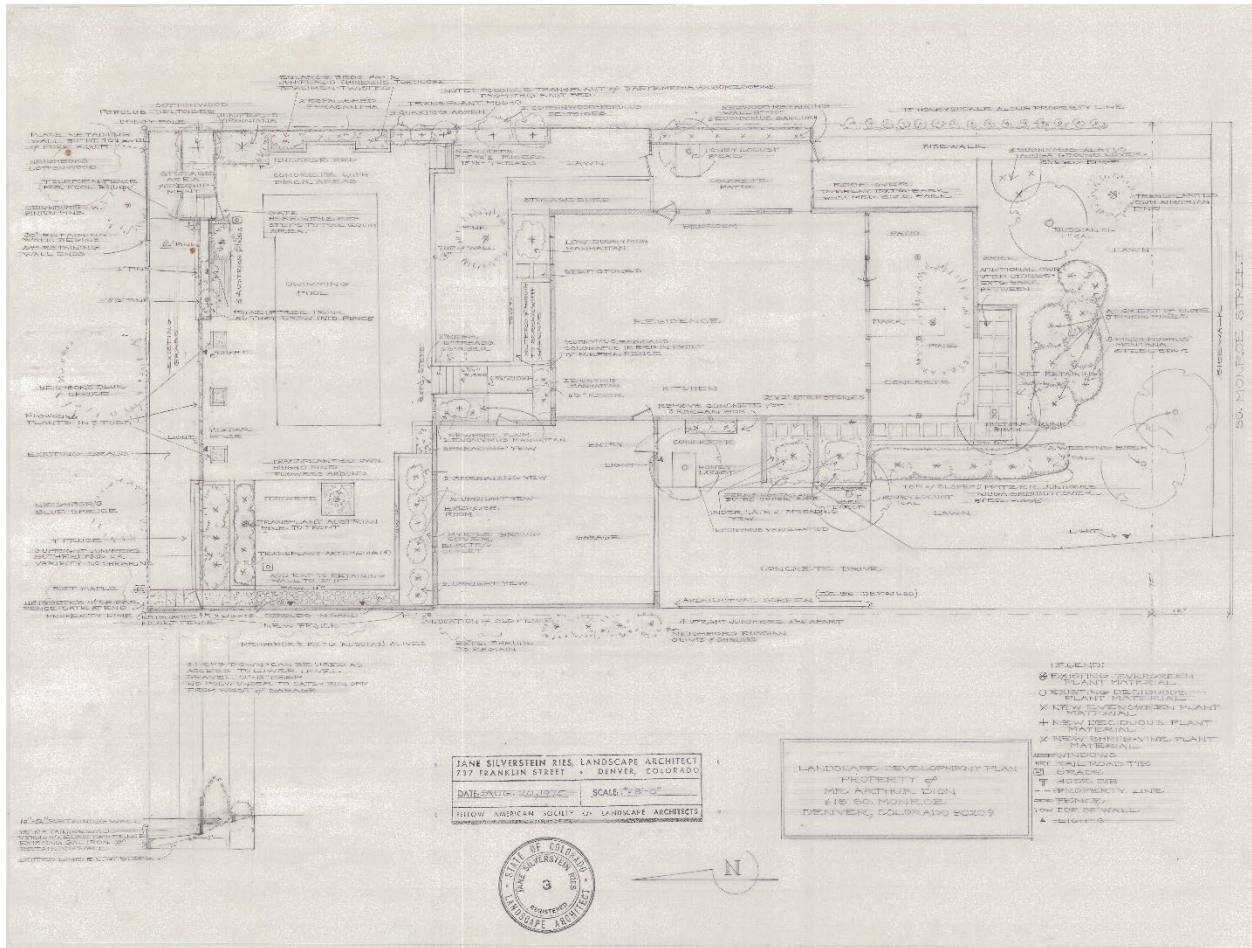
DALE HEALY

## CODES INSPIRE FRESH DESIGN

To counter the often hampering restrictiveness of building codes, they have been carried out forthrightly here — but with imagination — to produce a very festive, unsteretyped home. A three-dimensional approach, developing the structure along with the plan, gives unusual spaciousness and livability for an inexpensive house on a small plot.

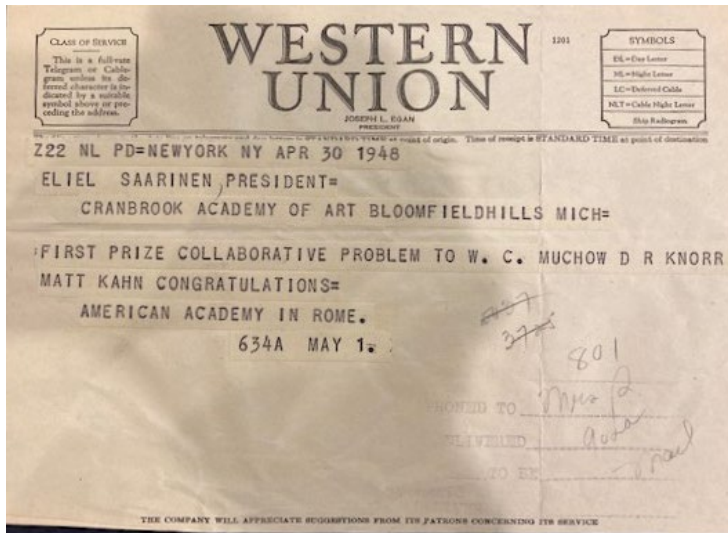
Local city and sub-division codes required houses in the area to be single story, with pitched roofs, and exterior walls entirely of brick or glass. With strict adherence to these requirements, William Muchow has used an exaggerated exposed-wood ceiling to get desired two-story room heights, an “upstairs” room, and the suggested warmth of wood siding. Brick is relegated to minimized areas below windows, bedroom walls and fences. Low overhangs at the sides help bring the house in scale with its neighbors, and also to screen interiors from them. The bright, airy quality of the rooms is heightened by painting all structural elements, trim, and the underside of the roofdeck white.

