



**TO:** Land Use, Transportation and Infrastructure Committee  
Jeanne Robb, Chair and Judy Montero, Co-Chair

**FROM:** Savannah Jameson, Community Planning & Development

**DATE:** October 4, 2011

**RE:** Proposed Designation of a Landmark for Preservation:  
1515 East 9<sup>th</sup> Avenue, The Waldman

## **I. LEGAL DESCRIPTION OF PROPERTY**

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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

## **II. HISTORY OF THE APPLICATION**

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- The full Landmark Preservation Commission (LPC) reviewed the application on August 16, 2011 and found it to be complete and the building 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.

## **III. LANDMARK PRESERVATION COMMISSION FINDINGS**

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### **Significance**

1515 E 9<sup>th</sup> Avenue meets the criteria for designation, meeting criterion 2B Architecture and criterion 3A 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 was a prominent 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 residential designs Fisher and Fisher designed for Denver's prominent homes.

### **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 Recommendation:**

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

END

## **Denver Landmark Preservation Commission**

### **Application for Landmark Designation**

#### **Building Identification:**

1. Address: 1515 E. 9<sup>th</sup> Avenue, Denver, Colorado 80218
2. 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  
  
[The deed for the Waldman Condominiums, dated July 21, 1922, describes the property as comprised of the lots or parcels of land in the City and County of Denver and State of Colorado numbered eighteen (18), nineteen (19), and twenty (20) in block numbered sixteen (16) Inslees Addition, and a strip of ground East of and adjoining the rear end of said lots said strip being forty (40) feet more or less in width and seventy-five (75) feet in length being all that strip of ground lying between the East or rear end of said lots and the West line of Cheesman Park (Property Warranty Deeds, Book 2948, p. 561: Property Records Office, Denver City and County Building).]
3. Historic Building Name: Waldman Apartments, Inc.; Current Building Name: Waldman Condominiums
4. Historic Use: Residential apartment building; Present Use: Residential condominium building
5. Zone District: G-MU-3/UO-3

#### **Historical Data Summary:**

6. Year of Construction: 1922. (Permit # 3438 obtained in 1922 by David Waldman: Microfilm Building Permit Collection- 1915-1955. Denver Public Library, Western History Collection).
7. Architect: Arthur Addison Fisher and Wm. Ellsworth Fisher (Denver Public Library, Western History Collection, Fisher and Fisher Architectural Files, Box 22).
8. Original Owner: David M. Waldman
9. Photographs (See attached copies of 3 contemporary and 1 reproduction of an historic photo of structure). One contemporary 8 x 10 photograph shows the building from the Humboldt Street right-of-way and two contemporary 8 x 10 photographs show the building from the East 9<sup>th</sup> Avenue right-of-way.

Statement of Significance:

## 10. Landmark Designation Criteria

The property meets two of the three criteria, 2b and 3a, for landmark designation as follows:

**2b: Architecture.** To have architectural importance, the structure or district shall have design quality and integrity, and shall ***be a significant example of the work of a recognized architect or master builder.***

*The Waldman has a direct and substantial association with individuals who built historic residential and commercial structures in the City of Denver.* Specifically, the Waldman was built in 1922 by the well-known Denver architectural firm, Fisher and Fisher, established in 1910 (Bakemeier, 2000; Noel & Norgren, 1989).

This firm designed residences and commercial buildings for Denver's elite. Their buildings included major commercial buildings such as the Colorado National Bank (17<sup>th</sup> and Champa) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, Box 4, FF 481) and the A. C. Foster Building (16<sup>th</sup> and Champa, renamed the University Building in 1929) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, microfilm reel 8/frame 79-101).

The firm designed private residences for notable citizens such as John Evans (2001 E. Alameda), Henry C. Van Schaack (323 High St.), and Chester Morey (1075 Race) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FFC3, microfilm 89).

