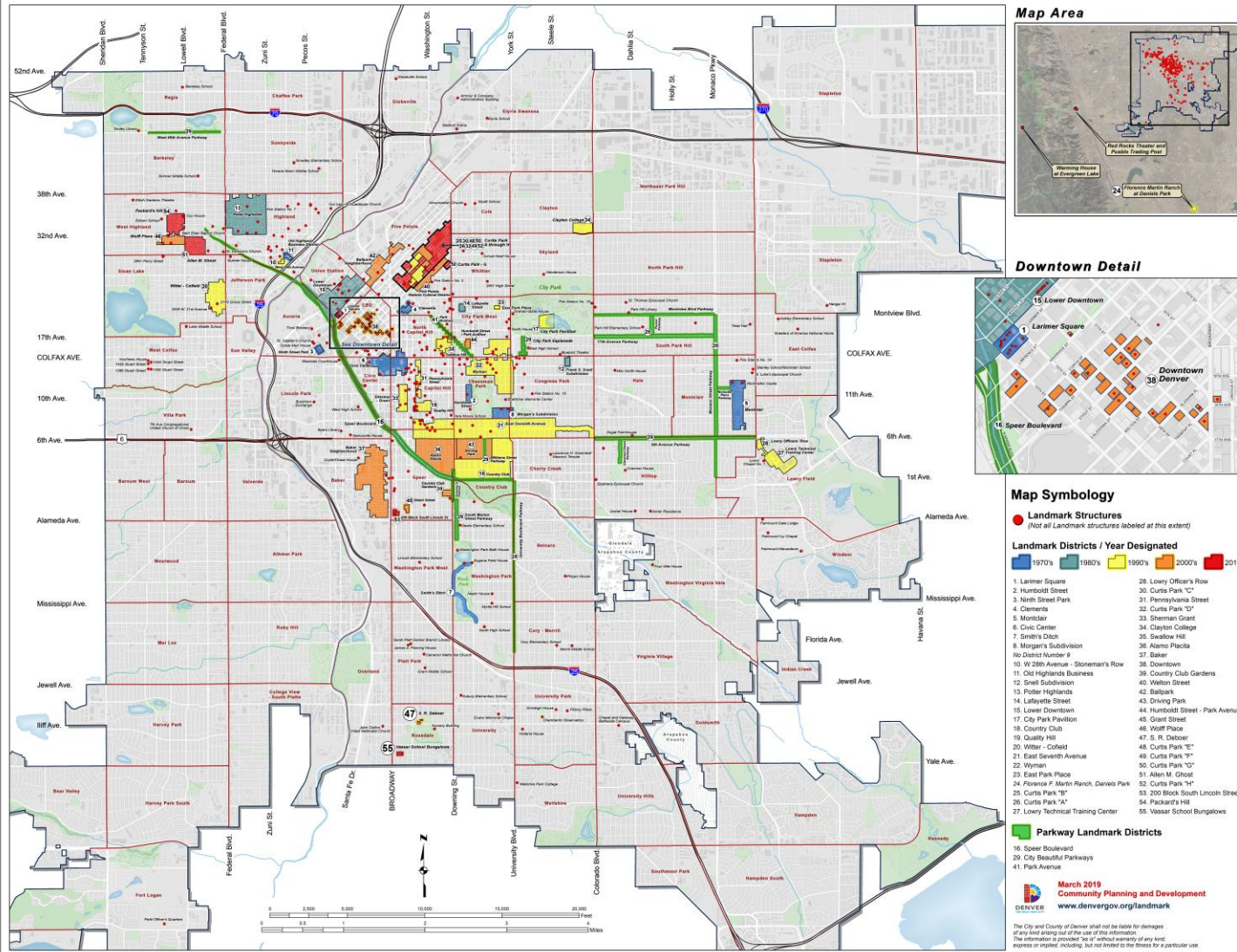

4345 West 46th Avenue

Land Use Transportation and Infrastructure

September 10, 2019

Denver Historic Districts and Landmark Structures



Individual Landmarks and Historic Districts

1967 Landmark Preservation Ordinance

- Designate, preserve and protect
- Foster civic pride
- Stabilize and improve aesthetic and economic vitality
- Promote good urban design
- The economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city

Landmark Designations

Property types landmarked

- Commercial properties
- Residential properties
- Neighborhoods
- Public buildings
- Schools
- Churches

Number of Landmarks

- 344 Individual Landmarks
- 55 Historic Districts



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





Who Can Apply for Designation?

