
4345 West 46th Avenue

Land Use, Transportation, and Infrastructure

June 30, 2020

4345 West 46th Avenue

Location

- Council District # 1
- Berkeley neighborhood
- Corner of Tennyson St. and 46th Ave.

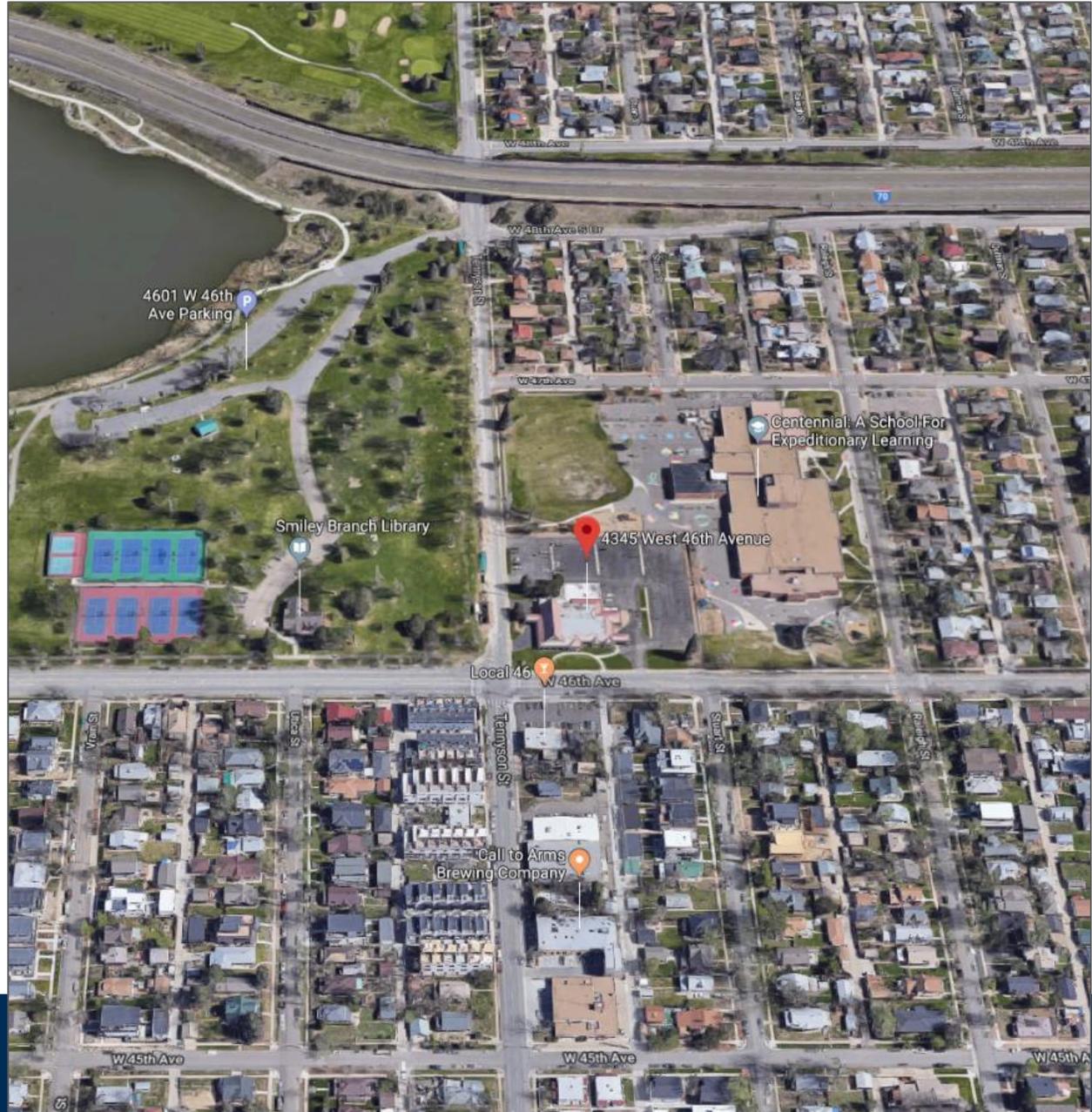
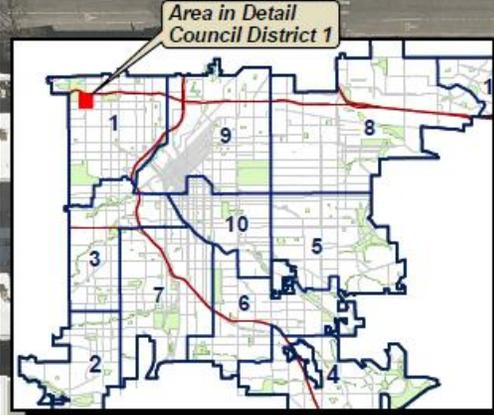
Zoning