Figure 2: Architectural Record, May 1957

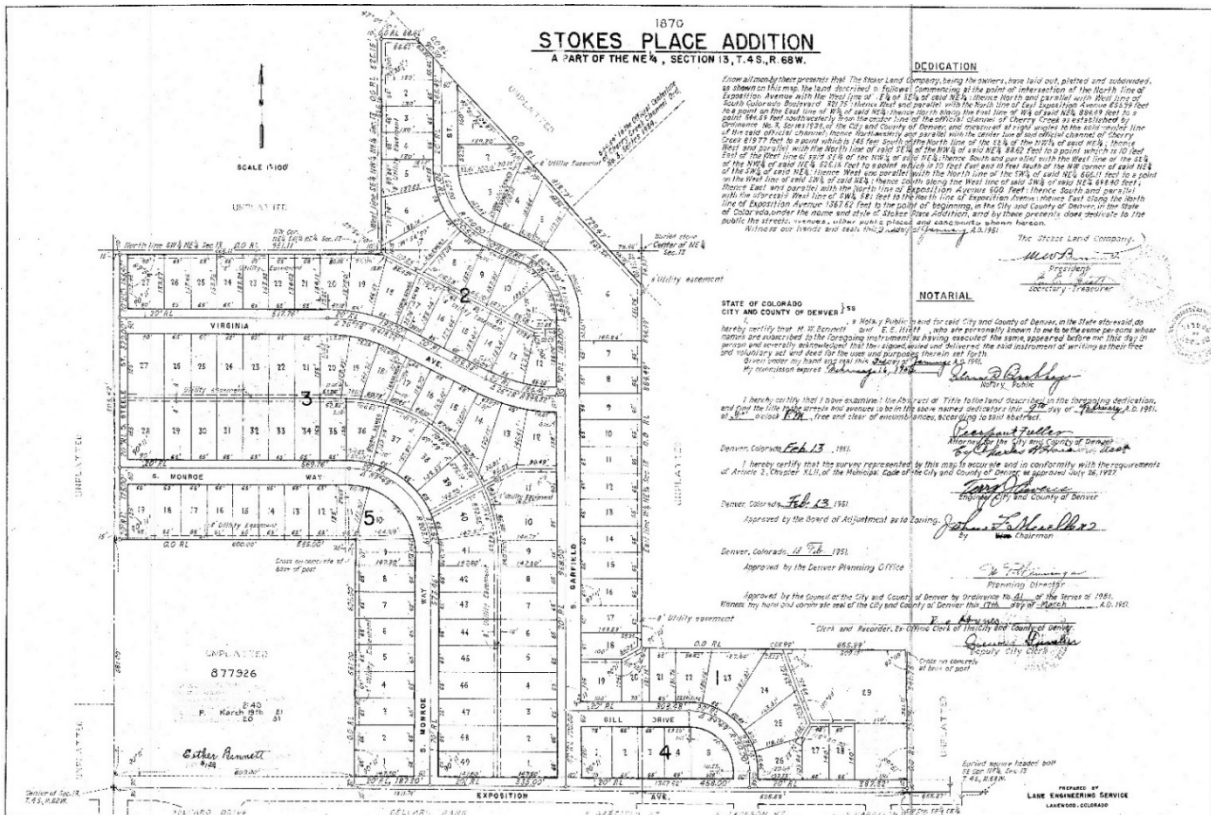


**Figure 3: Jane Silverstein Ries Landscape Plan, 1975**  
Denver Public Library Western History Collection, Jane Silverstein Ries Collection





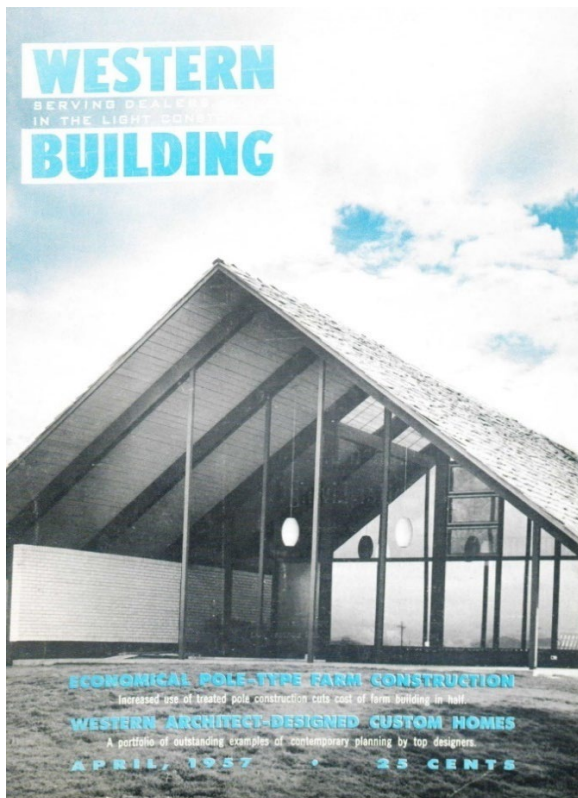
**Figure 4: Telegram from Eliel Saarinen, 1948**  
Denver Public Library Western History Collection, William C. Muchow Architectural Records



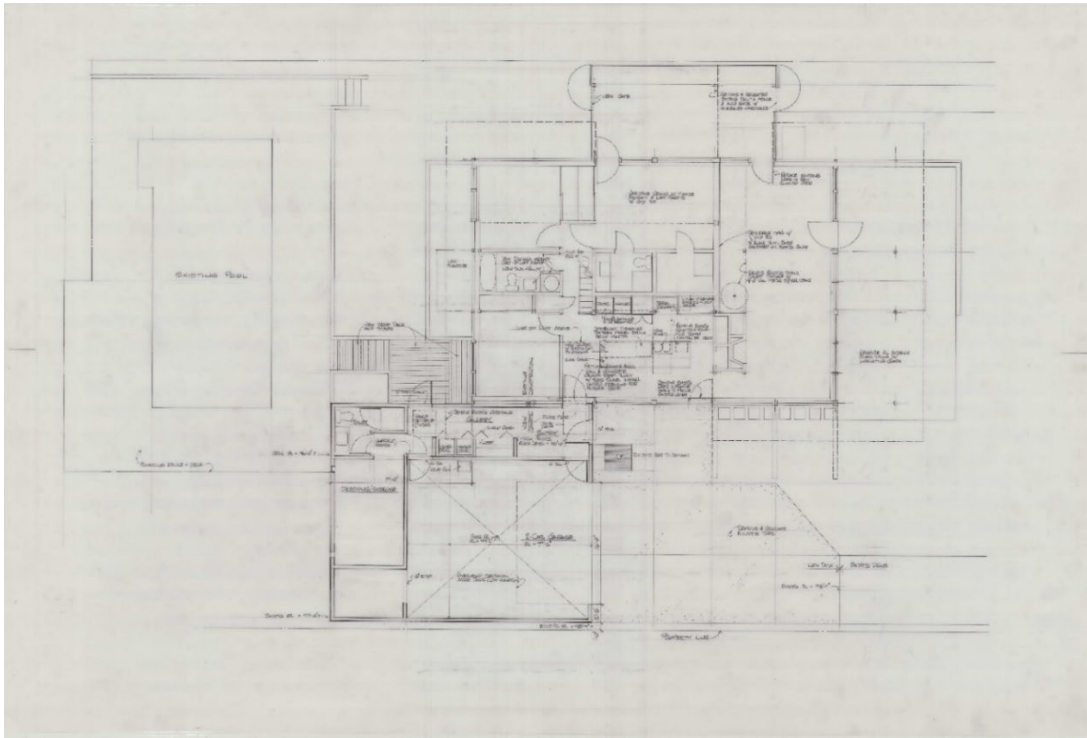
**Figure 5: Stokes Place Addition Platt Map, 1951**  
City and County of Denver Maps/Subdivisions/Surveys



