

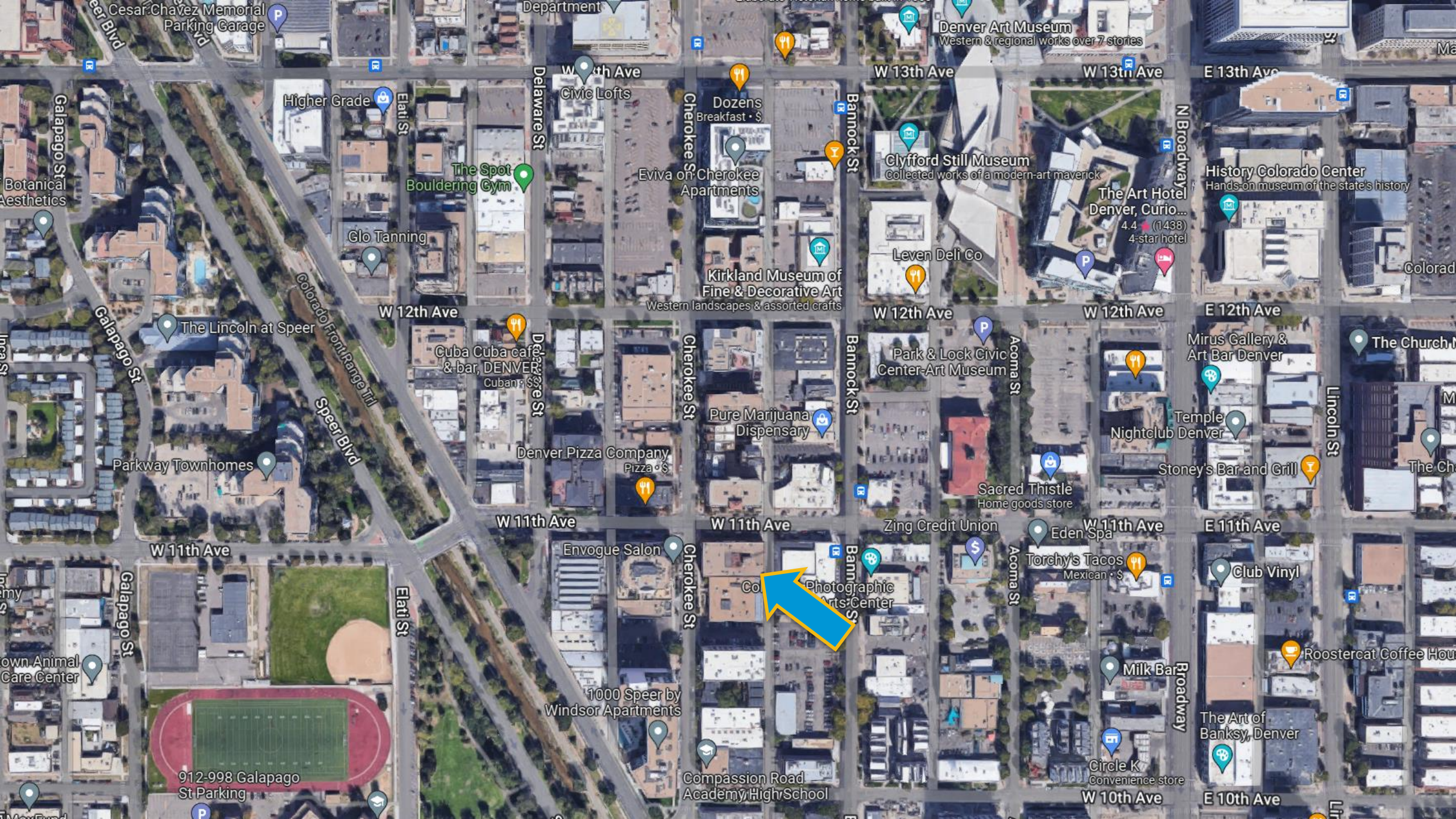
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# 1090 Cherokee Street

