

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB20-1560  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **ABILL**

6 **For an ordinance designating 6400 Montview Boulevard as a structure for**  
7 **preservation.**

8 **WHEREAS**, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark  
9 Preservation Commission has transmitted to the Council a proposed designation of a structure for  
10 preservation; and

11 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a  
12 hearing on December 15, 2020, the staff report, and evidence received at the hearing before City  
13 Council on January 25, 2021, the structure at 6400 Montview Boulevard meets the criteria for  
14 designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code,  
15 as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the  
16 following three categories from Section 30-3(3):

17 *c. Embodying distinctive visible characteristics of an architectural style or type;*

18 The residence at 6400 Montview Boulevard embodies the distinctive visible characteristics of  
19 a side-gabled subtype of the Spanish Eclectic style. Its identifying features include an asymmetrical  
20 façade, stucco cladding with decorative brick, tile roof with multiple levels, elaborate chimney top,  
21 arches above principal windows, arched front entry with decorative ironwork and sconces, balcony  
22 with iron railing on primary façade and second-story covered porch and round tower at the rear. The  
23 Spanish Eclectic style often also includes elaborate landscaping features and this property is no  
24 exception with its flagstone walkway depicting moon phases leading to the front entry and flagstone  
25 back patio with sun imagery. It is one of a few Spanish Eclectic style houses in the South Park Hill  
26 Neighborhood. Built in 1936, its construction occurred at the tail end of the popularity of this  
27 architectural style in the United State that spanned 1915 to 1940.

28 *d. Being a significant example of the work of a recognized architect or master builder;*

29 The property is a significant residential example of the work of recognized architect J. Roger  
30 Musick and master builder Harry M. Bitman. Often designing in partnership with his older brother G.  
31 Meredith Musick on civic and religious commissions, this venture represents the only known Spanish  
32 Eclectic style residence designed by J. Roger Musick in Denver. It is consistent with his residential  
33 designs in that it is a straightforward interpretation of the Spanish Eclectic style and includes a

1 prominent main entrance accented with a large, decorative surround; it differs in its use of stucco as  
2 opposed to brick or stone which is more commonly found on J. Roger Musick's residential designs.

3 A graduate of the Beaux Arts Institute of Design in New York City, J. Roger Musick's  
4 commercial, civic and religious designs have gained more recognition to date. These include, but  
5 are not limited to, the Bryant-Webster School at 3635 Quivas Street, Colorado State Capitol Annex,  
6 and Berkeley Park Chapel at 4345 West 46<sup>th</sup> Avenue, each historically designated at the local or  
7 national level. To date, none of his residential designs have been designated Denver Landmarks. J.  
8 Roger Musick's contributions as a Denver-based architect occurred from the late 1920s until 1966  
9 when he and his family moved to Aspen.

10 J. Roger Musick partnered with master builder and property owner Harry M. Bitman on the  
11 design and construction of 6400 Montview Boulevard. Bitman's career in Denver spanned from 1928  
12 to 1967 and included both residential real estate development and construction. He served as  
13 president of the Home Realty Company was a founding member of Quality Home Builders, Inc., and  
14 formed the Bitman Construction Company. His partnership with J. Roger Musick on the design of  
15 6400 Montview Boulevard presumably influenced Bitman to build a similar Spanish Eclectic style  
16 residence at 4833 East Sixth Avenue in 1937 that is not credited to J. Roger Musick. This influence  
17 took place early in Bitman's long-lasting career, making 6400 Montview Boulevard a significant  
18 example of his work.

19 *f. Representing an established and familiar feature of the neighborhood, community, or*  
20 *contemporary city, due to its prominent location or physical characteristics;*

21 The property at 6400 Montview Boulevard represents an established and familiar feature of  
22 the neighborhood due to its physical characteristics as the only true, two-story Spanish Eclectic Style  
23 residence, and its prominent location, along Montview Boulevard. Montview Boulevard, between  
24 Colorado Boulevard and Monaco Parkway, consists of large residences and lots designed to be  
25 prominent with more modest residences tucked into the side streets. This stretch of road and green  
26 space that comprises Montview Boulevard is part of Denver's City Beautiful Movement Parkways  
27 Historic District. The property at 6400 Montview Boulevard stands out among the other large  
28 residences along the parkway that are primarily Tudor Revival and Ranch styles constructed of brick.  
29 Its stucco-clad walls and distinctive design elements stand in contrast to its surroundings, making it  
30 a familiar feature of the South Park Neighborhood.

31 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
32 **DENVER:**

1           **Section 1.**   That based upon the analysis referenced above, and the evidence received at the  
2 public hearings, certain property at 6400 Montview Boulevard, and legally described as follows,  
3 together with all improvements situated and located thereon, be and the same is hereby designated as  
4 a structure for preservation:

5           Lots 1 to 4, Block 1, Downington, except the rear 7 feet of said lots and except the North 25  
6 feet of said Lot 1 as described in deed recorded April 29, 1893 in Book 881 at Page 159,  
7 City and County of Denver,  
8 State of Colorado.

9  
10           **Section 2.**   The effect of this designation may enhance the value of the property and of the  
11 structure, but may delay or require denial of building permits found unacceptable by the Landmark  
12 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures  
13 and Districts and Section 30-6 of the Denver Revised Municipal Code.

14           **Section 3.**   This ordinance shall be recorded among the records of the Clerk and Recorder of  
15 the City and County of Denver.

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17                           **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: January 5, 2021

2 MAYOR-COUNCIL DATE: January 12, 2021

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: January 14, 2021

11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 §3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Jan 13, 2021