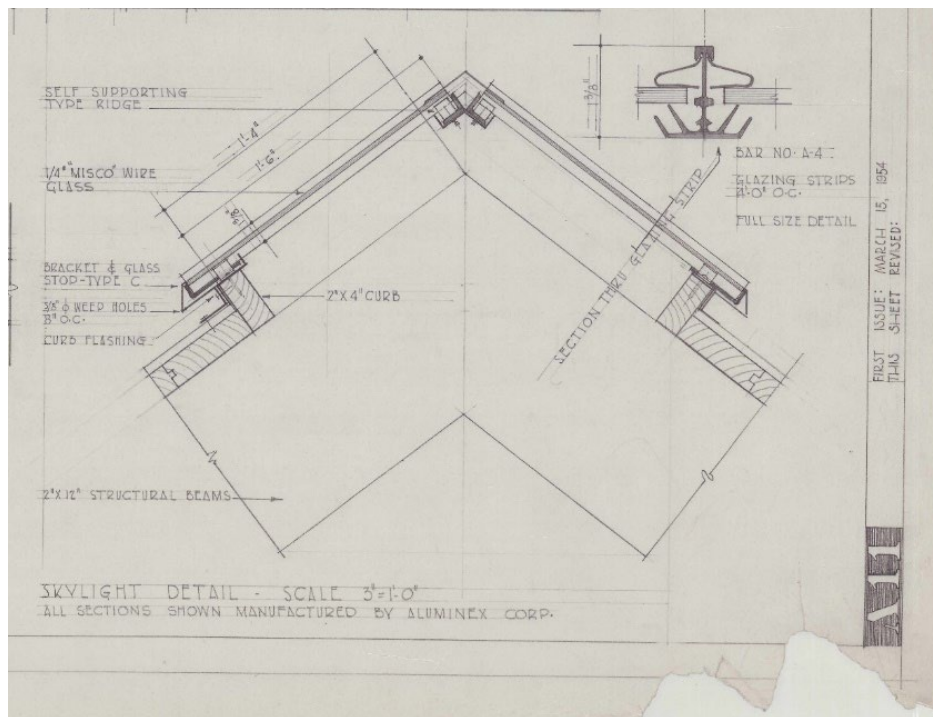
**Figure 6: 3130 South Monroe, Hatch House, around 1955 and mid 1960s**  
Alan Gass, FAIA and Historic Denver



**Figure 7: Western Building, 1957.** Note the alternate skylight configuration  
Denver Public Library Western History Collection, William C. Muchow Architectural Records



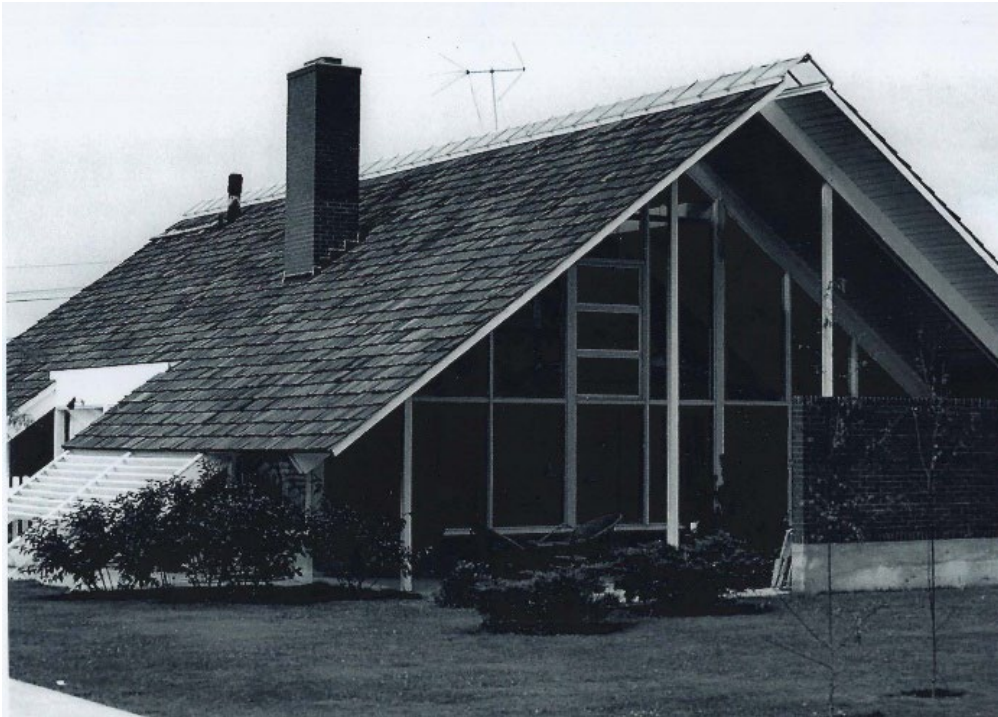
**Figure 8: 618 South Monroe Way Dion Addition, 1974**  
Denver Public Library Western History Collection, William C. Muchow Architectural Records



**Figure 9: Skylight Detail from Construction Documents, 1954**  
Denver Public Library Western History Collection, William C. Muchow Architectural Records



**Figure 10: South (Primary) Elevation Evolution**



South Elevation: 1950s



South Elevation: 1975





South Elevation: Undated



South Elevation: 2005





South Elevation: 2014



Figure 11: East Elevation, 1957



**Figure 12: East Elevation, 1975**

Denver Public Library Western History Collection Jane Silverstein Ries Collection



**Figure 13: North Elevation, 1975**

Denver Public Library Western History Collection, Jane Silverstein Ries Collection





North Elevation, 1975

Denver Public Library Western History Collection, Jane Silverstein Ries Collection





**Figure 14: Part South Elevation of Addition, 1975**

Denver Public Library Western History Collection, Jane Silverstein Ries Collection



**Figure 15: Muchow and wife Pricilla in their loft studio 618 South Monroe Way, undated**  
Permission of Muchow Studio





EMPIRE'S HOME OF THE MONTH

# Muchow's "modern Colonial"

By BETTIE I. LOPEZ

**T**HE new Denver home of Architect William C. Muchow is just about as contemporary as you'll find. Yet, as you look at it, you get the feeling of a Colonial style house.

The Colonial touch, a pleasant contrast to the boldly modern over-all lines, was achieved in various ways. For instance, red brick is contrasted with white wood trim, inside and out. The roof is cedar shake. And there's an old-fashioned front porch.

A large determining factor in the designing of the house was money. Like most young couples, Bill Muchow and his wife Priscilla have a limited budget. Nonetheless, they set out to get as much house as possible for the money they had to spend.

"Modern homes have been compressed by high costs," Bill explains, "but I feel they can still have an air of spaciousness—both vertically and horizontally—despite a tight budget."

The Muchow home is a prime example of what he means. It gives no feeling of being cramped. In fact, the house seems much larger than it is. The design can best be described as an open, rectangular box with exterior walls principally of glass. Flat roofs are not allowed in the addition where the house is located, so Bill used a steeply pitched one. A skylight runs the length of the roof's peak.

The high roof gives the house the desired sense of vertical spaciousness. The roof drops to within a few feet of the ground on the sides, shading the large glass expanses. On the front, there is an overhang 12 feet past the glass line further to deflect sunlight.

To Mrs. Muchow this is one of the stand-out features of the house. "It's never dark because sunlight flows in constantly, yet there is no glare," she says.

Interior partitions stop short of the ceiling, adding to the feel of openness. The ceiling is two-inch tongue and groove wood

decking, painted white, again emphasizing the spaciousness.

The Muchows have four children—Mark, 6 years old; Marcy, 4; Brian Lee and Daryl Dee, year-old twins. The youngsters were the inspiration for a unique balcony which covers the central area of the house. One end is a playroom, the other a workroom for Bill and Pris. The balcony is surrounded by heavy metal screening, three feet high.

"The children love it," their mother says. "With the open screening, they can see into all parts of the house and watch or talk to me wherever I happen to be. They never feel hidden away like they would in a basement."

As the children grow up and additional bedrooms are needed, the balcony can be enclosed.

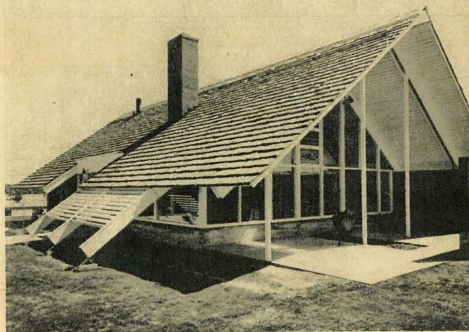
Since both gable ends of the house are glass, the balcony has excellent lighting. Bill has his drawingboard and Pris her weaving loom in the north portion of the balcony.

