



Date: October 24, 2011

To: Denver City Council  
Chris Nevitt, President

From: Savannah Jameson  
Community Planning and Development, Landmark Preservation

Re: **Designation of 1515 East 9<sup>th</sup> Avenue, The Waldman**

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**Legal Description of Property:**

Lots 14 to 20, inclusive, together with a strip of land adjoining on the East of said Lots, which strip lies between and adjoins the rear or the East lot lines of said Lots 14 to 20, inclusive, and the West boundary line of Cheesman Park, Block 16, "INSLEE'S ADDITION TO THE CITY OF DENVER" (AMENDED MAP), City and County of Denver, State of Colorado

**History of the Application:**

- The full Landmark Preservation Commission (LPC) reviewed the application on August 16, 2011 and found it to be complete and the structure eligible for designation.
- LPC held the public hearing on September 20, 2011. LPC voted unanimously to forward the application to City Council with a recommendation of approval.
- LUTI reviewed the application on October 4, 2011 and moved it out of Committee.
- Mayor Council reviewed the application on October 11, 2011.

**Landmark Preservation Commission Findings:**

The application has been found to be complete and demonstrates that the proposed structure meets the criteria required for designation. It meets criterion 2B regarding architecture and criterion 3A regarding geography.

**Architectural Significance**

*To have architectural importance, the structure or district shall have design quality and integrity, and shall:*

- b) Be a significant example of the work of a recognized architect or master builder;*

Cont.

1515 E. 9<sup>th</sup> Avenue is the design of the firm Fisher and Fisher, whose designs represent some of the most prominent and acclaimed work in Denver. For 57 years the firm had a distinctive influence in Denver's architecture. The historic photograph and original architectural drawings indicate the building has retained its integrity. The Mediterranean Revival style is an exemplary example of Fisher and Fisher's work during the early twentieth century. This is one of the few apartment buildings that the firm designed and it is reflective of the popularity of apartment buildings in the urban development of this area during the 1920s. The Waldman, in its distinctive and rich detail, is indicative of the high style designs of Fisher and Fisher.