- U-MX-3
- Neighborhood Context, Urban Center
- Future Places, Urban

Owner and Applicant

- Owner – Wamersville West, LLC
- Applicant – Councilwoman Amanda Sandoval



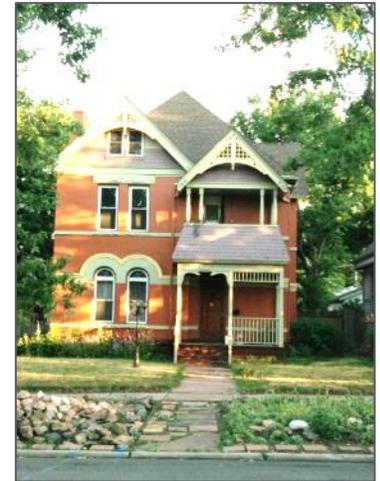


Landmark Designation Eligibility

Application must be complete, and the structure must meet the following criteria *:

1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure's historic context

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



Landmark Designation Criteria

1. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
2. It has direct and substantial association with a recognized person or group of persons who had influence on society;
3. It embodies the distinctive visible characteristics of an architectural style or type;
4. It is a significant example of the work of a recognized architect or master builder;
5. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
6. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
7. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
8. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
9. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
10. 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.

It has direct association with a significant historic event or with the historical development of the city, state, or nation;

- Direct association with the historic development of the city
 - Howard Mortuary Started in 1917
 - Small family-operated funeral home
 - Became one of the most successful & long-lasting mortuaries in the city
 - Emphasized longevity and ties to community with slogan – “Denver Heritage”
 - Howard Mortuary expanded services
 - “At Howard’s One Call Does All”
 - Cremation, funeral, cemetery, shipping, insurance, payment plans
 - Post-war growth of Denver and surrounding suburbs
 - Substantial growth in the region after World War II
 - Berkeley area was unserved
 - “Continuing growth of North Denver and northern suburban areas led the firm to choose the Berkeley Park site for expansion, according to Robert J. Howard, son of the founder and present head of the mortuary.”



It embodies the distinctive visible characteristics of an architectural style or type;

- Funeral/Mortuary Type
 - One to two stories in height
 - Residential in character to fit into the surrounding neighborhood
 - Designed to accommodate hearses
 - Porte cocheres
 - Mix of specialized uses
 - Operating and dressing rooms
 - Viewing rooms
 - Storage
 - Casket sales
 - Chapel



It embodies the distinctive visible characteristics of an architectural style or type;



- 4345 West 46th Ave
 - Height and design
 - Architecturally distinguished chapel for funeral services
 - Reposing or “slumber” rooms
 - Display room for casket selection
 - Garage space for funeral hearses and limousines
 - Portico and two porte cocheres

It is a significant example of the work of a recognized architect or master builder;

- J. Roger Musick a well-known Denver architect
 - Worked with brother G. Meredith Musick – Musick & Musick
 - Bryant Webster Elementary School (Landmark and NR), First Baptist Church (Landmark and NR)
 - Partnership with Charles Gordon Lee – Musick & Lee
 - Chapel of the Angels in Lakewood (demolished), for both weddings and funerals
 - Solo design work
 - Howard's Hampden Memorial Estates
 - Residential development – Crestmoor Park and Country Club
- Musick emphasized the importance of the Berkeley Park Chapel when he selected this building as one of his five principal works of the 1950s and 1960s
 - Identified as one of his most important designs over a twenty-year period, it is a significant example of Musick's work

It represents an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics;

- Location intersection of the areas commercial and civic “main street”
- Advertised the location as “at the entrance to Berkeley Park
- Prominent placement of the building and its size, materials, and appearance make it a focal point and orienting visual feature for the community



It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

- Displays distinctive physical characteristics
 - Gothic and Tudor arches
 - Portico, arcaded porch, porte cocheres
 - Stained and leaded glass - rose window
 - Height gabled-roof chapel
 - Exceptional terra cotta ornamentation
 - Substantial size of the building
- Rare in the Berkeley neighborhood and the post-war construction