Both Pris and Bill studied at the Cranbrook Academy of Art in Bloomfield Hills, Mich. Pris does a good deal of custom weaving and designing. She styled and wove the draperies and rug for the master bedroom and also the upholstery for the Eero Saarinen chair in the livingroom. As time permits, Pris hopes to weave draperies for the livingroom.

Bill studied under Saarinen at Cranbrook, where he received his master's degree in architecture. In 1952, he and Pris spent nine months touring Europe on an architectural fellowship. One of their souvenirs of the trip is their frolicsome dog Monty, a French poodle.

Three bedrooms, two baths and a living-diningroom are dispersed around the large kitchen downstairs. The kitchen is designed in a roomy "double U." One end is the cooking center with a built-in range and oven, a refrigerator and counter work space. The

continued



The high pitched, cedar shake roof drops to within a few feet of the ground on the sides, shading the generous expanses of glass.

This is Bill and Priscilla Muchow and daughter Marcy. Kitchen-dinette is gathering place for guests as well as the family.

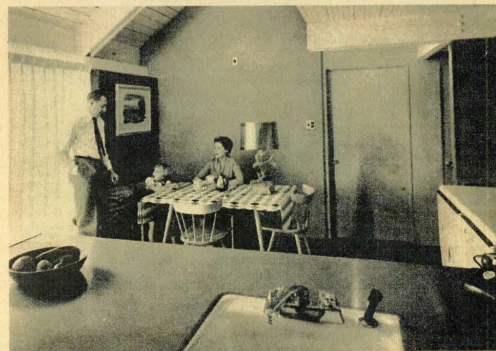


Figure 16: Denver Post Empire Magazine, January 29, 1956

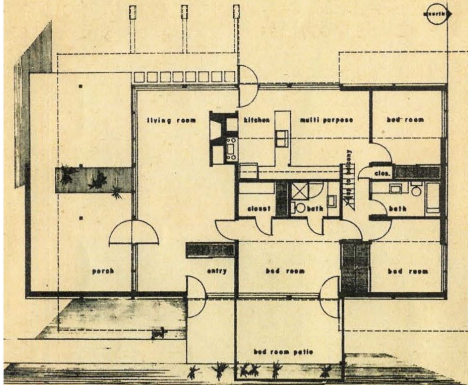




EMPIRE'S HOME OF THE MONTH *continued*

ai

The design is unusual, but the Muchows have discovered



*Muchow house is actually a rectangular box with glass sides. Steep pitched roof gives it spacious feel vertically and horizontally.*

divider is a storage counter which includes the sink. The second "U" has the washer-dryer and dinette space.

The kitchen has become the entertaining center of the house. "For some reason, our company always ends up there for coffee," Pris says.

The children's bedrooms are along the north end of the house and the master bedroom is on the south. There is an exterior sunning area off the master bedroom.

This terrace and the ones off the kitchen and livingroom are outstanding features of the house. They are made private by carrying the walls beyond the house and wrapping them around the small, landscaped spaces.

"We included a front porch because we like to sit outside and see what is going on," Bill says. This space is enclosed on three sides, screening it from the street.

Built-ins — closets, chests, storage walls and such—provide ample storage. There's a basement under the center part of the house for "dead" storage.

Furnishings are simple throughout. Bill and Pris have just finished having a pink speckled, gray vinyl tile laid on the kitchen floor. The livingroom has a tan, carved carpet, while the balcony has exposed wood flooring.

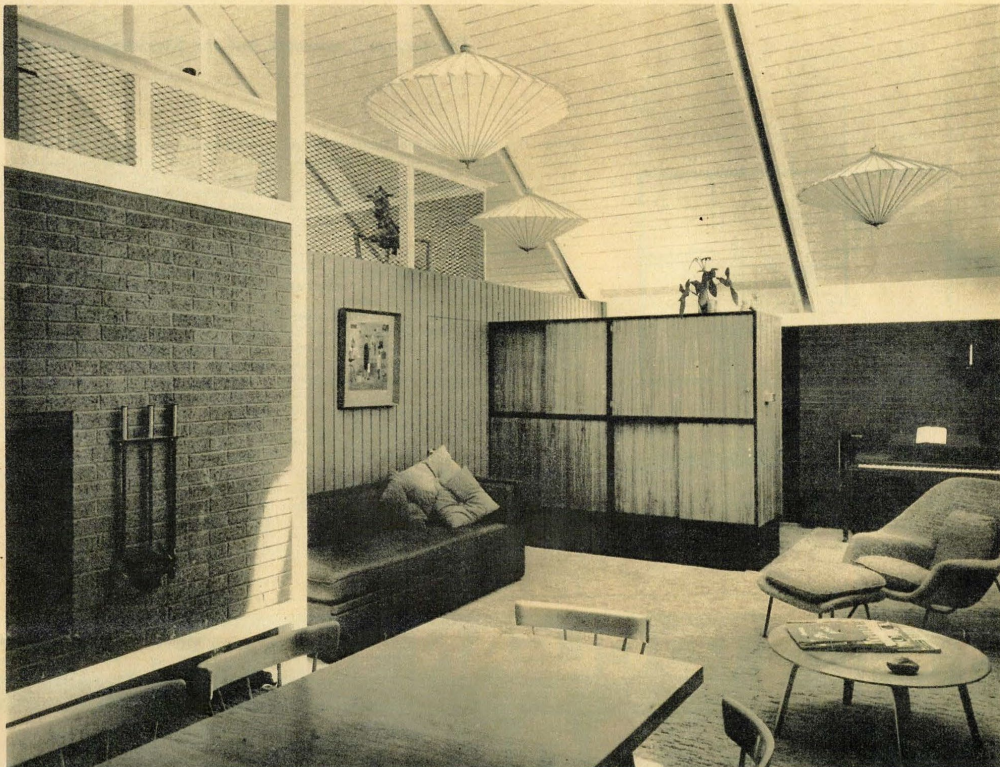
The furniture is contemporary with a comfortable, lived-in feel. In the livingroom, there is a molded Eero Saarinen chair and stool, a webbed contour chair and a heavy corner couch. Shadings of brown and tan are used almost exclusively. There is dining space in the livingroom and two table and chair sets are alternated between the kitchen and the dining area.

Gray steel cabinets are used in the kitchen and the counter-tops are a light tan Formica.

"It's an efficient house, wonderfully easy to keep clean," Pris will tell you.

The Muchows still have lots of landscaping and some interior finishing ahead of them, but they have lived in the house long enough to know it is the ideal solution for their family and way of life.