By the 1920s, the firm was one of the most influential in the Rocky Mountain region, and they continued to design commercial buildings such as the Neusteter Department Store (16<sup>th</sup> and Stout) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FFC12, FF50), Midland Savings Building (17<sup>th</sup> and Glenarm) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FF464, microfilm 89), and the Denver Polo Club (no longer standing) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FF142, microfilm 89).

They gained recognition for design of schools such as Morey Junior High School (14<sup>th</sup> and Clarkson) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FF477, microfilm 89); South High School (East Louisiana Avenue across from Washington Park) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FFC12, microfilm 89); and the University of Denver Stadium (no longer standing) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FF479, microfilm 89); as well as hospitals such as the B'nai B'rith Infirmary for National Jewish Hospital Consumptives (southeast corner of Colfax and Colorado Boulevard) (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Files, FF466, microfilm 89).

**3a: Geography. To have geographical importance, the structure shall have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city**

*The Waldman has a prominent location through its position on the south west corner of Cheesman Park, an 80-acre park developed in the waning days of the 19<sup>th</sup> century, and it is an orienting visual feature of Capitol Hill.* Cheesman Park, listed on the National Register of Historic Places, was designed in 1898 by German landscape architect, Reinhard Schultze. (National Register 9/17/1986, 5DV.5308). ([www.historycolorado.org/content/denver](http://www.historycolorado.org/content/denver)). It contains a marble, neoclassical pavilion, the site of major civic events over the past 100 years.

The building is also one block from the Humboldt Island, one of the first residential districts in Denver to receive historic designation from the Landmark Preservation Commission (1972- Historic Landmark District #2) reflecting the architectural significance of homes on this street including those designed by Wm. and Arthur Fisher and other prominent architects.

### **Architectural Description**

**11. Structure and surrounds.** The Waldman is a significant Mediterranean-Revival building covered in beige stucco with a red tile roof, three stories in height, immediately adjacent to Cheesman Park. The building is shaped like an H turned on its side. The main entrance to the building is on East 9<sup>th</sup> Avenue. It has 42 apartments with 13 on the first floor, 14 on the second floor, 14 on the third floor, and one on the lower level. Each apartment has a living room, dining room, kitchen and bathroom, with the number of bedrooms varying by unit.

The building sits on the northeast corner of East Ninth Avenue and Humboldt Street. The east side of the building sits on Cheesman Park, the west side on Humboldt Street. It is located approximately 1.5 miles from the State Capitol Building and .75 miles north of the Denver Country Club.

**a. Location and setting.** The block is adjacent to the Humboldt Street Historic District which runs from Tenth through Twelfth Avenues. Humboldt Street Historic District (locally referred to as Humboldt Island) was placed on the National Register of Historic Places in 1978 ([www.nrhp.focus.nps.gov](http://www.nrhp.focus.nps.gov)). It contains homes built between 1894 and 1907.

**b. Architectural description.** The building is a Mediterranean Revival building with blind arches above first floor windows, rooftop pergola, early faux stone accents, coat of armor details, hand-wrought iron trim, and marquee over front entrance made of wrought iron and glass. Interior spaces that contain extraordinary design features include: an arched barrel entrance; black walnut paneled elevator and elevator lobby; marine glass windows between vestibule and lobby; solid brass mailboxes, handrails and thresholds; Wilton-loomed wool carpets (original and present); original marble wainscoting and floors in main lobby; a 17<sup>th</sup> century oil painting and several brass antique chandeliers.

c. **Major alternations to exterior of structure and plans to alter exterior.** There have been none. There are none planned except for possible re-landscaping and repair of front steps.

