

Berkeley Neighborhood Association

Two Counties and One Vision

4420 West 52nd Place

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Kara Hahn

Principal Planner-Landmark Preservation

City and County of Denver

Dear Landmark Commission Board,

We are writing this letter to show **support** of the application for Landmark Designation for the Howard Berkeley Park Chapel located at 4345 West 46th Ave. This beautiful Chapel was completed in 1960 and has served our community until January of this year. The building is an example of quality craftsmanship that cannot be replaced. In the chapel itself, the ceiling plaster, chandeliers, stained glass, rose window and slate floors are outstanding. The building itself was designed by Architect J. Roger Musick and has arcaded porches, brick walls, terra cotta ornamentation, and hand carved oak doors. This type construction, quality, and craftsmanship no longer exist. This site served as a funeral home for our community for more than half a century and has many personal memories and celebrations of life for families that still live in our neighborhood. In May of this year the current owner applied for a total demolition of this beautiful building to make way for a large-scale development. This building is one of the last historic buildings in our neighborhood. The demolition would be a loss for the community as the materials, stained glass, craftsmanship and architecture are irreplaceable. Berkeley Neighborhood Association is in total support of the Landmark Application. If you would like to reach out to our Association for further discussion, please feel free to do so.

Sincerely,

Wendy Carter

Berkeley Neighborhood Association

August 9, 2019

City and County of Denver
Landmark Preservation Commission, Attn. Kara Hahn
201 West Colfax Avenue
Denver, Colorado 80202

Dear Commissioners,

Historic Berkeley Regis urges you to approve the Application for Landmark Designation for the Howard Berkeley Park Chapel and to forward it for designation by the City Council. The property meets the Denver significance criteria for designation in the categories of History, Architecture, and Geography and displays a high level of historic and physical integrity, as required by the Denver Landmark Preservation Ordinance.

The Chapel has a strong and direct connection to the history of postwar development in Denver and the attendant expansion of the mortuary industry into previously unserved and growing areas of the city. Howard Mortuary acknowledged the influence of these trends in newspaper articles about the building and their location choice. Within a decade of completing the Chapel, Howard Mortuary was the second largest mortuary firm in the city, with the Berkeley Park facility serving as a key component of the company's success. Many people in the community have strong personal connections to and memories of the building as a place important to their family history, where some of life's most difficult moments occurred in a place of beauty and dignity. The Berkeley Park Chapel also maintained close ties to the community throughout its operation by activities such as establishing a relationship with the adjacent Centennial Elementary School, assisting with the needs of senior residents of the neighborhood, and hosting farmers markets and craft fairs in its large parking lot.

Historic Berkeley Regis judges the Chapel one of Denver's most significant and intact representations of the mid-twentieth century urban mortuary architectural type; it is the only example of this type in the Berkeley-Regis neighborhood. The quality of the architecture was recognized in a 1960 newspaper article, with the *Denver Post* describing the Chapel as "an outstanding example of functional design combined with dignified artistic quality." The building reflects the wide variety of mortuary services that required specific spaces and layouts to meet functional needs, including a chapel for funeral services, reposing rooms, family rooms, casket display areas, garages, storage, a staff bunkroom, and a large landscaped parking area to accommodate the vehicles of grieving families and friends.

Architect J. Roger Musick realized that both the owner and the community would appreciate the results of his remarkable artistic efforts, as demonstrated in the attention he paid to even the smallest details. He knew that the location across from the park on Tennyson (Berkeley's "Main Street"), the magnificent materials (including the glorious display of architectural terra cotta and the abundance of stained and leaded glass), and the appearance of an ecclesiastical

building with Gothic and Tudor Revival-style elements, would result in iconic architecture contributing to the community's character and quality of life for decades to come. Musick listed the Berkeley Park Chapel as one of his most significant works of the 1950s and 1960s.

The Berkeley Park Chapel sits on a "legacy corner" of great importance to the neighborhood and is a familiar and orienting visual landmark. Thousands of residents pass by the site each day and gain understanding of the urban environment by viewing the quality of the Chapel's highly distinctive design, materials, and siting on its parcel. Because the neighborhood contains only a limited number of such substantial buildings and very few from the mid-twentieth century, the Berkeley Park Chapel is visually orienting, distinctive, and rare.

Above all, the Berkeley Park Chapel is a place that holds memories for and instills pride in the neighborhood, which received this splendid architectural treasure in 1960 and continues to value it today. We believe that the Berkeley Park Chapel deserves to be a designated Denver Landmark, as well, so that future generations can continue to enjoy and be influenced by this irreplaceable building.

Summary of Outreach and Community Support

Historic Berkeley Regis (HBR) is a grassroots North Denver community group formed in 2016 to study the history, architecture, and landscapes of our neighborhood. In this process we identify and research the area's significant historic buildings to encourage their preservation, rehabilitation, and continued use. In 2018 we found the Berkeley Park Chapel potentially met the Denver Landmark criteria for its history, architecture, and geography; we shared the evaluation with community members and posted our report on our website. Before the building closed, we toured the interior of the mortuary and asked longtime employees questions about its history, design, and functions, which further convinced us of its significance. Historic Denver Deputy Director John Olson also attended the tour and indicated to us that he believed the building had potential for landmark designation.

When the demolition request for the mortuary was filed, HBR submitted a letter of intent to file a landmark application, hoping to secure time for discussion of the building's fate. The Denver Landmark Preservation staff report confirmed our judgment that the building meets three significance criteria and is worthy of landmarking. In addition, we submitted a survey form for the building to History Colorado requesting a preliminary determination of eligibility to the National Register of Historic Places. History Colorado's staff found the Berkeley Park Chapel potentially eligible for listing in the National Register (see attached letter).

To determine the level of community support for landmark designation for the mortuary, HBR held a public meeting in the neighborhood on June 25th. More than sixty people attended, responded with enthusiasm to the idea of preserving the building, and signed a petition indicating support for a landmark application. On June 30th HBR wrote letters to the property owner, SCI, and the developer, Koelbel, requesting that we talk together about the mortuary's future. Receiving no response to these requests or to John Olson's attempts to begin a dialog,

we decided to prepare and submit a landmark application by the July 10th deadline. John Olson has made several subsequent attempts to arrange for a discussion between Koelbel and HBR, to which we have agreed, but at the time of this writing no meeting occurred or been scheduled.

HBR created and distributed hundreds of flyers throughout the neighborhood to urge people to attend an informational meeting on July 9th about the property sponsored by Koelbel & Co., the developer, although we were not allowed to present any information at the event. We shared information about the Chapel in social, print, and on-air media; community gatherings; neighbor to neighbor conversations; a Save the Chapel petition drive; and a Go Fund Me campaign. All of our efforts have been the result of donations of time, labor, supplies, meeting spaces, and money donated by the community. We now have petitions signed by more than 500 people in support of the Chapel's landmark designation.

Thank you for your consideration,

Marie Edgar Laurie Simmons

Marie Edgar and Laurie Simmons
Co-chairs, Historic Berkeley Regis
HistoricBerkeleyRegis@gmail.com





June 26, 2019

Thomas H. Simmons and R. Laurie Simmons
Front Range Research Associates, Inc.
3635 W. 46th Avenue
Denver, CO 80211

Re: Preliminary Property Evaluation for Berkeley Park Chapel (5DV.35142), 4345 W. 46th Avenue, Denver, Denver County

Dear Mr. and Ms. Simmons:

Based on the preliminary review by the Office of Archaeology and Historic Preservation, we have determined that the above-named property appears to meet the criteria for evaluation and nomination to the National Register of Historic Places. I would suggest concentrating on Criterion A for Commerce and Criterion C for Architecture as an example of Tudor/Gothic Revival style and the work of J. Roger Musick..

Should you choose to pursue nomination, the nomination form and instruction bulletin are available on our website at: <https://www.historycolorado.org/nomination-forms>. Please read the instructions over carefully before beginning the nomination and call or e-mail me with any questions or if the instructions are not clear. A sample nomination for a similar property can be provided at your request as a reference.

Once you have submitted the completed nomination form and the other required materials, such as photographs to certain standards, we will review the forms for completeness and may suggest revisions to clarify and strengthen the nomination before its consideration by the State Review Board. The board currently meets three times each year. If the board approves the nomination, the State Historic Preservation Officer will review the nomination and then forward it to the National Register in Washington, D.C. for final consideration for the National Register and make a recommendation to the Colorado Historical Society Board of Directors for the State Register listing.

Our next Review Board meeting for which nominations are being accepted is scheduled for January 17, 2020. In order to process the nominations, make the required legal notifications, and submit your nomination to the Review Board, we need to have the completed nomination (with all items on the checklist) on or before October 4, 2019. If you need additional time, the following Review Board meeting will be on May 15, 2020 with a draft nomination due in our office by January 31, 2020.

Should you have any questions about preparing the nomination, or the property, please feel free to call me at (303) 866-4683 or e-mail me at erika.warzel@state.co.us. We appreciate your interest in historic preservation and look forward to working with you in the months ahead.

Sincerely,

Erika Warzel
State Preservation Planning Manager | National and State Register Coordinator

From: [Historic Berkeley Regis](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] public comments received by Historic Berkeley Regis regarding the chapel
Date: Tuesday, August 20, 2019 11:47:00 AM
Attachments: [Howard Berkeley Park Chapel - public comments 8.20 version.pdf](#)

Hello Kara,

Please see attached with comments HBR received in regards to the Howard Berkeley Park Chapel. This is a compilation from the online petition, GoFundMe, and social media.