• • •

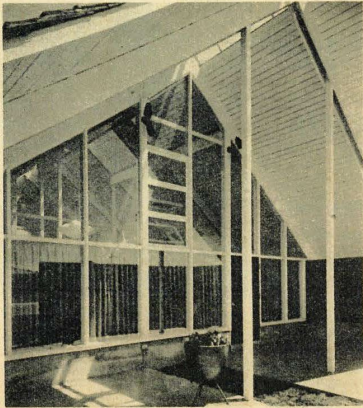


*Contemporary furniture decorates the livingroom of the new Denver home of Architect William C. Muchow and his family.*

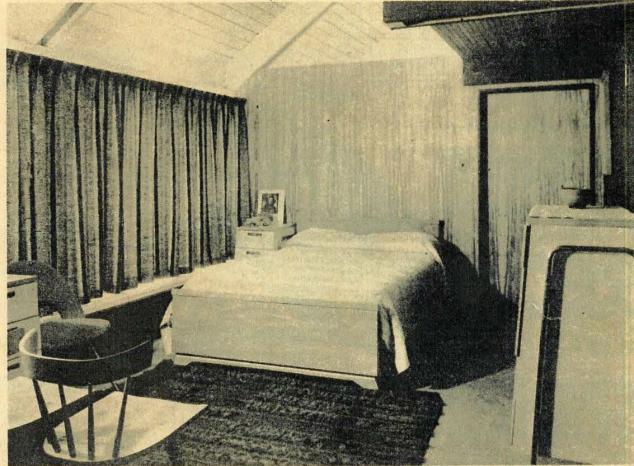
Figure 16: Denver Post Empire Magazine, January 29, 1956



s a wonderfully efficient house for their family

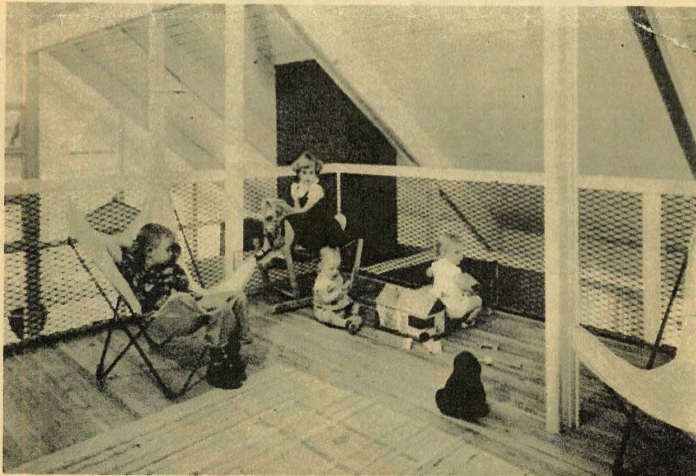


*This front porch is screened from the street by brick wall. Wide overhang shades the all-glass wall of the livingroom.*



*Priscilla designed and wove the draperies and rug in the master bedroom. There is a small sunning area just outside this room.*

*Photography by Orin A. Sealy*

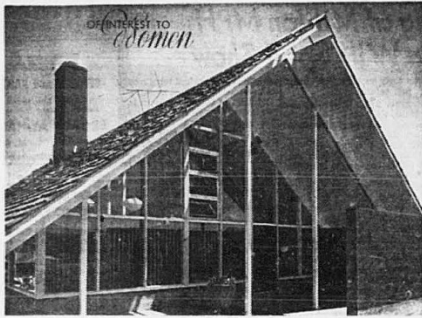


*Balcony is a wonderful play area for Mark, Marcy, twins Brian and Daryl. Mesh is sturdy, yet children can look through it.*

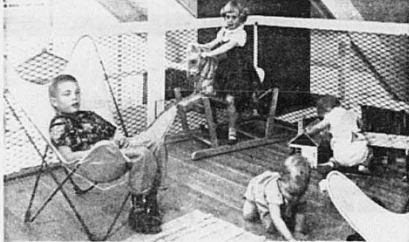
The Denver Post

Figure 16: Denver Post Empire Magazine, January 29, 1956





National award-winning home at 618 S. Monroe Way is "conventional and non-radical," according to owner-architect Bill Muchow.



Open attic is turned into play balcony for the Muchow's four children, Mark, 7, Marcy, 5, and the two-year-old twins, Brian Lee and Daryl Dee.

you'll LOVE  
being  
slender!



Wide open spaces in the distinctive interior (right) are played up by partial partitions and panoramic windows. Dramatic overhang does away with glare problem.

**'CONVENTIONAL' CONTEMPORARY**

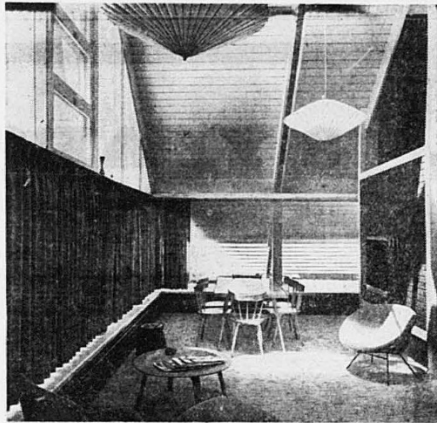
**South Denver Home in National Limelight**

By JANE WEST  
Denver Post Staff Writer  
Denver's building boom has produced quality as well as quantity.  
Architectural Record has named the William C. Muchow residence at 618 S. Monroe Way one of the top 25 homes in the nation.  
The Denver home will be featured in the magazine's annual issue of Recent Houses—a builder's bible that covers in great and graphic detail the year's best architect-designed homes.  
News that he'd won one of the nation's most coveted design "Oscars" hadn't reached 27-year-old Bill Muchow when contacted for frank details on the unusual home previewed

when completed last year in The Post's Empire magazine.  
The North high school graduate ricocheted between shock and pleasure when informed that he'd hit the nation's "top 25" in the Dodge corporation book slated for June publication.  
Denver's Sunday drivers may be surprised to learn that the architect insists his traffic-stopping house with the ground-grazing roof line is "conventional."  
"A strictly non-radical approach to contemporary architecture," Muchow's design theory that "architecture has to be conceived in three dimensions like a piece of sculpture" is neatly illustrated by his distinctive home.  
A tent-shaped house, almost completely cedar shake roof on the sides and glass enclosed

back and front, was the "home sweet home" solution for the Muchows and their four children, Mark, 7, Marcy, 5 and 2-year-old twins Brian Lee and Daryl Dee.  
This novel shape brings more space out of the "house volume" but the happy notion that it also would cut building costs proved wrong. The design proved so "different" that the construction challenges ate up the basic savings possible in the house plan, Muchow confided.  
Included in the 1,436 square feet in the one-floor living plan are a spacious livingroom, kitchen-family-dining area, two baths and three bedrooms with a secluded patio off the master quarters for parent privacy.

Space bonus was discovered in the attic area which was left open. This was not a design innovation but a sly way to get around a building restriction against two-story homes in the neighborhood, Muchow said.  
This novel, 16x32 foot balcony, covers the central area of the house and provides an elevated, out-of-the-way play area for the children who are kept safely fenced in by a three foot mesh screening.



**YEAR-ROUND SUNSHINE!**



All year 'round, you need Sunshine Vitamin D! Helps build growing bodies, helps make strong bones and sound teeth. Vitamin D is vital to your family. And they get th' health-giving "sunshine" in every glass of Sealtest Homogenized Vitamin D Milk. Be sure your family gets the protection they need, every day, all year 'round!

At your door or store...