### **History of the Structure and Its Associations**

12. The building was developed by David M. Waldman and constructed in 1922.

Many of Denver's socially prominent citizens lived in the Waldman Apartment Building over the years before its conversion to condominiums in 1979 (Noel & Norgren, 1987). Notable residents included the following: 1) Frances and Louis Charsky (he was owner of Davis Bros. Pharmaceuticals); 2) James Brooks, onetime owner of the Oxford Hotel; 3) Dave and Vera Cockrill, owners of the Denham and many other theaters; 4) John Sanger, son of Alice Cheesman (they built the Cheesman Pavilion); 5) Raphael, Bertha, Edward and Hannah Levy (Hannah and her brother, Jack, founded the Fashion Bar clothing chain); 6) Ira Rothgerber, prominent attorney and friend of the Charskys (he represented the Charskys, when they were investigated by the federal government during the McCarthy era); 7) Saul Caston, conductor of the Denver Symphony Orchestra (1945-1964); 8) Wayne and Elliott Stacey, he was president of Colorado Title Company, and she was the one-time public relations director for Sarah Lawrence College and was later a well-known Denver community activist; 9) Donald D. Bowman, Denver District Court Judge, who was the victim of a Molotov cocktail bomb placed outside of his apartment door (the fuse was doused by his wife); and 10) Caroline Bancroft, well-known Colorado historian and author of many books (Student, 1999).

a. **Circumstances of construction.** The building permit was secured June 29, 1922, number 3438, issued to David M. Waldman, at a cost of \$125,000. The permit fee was \$125. Final inspection of the completed building was done on November 28, 1922. The architects were Arthur Addison Fisher and William Ellsworth Fisher, known as Fisher & Fisher Architects. The building was constructed by C.S. Lambie Company. This company also constructed other buildings in the neighborhood, including the Acacia (429 E. 14<sup>th</sup> Avenue) in 1922 and the Bernard (now called the Cardwell at 850 Humboldt Street) in 1923 (Denver Public Library, Western History Collection, Fisher & Fisher Architectural Records, FFC3, microfilm 89).

c. **Other Related Structures.** Fisher & Fisher also designed the Norman Apartments at 99 Downing Street and the Country Club Gardens at 1001 E. Bayaud Avenue. Both buildings have received landmark status, numbers 305 and 39 respectively.

13. The primary documents used for this application are listed below:

Brockmeier, A. M. (2000). Country Club Heritage: A History and Guide to a Denver Neighborhood. Denver, CO: Country Club Historic Neighborhood, Inc..

Denver Public Library, Western History Collection. Fisher & Fisher Architectural Records. C MS WH 932.

Noel, T., & Norgren, B. (1987). Denver: The City Beautiful. Denver, CO: Historic Denver, Inc..

Student, Annette (1999). The Waldman Condominiums and Its History From 1922 to 1999. Denver, CO: Waldman Historical Committee.

### **Application Information**

14. Present Owner: Waldman Condominium Homeowners Association

Mailing Address: 1515 E. 9<sup>th</sup> Avenue, Denver, Colorado 80218

15. Owner Consent to Designation: Sandra Solove, HOA President, acting on behalf of the Homeowners of the property described in this application for landmark designation do, hereby give my consent to the designation of this structure as a Structure for Preservation.

(The application was distributed to the Waldman homeowners prior to their annual meeting on June 15, 2011. The application was discussed at that meeting, after a presentation by Senior Preservation Planner, Savannah Jameson, and the homeowners voted unanimously to approve its submission to the Landmark Commission.)

Signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

16. Applicant/Preparer Name: This application was prepared by Brian Bostron and Kathleen Wells.

Affiliation/ Interest in Property: Dr. Wells is a homeowner, and Mr. Bostron is a long-time resident of the Waldman.

Address: Kathleen Wells, Apartment 103; Brian Bostron, Apartment 101

Telephone: Kathleen Wells, 303-322-0079; Brian Bostron, 303-894-9374.

17. Application Fee. The non-refundable application fee of \$250 for an individual structure payable to Denver Manager of Revenue is enclosed.



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Signature: Sandra Solove

Printed name: Sandra Solove HOA Pres.

Date: \_\_\_\_\_

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