Thank you,
Kerry Baldwin

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
Facebook	Susan	It's like Our town dont even belong to us anymore
petition	Nohemi	□□{"You Can't Closed it Nor Can You Destroy It unless It's used for killing innocent Kid's,Teens Woman,men than by all means closed it down. And if it's not than who are you to closed such a nice place.?"}□□
Facebook	Margaret	1987...Found a lost dog who'd been hit by a car, lingering in the bushes as I attended a service for my mother's dear friend Mary. Scoured the neighborhood but couldn't find a owner. The dog was in pretty bad shape. Took her to my vet and asked him to save her.
Facebook	Mandi	A beautiful brick building that appears to be in good condition... no reason to tear it down in my opinion. I don't know what the developer is planning in the area around it, but it's hard to believe it couldn't be used for something.
petition	Jean Ann	A beautiful landmark should be preserved amid our crumbling, scraped off neighborhood.
* petition	Randy	A glut of high rise housing reduces neighborhood value for everyone. Destroying this structure to build "more of the same" is very short sighted.
Facebook	Stacy	After attending the meeting on Tuesday evening, July 9th, it appears that the only real way to save any part of this building is to contact City Council and express your concerns. Although the developers (Koelbel & Company - https://www.koelbelco.com) are in the process of purchasing to demolish, Denver City Council are the ones that have the voting power to designate the property as a "Landmark." Otherwise, no matter what you say to these developers @KoelbelUrbanHomes, they are going to do whatever they already have planned - which is a huge 58 unit, 3 story stack of "cereal box" apartments/condos. Its sad that they cannot live up to the standard of their founder, Walt Koelbel, who said:"Never forget, under all lies the land... we must protect it and use it wisely."
petition	Shelley	An historic building. Memories for many families.
* Google form	Athena	As a 3rd generation of the North Side community it is important to understand why there are those of us that are wanting to save this building. I understand that development can have its good qualities. We have local shopping and a thriving business community. However, those of us that have grown up on the North Side are frustrated and sad. Our neighborhoods are beyond unrecognizable anymore. The community has no say in how many people we are packing into one small area. The days of riding your bike in a neighborhood and knowing your neighbors are gone. They have been replaced with traffic and massive buildings where neighbors no longer know each other. The families have been pushed out. It is shameful to shove out the original culture of the North Side just because we cannot afford to live in our own homes anymore. Its important to save some of the charm and places that we hold so close to our hearts. Yes we need places for people to live however, we all know that Denver is brimming. This should be a place where families can go to garden or hold community events. I do not want to have to walk my son through a construction zone for the next year or so just to get to school. I get that people think change is great! Sometimes it is... however when is too much too much? I want to see some of the charm of my generational neighborhood survive. I want to be able to drive down a street in North Denver and know where I am not just by street names but also by memories. There are only a few families left that really are still part of the North Side. We are all holding on for dear life. Please take into account the thousands of people that have found refuge in this building as a final goodbye for their loved ones or the kids that rode their bike at warp speed through the parking lot. The countless teenagers that learned to drive in circles. The families that would have to walk their children through a construction zone just to get to school and mostly the beauty and importance of respecting culture and beauty of a wonderful neighborhood! Enough is enough!
petition	Janna	As a Centennial family we are very concerned about the impact this will have on the neighborhood as well as the school. This is a terrible idea.
petition	Michael	As a lifetime resident of this neighborhood, I'd be disappointed to see the chapel demolished. It would be a shame to lose this landmark of ours. Not only being a holy place where many people have said their farewells to loved ones, its mission style architecture is pleasing to the eye. Don't do it - it is just wrong. Let's win one for the community, the future. Once these beauties are gone, they are gone forever. Thank you.
* petition	Eileen	As a native I've been to many funerals in this building. It's setting is unique and peaceful. It's low profile enhances the neighborhood as opposed to the three story building proposed. Denver has lost enough open space and this building should be preserved and used for another purpose.
petition	Christa	As a resident of North Denver all my life up till 3 years ago I feel like North Denver is no longer North Denver ! It's yuppie entitled. Tear it all down B.S ! Could the teardown and build up STOP! The Northside is just Ugly anymore! Can we save some of the cool historical buildings please! Thanks you!
petition	Maricela	As a third generation Denver/Colorado resident it is sad to see so many long time landmarks fall victim to reckless and poorly planned development. Progress is important for a city to survive and grow, but learn from others that have lost their history.
GoFundMe	Wendy	As time has passed and family members also, we have celebrated in this beautiful chapel.
petition	Anna	Beautiful architecture inspires and nurtures our daily lives. For those of us who live in north west Denver and cherish the beauty of our walks and drives by Berkeley Park, the Berkeley Park Chappell and Mortuary is is a daily landmark and treasure on 46th Avenue, with it's trees, it's green space, and red brick houses. A new stark structure where the beautiful Mortuary and Chappell now stands would indeed be a glaring reminder of our loss and other losses we feel in our rapidly growing city. We've already lost so much beautiful architecture in our city over the decades. Let's fight to keep the beautiful historic structures that grace our daily lives. The Berkeley Chapel and Mortuary is definitely among them.
petition	Mary	Beautiful building on an already traffic congested corner. Centennial Elementary is adjacent to this property, with very limited parking and access. Building the number of units they are proposing will create a very unsafe situation for the young students at this school. An event venue would be a perfect use for this site, keeping this beautiful building. The Mortuary allowed parents to park in their parking lot for school events. This high density development will have a very negative impact on the neighborhood and especially Centennial Elementary.
petition	Jolene	Beautiful buildings need to be saved otherwise we lose the character and uniqueness of the neighborhood.
petition	Steven	Because I've grown up in that area and I've had a few family members go to the funeral home so it's a lot of memories to me ..
petition	Stephanie	Because it is old historical north Denver I grew up in the area . If anything have centennial anex the property for development of the school. NO MORE HOUSING

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
petition	Gary	Because it such an iconic landmark!
petition	Jennifer	Because it's historic
petition	Courtenay	Because large scale development of this site is wrong for our neighborhood.
petition	Maria	Because this is a beautiful building and it SHOULD NOT be destroyed and instead be preserved for current and future generations!! I have driven and loved seeing this building in our neighborhood for years. Please do whatever it takes to preserve it.
petition	Edric	Being a Denver native this is a landmark that is worth keeping!
GoFundMe	Berkeley	Berkeley Neighborhood Association supports saving Berkeley Park Chapel. There are many neighbors that have a very personal connection to this Chapel and the preservation is important for our Neighborhood.
Google form	Athena	Berkeley park has been a place where I have played basketball, practiced riding a bike or just to go fishing or having a picnic. The mortuary there has always been in the background of hundreds of pictures.
petition	Jonelle	Born and raised in Colorado, I would genuinely like to see preservation for more historical buildings as they are being demolished for sterile, box style housing developments. We are not protecting our cultural resources and preserving our Colorado legacy with all the tear down of buildings connected to so many memories. This Chapel and Mortuary have been a part of the Berkeley community for years and we need to preserve more buildings in North Denver in general. Also, it's an environmentally responsible practice to preserve old buildings.
petition	Alfred	Born and raised in the neighborhood went to centennial elementary. Tearing down this icon monument for condos/townhomesboooooo!
Facebook	Mark	But so many people are dying to move it this neighborhood...
Facebook	Amandro	Called up some of the Viejitos last weekend to come take some photos before it gets demolished. Hopefully, it can be saved.
petition	Sylwia	Certain landmarks need to stay on, this is one of them. Let old Denver stay, not everything has to change to accommodate the influx of people in Denver.
petition	Beverly	Culturally significant building in an old neighborhood. The entire length of Tennyson, from 38th to 46th has been significantly changed in the past 10 years or less. The developer could incorporate the building in their plan.
petition	Katie	Denver is destroying beautiful historic homes and buildings! And instead of restoring the character of neighborhoods, ugly cubical multiplex buildings are going up everywhere. Making the original charm and draw of denver and surrounding neighborhoods completely lacking. STOP ALLOWING BIG MONEY COMPANIES TO DESTROY THE BEAUTY OF DENVER!
petition	Tamara	Denver needs to protect its landmarks.
Facebook	Arlette	Disgusting!!! Everybody should ban the new place.
petition	Corban	Do we really need more of those hideous townhouses on the Northside? Please don't do this!
Facebook	various	Excellent news! This is great news!! Thanks for pushing forward!! That is GREAT news!!! Next step??? Such wonderful news Thanks you for your continued hard work on this project! Yay! Great News! YES!!! Such good news, it can and should be used for the school kids as a rec. center. Fantastic news. good luck! YAAAAAAAAS!!!
Facebook	Carolynne	Fight the Good Fight!
petition	Kimberly	Fourth generation northsider who hates to see the beauty of the neighborhood being replaced with ugly, high-density units. The congestion in the neighborhood and lack of parking is making this area very difficult to navigate.
Facebook	Joe	Great that the community has supported this, now all we need to do is support every house that is going to meet its demise.
Facebook	Eileen	Greed will probably win again. With all the destruction on Tennyson, soon there will be nothing but apartments. condos and expensive restaurants.
petition	Chris	Grew up in North Denver and lived on 45th and Raleigh for years. Important to preserve the real history of the area
petition	Mark	Have had many funerals in this building. Its become a staple of this community and is part of us who call North Denver home.
petition	Jamaica	Having so many living units crammed into that corner seems unsafe for the school next door as well as unsightly for the neighborhood. There are already too many row homes on that one street.
petition	Jaya	Historic landmark!
petition	Jason	History
petition	Katherine	History / Architecture and the density of townhomes and apts along Tennyson st
petition	Ned	History memories of my home and Colorado
petition	Eryn	History!
petition	Alicia	History! Our family benefited by this historic site for years.
Facebook	Scott	Homeless shelter and supervised injection site. Two birds, one stone.

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
Facebook	Chris	How many more dang apartment buildings do we really need in the Denver area? They're going up all over and they all look the same. Once again we are sacrificing a beautiful historic building with architectural character for a non-descript behemoth.
* petition	Cynthia	Howard Mortuary and Chapel were important to the community of North Denver. Its a beautiful place. Buildings are not built like it anymore , and what is planned to go up will not be any significance to the community except for another ugly building that will be forgotten when it is too old to matter. Well the only people that will benefit from a new structure are its investors and their wallets.
petition	Ashley	I am very passionate about preserving the history of the neighborhood and do not want to see any more historic building torn down for monstrous unwanted developments
Facebook	Joseph	I can comment a bunch from the heart about this but perhaps the best would be people to make sure our council members are contacted as much as possible.
Facebook	Christie	I could imagine a wonderful food hall like Avanti F&B, a collective eatery going in. What about a Trader Joe's? I love the idea of expanding Smiley Library as well!
petition	Lauren	I currently live in Chicago but I am a fifth generation Colorado native, and this neighborhood means the world to me. This is a beautiful building and I do not want it torn down so that some soulless condos can get thrown up. This is history!
petition	Garett	I despise greedy developers, destruction of landmark buildings and there are too many flat roof contemporaries being erected.
petition	Amanda	I do not want to see this beautiful building destroyed for more town homes!
petition	Paula	I don't want 50+ more townhomes on that corner. Too close to Centennial and no place to park.
GoFundMe	Jonathan	I donated to preserve the character and history of our neighborhood.
petition	Nicole	I envision so many community uses for such a thoughtfully designed and crafted part of our community history
petition	Zach	I grew going to Centennial Elementary, and have always loved that building!!
petition	Lori	I grew up in north Denver, attended Centennial Elementary and had relatives whom we celebrated their lives at the mortuary.
petition	Cindy	I grew up across the street from Centennial on Raleigh Street nice quiet peaceful area if they remove the mortuary it's going to cause more traffic and more craziness which the school and kids do not need nor does the neighborhood too much traffic too many cars just too much chaos please leave the neighborhood alone there's enough construction already !
petition	Andrea	I grew up down the street and currently work directly across the street. It's a beautiful building that adds true charm and character to the Berkeley neighborhood.
petition	Patty	I grew up here, my Dad grew up in the Berkley neighborhood (46th & Elm St). We went to services for both of my grandparents here, there were other family funerals held here. This building has been part of many lives and has many memories, it really is a part of the community and it has so much history for many older Denverites like myself
petition	Jennifer	I grew up here. No apt need to be built by a school makes no sense.
petition	Kari	I grew up in North Denver and went to school at Centennial. I think it is one of the landmarks of that area.
petition	Barbara	I grew up in North Denver, I feel this is Historic and would hate to see it come down. To much construction is taking over for what just a profit.
petition	Charene	I grew up in the neighborhood, and everytime I return another part of the old neighborhood has been torn down. I want to retain some of North Denver's history!
petition	Sherry	I grew up in the neighborhood. It's a staple building in north Denver with beautiful architecture.
petition	Teri	I grew up in the neighborhood. My mom lived on 44th Xavier for 51 years. It is important to maintain the historic integrity of the neighborhood
petition	Noelle	I grew up in this area. Went to Holy Family HS and recently a friend who passed had her services here. This is a huge part of our community and developers do not care one bit. The housing they'll build will be too expensive for anyone and will continue to destroy what was once an amazing neighborhood. Enough is enough!!
petition	Brittani	I grew up in this neighborhood & feel this chapel brings character to our city. character is worth more than another new development. The Berkeley neighborhood is still my home. The area is already over crowded with people. How on earth can we accommodate more living space in an already developed small neighborhood.
petition	William	I grew up in this neighborhood, the proposed design doesn't belong. A handful of townhomes won't solve the housing problem, it just makes a quick buck for the developer and we lose more of the character of a significant neighborhood in Denver's history
petition	Allon	I grew up in this neighborhood. Went to centennial all elementary. I would hate to see it turnes into ugly box condoa or housing that doesnt ebrace the north denver architecture
petition	Andy	I grew up on Tennyson Street. I attended Alcott in first grade and "graduated" from Centennial. I absolutely LOVE the the modern, flat top, square buildings. I love seeing the development and rejuvenation of Tennyson Street and the energy it has brought to the neighborhood. Development has been good for the neighborhood, BUT WHEN IS ENOUGH, ENOUGH!! Please don't let this get out of hand - please don't bastardize the neighborhood. Once this building is gone, it's gone forever. It's a significant landmark of the neighborhood that could be used to ENHANCE the positive development that has already occurred. Turn it into an arts venue (theater) or a unique restaurant or restaurant/retail mix. There's a lot of potential here people - please let's not waste it!!!
petition	Nina	I have been a homeowner in Berkeley since 1995 and have watched too much of its' historic character destroyed by slot homes. Please allow the preservation of this piece of North Denver history!
petition	Tammy	I have live in this neighborhood my entire life and am tired of watching my neighborhood disappearing for no other reason than money. It's time for these contractors to move on, they have taken enough of my neighborhood.