**Vitamin D  
MILK from**



Figure 17: Denver Post, February 1957

**Muchow Associates**

**Architects**

Muchow Residence  
Denver, Colorado

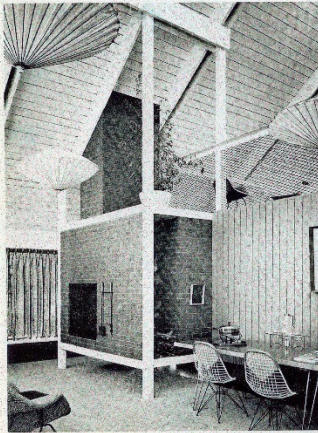
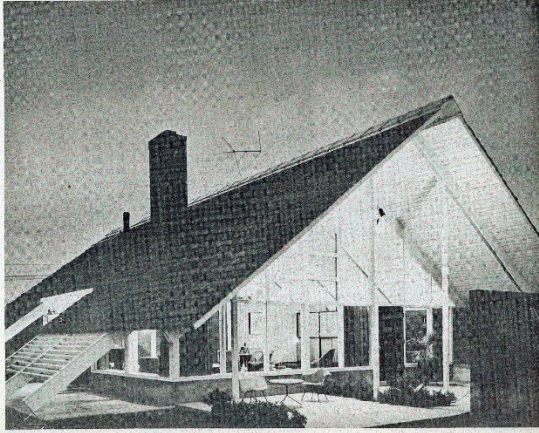
|                  |               |
|------------------|---------------|
| Area             | 2,000 sq. ft. |
| Cost             | \$35,000      |
| Cost per sq. ft. | \$17.50       |

**Awards**

- AIA and Sunset Magazine Award of Merit (1957)
- Architectural Record Award of excellence (1957)

Tucked under this steep-pitched overhanging roof is a balconied upstairs room, a living room two stories high and a protected patio. Light comes through the south-facing glass panels and a skylight running the length of the roof peak.

1954

**Figure 18: Muchow and Associates Architects, 1954**



**Figure 19: 618 South Monroe Way South Elevation, 2014**

© Frank Ooms





A Classic Modern  
Contemporary  
Design Surrounded  
by Lush  
Landscaping

  
**Perry & Co.**  
WE SELL HOMES WITH STYLE

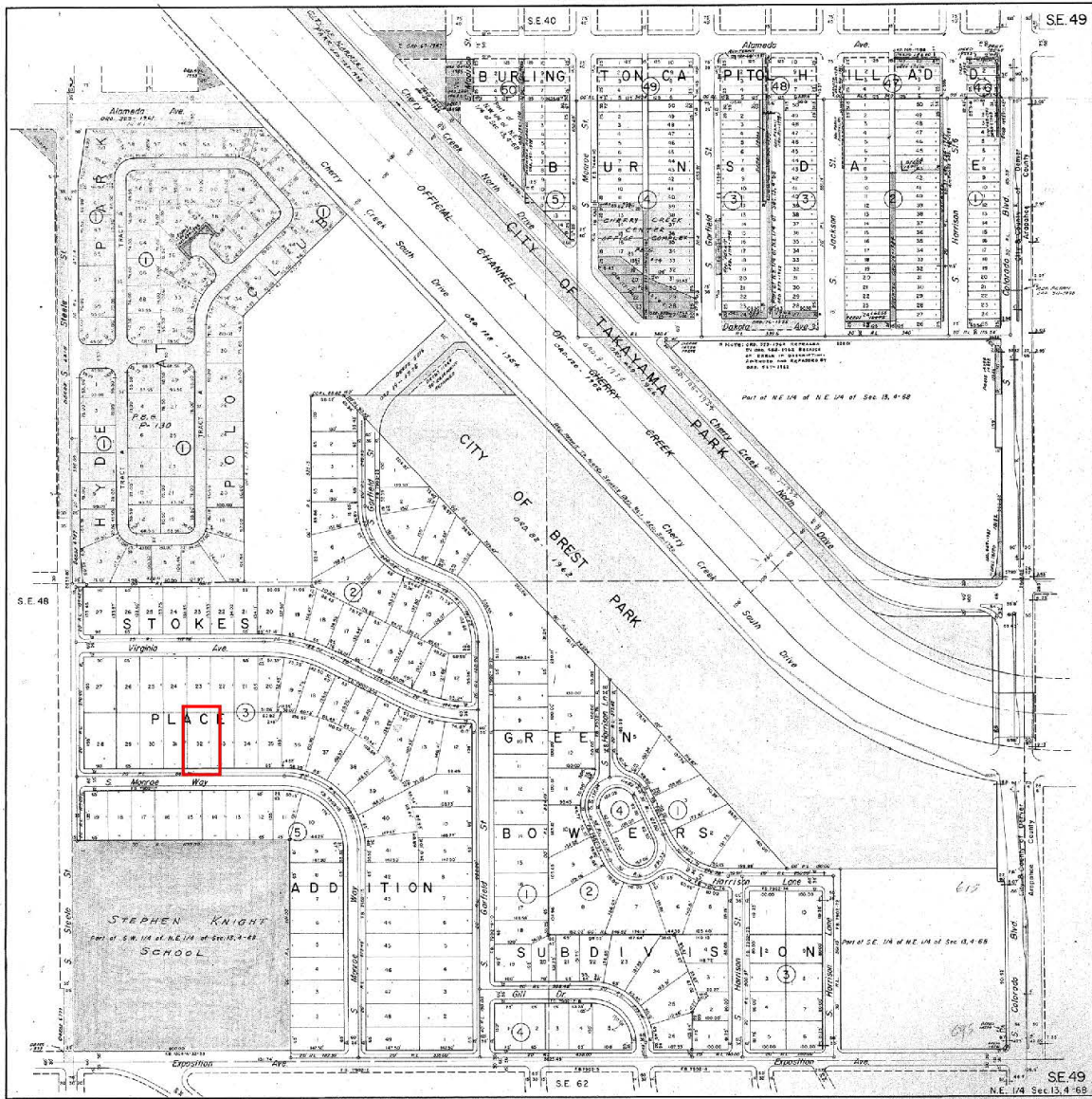
**618 S. Monroe Way**

**Figure 20: North Elevation 1980s? undated**

Denver Public Library Western History Collection, William C. Muchow Architectural Records



**Figure 21: North Elevation 2022**



**Figure 22: Location Map, 1968**  
City and County of Denver Maps/Subdivisions/Surveys





MUCHOW RESIDENCE

BRIEF

Within the constraints of the subdivision covenants which specified a one-story, pitched roof, masonry construction, a warm and inviting environment was desired that would express the architect's basic design philosophy. Utilizing the maximum amount of space allotted by the zoning ordinance was a major goal.

DESIGN SOLUTION

Rather than adding elevations to floor plans, this design is based on the concept of enclosing space with structure. A three-dimensional approach, integrating the plan into a predetermined structural system, gives a unique, open quality to the resulting design.

While strictly adhering to the covenants, an exaggerated high pitched roof gives the desired two-story effect, and enables the addition of a second level "upstairs" balcony for child

Figure 23: Notes presumed to be from Muchow, Undated



play space. Low roof overhangs help bring the house into scale with its neighbors, as well as screening the interior from view and lending the house a warm shingled look.

The bright airy quality of the rooms is heightened by painting all structural elements, trim, and the underside of the roofdeck white. An even light intensity is provided by a skylight running the length of the roof peak.

CONSTRUCTION

METHODS / MATERIALS

~~The structure is steel~~ <sup>compared</sup>  
with wood beams and posts, with brick walls and plate glass form <sup>the basic structure.</sup> Cedar shakes are used on the roof exterior; fir decking faces the interior.

Figure 23: Notes presumed to be from Muchow, Undated

# 33

OWNER Mr. & Mrs. William C. Muchow  
ARCHITECT William C. Muchow, A.I.A.  
BUILDER Warren Williams, Contractor  
LOCATION 618 South Monroe Way, Denver 9, Colorado

This residence is the Architect's own house and as such is an expression of his basic philosophy of Architecture. The concept of enclosing space with structure when visualized in three dimensions is a more satisfying and exciting solution than when elevations are added to floor plans. A warm and inviting environment was desired and obtained with an even light intensity throughout the interior. It was emphasized by the protective covenants of the sub-division that the house have individuality and yet harmonize with the neighboring pitched roof houses. The building code required one story only, and masonry construction of all exterior walls. As much usable space as could be fitted into the cubage allotted by the zoning ordinance was an economical necessity.