### **Geographic Significance**

*To have geographic importance, the structure or district shall:*

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

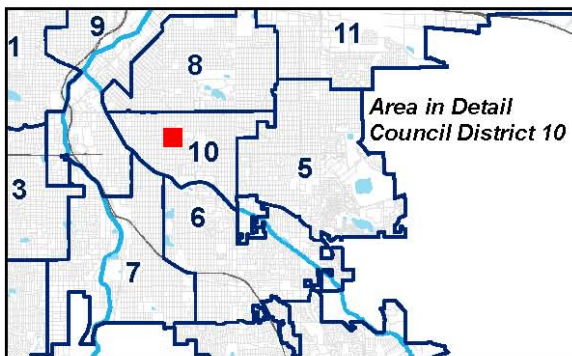
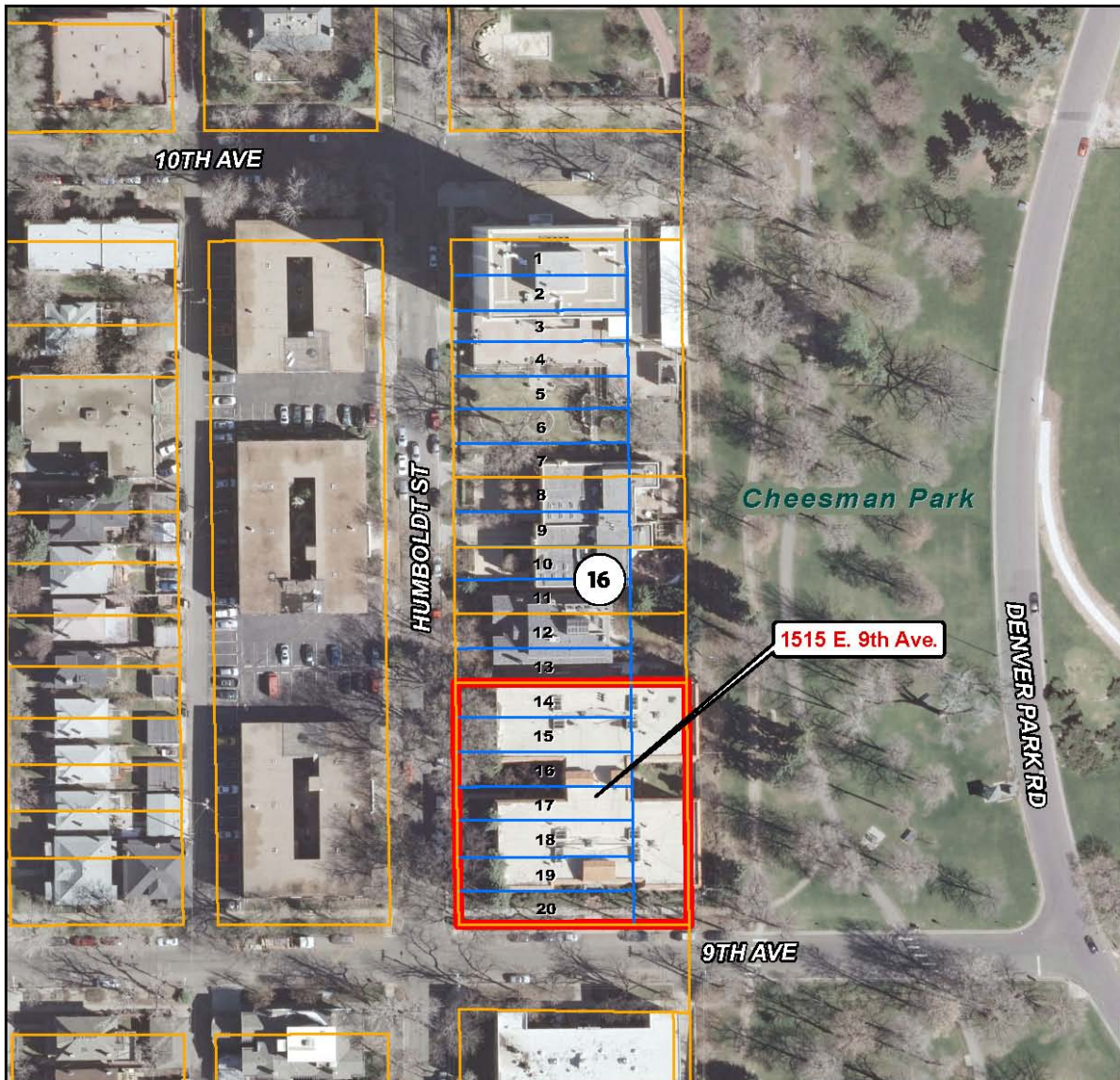
1515 E. 9<sup>th</sup> Avenue, The Waldman, is prominently located on the corner of Humboldt Street and East 9<sup>th</sup> Avenue. The large building occupies 7 lots along Cheesman Park and is a familiar and orienting visual feature of both the park and the neighborhood.

### **LPC and CPD Recommendation:**

On September 20, 2011 LPC voted unanimously to approve the 1515 E. 9<sup>th</sup> Avenue designation application and recommend to City Council approval of the designation as findings of fact the staff memo dated September 20, 2011 and public testimony.

END

## Proposed Landmark Designation



**Waldman Apartments**  
1515 E. 9th Ave.  
*See attached legal description*

**Proposed Landmark Designation**

**Lots** **Parcels**

**Legend:**  
Red outline: Proposed Landmark Designation  
Blue outline: Lots  
Orange outline: Parcels

**Scale:**  
0 50 100 200 Feet

**North Arrow:**  
N

**Aerial Photo: 2010** **Map Date: 8/2/11**