Howard Berkeley Park Chapel - public comments

	Site	First Name	Why is this important to you?
*	petition	Ricky	I have lost many friends and family memebbers. This place hold a special place I my heart as it was the last time I saw them. Driving by always reminds me of them. Also we dont need another apartment building in the neighborhood.
	petition	Ellen	I have seen too many local areas rendered bland by taking away the distinctive architecture. My friends visiting have commented on how the lines of less thoughtful new architecture in the Berkeley and Sloan's area have degraded the unique feel of certain blocks. I'm a former Berkeley resident and still patronize shops and parks there all the time. In my new town of Edgewater nearby I'm heartened by the preservation of buildings like the mortuary building. It would be a smart look at the future to integrate the current structure into future planning.
	petition	Evan	I live down the street and moved here when I was forced out of my old neighborhood at Jefferson Park due to the cheap, high density development that took over. I am a Denver native and love the historic buildings and would love to preserve some of that history and architecture. Most new development in Denver is cheap with poor architecture and I don't want to see another staple of the neighborhood head that direction.
	petition	Lisa	I live in North Denver and am concerned about the loss of our neighborhood character. This property is a significant contributor. I struggle to understand why we can't come up with a creative solution that is a win-win here.
	petition	Nicole	I live in the neighborhood
	petition	Margaret	I live within 5 miles of this site. The proposed development is a "lego" style concept which is not in character of the neighborhood. There is not enough space to park for the residents already there. This does deserve a historical status and is a great open space type area which the neighborhood needs.
	petition	Jamie	I lived in the Berkeley area for 70 years of my life. Many family members and friends had their services held at this mortuary. There are so many important memories attached to this place for me and my friends and family.
	GoFundMe	Beverly	I love my neighborhood
	petition	Monica D	I love the Berkeley Park area, and I think it is time for Denver to stop wrecking its historical areas for cheap condos. We have enough of them in this city. Please preserve the BERKELEY PARK CHAPEL AND MORTUARY!
	petition	Rosiena	I moved here in 1971 and I remember this beautiful building that has been a part of the neighborhood even back then.
	petition	Christine	I said goodbye to both my grandmother and my grandfather here.
	Facebook	Kirsten	I think this building has so much potential. I'm afraid it will become shoe box apartments
	petition	Mary	I used to live around the area.
	petition	Brenda	I used to work there and have many family and friends who's went through the facility also the inside it's nothing else close to anything I've ever seen it is the most beautiful Chapel I've ever seen
	petition	Mercina	I walked by it nearly daily growing up. All of these tasteless condos are making Denver lose its character.
	petition	Melissa	i want to keep the character of the neighborhood and this building is important and symbolic of that history.
	petition	Laura	I want to keep the historic charm of Tennyson street
	Facebook	Jennifer	I want to see it saved! It's an absolutely beautiful building. Is there anything I can do to get involved to help encourage the developer to save it? Please let me know as I am happy to do so. I have been following the story and want to help
	petition	Rachel	I was born and raised in north Denver and my grandparents had there it holds a special place in my family
*	Facebook	Lu	I will be devastated if this is razed. It's such a beautiful building, it saddens me that the creativity required to incorporate the original structure into a new development is not being brought to the project by the new owners.
	petition	Mira	I work at the school next door and admire the building.
*	Facebook	Dena	I worked in this building for a number of years. It would make a great venue for weddings, reunions, community meetings, small cottage industry offices, a yoga studio, a church, meditation center...
	Facebook	Timothy	I would like to attend but retired here in Phoenix and live here now but I have my kids and grandchildren and get back to Denver quite often .. so sorry to see how many North Denver landmarks that are scheduled for demolition .. ☹️ sad
	Facebook	Cheresa	I'm so tired of this!
	petition	Nicholas	I've lived in this neighborhood for 30 years I want to school next door this is always been a beautiful building to me a landmark of the Berkeley neighborhood and I definitely won't don't want to see those ugly square townhome houses go up and destroy the neighborhood that it already has began destroying
	petition	Mirasol	I'm seeing my old neighborhood obliterated and replaced by ugly condos. The feel of the real Tennyson neighborhood is being quickly scrape away.
	petition	Cheryl	I'm sick of watching the neighborhood my parents grew up in be bulldozed and ruined by ugly apartment buildings.
	petition	Kurt	Im tired of the face lift happening to north denver
	petition	Kathleen	Importsnt because thefre is e ough housing in the neighborhood. Too close to elementary school so dangers of cars increase and decreasing daylight on the school yard is unacceptable. Bad plan all the way around.
	petition	Jeffery	Is is a community icon and against such in cohesive development in this area

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
Facebook	Jenelle	Is nothing sacred anymore?
petition	Jen	Is nothing sacred anymore?
Facebook	Andrea	Is there anything we can do to help keep demolition from happening?
Facebook	Christie	It can totally be integrated into what is next. It has to be saved as much as possible. It's a gorgeous building.
petition	Lynette	It is a beautiful building and my grandfathers services were there
petition	Melissa	It is a beautiful piece of architecture that needs preserved as historical reference for our neighborhood. Plus, the growth and lack of parking here is out of control. Preserving this small piece of our history is ever more important as we watch destruction of our neighborhood go on all around us.
petition	LeeAnn	It is a landmark!!! Do NOT need more houses built !! Stop making Colorado grow!!
petition	Rosemary	It is an historic site. Preserve it!
petition	dharol	it is beautiful and brings character to the neighborhood
petition	craig	it is important to all that historic structures be protected and preserved to in order to honor and know our history
petition	Hilary	It is important to keep beautiful historic buildings in our neighborhood! This is also important to me because I believe adding a large condo complex right next to a school is not the best use of space.
petition	Louann	It is of historic value. Its been in the Northside for yrs
petition	Michael	It will preserve the neighborhood adjacent the library & park for future generations.
petition	Kate	It's a beautiful building with beautiful detailing. It could be repurposed into different public uses, but why destroy something beautiful just to build more housing?
petition	Barbara	It's historic importance for North Denver.
petition	Jon	It's history and my many experiences within
petition	Virginia	It's Important landmark too many people in the neighborhood that are still there in neighborhood Or Got pushed Out, had to leave it has history an An Beautiful architect to the building. Most of neighborhood has lost so much with All these condos and square houses with no personality
petition	Jodi	It's part of the neighborhood!
petition	Brandie	It's a unique building with a nice piece of land. With the adjacent park land it make for an openness that's been lost south of 46th on Tennyson.
petition	Ashley	It's historical! Leave it alone ! TAKE YOUR TOWNHOUSES SOMEWHERE ELSE!!!
petition	Melissa	It's important for our community to preserve buildings already in tact and use them creatively. It's a waste of resources to tear and rebuild and only the investors profit. Additionally, the location right next to the elementary school is critical.
petition	Michelle	It's important to maintain the historical integrity and to preserve the beautiful unique architecture of the neighborhood.
petition	Jeff	It's part of Denver history! The last thing Denver needs is more ugly condos!
petition	Mark	Its a community landmark.
petition	Cory	Its historic building. Its a North Denver beauty.
petition	Bruce	Keep the scale of corner lower and calmer.
petition	Camden	Keeping a historic building preserves the neighborhood's uniqueness. A developer who has no history with the neighborhood or its legacy could not understand why throwing up a bunch of condos would be the exact opposite thing that we want. I know that making money is important to the developer, but by demolishing this beautiful building the area loses some of the charm that makes people want to live there. There are already enough of these condos going up in the area. This building means a lot to the community. This building is where my wife said her last goodbyes to her grandmother and it stands as a memory to her and her beauty.
petition	Susan	Keeping historical aspects in the neighborhood.
petition	Rose	Keeping historical landmarks in Denver means a lot to me, and it is so sad to see a lot of it being bought out to all these developers who are taking the character and history of North Denver away.
*	Megan	Keeping this landmark in Northwest Denver is a piece of history that I want my child growing up driving past on their bike rides around the neighborhood.
petition	Nicole	Landmark
petition	Gloria	Landmarks need to stay do not need more apartments and more buildings being put up in his getting too congested in Denver
petition	Madeline	Live in the neighborhood and have young kids
petition	Bridget	Maintaining historic buildings in trendy neighborhoods adds value for everyone and preserves the history!
petition	Carol	Many of my Family member's lived & died in the Berkeley neighborhood, we had All their 7 funeral's there♡Hopefully, we can save this Beautiful building. If not, I would be interested in buying a pew or stained glass window or nice brick, in memory of them, my treasured Family members♡

Howard Berkeley Park Chapel - public comments

	Site	First Name	Why is this important to you?
	Facebook	Lee	Maybe Smiley Branch Library would like to expand/modernize into this building. Lots more room. The existing branch could become the children's library.
	petition	Denice	More and more multi-family dwellings are going up that do not even fit into the style of the neighborhood. We need to preserve more of our historic buildings. Repurpose if needed,, but stop tearing down.
	petition	Ann	My brothers funeral services were held there. Also we both grew up in the neighborhood
	petition	Julie	My childhood home was at 4520 Xavier St. The history and beauty of this neighborhood is being destroyed by greedy developers who don't care about how this community is changing. They only care about the almighty dollar. This lovely building could become a community center, church or school for under-served children (autistic). I would financially support a preservation of this site so long as the building remains intact. The old beautiful craftsman style homes are disappearing with no green space or character.
	petition	Amy	My children go to school at Centennial and I can't imagine 60-120 more cars and people on that block not to mention the eyes that will be able to see directly onto the playground and school. This is bad for Centennial and bad for Berkeley! The building is part of our neighborhood and we are tired of ugly apartment buildings that are all over Tennyson.
*	petition	Victoria	My children will be going to Centennial as it is our home school. I'm concerned about the density and traffic growth being unsustainable as additions of multi-complexes, like this planned one, keep popping up and especially around a location we consistency walk. I am passionately support keeping with the architecture and character of our neighborhood over modern cheap boxes that get thrown up in no time. I heavily invested in my own recent large home renovation by keeping with a Tudor architectural style and maintaining all existing curb appeal, brick, front porch, rooflines, etc. intact. It sickens me seeing beautiful character, craftsmanship, and historical architecture being demoed by mindless developers looking to profit and the fact our city allows it (and profits as well). I know so many natives and transplants starting to, wanting to, and needing to leave Denver metro because of all of this change and I wonder how bad it will get before my family also follows. Why does such effort need go to into campaigning to preserve history, memories for multitudes of families, etc. etc. etc. and strive to follow a process in order to not allow perfectly good buildings to disappear? I wonder if it was even 1/10th the effort for the builder and city to grant plans and allow it to commence before our neighborhood became aware. Isn't this backwards?? It's not green to rebuild something from scratch with more modern materials rather than just leave alone and re-use a structure that was meant to last 10x as long. It doesn't look like it's falling apart or in need of such repair that it should be scraped. Our neighborhood deserves better thought and planning. I hope this helps our voices be heard because I've seen enough over the last 10 years and am becoming more and more skeptical that we are heard. It's disgusting and sad.
	petition	Rebecca	My family helped found that area. There is too much growth there now and this is one of the last beautiful things there.
	petition	Albert	My family settled in what was called west Denver in the 1960's and I went to Colfax Elementary Lake Junior High and North High. This place Berkeley Park Chapel has been part of my Denver history my entire Denver history. Developers are licking their chops and in a race to turn us into another New York Chicago or San Francisco. We need to stop the GREED.
	petition	Jeanea	My Grandfather's funeral was here, and other family members to many memories to just be washed away.
	Facebook	Amy	My grandparents funerals were held here.
	petition	Rhonda	My mother was raised behind there on Raleigh where the front door of Centennial elementary school is, they tore down my grandparent's home to build the school. Most of my entire family has had their services in this chapel and it is "North West Denver" history. I am a fourth generation native of this neighborhood and i am deeply saddened by the people who are moving here and destroying our beautiful history. What draws these people to our beautiful historical city and makes them want to change it? If it is the beauty of the area you like then please keep it alive and do not change it. If you do not like the area and tge way it looks then go to a new community and leave our history alone!!!!
	petition	Diane	My mother's funeral services were here. Precious to my family. We don't need more housing units in this area. Time to preserve landmarks, not tear them down.
*	Facebook	Jessica	My response and perspective is that of a Centennial student...some years ago...sitting on top of the monkey bars looking at the mortuary and beyond that the lake. Escaping from the social intricacies of school. I can't imagine the perspective I would have had on life and the person I would be if I had instead been looking up at rows of windows, and whomever looking down at me. I will be so sad if it is demolished. At the very least though I will demand that it not be more than 3 stories. It would also be great if they built those (creatively) up and around the mortuary and used the rooms in there for shared workspaces and the chapel as a community room. Please don't let it become another 5 story box.
	petition	Kelly	Neighborhood historic preservation
	Facebook	Gerard	Never been inside so it's hard to comment on potential other uses. A mortuary where I grew up in Aberdeen, MD was remodeled into a Wendy's
	petition	Samantha	NO MORE TOWNHOMES on tennyson!
	Facebook	Peggy	No, Please consider the community, the History that will be destroyed , Money is not what North Denver is about. Keep the old buildings. Go find someplace to build Stacked up houses or Apartment. Leave some things alone.!
	Facebook	Linda	No!
	petition	Paula	Northwest Denver is being destroyed one property at a time by greedy developers. Enough is enough.
	Facebook	Christine	Not sure if accurate, but I read another post that referenced "58 townhomes" as the intended use... ug
	Facebook	Christie	Olinger's should be ashamed of themselves for selling to just anyone. They took the highest offer and ran. Not caring about the neighborhood at all.
	petition	Jennifer	Our area is losing its character. So many cool old building up and down Tennyson have been torn down only to add generic and cluttered housing. This structure adds soul to our awesome neighborhood.