Community-driven process

- Owner(s) of the property
- Manager of Community Planning and Development
- Member(s) of City Council
- **Three people who are residents, property owners or have a place of business in Denver**

Landmark Designation Process

| | Process | Date |
|----|--|------------|
| 1. | Demolition Application Submitted | 5/29/2019 |
| 2. | Designation Application Submitted | 7/10/2019 |
| 3. | Landmark Preservation Commission Public Meeting | 8/20/2019 |
| 4. | Land Use, Transportation and Infrastructure (LUTI) Committee of City Council | 9/10/2019* |
| 5. | Mayor Council | 9/10/2019* |
| 6. | City Council First Reading | 9/16/2019* |
| 7. | City Council Public Hearing | 9/23/2019* |
| 8. | Effective Date – upon mayor’s signature and publication | TBD |
| 9. | 120-Day Deadline | 9/26/2019 |

* Tentative Dates



Landmark Designation Review

Review per Chapter 30-3 and 30-4

4345 West 46th Avenue

Location

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

Zoning

- U-MX-3
- Neighborhood Context, Urban
- Future Places, Low Residential

- Owner - Howard Mortuaries & Cemeteries Corp
- Demolition Applicants - Koelbel Urban Homes
- Designation Applicants - Three Denver Residents



4345 West 46th Avenue

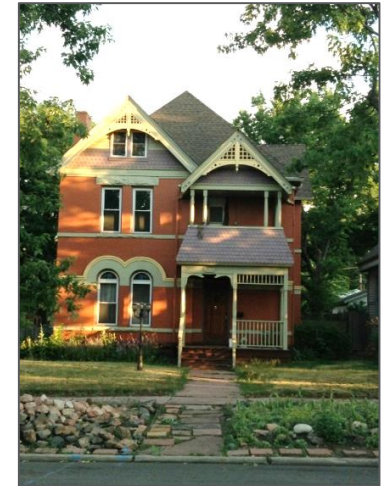


Landmark Designation Eligibility

Complete Application Required to*:

1. Meet a designation criterion in at least 2 of the following categories
 - History
 - Architecture
 - Geography
2. Maintain historic and physical integrity
3. Relates to a historic context or theme

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



Landmark Designation Criteria

1. **History:** To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:
 - a. Have direct association with the historical development of the city, state or nation;
 - b. Be the site of a significant historic event; or
 - c. Have direct & substantial association with a person or group of persons who had influence on society.
2. **Architecture:**
 - a. Embody distinguishing characteristics of an architectural style or type;
 - b. Be the significant work of a recognized architect or master builder;
 - c. Contain elements of architectural design...which represent a significant innovation
 - d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.
3. **Geography:**
 - a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
 - b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
 - c. Make a special contribution to Denver's distinctive character.

History

Have direct association 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, and 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.”



Architecture

Embody distinguishing 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



Architecture

Embody distinguishing 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

Architecture

Be the significant work of a recognized architect or master builder

- J. Roger Musick a well-known Denver architect
 - Worked with brother G. Meredith Musick – Musick & Musick
 - Republic Building (demolished), Bryant Webster Elementary School, First Baptist Church
 - Partnership with Charles Gordon Lee – Musick & Lee
 - Chapel of the Angels in Lakewood (demolished), intended to be used 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

Geography

Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city

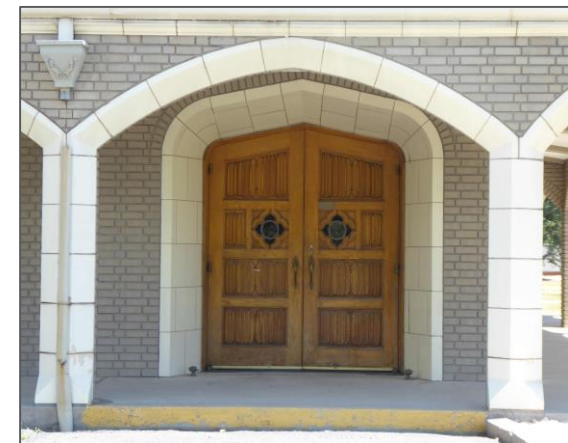
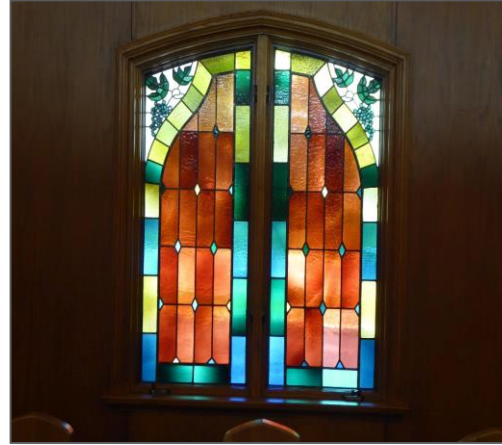
- Location intersection of the areas commercial and civic “main street”
- Advertised the location as “at the entrance to Berkeley Park
- Prominent placement of the building and its size, materials, and appearance make it a focal point and orienting visual feature for the community



