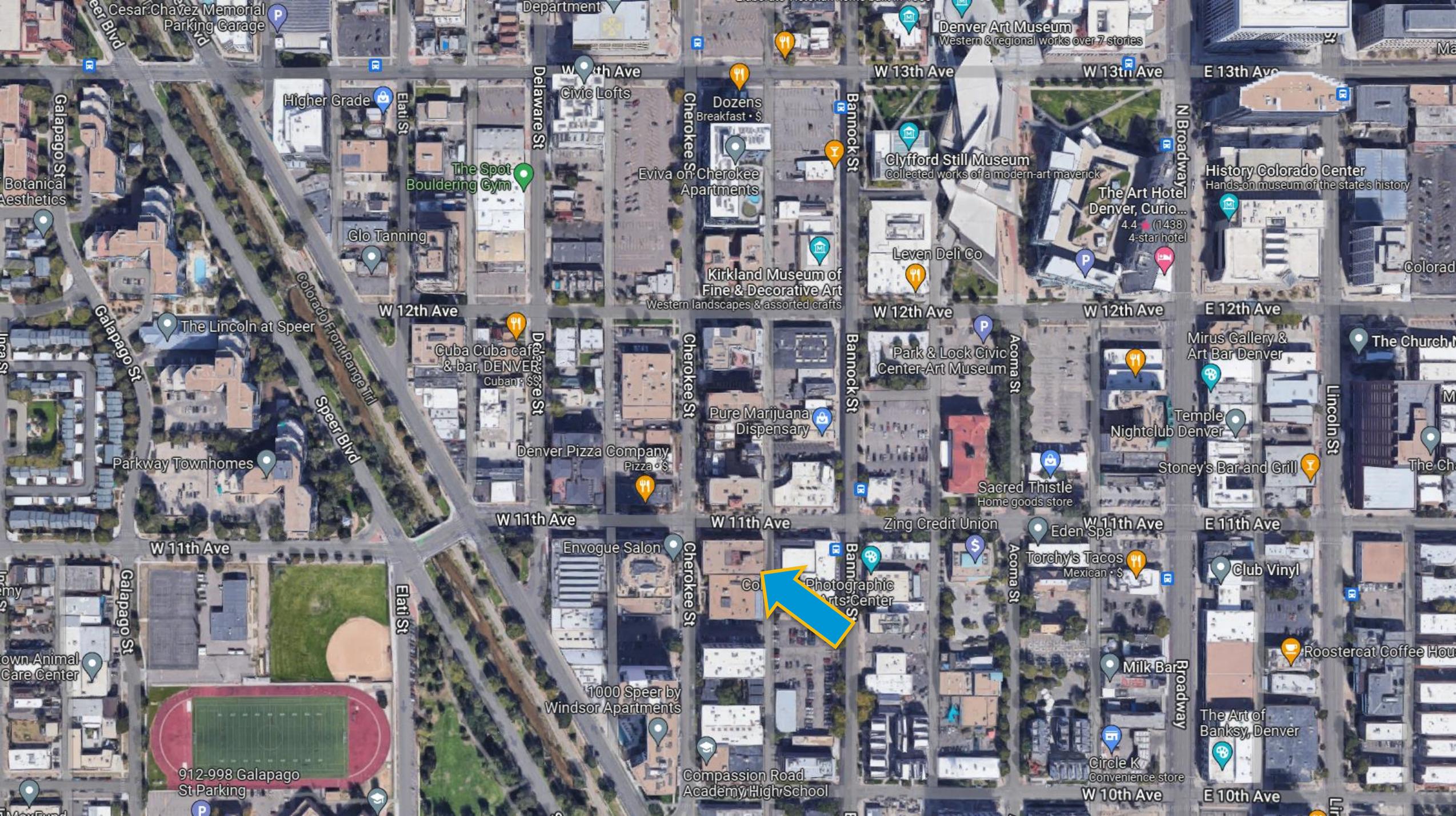

1090 Cherokee Street

Land Use, Transportation, and Infrastructure

Kara Hahn, Principal City Planner

July 12, 2022



1090 Cherokee Street

Location

- Council District # 10
- Civic Center Neighborhood

Zoning

- D-GT

Owner and Applicant

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