Howard Berkeley Park Chapel - public comments

	Site	First Name	Why is this important to you?
*	petition	Amy	Our community is demoralized by development that rips at our hearts as we realize the magnitude of what is being lost. Despite the chaos, loss of character, and greed that has taken hold, many of us still value stability, identity, and compassion. Is this just another poorly designed and built stack of luxury condos? No, being a mortuary makes this place emotionally significant to thousands of people. Destroying this building is not ordinary development. It is desecration.
	petition	Eric	Our community is small and with not a lot of historical buildings. We need to preserve this building and not let another company tear it down and cram in a bunch of modern homes in a small lot. We've already seen enough buildings tore down on Tennyson to put up slot homes that congest our neighborhood.
	Facebook	Trenton	Out of all the buildings and houses knocked down I'd say this is the least reusable building/space. It was designed for a purpose and that doesn't really carry over to many other businesses. My concern is a new building that would put a shadow on Centennial school.
	petition	Crystal	Perserving our history is extremely important, seeing we are still a nation and an even younger state. Development has gone into chaos with zero outlook planning, just here and now, nothing more.
	Facebook	Christie	Please don't demolish! There is so much potential here!
	Facebook	Cindi	Please fight for this building. My stepfather did the brick work. I learned how to ride my bike there. My mom canned the crabapples that came off the tree. I grew up in an alley house that was behind it until they built Centennial. I was in the first sixth grade class to continue to Skinner. Please save the neighborhood.
	petition	Ginger	please preserve this craftsmanship, in our neighborhood. We do not need any more giant crappy construction on this street!
	petition	don	please save this building
	petition	Erin	Please stop scraping northdenver. We need to maintain the historic buildings we have. Repurpose- not destroy
	Facebook		Please, don't tear down the beautiful place.
	Facebook	Sandi	Please, please, please don't destroy it! There was another mortuary on Wadsworth and about 32nd that was demolished and has a gastronomical hideous structure in it's place.
	petition	Marc	Preservation of period architecture is important to the visual beauty of our community. Please incorporate this magnificent chapel into the developers project!
	petition	Jeffrey	Preserve Denver's historic neighborhoods!
	petition	Lauren	Preserve historic buildings! They add a lot of aesthetic value to our neighborhood.
	petition	Paul	Preserve our neighborhood's history
	petition	Carmen	Preserve the character and beauty of this historic neighborhood. Let's find a better use for the building. One that brings together the community, rather than demolishing it, which only benefits the construction company.
	petition	Marybeth	Preserve the historic neighborhood while also advancing the neighborhood. Having both makes living in Berkeley unique.
	petition	Robin	Preserve the history of the neighborhood!
	petition	susan	preserve the integrity of the neighborhood
	petition	Mandy	Preserving my neighbourhood. It's a beautiful building. We don't have the infrastructure to add another huge complex
	Facebook	Robin	Put me on the list to help!
	petition	Phyllis	Retain the Northside's beautiful architecture. Slot homes are getting out of hand! They are destroying & blocking our vision to our beautiful Colorado mountains!
	petition	Sarah	Safety for Centennial students, increase in traffic for residents north of highway who use Tennyson to head south, preserving the beauty of the architecture
	petition	Amanda	Save beautiful building. Don't want more traffic and.congestion near school.
	petition	Lisa	Save Denver from real estate developers! This is a horrible thing to do!
	petition	Brennan Laurence	Save the neighborhood from these godawful, cheap, soviet housing blocks
	Facebook	Sara	Seriously! My husband and I were just talking about how Tennyson is loosing it's charm and I hate what they are building in to it. I love this building, why not make it a community center or something more positive? Don't tear it down!
	petition	Clarissa	Services for many family members here over the years, hold a special place, grew up in North Denver, hate seeing all the changes, some places like this should be off limits
	Facebook	Paula	So glad that this story is getting some well-deserved attention in the broader media. I hope along with it comes some much needed recognition of the need to preserve some historic structures from "progress."
	petition	Rebecca	So much of the history of North Denver has been erased. Please leave this landmark intact!
	Facebook	Juanite	So very sad to hear this. It can be repurposed. To many memories.
	petition	Jessica	Some of my family my be gone for some time now,but I still remember most of them at this spot..it is truly disgusting and heartbreaking to know ,that you want to tear it down, just to put 50 units of crap up in it !! what the rate people are moving to this state you better open the place back up... They're definitely going to need it !!!!point 2, it's a historical site!, leave it alone!! stop destroying our state!!!!

Howard Berkeley Park Chapel - public comments

	Site	First Name	Why is this important to you?
	Facebook	Susan	Some things are sacred to people who grew up here in this neighborhood. Quit Building over our memories just to fill your pockets!
	petition	Glorianna	Stop tearing down my neighborhood for the sake of ugly-butt condos!
	petition	Karla	Stop tearing down my neighborhood!
	Facebook	Cynthia	Such a pretty mortuary. So sad. I hope it can be saved. I dont even like coming back to Denver anymore. It isnt like home. So much is being torn down. Its like being in a city I've never been to before. A nightmare the way developers are ruining it.
	petition	Deb	Suspend unsustainable growth
	Facebook	Jason	Tennyson has been gutted and replaced with emptiness disguised as progress. Commerce and consumption are in abundance while every other form of value are lacking.
	petition	Ryan	Tennyson is losing its identity and this development will definitely hurt the character of our neighborhood. As a parent who is looking to send their kids to Centennial School, I can only imagine the traffic that will come with 58 new units.
	petition	Sue	Tennyson Street has suffered enough gentrification. There are very few original structures remaining between 38th Ave. and 46th. This building could be a great community center or another venue for small businesses using the original structure. I hope they can find a developer who will see its potential This corner certainly needs no more traffic and dense housing units.
	Facebook	Chris	That was a GREAT meeting! Such wonderful passion for a beautiful building that needs to be preserved!
	petition	Michael	The Berkeley neighborhood has lost so many homes and buildings to development. While I understand the need for housing, historic building such as the Berkeley chapel are what make this a neighborhood. Stacking more multi unit buildings onto the Tennyson strip is counterintuitive to maintaining the beauty of that corner.
	petition	Jane	The Boxes of Apartments on Tennyson are an eyesore to the neighborhood. We don't need more!
	petition	Bert	The building is a landmark, it's part of the neighborhoods ambience and history. To demolish it for more urban buildings is greedy, not to mention that it is non cohesive to the neighborhood. Please leave the beauty.
	petition	John	The building is an important landmark in the area and the proposed development adds an unwelcome density to the location.
	petition	Brian	The Chapel is a grace note in a neighborhood quickly losing its history and character. Losing it would be a tragedy for all who pass its way.
*	petition	Catherine	The continued erasure of the culture, community, and history of the Northside is despicable. I say this as a newcomer to the area. It is possible to move into a neighborhood and not destroy it and actually take the time to appreciate and preserve the existing community instead of replacing it. We need to invest in the people of our community, not in developers who could care less about us.
	GoFundMe	Private	The development in our neighborhood is getting out of hand. We need to preserve the history of the neighborhood and adding 56 new townhomes is unwanted and not necessary.
	petition	Holly	The history and architecture of our city is disappearing and being replaced with unattractive large buildings and taking away the charm and desirability of living in our neighborhood. Please do not allow this project to go through.
	petition	Kathryn	The history and preservation of it.
	petition	Linnea	The neighborhood is becoming a hovel of condos. These historic and interesting properties are imperative to the area.
	Facebook	Joe	The Northside is truly turning into the sh*side of town. It's been for years now.....58 townhouses on this site? Ridiculous
	petition	Richard	The preservation of our neighborhood we don't need another high-rise these developers come in build all these big high-rises make their money and leave they don't live in our neighborhood I've been here for 30 years or neighborhood is unrecognizable enough is enough
	petition	Mark	The Tennyson corridor is a popular place to live because of the beauty of the neighborhood, yet developers are demolishing the very things that make it so beautiful. This is just the latest example -- destroying a structure and greenspace to put in terrible looking (based on the proposal) boxy buildings that add nothing but density to the neighborhood. Development is inevitable, but not at this cost.
	Facebook	Eric	There are so many things this community can do with that building without having to tear down. I think that developers have tore down enough buildings on Tennyson and we need to preserve this one! If I only had enough money, I have an amazing plan for that space.
	petition	Danielle	There has been much too much development and destruction of what makes Berkeley neighborhood unique and special. This is a local landmark to be celebrated and saved.
	petition	Emily	There is already too much traffic close to a school, huge park, amusement park, pool, library, etc. we walk/bike around this area and it will be tragic for congestion.
*	Facebook	Meghan	There is so much about our neighborhood history that is being razed in the name of progress and density without any consideration of character and what has kept many of us here for a lifetime. There has to be a balance of who we are as a neighborhood and how we develop our future without erasing all that has been.

