



COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT OF FINDINGS FOR CERTIFICATE OF DEMOLITION ELIGIBILITY

April 16, 2020

Address: 4586 N Tennyson St (other associated addresses: 4582 & 4584 N Tennyson St)

Legal Description: FIRST ADD TO BERKELEY 02191 B9 L1 TO 4 INC

Current Building Name: N/A

Construction Date: c. 1934

Source of Information: Denver Assessor's Office; Sanborn Insurance Maps from 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Denver Householder's Directory and Street Avenue Guide 1924-1950

Architectural

Architectural Style: One Part Commercial Block

Architect/Builder: N/A

Source of Information: N/A

Historical

Original owner: Emery J. & Mary Barlock

Original use(s): Commercial

Current use(s): Commercial

Historical background:

This one-story brick one-part commercial block structure with a green tile faux pent roof and parapet wall was constructed c. 1934 near the corner of N Tennyson Street and West 46th Avenue. According to the 1929 Sanborn Maps (corrected to 1937), the original addresses were 4582, 4584 and 4586 N Tennyson St. The Sanborn map shows that there were originally 2 stores in the space though they have now been combined into one space. The adjacent parking lot was not added to the property until the early 1960s and currently retains what appears to be a 1960s neon sign that says BAR and has a music-like note attached to it which calls back to the site's history as the "Music Bar". The structure retains decorative white brick detailing on its street facing façade. The storefront doors and windows have been altered as well as the side elevation adjacent to the existing beer garden, but the structure retains a high level of integrity overall.

The property was originally owned by Emery J. & Mary E. Barlock who owned the property from 1929 until the 1970s. They were European immigrants from Hungary and Yugoslavia. Mr. & Mrs. Barlock lived at 4320 W 46th Ave., according to census records from 1930 and 1940,

adjacent to their commercial building that was built in 1934. There they ran a restaurant from the mid-1930s until at least the early 1940s. Early on Mr. Barlock tried to obtain a tavern liquor license from 1938 through 1941 according the Denver Post newspaper articles. Eventually the license was secured and by 1948 the tavern was up for lease. The Barlocks leased out the space into the 1970s and retained ownership of the building until then, their original home was eventually demolished by 1961 and the land became part of the existing parking lot adjacent to the structure.

The Berkeley Neighborhood streetcar tracks were installed along Tennyson Street and West 46th Ave by 1900 and spurred the development of these types of small businesses all along these routes before the end of the streetcar era in Denver in 1950. After the Barlocks retired they leased the space to different tenants over the years. The structure went on to house a few different long serving neighborhood businesses such as:

- 1938 – Grocery store run by Simon Charney at 4582 Tennyson St
- 1948 - 1951 – A restaurant called Park Way Inn (aka Parkway Inn) from 1948 it was run by James Zimmerman. By 1951 it was then operated by Harry Constanten.
- 1953 – A color photos store was operated at 4582 Tennyson St called Rountree Color Prints and operated by Walter Rountree Jr.
- 1958 – 2011 – A tavern called Music Bar was located here for over 50 years though the bar changed ownership several times. Early Zoning Records show a permit for a wall sign from 1958, though it was not found in the directories until the 1960s. 1967 and 1972 directories show the Music Bar being operated by Henry Fireman and Samuel Ostrov. By 1977 the Music Bar was run by Kenneth Williams and John Ruscioelli.
- 2012 – The bar was taken over by Niya and Grant Gingerich and became Local 46 Bar. The structure had siding covering over the original storefront and it was removed, and new storefront windows and a door were installed as well as a new beer garden.

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Designation Eligibility Assessment

Landmark Designation Criteria:

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

- (1) The structure or district maintains its integrity;
- (2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

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

Integrity: If a structure maintains its integrity, it may be designated for preservation.

- Has integrity
- Does not have integrity

Does the structure have potential for designation?

- Has potential for designation
- Does not have potential for designation

The commercial property at 4586 N Tennyson St is potentially significant for its relationship to the historical development of the city. The multi-unit retail structure was built along the Tennyson Street streetcar lines as a neighborhood serving commercial node. Streetcar commercial districts served as an important and integral component of a neighborhood by providing local

services to residents such as grocery stores, meat markets, dry cleaners, etc. within walking distance.

The structure is potentially significant for its architectural type. It is a well intact example of a one-part commercial block structure. The one-part commercial block faux pent roof and parapet wall brick structure with white brick decorative detailing on the commercial storefront is distinctive of store structures of that time. Although there have been some alterations to the original storefront windows and doors, the integrity is good overall.

Located near the corner of Tennyson Street and West 46th Avenue, the property is potentially significant as an established and familiar structure in the neighborhood. Situated on a prominent corner in the Berkeley neighborhood with its adjacent parking lot with neon BAR sign calling attention to the bar for over 50 years this long time building is an established and familiar part of the neighborhood.