The addition of a balcony gives an additional amount of living area at little extra cost. The upper area also gives the children a place to play where they are not under foot and yet are under fairly close supervision.

STRUCTURE Steel and wood posts and wood beams.

MATERIALS

Foundation Concrete caissons and grade beams.

Walls Brick or Plate Glass.

Roof Cedar shakes on 2 x 6 tongue and groove fir decking.

Floor Vinyl tile or carpeting on concrete slab on grade.

Balcony Floor Laminated 2 x 3 fir.

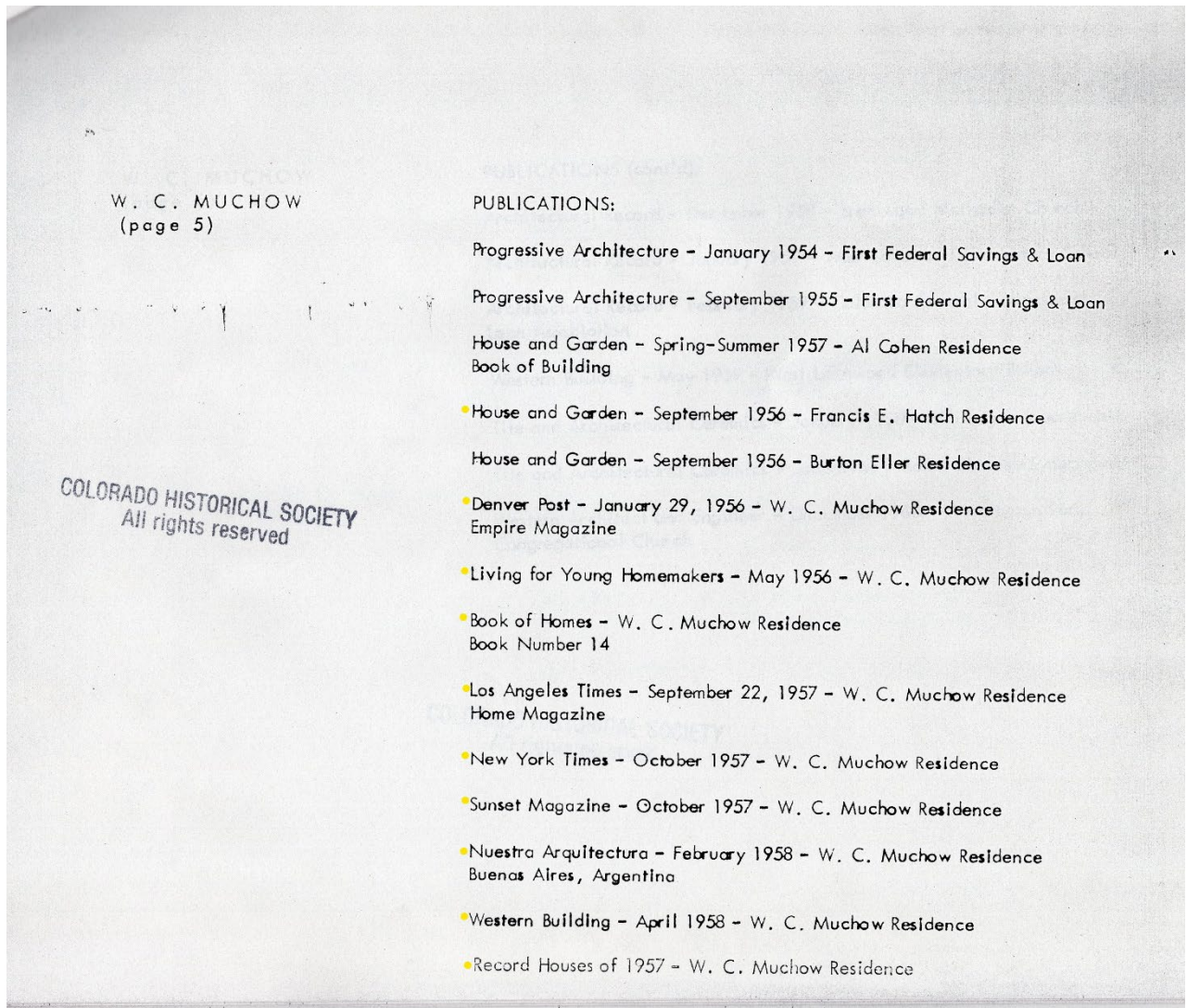
Interior  
Partitions Wood stud and drywall or wood paneling.

Heating Hot water baseboard radiation.

A basement is located under the rear center portion of the house, beneath the baths and closet, for mechanical equipment and storage.

Figure 24: Notes presumed to be from the Muchow Office, undated





**Figure 25: Brochure from the Muchow Office, undated**  
Courtesy of Alan Gorlin Gass, FAIA

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128773

RESOLUTIVE COVENANTS  
FOR  
STOKES PLACE ADDITION

The undersigned, being the owner of Blocks 1, 2, 3, 4 and 5, STOKES PLACE ADDITION, located in the City and County of Denver and State of Colorado, covenants for itself, its grantees, successors and assigns as follows:

(a) That these covenants are to run with the land and shall be binding on all persons and parties claiming by or through the undersigned until January 1, 1960, and shall continue for a successive ten-year period thereafter until terminated by a vote of a majority of the then property owners in said blocks as evidenced by a certificate signed by said majority of said property owners stating such fact and which shall be conclusive evidence of such fact. These covenants shall cease and terminate sixty days after the filing of said certificate for record in the office of the Clerk and Recorder of the City and County of Denver, State of Colorado, or in any event on January 1, 1960.

(b) That all lots in the Blocks listed above shall be residential lots and no structure shall be erected, altered, placed or permitted to remain on said lot or lots other than a single family dwelling, and a private garage for not more than three cars.

(c) No noxious or offensive trade or activity shall be carried on upon any lot or lots nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

(d) No building shall be located on any building lot or plot nearer than thirty feet to the front lot line nor nearer than ten feet to any side street line. All detached garages and outbuildings shall be located at least seventy-five feet back from the front lot line. All residences shall be located at least five feet from any side lot line and all outbuildings, including detached garages, shall be located

7178 28

128773

at least one foot from any side lot line. No residential building shall be erected or placed on any building plot having an area of less than 6,000 square feet and a width of less than fifty-eight feet at the front lot line, or fifty-five feet at the front building line.

(e) Easements for installation and maintenance of utilities and drainage facilities are shown on the recorded plat.

(f) No trailer, basement, tent, shack, garage, barn or any other outbuilding erected or placed on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

(g) No barns, chicken houses or any other buildings for the care of chickens, livestock, except household pets, shall be placed or permitted to remain on any lot.

(h) No fence shall be erected forward of the front building line.

(i) If the undersigned or its grantees, successors, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real property situated in said blocks to prosecute proceedings at law or in equity against said person or persons violating or attempting to violate the terms thereof and either prevent him or them from so doing or recover damages for such violation.

(j) If any of the provisions of these covenants are determined by decree of court to be void or ineffective, such decrees shall not affect any of the other provisions hereof, but the same shall remain in full force and effect.

(k) All buildings constructed or under construction within the said blocks are hereby subjected to these covenants.

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IN WITNESS WHEREOF the undersigned has caused its corporate name to be subscribed and its corporate seal affixed by its properly authorized officers this 20<sup>th</sup> day of September

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

MAYFAIR LAND COMPANY  
By *W. Braxton Ross* President  
George R. Murlinson Secretary

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

the foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September A.D. 1952, by W. BRAXTON ROSS as President and GEORGE R. MURLINSON as Secretary of MAYFAIR LAND COMPANY, a Colorado corporation.