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
Google form	Linda	There really are too many memories to write down.. But I will try my best to sum some of the more vivid and cherished memories. I remember as a little girl (maybe 7 or 8) riding my bike to the rec center with my big sister and when we saw the Chapel we knew we were getting close. The feelings of joy and excitement overcame me when we rode passed that building. I knew that the rec center was just at my fingertips and a day at the pool was in my very near future. Many years later, seeing the chapel turned into a more sacred space that must be respected. My stepbrother suddenly passed away in my childhood home just a few blocks away. His funeral was held at the Chapel. Everyone in my family was heartbroken and literally at a loss for words. When it came time for someone to speak about my step brother, no one could come forward, struck by grief they sat in silence. I was able to muster up the courage (I am terrified of public speaking) to stand at the podium in the oddly still room and talk about how much my stepbrother loved to garden, was a respectful man, and how he didn't deserve to die at the age of 33. Then, a year passed. My stepfather of 29 years, my second dad, suddenly died in the same home as his son did a year prior. The Chapel again, was our space to grieve, to hurt as a family, and to try and understand why people are taken so suddenly and swiftly. This Chapel is more than a brick building. It is a space where so many people in this community have dealt with death and the comfort of knowing that our loved ones are really in a better place.
Facebook	Chris	There's always a way to preserve a building or incorporate it into the surroundings development plans. The key is that the owner has to value the historic resource or else there is no hope, no matter how many proposals there are. The Aurora Historic Preservation Commission learned that with the Fan Fare building.
petition	Tara	There's no neighborhood charm left. And the amount of traffic to that area, that school area will be beyond hazardous.
Facebook	Jacinda	They likely bought the land based on the economics of building & selling 58 townhouses. Any proposal you make will need to address how they get an adequate ROI with the current structure. Maybe you could encourage them to keep pieces or the mortuary in the townhouses like the windows, to honor what was once there.
petition	Jackie	This area has many new apartments, condos and homes that are not lived in. Adding more is unnecessary and not wanted especially on this property connected to a school. It is unwise to build apartments/condos that would be multiple stories towering over the play areas of any school. This building and business has been a part of this neighborhood for a long time and it should remain standing and repurposed.
GoFundMe	Gloria	This beautiful Chapel has been part of Berkeley for most of my life. I am 86 years young now and have celebrated the life of my husband, and both parents in this iconic chapel. I hope that we can make this chapel a Landmark for future generations.
petition	Linda	This building adds to the North Denver experience. Don't erase more of our neighborhood! Preserve, honor and enhance what is already here before it is all gone.
petition	melissa	This building has served the community and has a history with the neighborhood. It should be saved in order to honor that and the character of Berkeley. It also does not block the sunlight from the street and neighboring structures. If the chapel is incorporated into the new development it would serve to honor the history and offer something completely unique to buyers. Why would a developer want to demolish something that offers completely unique and historical in order to build something that is just the same as all the other new developments? Just the same old thing.
petition	Kimber	This building is a neighborhood landmark! You can renovate it if the mortuary isn't working, but don't tear it down!! No more condos - they're destroying the community vibe.
petition	Christine	This building is a part of a neighborhood's history. The neighborhood has been torn apart by block, modern construction. Uniqueness of the architecture is what makes NW Denver different from other neighborhoods.
GoFundMe	Tom	This building is a pivotal building at an important intersection in our neighborhood. It is the epitome of the type of building we think of as a landmark.
petition	Noah	This chapel is a landmark and has been here for ages we do not want to see no more apartments going up
petition	Wendy	This Chapel is a part of the Berkeley Neighborhood and I support the Landmark designation.
* petition	steve	This chapel represents berkeley more then any other llandmark
petition	Joshua	This directly and negatively impacts my property value and my childrens quality of life at centennial elementary and adds no value to the neighborhood only the developers pockets.
petition	Sarah	This is a beautiful and historic building that could be used as a community gathering spot rather than torn down.
petition	joan	This is a beautiful building and shouldn't be torn down
petition	Marilyn	This is a beautiful historic building that should be preserved. No more townhomes in Tennyson are needed!!!
petition	Sue	This is a beautiful piece of architecture that should not be lost!
petition	Kirsten	This is a beautiful, historic place full of memories. It has been a peaceful place in the neighborhood long before anyone here now called this place home. SAVE the fabric of SOME PARTS of Denver's neighborhoods, please.
petition	Andrea	This is a historic landmark in Denver. It holds great memories for lots of people in this city.
petition	Margy	This is a North Denver landmark
petition	Erin	This is a very important building and corner. It should be preserved as an important part of the neighborhood and community.
petition	Courtenay	This is immediately next to an elementary school and park.This space has been used for many community gatherings. Our neighborhood has been over developed already.
petition	Richard	This is important b/c our neighborhoods are being over developed, and there must be a limit, this is as good a place as any to draw a line in the sand, so to speak.
petition	Marissa	This is one of the few neighborhoods that hasn't been over run by developments. As someone who has visited this neighborhood for many years, it would be a shame to see more townhomes put in.

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
petition	Nicole	This is our neighborhood. Our kids go to the school right next door. We do not need more apartments/condos, etc making our historic neighborhood look awful. Not to mention all of the traffic this would cause
petition	Elizabeth	This is right next door to my child's elementary school. In addition to the health hazards posed by demolishing an old building next door to a school/playground (not to mention the noise), this type of large apartment complex should never be in such close proximity to a school for safety reasons. The entire block of Tennyson leading up to this corner has already been decimated by closed-off developer bldgs with no front access from the street...feels like walking down a prison corridor. This is a beautiful historic building that needs new life...it could be something vibrant for the community. Also, who is going to pay luxury apt/condo prices to live next to an elementary school anyway?
petition	Shawn	This is such a part of the neighborhood, and it is a great piece of architecture that will never be the same if replaced by box units.
petition	Hayley	This is where my grandparents lives were both celebrated...And I am still a part of the neighborhood so I've always loved it and the building.
petition	Avery	This lovely place was the final farewell to my father. It would be heartbreaking to see it be torn down. Everyone in that building radiated nothing but love! Much appreciation and support!
Facebook	Andrea	This makes me so sad. So much of the neighborhood has turned into shoeboxes. It's awful to watch the heart and soul of Berkeley torn down and replaced by condos.
petition	Amber	This my my community!!
petition	Misti	This neighborhood is losing it's charm! It is getting crowded, too much traffic. So sad to see history torn down.
petition	Morgan	This neighborhood is not solving the housing crisis because the cost of living is way higher than those in crisis can afford. This neighborhood where I live, I moved to it for the history. Every day we lose more and more of our history. If we want to see the property put to good use, then we retain what it is and repurpose. Something that is universally designed so anyone of any age or functional ability can live comfortably in our community.
petition	Barb	this neighborhood needs saving. Start here!
petition	Tanya	This petition is important to me because this is the neighborhood I chose to raise my family. My son is a hound student tab Centennial Elementry. I worry about his safety and the safety of his classmates if this location is changed. Traffic brings risk.
petition	Kathleen	This proposed development is next to my children's home elementary school. I'm concerned about shadows being cast on the playgrounds leaving them unusable in the winter due to ice and killing the community garden. I'm also concerned about people being able to watch my children play out of their windows and conversely my children being able to look into people's homes. Additionally, I'm concerned about the traffic, especially with that many children walking in the area. Also the noise from the construction will hamper learning and is bad for their ears. It's probably enough for me to send my kids to a different school which isn't fair to the school or the neighborhood. The building design also doesn't fit with the neighborhood. The ugly slot homes haven't crossed N of 46th yet and I would hate for this to be the first.
petition	David	This unique building has graced this corner for decades providing a reference of place and a historical centerpiece to the Berkeley Park Neighborhood.
GoFundMe	Paula	This wonderful property deserves to be spared the wrecking ball so that the community and others can continue to appreciate it's beauty and significance to so many that have celebrated the life of loved ones within it. It truly is an asset to the community, not a nuisance or piece of garbage to be thrown away for the greed to come from 58 townhome units.
petition	Colette	To preserve the beauty, character and style of the Berkeley neighborhood. For my grandchildren.
petition	Megan	To preserve the historical parts of our neighborhood.
Facebook	Maria	Turn it into a restaurant like linger! Keep the charm!
Facebook	Byron	Very sad to see this. Many of my family members had their services held here in the 60's, 70's and 80's.
petition	Amanda	Want to keep Tennyson's original feel.
petition	Kathleen	We bought our home in this area because of the community feel and historic structures. It saddens us to see it slip away so quickly.
Facebook	Stacy	We do need more housing in Denver. Would this not be a good upzoning use of this space? Just throwing it out there...
petition	Patrick	We don't need anymore ugly condos or the people that go with them.
petition	Patricia	We don't need more apartments or condos, we need to preserve history. This building might not mean anything to all the new people coming in, including the developers but it means a lot to us, the natives, the locals who have lived here for decades!! Stop developing by tearing down every historical house and building! Just stop!!
GoFundMe	Kathleen & Ron	We donated because we loved the neighborhood that we chose for our home, and it is slipping away before our eyes.
petition	kael	We had my father's service there. It means so much to me that it stands. Not just for me, but for the thousands of others who found a safe place when they suffered loss. There's been so many buildings scraped on Tennyson between 38th and 46th. Please spare this historical building with great sentimental value to many.
petition	Terry	We have enough of these ugly developments in our neighborhood. The developers don't care.
petition	LanaRae	We have had a lot of family services here. Why should they be allowed to take anything original for the neighborhood to just build apartments. It's not right!
petition	Charles	We have lived in the neighborhood for 12 years now and love the history and character of the Chapel at the "start" of Tennyson street. The Berkeley neighborhood is unique because of the historical buildings, the tree lined streets and the community's commitment to preservation. Please do not demolish such a wonderful piece of our community!
petition	Kara	We have plenty of new developments, let's save some of our historic buildings

Howard Berkeley Park Chapel - public comments

Site	First Name	Why is this important to you?
petition	Brenda	We have reached over capacity in this neighborhood. Over a dozen apartment buildings and slot homes have been built in the last 3 years. Plus all of the scrapes creating two homes where there was one. Greedy developers need to be stopped.
petition	Sara	We lived in this neighborhood for many years and recently moved. Now when we come back weekly there are only highrise condos. This is a beautiful building and the construction needs to stop. The street is now too crowded as are restaurants and shops.
GoFundMe	Charles & Kate	We love our neighborhood and the beautiful buildings in it. Please help us keep our neighborhood uniquely Berkeley!
petition	Andrea	We love this neighborhood and need to protect its character.
petition	William	We must preserve history! Tearing this down for the sake of money would be a shame. This building can't be replaced.
petition	Ruby	We must preserve our history not tear it down
petition	Tanna	We need to keep these beautiful historical buildings in the neighborhood!
petition	Mindy	We need to preserve our historic structures in Denver!
petition	nikki	We need to preserve our history and stop selling it off for more out of staters to flood in and destroy who we are.
petition	Sarah	We need to preserve the classics architecture in the neighborhood. Not more of the same old horribleness. Tennyson has barley anything left.
petition	Yamini	We need to preserve the history of this neighborhood
petition	Andrés	We need to preserve what is left of our neighborhood. Too much is lost and continues to be lost to developers. Greed is ruining our neighborhoods and need to be looked at.
petition	Nicole	We need to preserve what makes this city great. Too much has already been destroyed.
petition	Tom	We want to preserve this historic area!
GoFundMe	Tom	We're moved by the outpouring of neighborhood support and felt compelled to donate something more to make sure this succeeds. This is a classy building with incredible architectural ornament. It would be a great pity to have it broken up and trucked to the landfill.
petition	Ayla	We've lost too many historic buildings to overpriced developments that ruin the charm and history of a neighborhood.
Facebook	Leanne	What a beautiful building. You would never realize it from just looking at the exterior. I would hope that any type of investor would try to reutilize such a great building. History being demolished one building at a time in Denver.
Facebook	Shannon	What a terrible shame
Facebook	Alejandra	What can community members do to help??? We cannot let this happen.
Facebook	Jason	What the heck!?! At least turn it into something that can preserve it; like Linger etc!
petition	Fred	When I was 16, while living with my mother on 46th & Vallejo my eldest sister Debi White past away at the age of 25,we held her funeral at this Iconic Chapel. My grandmother who was born in North Denver in 1917 and was raised by Italian Immigrants, herself lived near this Chapel most her life, she passed away in 1992 her maiden name was Stella Iannacito. This is were she desired to have her funeral services. It's a beautiful structure, and I know when I drive by I always remember my two loved ones who were remembered at this location. I'm sure there are many, many people who have similar attachments to this historic building and it's beautiful location. Freddie
petition	Inge	While too many apartment buildings already flood Tennyson with just minimal space between the buildings, it is important to keep this beautiful landmark intact for generations to come. "Keep Denver Beautiful" sure includes a building like the Berkley Park Chapel and Mortuary and WILL NEVER be associated with the multi multi apartment buildings that have been build in the last 2 years in this area. Is money everything? We should pass on part of Berkley history with this building. Also, we defiantly do not have the infrastructure to support another bland building!
petition	Wenonah	Why tear down a historical building that means so much to residents and those who have a deep connection with it! It has been there it belongs there Not A Nee housing development
Facebook	Lisa	With the school being right there I think they should be careful of lots of traffic. Perhaps turning it into something that would be for the kids/involve families/etc...community center type thing although the park has one I think something with that in mind could work well.
Facebook	Andrea	Yes please!!! This way to cool of building just to demolish and put up ugly condos that the community can't afford. I'm so exhausted by greedy developers allowed to destroy our communities by our current mayor.
Google form	Linda	Yes, this building should be saved. This neighborhood deserves more thoughtful development that contributes and adds to the integrity of the North Denver that this community knows. Saving this building will add history, culture and an experience that will not exist if it is demolished.
petition	J	You only have to wander 2 blocks south on Tennyson to witness what this lot would look like post-development, and realize how quickly character would be stripped from our neighborhood. NW Denver's character shines through its old growth trees lining 46th and architectural landmarks such as Smiley library and the Berkeley Chapel/Mortuary. Instead, let's preserve this as the landmark and work with a developer who can repurpose this space into a space that brings our community together, rather than pushes them out with yet another townhouse that further gentrifies our neighborhood.