Geography

Promote 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
- Distinctive and rare in the Berkeley neighborhood and the post-war construction



Historic or Physical Integrity

Chapter 30 of the Denver Revised Municipal Code Section 30-2(4.2)

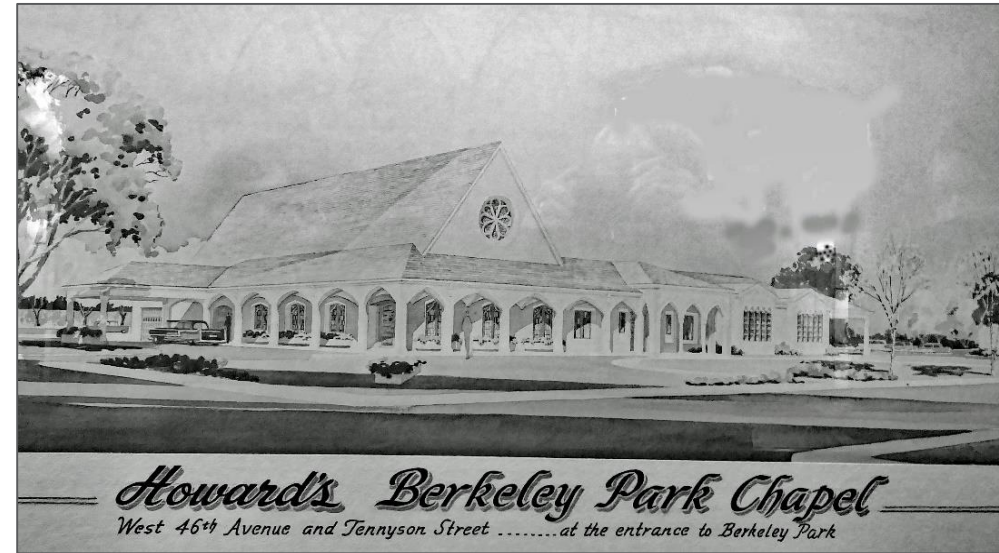
- Historic and physical integrity shall mean the ability of a structure or district to convey its historic and architectural significance. To have historic and physical integrity means that a structure or district can be recognized as belonging to its particular time and place in Denver's history.
- The seven (7) qualities that, in various combinations, define integrity are:
 - a. Location: The place where the historic structure was constructed or the place where the historic event occurred.
 - b. Setting: The physical environment of a historic structure.
 - c. Design: The combination of elements that create the form, plan, space, structure, and style of a structure.
 - d. Materials: The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic structure.
 - e. Workmanship: The physical evidence of a particular culture or people's craft during any given period in history.
 - f. Feeling: A structure's expression of the aesthetic or historic sense of a particular period or time.
 - g. Association: The direct link between an important historic event or person and a historic structure.