Integrity

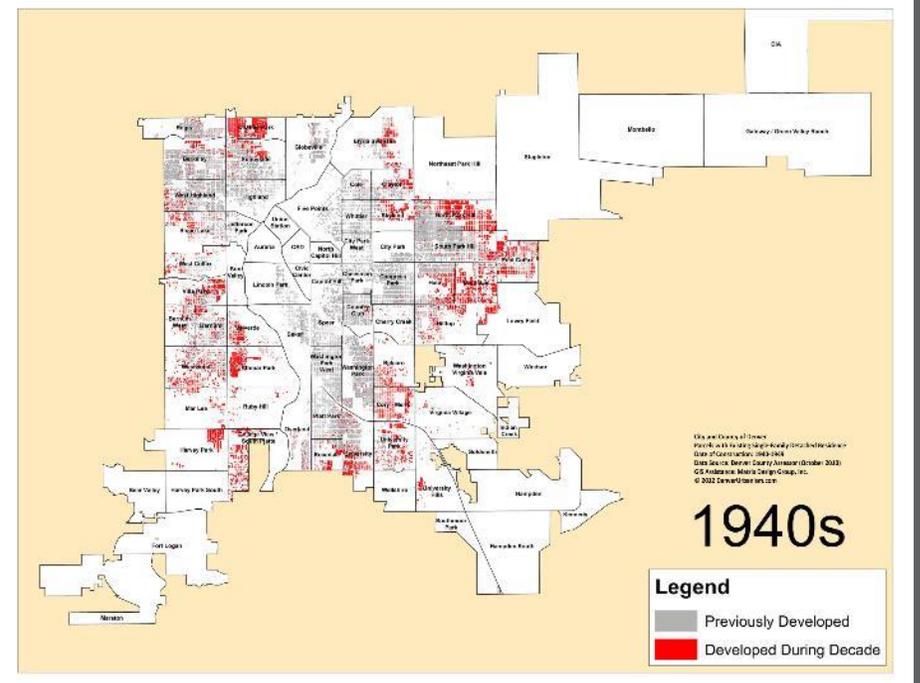
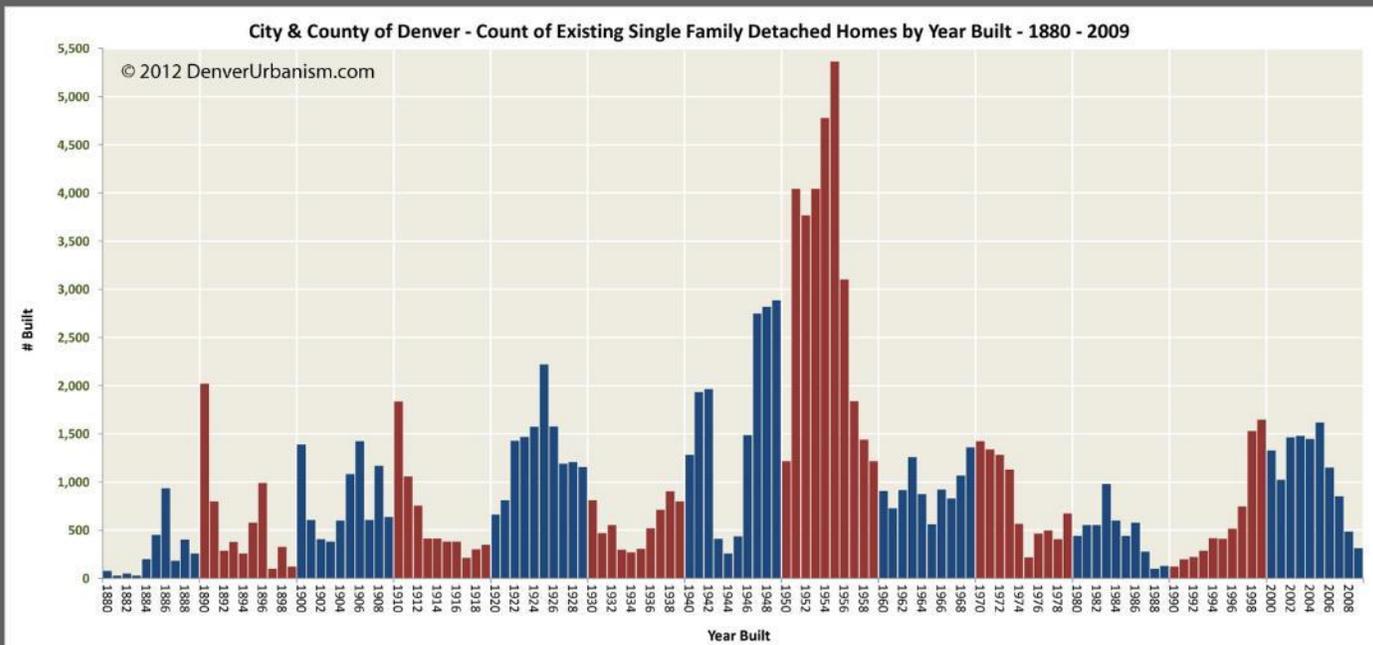
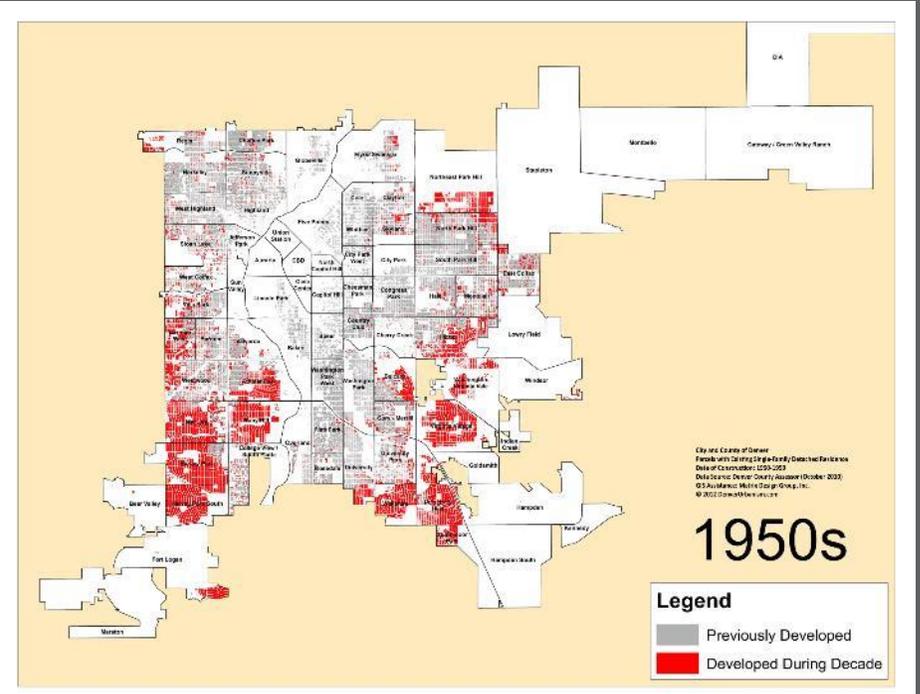
Maintains a high degree of integrity