From: [One Tough Cookie](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Berkeley Park Chapel
Date: Thursday, August 08, 2019 7:23:06 PM

Dear Ms. Hahn, please count me among the West Highland neighbors who stands in support of designating the Howard-Moore-Olinger Mortuary Chapel a historic landmark, paving the way to preserve it from demolition. Our neighborhood has been razed enough in the name of density. Little, if any consideration, has been given to the charms that made/make this neighborhood special. Won't you consider helping us maintain some sense of history and architectural integrity.
Thank you for your consideration,

Barb Granica
3865 Vrain St.
Denver 80212

From: [Victoria Swansegar](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Berkeley Park Chapel - 46th & Tennyson
Date: Wednesday, August 07, 2019 9:36:08 PM

To Whom It May Concern,

This letter is in concern of the planned demolition of Berkeley Park Chapel and the development of 50+ townhomes in its place.

First off, have you seen this beautiful and one-of-a-kind building?! Did you watch the 9NEWS story which features the main plasterer's son telling us about how it was built? Have you stepped inside and do you have appreciation for a lost trade, a piece of historic artwork? I am completely baffled that demolition is even a possibility. I feel sick to my stomach thinking about an outcome I wouldn't want to see, let alone what other demolition and cheap development this decision could pave way for with other similar circumstances/decisions in this neighborhood or anywhere else Denver proper.

My oldest child will be starting at Centennial in a few weeks as it is our home school. I am a firm supporter in the local school system and community I choose to live in. I am concerned about the density and traffic growth being unsustainable as additions of multi-complexes, like this planned one, keep popping up in Denver and the neighborhood. I'm concerned especially about this one being in a location we consistency walk to or by, will commute daily to, and will visit daily for the next 10+ years while my kids attend this school.

I passionately support keeping with the architecture and character of our neighborhood over new development that does not have any character and looks just like anything else that gets thrown up in record time. I heavily invested in my own recent large home renovation. We gave credit to the architectural history and overall feel of the neighborhood by keeping with a proper Tudor architectural style. We kept and maintained curb appeal by matching all brick, front porch and railing of, rooflines, stucco, etc. intact. It sickens me at the thought of beautiful character, craftsmanship, and historical architecture being demoed by developers looking to profit and the fact our city may even allow it. I know so many natives and transplants starting to, wanting to, and needing to leave Denver metro because of all of this change and I wonder how bad it will get before my family wants to follow. The decision on whether this development gets to take place may change my outlook in whether we will continuing to go to Centennial. It makes me sad, angry, and unvalued as a Denver native whom has never lived in another city.

Why does such time & effort need go to into campaigning & fundraising to preserve history, memories for multitudes of families, etc. etc. ? Petitions, letters, people pleading and sharing personal stories - all of these activities strive to follow a process in order to fight for a perfectly safe, structurally intact, and beautiful building to not disappear. I wonder if it was even 1/10th the effort for the builder and city to grant plans and allow it to commence before our neighborhood became aware. Isn't this backwards?? It's not green to rebuild something from scratch with more modern materials rather than just leave alone and re-use a structure that was meant to last 10x as long. I can think of 5-10 ways this building could be re-used and still be profitable for who ever owns it. It doesn't look like it's falling apart or in need of such repair that it should be scraped. Our neighborhood deserves better thought and planning.

I hope this helps my voice, my family's voice, my friend's voice, other neighborhood members, and our community be heard. I've seen enough over the last 10 years of living in my NW Denver home that I, and others, worked so hard to buy and live in. I am heavily invested and my concerns on this project are heavy. I think people are giving in and don't bother petitioning because they don't feel heard or valued. This is my attempt, my plea...

Please listen.

Thank you for your time.

Sincerely,

Victoria Swansegar

For the past 11 years, my first and only purchased home:
4435 Julian Street
Denver, CO 80211

Receipt:

August 20th, 1:00 pm, Webb Building, room 4.F.6: Landmark Preservation Commission hearing on the Howard Berkley Park Chapel.

Planning case manager: kara.hahn@denvergov.org.

Written public comments received by city staff (landmark@denvergov.org) up until 12:00 p.m. the day prior to the scheduled public hearing will be forwarded to the Landmark Preservation Commission.



August 12, 2019

Denver Landmarks Preservation Commission
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Letter of Support for Landmarking of Berkeley Park Chapel

Dear Commissioners:

Colorado Preservation, Inc. (CPI) is pleased to provide a letter of support for the designation of Berkeley Park Chapel as a Denver Landmark. We support the efforts of Historic Berkeley Regis and the large contingent of local neighbors to preserve this distinctive and dignified building that clearly meets the criteria for listing on the National Register of Historic Places and Denver Landmark status. The *Denver Post* put it best in asserting that the Berkeley Park Chapel “displays a symphony of talented design, construction, and craftsmanship, creating both a highly functional mortuary and an architectural gem within the neighborhood.”

The Berkeley Park Chapel is also exceptionally significant for its outstanding (and late) use of terra cotta that lend it a Northern Italian theme and may have been a nod to the area’s large Italian-American community. Architecturally, the building is the work of a recognized master, J. Roger Musick (1903-2000), and is beautifully sited as an orienting visual feature for the neighborhood at the intersection of West 46th Avenue Parkway and Tennyson Street. The Berkeley Park Chapel respects the beauty and vistas of the historic parkway, Berkeley Park and the mountains to the west. The site is one that could accommodate sensitive development if adaptive re-use is explored.

Properties of this unique character, architectural integrity and high quality materials and craftsmanship are clearly worthy of preservation. CPI supports the efforts to save it and endorses the application to the Denver Landmark Preservation Commission for local landmark status.

Sincerely,

Kim Grant, Director
Colorado’s Most Endangered Places Program
Colorado Preservation, Inc.



15 August 2019

Transmitted via email

City and County of Denver
Landmark Preservation Commission,
201 West Colfax Avenue
Denver, Colorado 80202

RE: 4345 West 46th Av, Berkeley Park Chapel and Mortuary, Support for Landmark Designation
Commissioners,

Under auspices of West Highland Neighborhood Association, the Design and Preservation Committee (DAP) serves to preserve the historic character of the West Highland neighborhood. DAP also supports the efforts of our adjoining neighborhoods in preserving their historic buildings as well.

DAP strongly supports the designation of the Berkeley Park Chapel and Mortuary as a Denver historic landmark.

Demolition of this building would result in the loss of architectural design, materials and, craftsmanship of the highest level. Demolition will diminish the quality of life and character of our community.

The building remains as one of the most architecturally, historically, and geographically significant and intact buildings in North Denver as is well documented by the landmark application.

We urge your approval of Landmark designation for the Berkeley Park Chapel and Mortuary.

Sincerely,

Paul C. Cloyd, PE/RA

WHNA, Chair, Design and Preservation Committee

cc: Jackie Youngblood, WHNA, President

Trevor Greco, WHNA, Vice President

Members, WHNA Design and Preservation Committee

From: [Emily Brett](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Against historic designation for Howard Mortuary Berkeley Park Chapel
Date: Tuesday, August 06, 2019 1:03:44 PM

Hello - I live in the Highland neighborhood and am against the historic designation for the Berkeley Mortuary as I would like to see it developed into housing as planned. This is a great place for much needed housing and I do not feel the building warrants historic protection. This feels like a hostile designation and people are just against the proposed development so now want to prevent the developer from building housing as planned. Thank you!

--

Emily Brett
emilypsb@gmail.com
303-819-1911

From: [Melissa Rick](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Berkeley Park Chapel 46th & Tennyson
Date: Wednesday, August 14, 2019 9:56:07 PM

To the Developer on this site:

I am a resident of the neighborhood and have lived here for 11 years. I am among the many who want to see this chapel saved from demolition. I want to establish that I am not against all development in the neighborhood. There is a right way to move in and develop property in an established neighborhood and then there is a way that disregards quality of life, community spirit, aesthetics and history for all.

My care for this chapel is two-fold. I care because it is a notable historic building and is completely unique to our community. It is beautiful and would, in fact, offer something unique to the new development on the property. Tearing it down in the short term benefits the developer by a few extra dollars, but leaves a bad impression in the community, and wipes out established history, aesthetics and charm. The second reason is that in the face of so many other developments tearing down the older structures on Tennyson and building monster buildings that take away trees, sun access to the street, and building structures that are only for residents on all levels. I feel like this is one building where we have a chance to take a stand.

Tennyson can change and develop, but there is a way to build buildings that offer shops and restaurants on the first level while offering residential above. There are ways to maintain the greenery on the street by not building out to the very edge of the sidewalk, but by adding a courtyard or welcoming entry. There are ways to build that compliment the surrounding structures. While there might be a housing shortage in Denver, Tennyson already has too many residential buildings going up with limited parking availability and zero stylistic features that set them apart. I have only seen one building that actually offers a small slice of grass to some units. Only one, out of so many. No courtyards, trees, benches. No community BBQ. No lawn for dogs and gatherings. I ask you to work with an architectural firm that can **incorporate the chapel into their designs**, rather than buy the same cookie cutter designs that all the others are buying and following.

We've all been asking, where are the developers that choose to do things a different way and offer unique assets to their residents? How wonderful it would be to find a developer who wanted to leave a positive legacy and who chose to build in a way that **simultaneously benefits current residents and new potential buyers**. Please be that one.

Melissa Rick
Berkeley Park Resident

From: andrea@thefunkyartist.com
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Berkeley Park Chapel
Date: Wednesday, August 14, 2019 10:41:34 PM

Hello,

I live and run my businesses from our home at 4714 Tennyson St just a house and a school away from the Chapel. Our home has been in the family since 1946 when it was built by my great grandpa (a carpenter) and his best friend (the building superintendent for the Zepher Stadium). They had a hand in building the chapel and it shares some of the supplies used to build our home including the same Spanish tiles they both had. The chapel is such an important structure in our families! Not only were services done there for friends of our family but it's beauty and architecture helps anchor the whole area. Especially now that the soul of the neighborhood has been replaced by bland box housing with not nearly enough parking structures like this are even more valuable to us still around and the children growing up now. Allowing our history to be stamped out by greedy developers that are putting up cheaply built units is a total disservice to our community and a slap in the face of those who have been in this neighborhood for generations. Please, please do not allow this to happen!