Witness my hand and notarial seal.  
My commission expires: *September 16, 1956*

*David B. Barkley*  
Notary Public

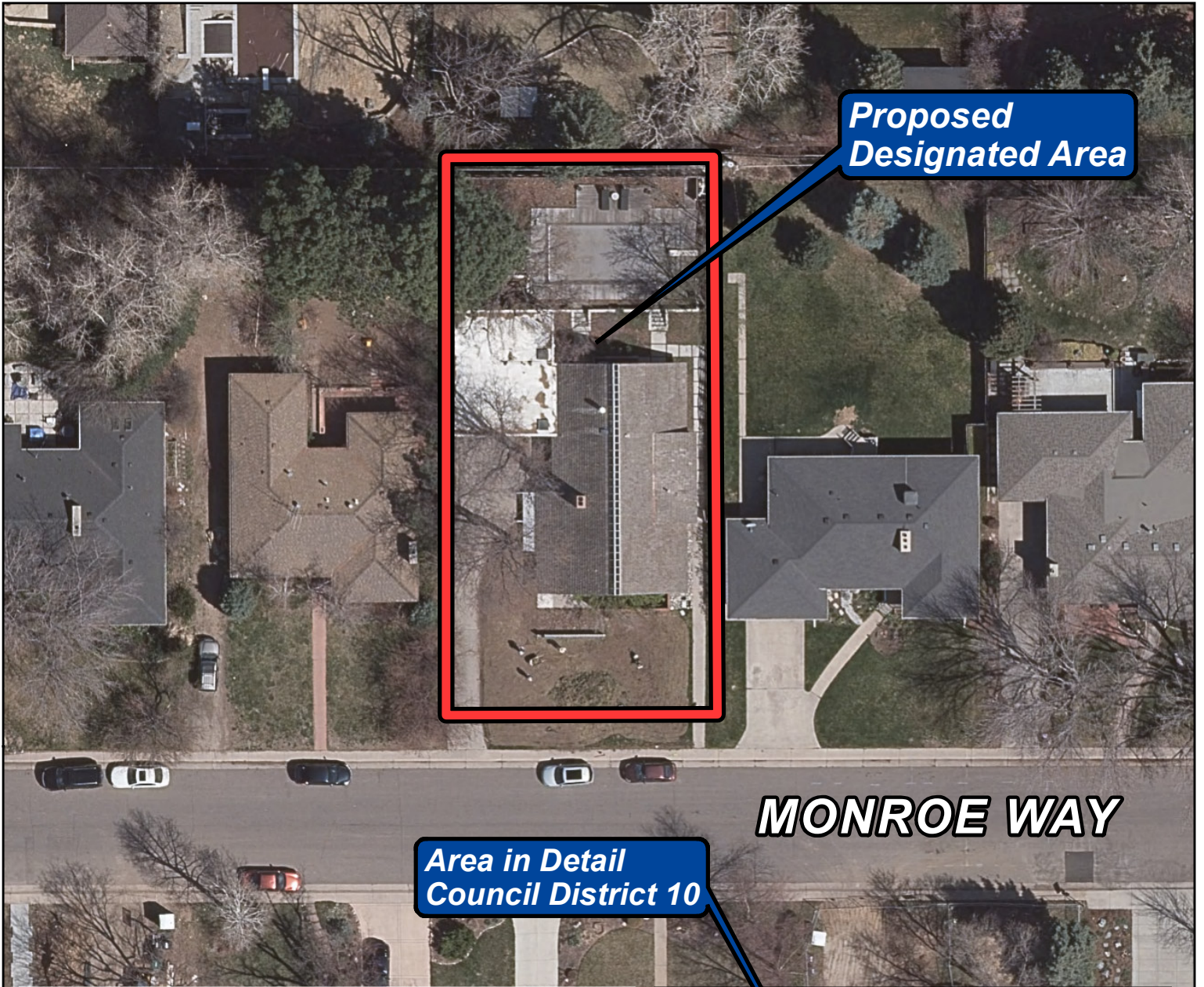
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Figure 26: Covenants for Stokes Place Addition, September 1952



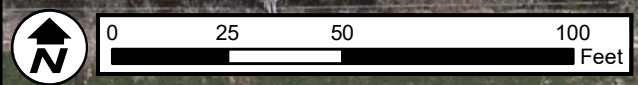
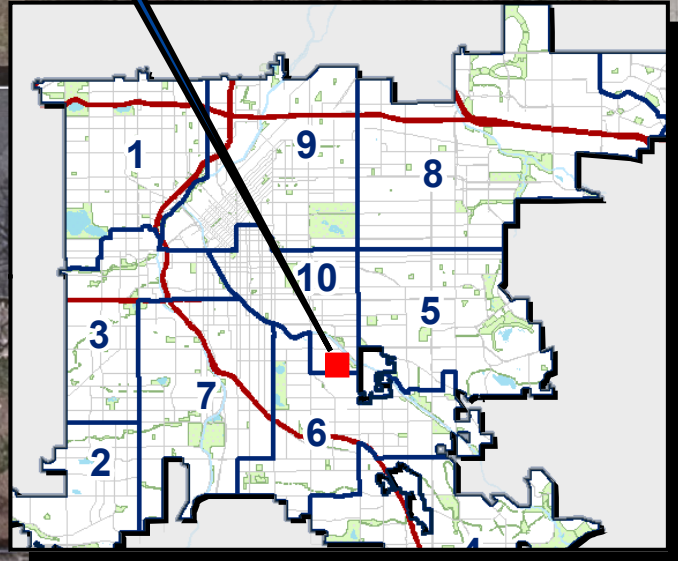
# Proposed Structure for Landmark Designation 618 South Monroe Way



*Proposed  
Designated Area*

***MONROE WAY***

*Area in Detail  
Council District 10*



**From:** [Alan Golin Gass, FAIA](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Support for Landmark Designation for the residence at 628 South Monroes Way  
**Date:** Thursday, February 9, 2023 4:03:14 PM

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Dear **Landmark Preservation Commission**,

The A-frame residence that architect William Muchow, FAIA, designed for his family, and lived in for most of his married life, is truly worthy of being and designated Denver Landmark .

All during his professional life, William Muchow contributed significantly to the highest quality of architectural design in Denver. His work set a high standard for the built environment in the mid-20th century.

I knew William Muchow, personally, and after his passing; I was asked by the local chapter of the American Institute of Architects to curate and install, at the AIA office, an exhibition of his work. I am attaching an image of that exhibit.

The present owner of the house has done an exceptional job of restoration and renovation. I believe it to be very true to the original design intent.

I highly recommend that the commission approve this application and forward it for final passage by City Council.

Sincerely,

**ALAN G. GASS, FAIA**

**AGGA**

602 S. Harrison Lane Denver, CO 80209  
e-mail: [agga@aol.com](mailto:agga@aol.com) cell: 303 204 6359







**From:** [Christine Ekman](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Wattenberg residence  
**Date:** Tuesday, February 21, 2023 8:43:01 AM

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All,

I was traveling and missed the window to comment on the Wattenberg residence. But, I wanted to say that Anne and Peter have worked to preserve every lovely detail in this Denver gem. I am currently visiting modernism week in Palm Springs, California and the Wattenberg home would be a standout amongst the giants of modern steel, glass and wood in the Palm Desert.

Warm regards,  
Christine Ekman

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Warm regards

C