Denver City Council

Kara Hahn, Principal City Planner

August 15, 2022



Co  
Photographic  
Arts Center

W 11th Ave

W 11th Ave

W 11th Ave

W 11th Ave

E 11th Ave

W 11th Ave

Cherokee St

Cherokee St

Bannock St

Acoma St

Lincoln St

Elati St

Galapago St

912-998 Galapago  
St Parking

1000 Speer by  
Windsor Apartments

Compassion Road  
Academy High School

Circle K  
Convenience store

The Art of  
Banksy, Denver

Higher Grade

The Spot  
Bouldering Gym

Glo Tanning

W 12th Ave

Cuba Cuba cafe  
& bar, DENVER  
Cuban • \$

Denver Pizza Company  
Pizza • \$

Envogue Salon

1000 Speer by  
Windsor Apartments

W 14th Ave

Civic Lofts

Cherokee St

Eviva on Cherokee  
Apartments

Kirkland Museum of  
Fine & Decorative Art  
Western landscapes & assorted crafts

Pure Marijuana  
Dispensary

Cherokee St

Compassion Road  
Academy High School

W 13th Ave

Clyfford Still Museum  
Collected works of a modern-art maverick

Leven Deli Co

W 12th Ave

Park & Lock Civic  
Center-Art Museum

Zing Credit Union

Bannock St

Photographic  
Arts Center

Denver Art Museum  
Western & regional works over 7 stories

W 13th Ave

The Art Hotel  
Denver, Curio...  
4.4 (1438)  
4-star hotel

W 12th Ave

Eden Spa

Torchy's Tacos  
Mexican • \$

W 10th Ave

E 13th Ave

History Colorado Center  
Hands-on museum of the state's history

E 12th Ave

Mirus Gallery &  
Art Bar Denver

Temple  
Nightclub Denver

Stoney's Bar and Grill

Club Vinyl

The Art of  
Banksy, Denver


E 10th Ave

Lincoln St

The Church M

The Ch

Roostercat Coffee Hou



# 1090 Cherokee Street

- **Owners**
  - Condo Building
- **Applicants**
  - Dennis Humphries, Katherine Avery, and Douglas Marts



## Landmark Designation Eligibility

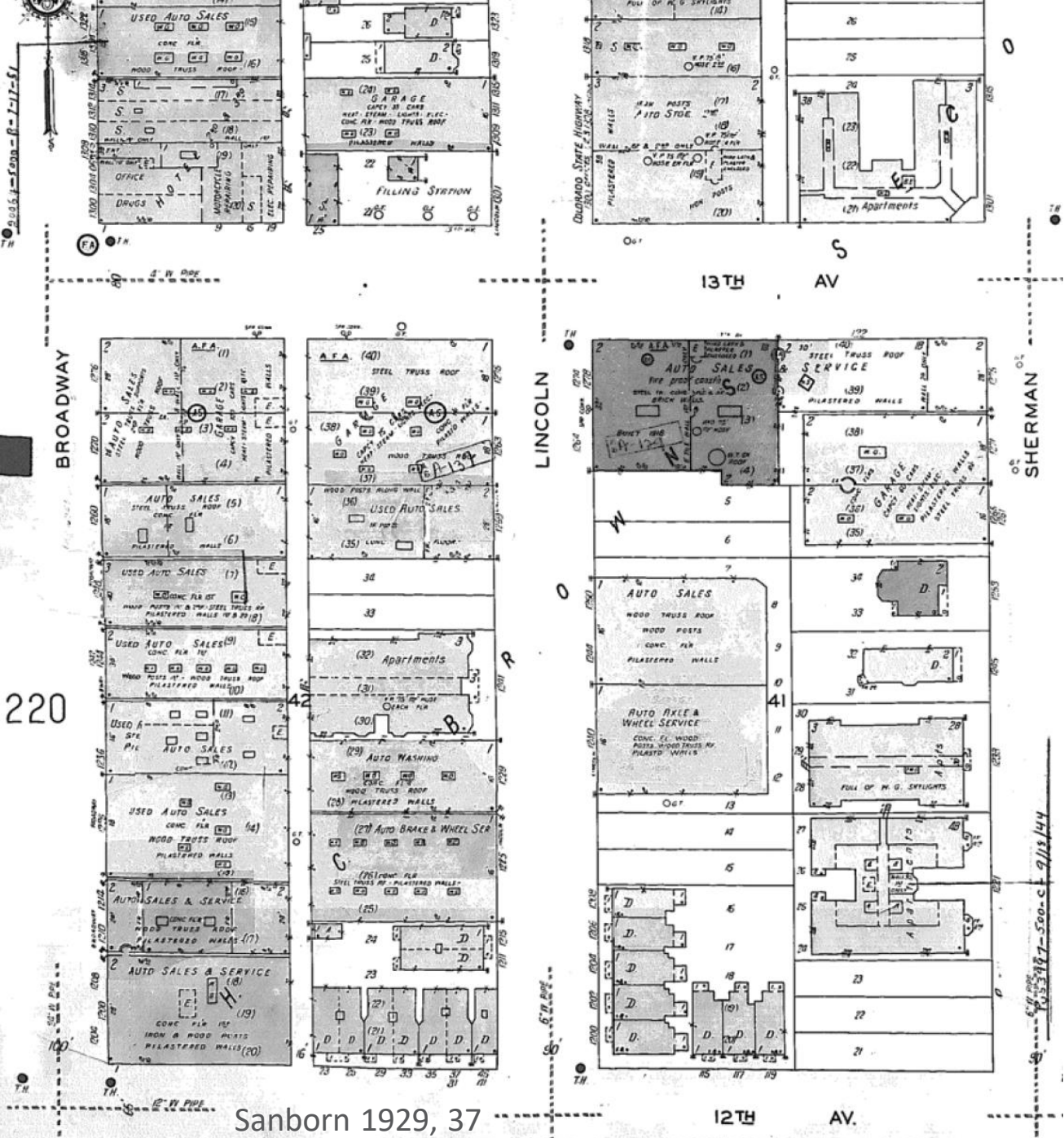
The structure or district must meet the following criteria \*:

1. Maintains its integrity
2. More than 30 years old, or is of exceptional importance
3. Meets at least three of ten criteria
4. The LPC considers the historic context

\*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

# Landmark Designation Criteria

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



A. Direct association with a significant historic event or with the historical development of the city, state, or nation

- Development of Automobile Row
  - Broadway and Lincoln
  - 14<sup>th</sup> to Speer
  - Car dealerships, service stations, auto related industries

**A. Direct association with a significant historic event or with the historical development of the city, state, or nation**

- Cadillac Dealership
  - R.R. Hall's Cadillac showroom
  - 1376 Broadway (demolished)

- Service station
  - 1921
  - State-of-the-art
  - Customers and employees
  - 1945 wholesale florist



**A. Direct association with a significant historic event or with the historical development of the city**

- Redevelopment of Golden Triangle
  - Mickey Zeppelin – Zeppelin Development
  - Reuse of historic building
  - First new residential units in area
  - Kick-started redevelopment of Golden Triangle





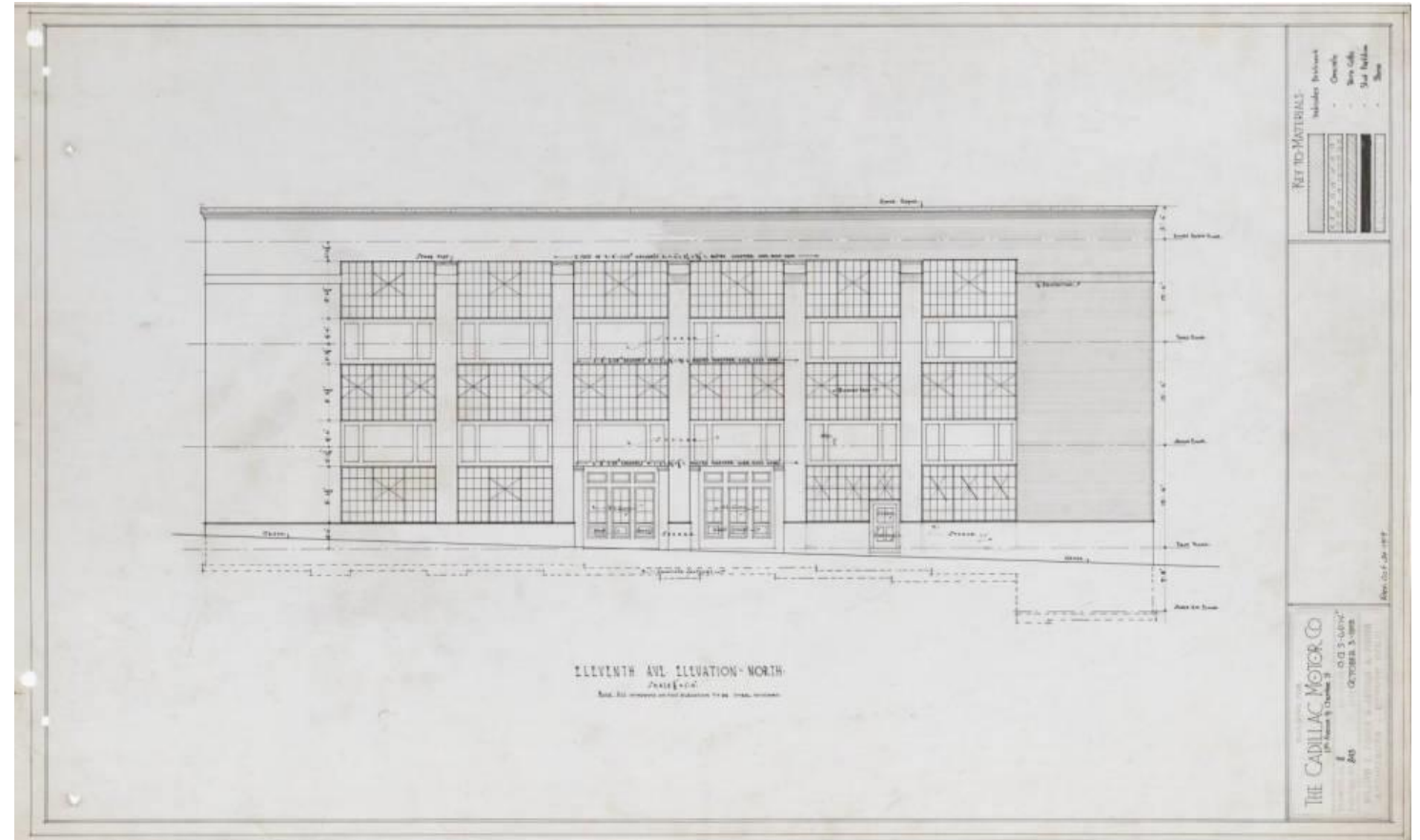
## C. Embodies the distinctive visible characteristics of an architectural style or type;

- Distinctive characteristics of Late 19th and Early 20th Century American Movements: Chicago style
  - Developed between 1879 and 1910
  - Steel and concrete frame
  - Masonry cladding