Beyond myself and the desire of our family to keep a structure that is important to us we feel it is irresponsible to allow housing to be put up that close to such small children. We would love to see an expansion of the school to support all our new neighbors, a community center, another school, a retirement community, etc and we feel all of those could utilize the existing structure beautifully while sharing our past rather erasing it.

Thank you,

The Ward, Roach, and Giltner Families

From: [Kal/Kelli Cahoone](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Chapel in Berkeley
Date: Wednesday, August 14, 2019 8:59:17 PM

To whom it may concern,

As a long time resident of Berkeley, Denver (12 years) and being a “native” denverite, I must say all of the changes to my hometown and neighborhood have been hard. My home is over 100 years old and I loved that about this neighborhood. Fun additions have happened on Tennyson (some restaurants and BookBar), but for the most part it makes me really sad that my teenage daughter has to see so much needless and wasteful destruction happening, all in the name of capitalism. Please leave the chapel at 46th alone, there’s no sense in tearing this down.

Thanks

Kelli Cahoone

Mom/Teacher/Artist

Landmark Preservation Commission
Webb Municipal Building
CC: Kara Hahn
Principal Planner-Landmark Preservation City and County of Denver

Dear Commissioners,

The purpose of this letter is to urge the Landmark Preservation Commission to support the application for Landmark Designation of the Howard Berkeley Park Chapel located at 4345 West 46th Ave.

For over 20 years , my family and I have regularly walked past the Berkeley Chapel & Mortuary appreciating the unique architecture that borders the edge of the 46th Avenue Historical Parkway and Berkeley Lake Park. A structure of this type with its leaded glass windows, carved wood doors and terra cotta exterior can never be replaced.

Again, I ask the Landmark Commission to support this application.

Sincerely

Marc Cherveney
4575 Hooker Avenue
Denver, CO. 80211

From: [Emily Buckley](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Olinger Moore Howard-Berkeley Park Funeral Chapel
Date: Thursday, August 08, 2019 4:10:30 PM

Good afternoon,

I'm writing to urge you to designate the Olinger Moore Chapel as a historic landmark. The building is notable for its historic architecture and design, and is an important part of our neighborhood history. Preserving it would help save part of the neighborhood heritage in North Denver/Berkeley. I love walking or running past the building and view it as an essential part of our neighborhood character, and I've heard from others about the important part it's played in their life and family events. I think the building can continue to serve as an important part of our community and our lives going forward if it is preserved.

Thanks for your consideration,

Emily Buckley
3944 Zenobia St,
Denver, CO 80212

From: [Steve Wilson](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] preserve Chapel
Date: Thursday, August 15, 2019 8:58:50 AM

This chapel at 44th and Tennyson is an extremely important building in Berkley neighborhood. If this building was to be demolished it would forever change our neighborhood. If there was ever a landmark building, this is it.
Please preserve this beautiful building.

~ Steve Wilson, Manager

Alpine Window Coverings
4556 Tennyson St. * Denver, CO 80212
303.964.3900, Ext. 105

From: [J.Martin](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Preserve the Berkley-Regis chapel
Date: Wednesday, August 07, 2019 3:14:21 PM

Hello Landmark Preservation committee,

My family resides at 45th and King Street about a mile from the historic Berkley-Regis chapel. It's one of the few remaining original buildings in our neighborhood. My children ride their bikes or walk to the Smiley library across the street or attend their swim lessons and sporting practices at Scheitler Rec Center a couple hundred yards away. -and do so on a weekly basis.

By tearing down this sacred chapel, we're stripping away the charm and value of this neighborhood. By selling the land to yet another developer, the congestion and overflow of cars directly next to a school, library, park and rec center will grow immensely causing grave concern for children and families who enjoy (who need!) this particular block. Another development of a strip of multiple homes makes this less walk-able and more dangerous. -And let's face it, it's a far less attractive space of which to live for the entire community.

The chapel itself gave decades of memorial services to family members who created much of the success that created Denver as a metropolitan city in the first place. Firefighters, grandparents, professors, blue-color workers, religious orders (and sadly, even children) have been eulogized there. As such, we should honor it as sacred ground and preserve the history of both the building, its purpose, and its reminder for all to slow down and be grateful for our time with loved ones.

Please consider full generations of beautiful ethnic groups that have been pushed out of an over-priced Denver of today. Please value the history of what the building represents in a lovely neighborhood that has been sold out time and again to developers with no conscience. Please consider the significant amounts of traffic and human density that will replace this beautiful, peaceful space. Please do not let this building go. It deserves the time and attention we're asking for as a landmark building in what is the original north side Denver. It's architecture and historical value are worth more than the replacement plan that has been proposed.

Sincerely,
Jenelle Martin
720-878-1492

From: [Erin Pertuit](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Preserving Berkeley Park Chapel
Date: Friday, August 16, 2019 5:51:52 PM

Hi,

We are voters and homeowners in Berkeley since 2008, also Berkeley/Regis residents since 2000, when we came to school at Regis University. Our kids currently attend Centennial Elementary behind the mortuary.

We are involved, we love our community, and we cringe at the onslaught of thoughtless profit-motivated development. We would love to see the chapel attain preservation status. It is beautiful and historic. I have always enjoyed the surprise of seeing what color they would pick to repaint around the embellishments on the exterior. My daughter's choir performed in the building. For a long time the owners let Centennial families use their parking lot for school drop off and pick up. It has served the community for a long time in a variety of ways.

I would like to see the building and lot continue to serve the community. It is in a perfect corner spot adjacent to the school. The proximity to kids should weigh heavily as a factor and priority when deciding what is appropriate for the lot. I would like to see the chapel continue to stand, but find a new purpose that serves the community even more. Could it house a coffee shop or sandwich or burrito shop? Think of those teachers and how much caffeine they probably need! ;) Community meeting space? In truth, many of us parents regularly congregate at Local 46 (across from mortuary) after school functions b/c we can walk. I think the Chapel could be repurposed to serve a similar goal, further creating opportunity and space for community to connect and break bread.

Thanks for your consideration,

--

Erin & Oliver Pertuit
4166 Raleigh Street 80212

(pronounced per-TWEE)

To Whom This may concern,

I believe the mortuary on 46th Tennyson St.

Should be turned into a preschool. I think

this because I believe parents should be able to get used to dropping their kids off

in that area and also get used to the teachers at Centennial elementary. This could also make dropping their kids off at preschool easier because they could drop their kids off and get to work on time while knowing

Their child will get a good education and be with neighborhood friends. Finally this could

be good for the kids because they can get used to being around older kids and other kids their age.

Yours truly

Isabella S. Hewson

Jeffrey Stine
5150 Stuart Street
Denver, Colorado
August 20, 2019

Denver Landmark Preservation Commission
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Commissioner:

I am a short time resident of the Berkeley Regis Neighborhood. This year both of my children, Ollie age 7 and Iris age 4, will be attending Centennial Elementary School, the property directly adjacent to the Historic building in question. One of the primary reasons my wife and I selected this neighborhood to raise our children was for its historical aesthetic and charm. Since new zoning was put into place in 2010, we have witnessed a vast change in the neighborhood's historic character. Many of the small brick bungalows that peppered the area prior have been demolished and replaced with very massive modern homes that are lacking any relationship to the historic neighborhood context. As you know, the charm of Tennyson Street retail district has also been severely damaged by new construction that has no relation to its surroundings.

I will let the applicant, Historic Berkeley Regis, speak for the particular qualities of the existing Chapel at 46th & Tennyson. I am an architect. I strongly appreciate its importance to our neighborhood, but I believe their assessment of the structure in both the category of History and Architecture is more thorough than I could ever describe. I strongly support their effort to save this historic structure.

I will speak to the unique Geography of the property itself.

The property is uniquely located on the NE corner of **46th Avenue Parkway** and **Tennyson Street** in the Berkeley Regis neighborhood of NW Denver. The principal intersection of a thriving cultural district crossing at a collective of public park, library and elementary school.

46th Avenue Parkway fronts the property to the South and aligns with the historic West 46th Avenue Parkway which is on the National Register of Historic Places. Built in 1920, the parkway was designed to connect Rocky Mountain Lake Park and Berkeley Lake Park. The tree lined thoroughfare begins at Grove Street and continues 12 blocks to Stuart Street. The one block portion of 46th Avenue crossing in front of the property in question, from Stuart Street to Tennyson Street, is not technically part of the parkway but is along the path to Berkeley Lake Park, which itself has a tree line frontage along 46th Avenue before terminating at Lakeside Amusement Park, a 111 year old facility still in operation.

Tennyson Street fronts the property to the West and aligns with the Tennyson Cultural District which runs from 38th Avenue to 46th Avenue. The property in question anchors the northern most end of the district which is the home of eclectic shopping, dining, services, art and culture.

The property at 46th & Tennyson is directly adjacent to Berkeley Lake Park which contains various neighborhood amenities. (Smiley Branch Library, Scheitler Recreation Center, Berkeley Bath House, Berkeley Dog Park). The property shares the block with Centennial Elementary School. Playgrounds and activity fields for the school border it on the north and east sides.

I have read that one of the primary reasons for accepting 46th Avenue Parkway to the National Register of Historic Places is for its unique pedestrian connectivity between Rocky Mountain Lake Park and Berkeley Lake Park. In 1960, when the architect for the mortuary building was designing the structure, he intuitively respected this goal with special considerations on the site (increased setbacks, high quality materials, traditional architectural detail). I believe that preserving the mortuary building provides a social and civic opportunity for a community related experience. Please do not allow this property to be demolished!

Sincerely,

Jeffrey L Stine



Commerce City, Colorado 80022

MUSICK-BUILT

ianmusick@msn.com

To Whom it may concern,

J. Roger Musick (1903-2000) architect, was my Great, Great Uncle, the younger brother of well-known architect G. Meredith Musick, my Great Grandfather. I represent the latest in four generations of construction professionals operating in our home state of Colorado.

The two brothers opened their office in 1922 known as Musick & Musick Architects Associates, in Denver. Both obtained early A.I.A. license numbers following formal training at the Beaux-Arts Institute of Design in New York City. It has been well documented that the firm played a heavy role and whose work "illustrates the great revolution in early 20th century American architecture away from various historical revival styles and toward the modern styles".

Much acclaim has been noted regarding the eldest brother and the more public figure of G.M. Musick. It is my intent to make clear the very substantial influence and direct involvement of the younger J. Roger in the firms' massive portfolio of work specifically in design production.

During my years of knowing Roger, he shared with me his dismay at the modern state of architectural design, which was then beginning into the first stages of computer-generated programs. The software enabled common people without the proper training of the worldly and centuries old methods of Master Architects, to meddle in classes of construction formerly out of reach. He said to me at one time "you now have a clerk able to design a skyscraper with the computer and the result is atrocious and hideous".

When one views an original hand drafted sheet that this firm produced it becomes very evident of what he was referring to. These men were artists beyond the simpler task of drawing buildings. This was to them an honor to serve and be part of the larger historical lineage of architecture in the shadow of many prior masters worldwide.

As one example Roger was heavily involved with the 1931 Bryant-Webster School, which is a Historic Landmark and received awards for the design. The Denver Architecture Foundation has noted "at the time Bryant-Webster School was designed, the firms' younger brother, architect J. Roger Musick, was the chief designer in the Musick office. More comfortable in the vocabulary of Modern architecture than his older brother, the

younger Musick was chiefly responsible for the design of the Bryant-Webster School”.