Landmark Designation Eligibility

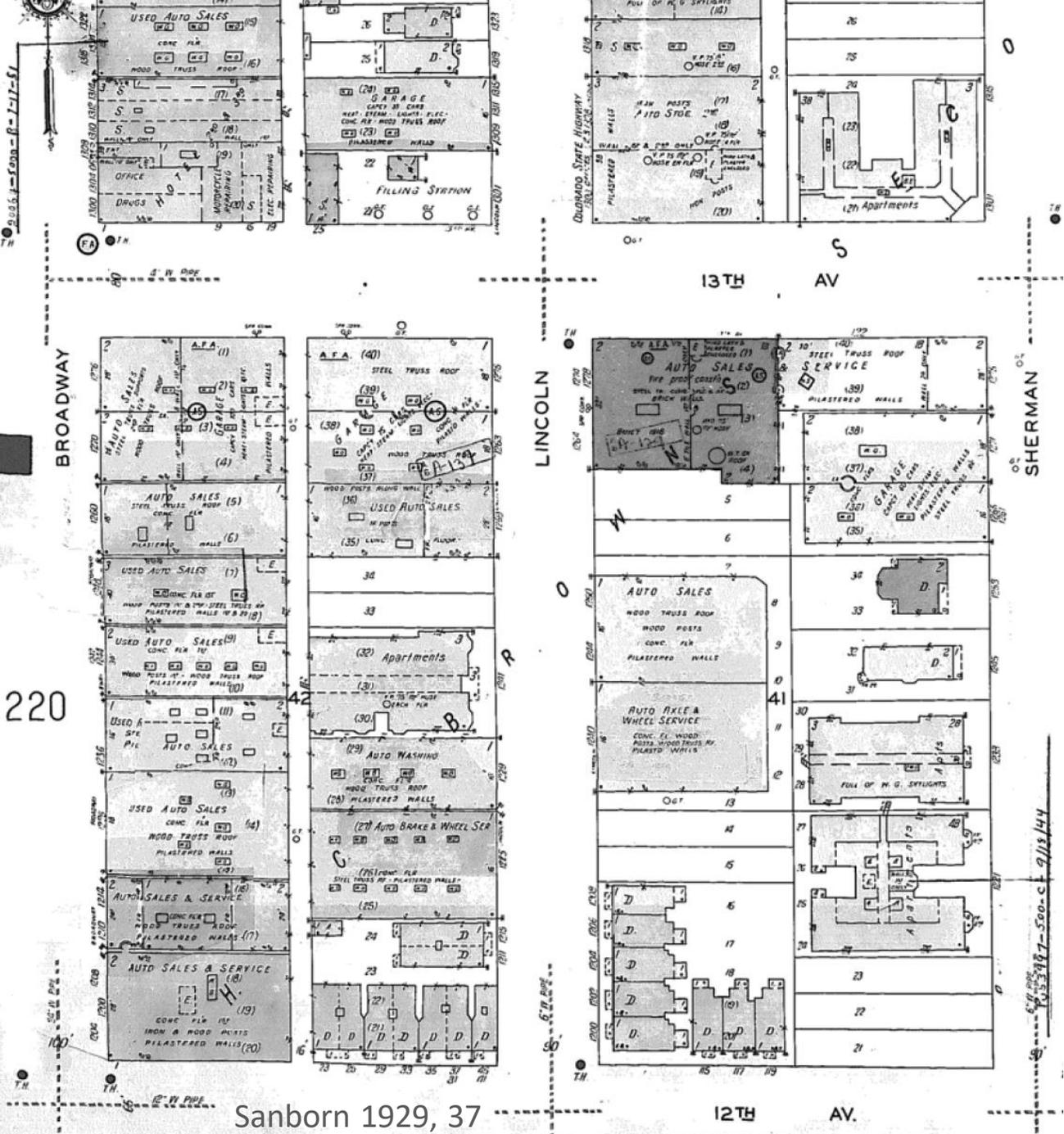
The structure or district must meet the following criteria *:

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
- 14th 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
- 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 GT