  - Little ornamental detail



## D. Significant example of the work of a recognized architect or master builder;

- Fisher & Fisher
  - Prominent Denver firm
  - Designed properties in Golden Triangle
    - Voorhies Memorial Gateway
    - DPL downtown branch (B Hoyt)
  - Frequently high-style
  - Various types
    - Only known warehouse or service building



# Integrity

- Minimal alterations
  - Reconfiguration of the opening at the northwest corner
  - Infill of one larger former garage door openings on north side
- Maintains aspects of integrity
  - Original location
  - Design, materials, and workmanship
  - Feeling and association



# Historic Context & Period of Significance

- Golden Triangle slowly developed in 1880s & 1890s
  - Primarily residential neighborhood
  - Transformed to commercial/auto in 1920s & 1930s
  - Post-War became less-desirable
  - Redeveloped in 1980s
- Cadillac Lofts associated
  - Change to automobile culture in the early twentieth century
  - Redevelopment sixty years later
- Period of significance
  - 1920 - 1985
  - Construction, auto service building, and extends to residential structure



# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
  - C. It embodies the distinctive visible characteristics of an architectural style or type;
  - D. It is a significant example of the work of a recognized architect or master builder;
- Retains Integrity
- LPC considered the historic context

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, CPD staff recommends approval of the application.