In my personal visits with Roger and my other Great Uncle Architect Clayton C. Musick (1921-1998), I had heard a great deal about the work Roger had performed as partner in Musick & Musick during his working career. Some of the more notable projects J. Roger was heavily involved with included the Republic Plaza Building 1927, Stapleton Airfield 1949, Wellshire Country Club 1925, US Customs House Expansion (with Temple Buell) 1935, State Capital Annex 1939, Gerald Phipps residence 1953, Civic One (now part of the Wellington Web Building) 1939, Loretto College Theatre, Mile Hi Center (with I.M. Pei) 1957 and countless school projects including the aforementioned Bryant-Webster School.

As we consider the catalogue of work J. Roger Musick was directly involved with during these decades it is apparent that it is substantial and deserves much consideration.

Specifically, regarding the Howard Berkley Park Chapel, I tend to ponder a larger view port. As with all great cities, how we treat our antiquities and the choice of whether to preserve historic architecture, will ultimately reflect in how the world views our culture and our societies values. Once demolished we cannot regain the value whatever that is determined to be. In several instances these great testimonies to our historic Denver have already been lost, only to see a modern clash of architectural cracker box construction stand in its place.

For whatever it may be worth, I place our request among others, to protect the building particularly given that residents in the neighborhood are in support. It has a great potential to redraft the building use and allow for its continued presence in Denver’s rich historical portfolio.

Sincerely,



Ian M. Musick, ICC General Contractor

Denver Class B Lic. No. 242357

Michael J. Smith
P.O. box 603
Frisco, CO 80443

City of Denver Landmark Dept.
201 W. Colfax Ave.
Denver, CO 80202

Subj: Olinger Moore Howard Funeral Chapel

Dear City of Denver,

We are writing this letter in support of giving an historical designation to the said Chapel at 46th & Tennyson St. Our interest stems from the history of the facility where our father was one of the workers on the project.

Our family history in the city of Denver goes back to 1870's as our great grand father John L. Smith was a partner in the Smith-McCallen plastering company located in Denver. The Smith-McCallen worked on many facilities throughout the western U.S., including the State Capitals in Utah, California, Colorado, and many former landmarks located in The City of Denver. We mention this to support our reasoning for this request.

Our father, Robert Smith, was asked to come out of retirement to do the ornamental plastering in the Olinger Moore Howard Funeral Chapel as he was the only person having the skills to preform this kind of work. All of the tools necessary to complete this work were hand made by him and were used in the completion of the work.

Other facilities featuring similar architectural plastering include the Air Force Academy Chapel, the St. Catherine Catholic church on 41st and Federal Blvd., where our father did the works prior to his retirement. These facilities are very rare due to this type of ornamental plastering being a lost art in this day.

The work at the Olinger Moore Howard Funeral Chapel required some technical study due to the various angles of the ceiling. The ceiling had a triple radius uncommon in any facility, and my uncle, who was an engineer on the Lunar Landing Module program, assisted in the technical aspect of the project. These facts alone give strong credence that this facility should be considered a historic landmark.

We thank you for your consideration and hope you will give approval to the historic designation to Berkley Park Chapel. The family of Robert T. Smith

Mike & Bob Smith & Linda Perkins

From: [Ben Hamilton](#)
To: Brnrno@gmail.com; [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] 46th/Tennyson Chapel Redevelopment
Date: Tuesday, August 20, 2019 9:55:49 AM

Hi All,

I am Ben Hamilton. I live at 4545 Stuart St, less than half a block from the property in question.

I have lived in Berkeley for over 15 years. I have watched continuous development around me. I'm well-aware of how Berkeley is changing, particularly over the last 5 years. Generally I support progress and improvement of old properties to create a more dense urban neighborhood.

I have been in the chapel and toured the building, it is pretty. But there is nothing historic about a 1960 commercial funeral home. I think important distinction should be made between a building that is PRETTY and a building that is HISTORIC. The Howard Moore Chapel is NOT HISTORIC!

I have anticipated this property getting developed for a long time. It is a large prime location. It befits a reuse of mixed townhomes, retail space, and a green interface. I saw the original Koebel plan. It was terrible, another overly-modern box with a rooftop deck and no character or consideration of location.

I have seen the revised plans by the Koebel developer, generally I am satisfied the developer is working with local input in the planning. But Koebel can decide if and how it wants to incorporate the chapel or tear it down completely.

At the end of the day, I am a firm believer this chapel is not worthy of historic designation. And I absolutely want the developer to consider local input with the planning. If I have to live through a large construction project yet again, I want it to be a good one!

Thank you,
Ben Hamilton

August 19, 2019

To: Landmark Preservation Commission

The Howard Berkeley Park Chapel was designed by Denver architect J. Roger Musick in 1959/60. Roger was my great uncle. He was a partner in Musick & Musick Architects in Denver with my grandfather G. Meredith "Mark" Musick.

In the early 1900's Mark worked for Frank E. Edbrooke, the designer of the Brown Palace Hotel. By the time Roger joined his brother's firm in 1928 Mark was known as a "master architect" in Denver. Roger soon became the lead designer in the firm of Musick & Musick and continued in that role for the next thirty years. In 1953 I.M. Pei hired Musick & Musick to supervise construction of the Mile-High Center (the "Cash Register Building"). The firm's dedication to the highest quality in design, workmanship and materials resulted in recognition among their peers.

In addition to a long list of commercial projects, including Stapleton International Airport and the Bryant-Webster Elementary School (National Historic Register), Roger designed numerous high-end homes in the Denver Country Club area, Cherry Hills and Aspen.

I would urge anyone considering demolition of Denver's fine earlier works to study the quality of the materials, workmanship and design. One need only to sit quietly in the interior of the chapel and absorb the spirit of the place to realize the building's significance.

A brief look at the current multifamily housing being erected in the Denver metro area should give pause to any such destruction. Too many well designed and constructed buildings in the metro area have been demolished since 1960 to be replaced with unattractive designs and shoddy workmanship.

" Americans should be more like Europeans who re-store and maintain historic structures through the centuries."

G. Meredith Musick, 1975

Respectfully submitted,

/s/J. Michael. Musick

Building Contractor/Attorney at Law (retired)

From: [Maureen Harrington](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Howard BerkeleyPark Chapel/ Support Historic Designation
Date: Monday, August 19, 2019 10:24:18 PM

Hello Landmark Designation Committee,
I support the Historic Landmark Designation for the Howard Berkeley Park Chapel.

I was born and raised in NW Denver. Attended all grades of public school in this neighborhood. I am also a homeowner, a few blocks east of this site on 46th Avenue.

Denver is city of neighborhoods, each with their own character, charm and community. But rabid development is quickly changing our neighborhoods. Berkeley has especially been hard hit with stacked shoe box developments of condos. The Landmark Designation of Howard Berkeley Park Chapel would allow another vital architectural piece of older Denver to remain. When we lose Historic architectural ties to Denver's character and development, we lose the uniqueness of Denver.

I also support the efforts of Historic Berkeley Regis for the Howard Berkeley Park Chapel.

Maureen Harrington
4581 Osceola Street
Denver, CO. 80212

Sent from my iPhone

Hahn, Kara L. - CPD City Planner Principal

From: Valerie <vgepstein@yahoo.com>
Sent: Monday, August 19, 2019 3:05 PM
To: Hahn, Kara L. - CPD City Planner Principal; Landmark - Community Planning and Development
Subject: [EXTERNAL] Olinger chapel community perspective

Dear Ms. Hahn and The Preservation Landmark Commission:

We are writing as members of the Berkeley Park community in support of preserving the historic funeral home and chapel at 46th and Tennyson.

As homeowners here for the last 7 years, we have seen Tennyson become overwhelmed by row upon row of modern condos, as charming, historic homes and shops are demolished and the character of the neighborhood erodes. We value what remains of the history of the neighborhood, as it connects us to the lineage of our community and the craftsmanship and beauty of buildings that were once built with thoughtfulness and respect for the landscape in which they are situated.

We value the evidence of a community that enjoys nature here (at Berkeley and Rocky Mountain lakes), who stay in the neighborhood for leisure (at Cesar Chavez and Berkeley Parks, Scheitler Rec Center, Lakeside, The Oriental Theater, and on Tennyson to dine, shop, and gather for First Fridays), who use community resources here to read, learn, and research (at Smiley library and Centennial School for Expeditionary Learning), and who gather with their friends and families to honor values and life transitions—at places of worship and other community gathering places like the funeral home Koebel Homes would like to demolish and replace with yet more condos, despite its value as a landmark and community space.

Our youngest daughter attends Centennial Elementary and we consider that northern terminus of the shops, bars, and restaurants on Tennyson at 46th to be a very important boundary, preserving peace and sunlight for the children who attend Centennial and residents who frequent Smiley Library and Berkeley Park. It also conveys the sense that Centennial and its chapel neighbor stand apart from the busyness of Tennyson; the corner is one of the few open spaces on Tennyson not covered by large condos, and what better spot for space and quiet than adjacent to a school yard where young children play? That corner is one of the few places in the area where a view remains of multiple historic buildings; they are structures that have served important purposes for the people who have lived here for generations, buildings that connect us to what matters in this neighborhood, (like honoring loss and relationships), beyond the incessant construction of characterless high-income housing and often transient businesses not invested in the community.

Thank you for considering the feelings and perspectives of the Berkeley community in your decision about historic designation for the Olinger chapel. Koebel and other developers have many other sites all over the city and beyond to choose from that do not eliminate or devalue historic buildings and peaceful spaces in established neighborhoods. Let us keep a few landmarks and open spaces. Let us stay true to Berkeley's past as well as its rapidly changing present and future. We are hopeful the Landmark Preservation Commission will value our community and its history in its decision.

Thank you,
Valerie Epstein-Johnson
Aaron Johnson

From: [Lacey Merkel](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] OLINGER MOORE HOWARD CHAPEL
Date: Tuesday, August 20, 2019 8:18:00 AM

Good Morning All,

I hope this email finds you well. My name is Lacey Merkel and I am a resident of the Berkeley Neighborhood, and live about 5 blocks from the Olinger Moore Howard Chapel. My fiance and I moved into the neighborhood about 2 years ago, and have spent many evenings walking our pup down 46th Ave, attending the farmers markets in the Olinger Moore Howard Chapel parking lot and always admiring the intricate carvings over the front door.

When it came to our attention that there were plans to demolish this chapel and put up over 50 townhomes on the lot, we were both extremely displeased. In the two years that we have lived here, we have seen countless homes, good homes, on Tennyson, and side streets, demolished and replaced with character-less, stale homes. Hearing of the news, we both agreed that we wanted to be apart of the efforts to stop this from happening in whichever way we could, by speaking out, attending meetings, and letting others know how their voice did matter.

When Larry and I moved into the neighborhood, we moved in as boyfriend and girlfriend. On July 17, 2019, Larry proposed to me, on our street, in the lawn in front of the Olinger Moore Howard Chapel. While to say that I had always dreamed of being proposed to in front of a mortuary, would be a lie, but the story behind why is beautiful and I couldn't imagine it any other way. Larry wanted to propose to me in a place that was home, familiar and a place that we could always think of, a special place close to our first home. Now, everytime I walk by or drive by the intersection on 46th and Tennyson, I'm reminded of how touching and beautiful that moment was, and I wouldn't change it for anything. The chapel is truly beautiful, and it's story for us, will always be.

This neighborhood does not need more townhomes, or more condos. There are plenty and they are taking over the neighborhood that we so love and moved into because of how unique it was. If we had wanted to live in a neighborhood where all the houses looked the same, we would have done so, but we moved to the Berkeley neighborhood because we loved it's charm, it's authentic nature and close community.

We kindly and desperately ask, that this Chapel, that has such a special place for us and others, not be demolished and replaced with stale townhomes with no richness. Removing it will alter our neighborhood, our street (traffic and construction) not just for me, but for several others.

I have also attached pictures of our engagement in front of the chapel. I hope that this story, along with many others, will resonate in a positive way and that it be heard that this neighborhood does not want the chapel to be demolished and does not want more townhomes.

Best,

Lacey