Historic or Physical Integrity

Maintains a high degree of integrity

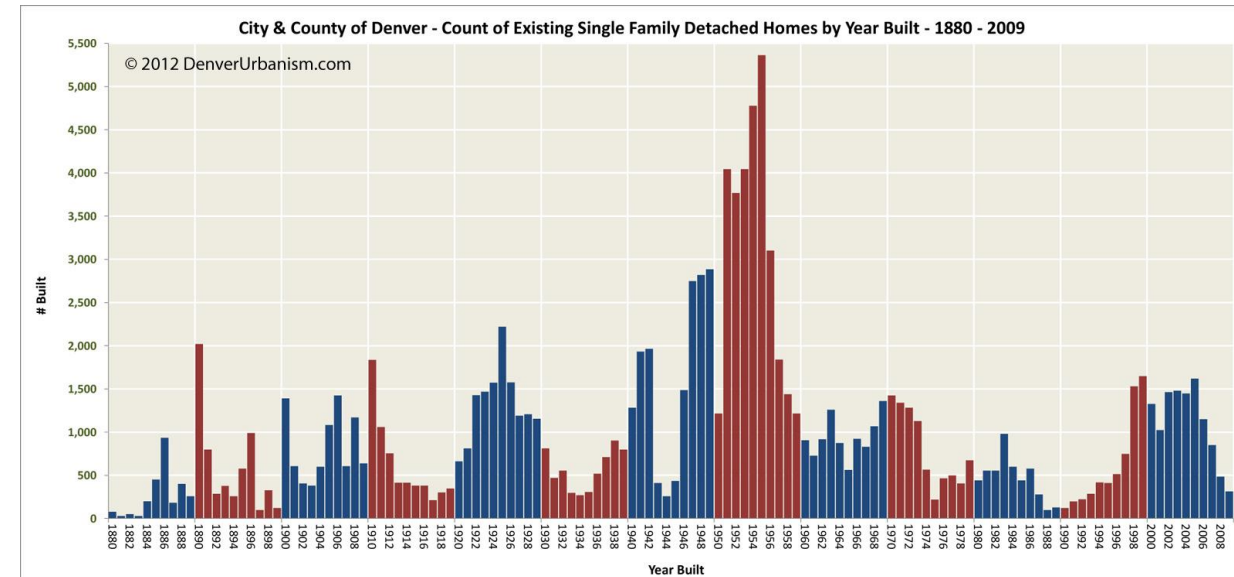
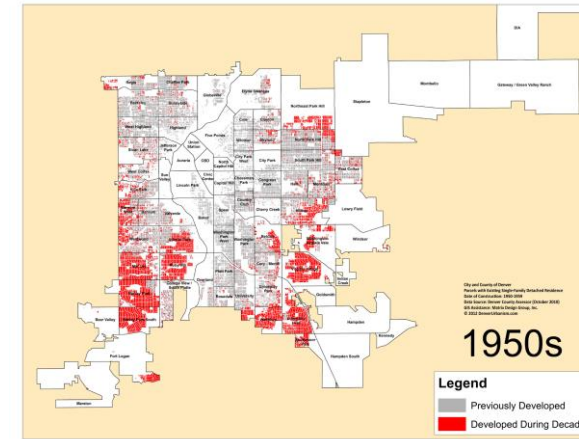
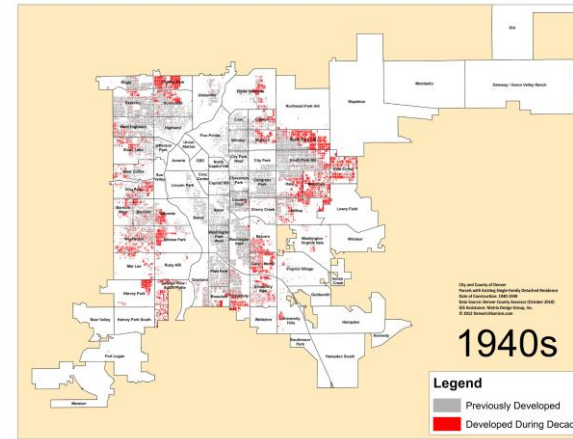


- Minimal alterations
 - Clay tile roof replaced
 - Decorative blue terra cotta painted
- Building retains
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship



Historic Context or Theme

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



LPC Public Hearing and Public Comment

- Written public comment received by noon on Thursday, Sept 5th
 - 19 comments in total
 - Support (17)
 - 4 from RNOs and neighborhood or statewide organizations
 - 13 from individuals
 - Opposed (2)
 - 2 from individuals
- LPC public hearing
 - Owner in opposition to designation
 - SCI Colorado Funeral Service, LLC (formerly Olinger Moore Howard Chapel)
 - Submitted letter and report
 - Public Comment at LPC
 - 12 in support
 - 1 in opposition

- **Application meets at least one designation criterion in two or more of the following categories:**
 - 1. History:**
 - a. Have direct association with the historical development of the city, state or nation;
 - 2. Architecture:**
 - a. Embody distinguishing characteristics of an architectural style or type;
 - b. Be the significant work of a recognized architect or master builder;
 - 3. Geography:**
 - a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
 - b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- **Retains integrity**
- **Relates to historic context**
- **Landmark Preservation Commission**
 - **Unanimous vote (5-0-0) recommended approval and forward application to City Council**