



June 3, 2020

Denver City Council
1437 Bannock Street, Rm. 451
Denver, CO 80202

Dear Members of City Council,

On behalf of Historic Denver, I would like to offer our support of landmark designation for the Howard Mortuary building at 4345 W. 46th Ave.

The building was constructed in 1959 from a design by the prominent architect, J. Roger Musick, to satisfy a need for a funeral home closer to the families of the Northwest Denver, Berkeley neighborhood.

In June, 2019 the owner of the property since 1971, Service Corp. International (SCI), applied for a demolition permit of the building with the understanding that a local developer would purchase and develop the property after its demolition. After both informal and formal discussions in the neighborhood, an organization by the name of Historic Berkeley Regis (HBR) with the backing of their supporters filed an application for local landmark status in response to the public posting of the demolition request.

The purpose of the demolition review process is to provide consideration for buildings of merit, and to encourage collaborative efforts toward solutions. Soon after the initial designation application was submitted, a mediation was convened through the assistance of Councilwoman Amanda Sandoval's office and with the participation of Historic Denver, and included the potential developer and Historic Berkeley Regis. As a result of the mediation, the group ultimately agreed to a pause in the process and a preservation minded buyer came forward to meet the needs of the owner and initial developer, and to commit to the preservation of the chapel. GM Development is the preservation-minded buyer, and they are demonstrating their commitment to preservation by submitting this application.

Historic Denver strives to be a partner and collaborator with both neighborhoods and property owners. We are delighted that discussions here brought about compromise and collective planning that will achieve the goals outlined in the Landmark Ordinance.

Thank you all for your consideration and for supporting this designation application.

Sincerely,

A handwritten signature in blue ink that reads "John P. Olson". The signature is stylized and cursive.

John P. Olson
Deputy Director, Historic Denver, Inc.

Berkeley Regis United Neighbors
4844 Meade Street, Denver CO 80221
BerkeleyRegisNeighbors.org



June 11th, 2020

Chairperson
Denver Landmark Preservation Commission
Denver CO

Subject: 4345 W 46th Ave - Howard Berkeley Park Chapel

To the Denver Landmark Preservation Commission:

This letter is in support of the owner – supported designation application for Landmark status for the Howard Berkeley Park Chapel.

We recognize that at the time BRUN did not issue support for the designation because our Board decided that our neighborhood would be better prepared for all possibilities if we had dialogue with the prior developer so they heard our concerns and addressed them while Historic Berkeley Regis (HBR) championed the Landmark designation and we applaud their resilient success in finding a new owner.

This Chapel has been an important element of North Denver for over 50 years and will now continue to function as not only a link with history, but as a neighborhood resource. We welcome the new tenant, Redemption Church, and appreciate that the new owners have recently been recognized for their historic preservation work on another Denver building.

We note that last year the application for landmark status had the support of hundreds of neighbors who registered their support by signing a petition to preserve the Chapel. We also appreciate and recognize the Commission's support last year for this designation.

We understand that Landmark Preservation staff has again found the application meets the Denver landmark criteria for designation, and we urge the Commission to once again support the designation.

Thank you for the opportunity to provide input on this application.

Best Regards,
Steven Teitelbaum
President
Berkeley Regis United Neighbors
Registered Neighborhood Organization



Design and Preservation Committee

10 June 2020

Transmitted via email

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

RE: 2020L-001, 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.

DAP strongly supports the designation of the Berkeley Park Chapel and Mortuary as a Denver Historic Landmark.

This building reflects significant architectural design, materials and, craftsmanship of the highest level. Protecting this structure will contribute to the quality of life and preservation of the historic character of our North Denver community.

The building holds architectural, historic, and geographic significance and remains as a highly intact iconic building as is well documented by the landmark application.

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

Sincerely,

A handwritten signature in blue ink that reads "Paul C. Cloyd". The signature is written in a cursive style.

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: [Wendy Rudden-Carter](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [Cappeto, Jennifer E. - CPD City Planning Manager](#)
Subject: [EXTERNAL] Berkely Park Chapel Letter of Support
Date: Sunday, June 14, 2020 5:42:45 PM

To Whom It May Concern:

I represent the Berkeley Neighborhood Association. We wanted to send a letter of support for the Landmark Designation Application for the Howard Berkeley Park Chapel located at 4345 West 46th Ave. This building is one of the last historic buildings in our neighborhood. We do not want to see it demolished as this would be a total loss for our beloved Berkeley Neighborhood. The materials, stained glass, craftsman ship, and architecture are irreplaceable and the new owners have taken pride in cleaning up this beautiful building that has been a part of the neighborhood for many generations. We hope that you will designate Historic Landmark on this iconic building in our neighborhood.

Sincerely,
Wendy Rudden-Carter
Berkeley Neighborhood Association
303-888-6350



14 June 2020

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 five Denver significance criteria for designation, including historical, architectural, and geographical significance, and displays a high level of historic and physical integrity, as required by the Denver Landmark Preservation Ordinance.

Nearly one year ago, members of Historic Berkeley Regis (HBR) prepared and submitted a landmark application for the Chapel and served as its applicants. The application was reviewed by the commission and approved unanimously for forwarding to the City Council. Subsequently, at the suggestion of Councilwoman Amanda Sandoval, we agreed to a pause in the proceedings to provide time for facilitated discussions between us and the then-owner and proposed developer. After several months of difficult meetings and negotiations, HBR was able to find new buyers for the building. The new owners now wish to have it designated so it can begin a new life of service to the community. In fact, a new tenant already enthusiastically occupies part of the space. Changes to the Denver application form require this new document. Throughout this process HBR has received the support of hundreds of residents of our neighborhood who now await its designation.

Summary of Significance

The Berkeley Park 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 by 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 with activities such as establishing a relationship with the adjacent Centennial Elementary School, assisting with the needs of senior residents of the neighborhood, and hosting farmer's markets and craft fairs in its large parking lot.

The Chapel is 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 a dignified artistic quality." The large 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, and a staff bunkroom. The construction materials, interior finishes, and design features were all of the highest quality produced by the most reputable Colorado companies. The Chapel was built to last. Of particular note is the architectural terra cotta produced by the famed Denver Terra Cotta Company in one of its last major projects.

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 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.

The building 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. The Berkeley Park Chapel deserves to be designated as a Denver Landmark, which will allow future generations to appreciate and be influenced by this irreplaceable historic resource.

Thank you for your consideration,

Marie Edgar *Laurie Simmons*

Marie Edgar and Laurie Simmons

Co-chairs, Historic Berkeley Regis, HistoricBerkeleyRegis@gmail.com

From: [Landmark - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: FW: Berkeley Park Chapel
Date: Monday, June 15, 2020 11:13:23 AM

From: Thomas Churches <ThomasChurches@msn.com>
Sent: Monday, June 15, 2020 9:45 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] Berkeley Park Chapel

To whom it may concern,

Please I beg of you to not let this building be demolished and move forward with the historic designation!

Koebel Homes will try to convince you what a fantastic job they've done preserving other Historic structures and nothing could be farther from the truth ie: El Jebel. This builder has put homes surrounding that structure and if you didn't know it was there it would be difficult to even recognize that it once existed. This company cares nothing about the history of NW Denver and its sole interest is in lining their pockets.

Please help us retain some of our history!

Thank you in advance for your consideration,
Tom

Thomas S. Churches, CRIS
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Lakewood, CO 80214
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