

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2018

COUNCIL BILL NO. CB18-0933
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance designating 670 Marion Street, the Meyer-Reed-Muraglia House, as a structure for preservation.

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

WHEREAS, based upon evidence received by the Landmark Preservation Commission at a hearing on August 7, 2018, the staff report, and evidence received at the hearing before City Council on September 24, 2018, the structure at 670 Marion meets the criteria for designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by:

(1) History.

a. Having direct association with the historical development of the city, state, or nation;

The Meyer-Reed-Muraglia House was the first house built on the 600 block of Marion Street, now part of the East Seventh Avenue Historic District. The development of Capitol Hill generally, and the East Seventh Avenue area more specifically, was part of the wave of home building in the outer ring of neighborhoods in Denver from the 1900s onward, as the city evolved following the silver crash of 1893. After 1893, Denver's architectural style moved away from the more lavish Victorian era, with society's elite seeking symmetry and classic designs. The Shingle style as illustrated through the Meyer-Reed-Muraglia House is a bridge between the Victorian and Modern eras of architecture. The Meyer-Reed-Muraglia House thus represents a time of transition and evolution for the City of Denver while also embodying the transition from Victorian to Modern styles in its architecture.

c Having a direct and substantial association with a person or group of persons who had influence on society;

The Meyer-Reed-Muraglia House has been home to a number of influential individuals who have made their mark on the history of Denver and Colorado. The first owner, Julius E. Kinney, was a prominent Denver physician who achieved a reputation regionally as an expert in stomach disorders. In 1907 the second owner of the home was stockman and politician William H. Meyer. Meyer signed the Colorado State Constitution, was Lieutenant Governor of Colorado, and was a representative in the Colorado

1 Territorial House. In 1916 the home was purchased by Albert A. Reed, who founded Boulder’s oldest
2 law firm, and was a Professor of Law and Chair of the Law Department at the University of Colorado,
3 Boulder. He later became the President of the U.S. National Bank of Denver and played a prominent
4 role in Denver society. Lydia Howell Reed, Albert’s wife, was one of the founders of the School of
5 Missions at Chautauqua, and active in the women’s suffrage movement. In 1947, another banker
6 purchased the home, Walter C. Emery. Emery gained distinction as a Denver businessman and was
7 one of the original owners of the Denver Broncos.

8 (2) Architecture.

9 a. *Embodying distinguishing characteristics of an architectural style or type;*

10 The Meyer-Reed-Muraglia House embodies the Shingle style. This style, in the words of Diane Wilk,
11 is “an Americanization of Queen Anne and a uniquely American invention.” The Shingle style
12 became fully developed by the 1880s and was popular in the final two decades of the nineteenth
13 century. The typical attributes of the style include continuous wood shingle surfaces, extensive
14 porches, rusticated stone, and round arches. While the Shingle style was prominent in the eastern
15 United States at the height of its popularity, few houses in Denver lay claim to this style. Key features
16 of the Shingle style embodied in the Meyer-Reed-Muraglia House include the following: wood
17 shingles on the upper stories; shingled walls without interruption at corners; the asymmetrical façade
18 with irregular, steeply pitched roof; intersecting cross gables; multi-level eaves; and an extensive
19 porch. As is typical of the Denver architecture, the house also contains eclectic elements of other
20 styles, including Richardsonian Romanesque. These are seen through the prominent round brick
21 arches on the portico and porte cochere.

22 b. *Being a significant example of the work of a recognized architect or master builder;*

23 The Meyer-Reed-Muraglia House was designed by prominent turn-of-the-century Denver architects
24 Willis A. Marean and Albert J. Norton. Together, Marean and Norton designed some of the most
25 prominent residential, commercial, and public structures in Denver, working in many different
26 architectural styles; including the following: Colonial Revival; Spanish Colonial Revival; L-shaped
27 English cottage; Renaissance Revival; Craftsman; Dutch Colonial Revival; and an expanded Denver
28 Square. Marean and Norton designed the Cheesman Memorial Pavilion in Colorado Yule Marble,
29 evoking classical Greek associations, as well as the Greek Open Air Theatre at Civic Center. They
30 designed the eclectic red-brick Globeville School, as well as many other prominent buildings
31 including the YMCA (25 E. 16th Ave) and the Chamber of Commerce (1726 Champa St). While
32 buildings designed by Marean and Norton include a variety of architectural styles and uses

1 throughout Denver, the residence at 670 Marion is an important example of their work for its unique
2 design and rare Shingle style.

3 (3) Geography.

4 *b. Promoting understanding and appreciation of the urban environment by means of*
5 *distinctive physical characteristics or rarity;*

6 The Meyer-Reed-Muraglia House was designed by prominent turn-of-the-century Denver architects
7 Willis A. Marean and Albert J. Norton. Architectural styles common in the East Seventh Avenue
8 Historic District are Mediterranean Revival, English Tudor, Dutch Colonial Revival, and French
9 Manor. However, the Meyer-Reed-Muraglia House stands out from its neighbors, as one of the only
10 Shingle style homes in the city. This rare example of the Shingle style in Denver highlights the variety
11 and diversity of the city’s architecture in Denver’s first fifty years. The house was built as the area
12 was recovering from the 1893 silver crash, as Denver was expanding to a new, outer ring of
13 neighborhoods, but before the City Beautiful Movement had taken hold to influence architectural
14 styles. The house thus represents a specific, identifiable moment in Denver’s historical geography,
15 when the Victorian era met the Modern as the city expanded outward.

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

18 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
19 public hearings, certain property herein called the Meyer-Reed-Muraglia House at 670 Marion Street,
20 and legally described as follows, together with all improvements situated and located thereon, be and
21 the same is hereby designated as a structure for preservation:

22 Lots 4, 5, 6, and the south 5 feet of lot 3, and the north 7 ½ feet of lot 7, 13,
23 Block 151,
24 South Division of Capitol Hill,
25 City and County of Denver,
26 State of Colorado

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

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

33

1 COMMITTEE APPROVAL DATE: August 28, 2018

2 MAYOR-COUNCIL DATE: September 4, 2018 by Consent

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: September 13, 2018

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: _____, Assistant City Attorney DATE: _____