- Minimal alterations
 - Clay tile roof replaced
 - Decorative blue terra cotta painted
- Building retains
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship



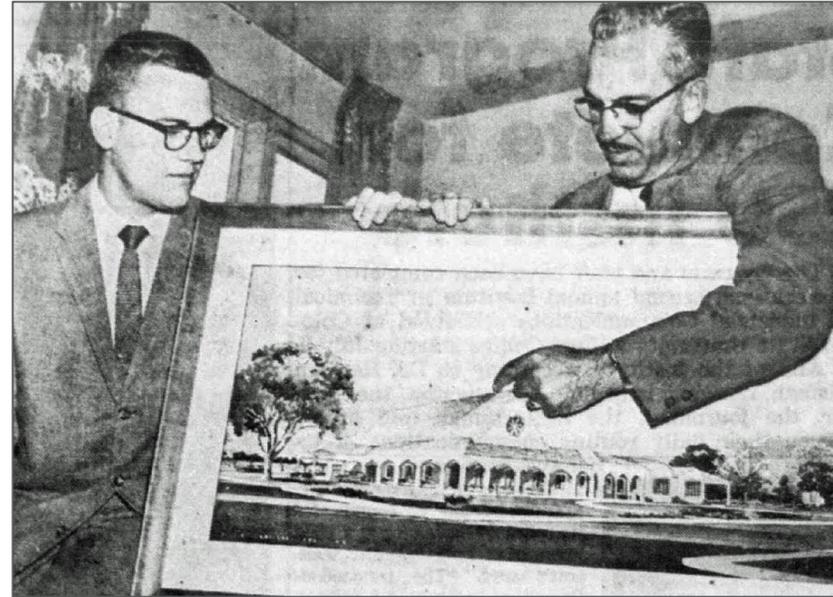
LPC considered the historic context

- Constructed as part of post-war growth and strongly relates to Denver's rapid expansion and suburban development following World War II



Six Public Comments Received

- Five from organizations or community groups
 - Historic Denver
 - West Highland Neighborhood Association
 - Berkeley Regis United Neighbors
 - Berkeley Neighborhood Association
 - Historic Berkeley Regis
- One from a member of the community



Landmark Preservation Commission Recommended Approval

- **Over 30 years of age and meets at least three criteria:**
 1. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
 3. It embodies the distinctive visible characteristics of an architectural style or type;
 4. It is a significant example of the work of a recognized architect or master builder;
 6. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
 7. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- **Retains Integrity**
- **Considered the historic context**