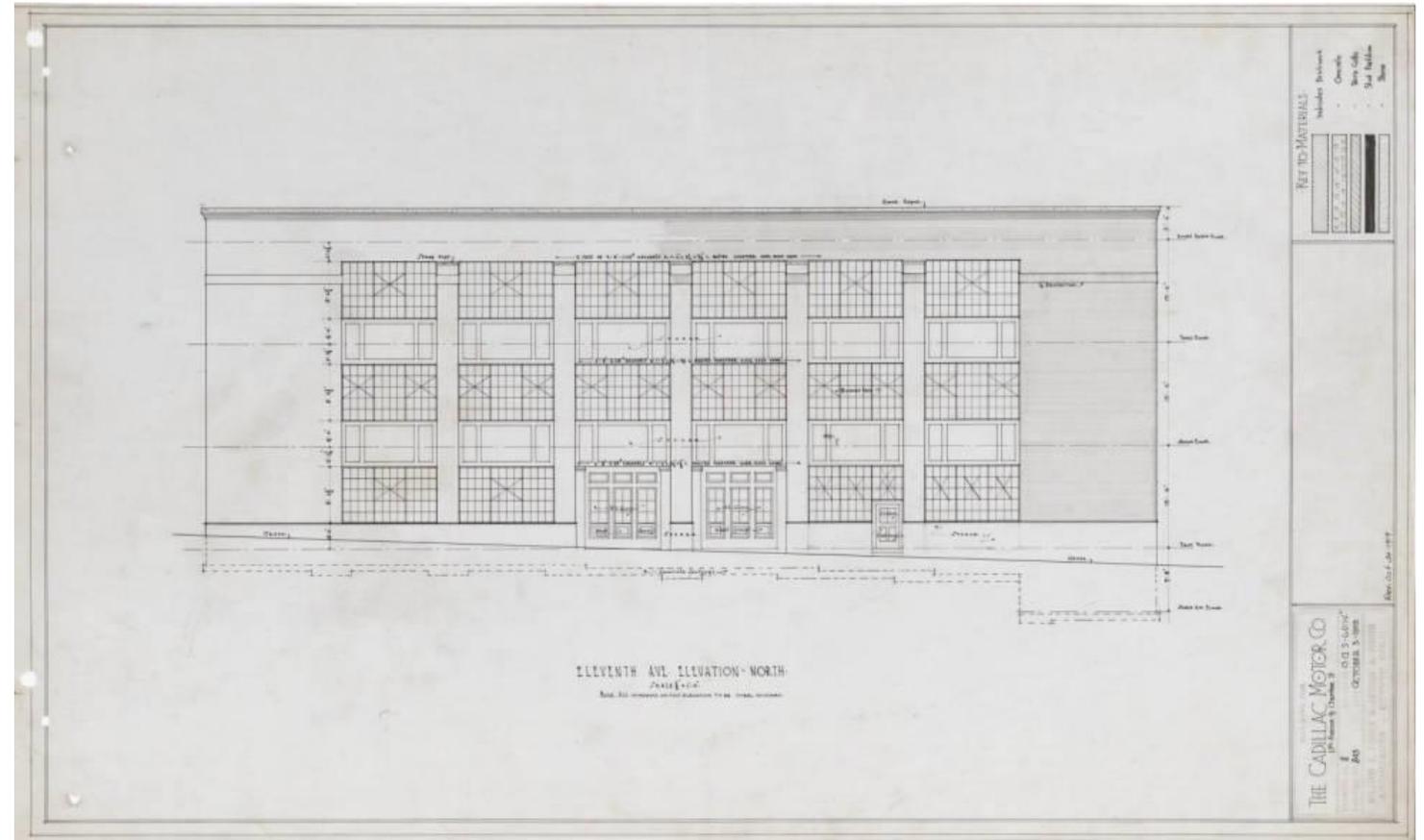
C. Embodies the distinctive visible characteristics of an architectural style or type;

- Distinctive characteristics of Late 19th and Early 20th Century American Movements: Chicago style
 - Developed between 1879 and 1910
 - Steel-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 area slowly developed in 1880s and 1890s
 - Primarily residential neighborhood
 - Transformed to commercial and auto in 1920s and 1930s
 - Post-War became less-desirable
 - Redeveloped in 1980s
- Cadillac Lofts associated
 - Change to automobile culture in the early twentieth century
 - Later redevelopment of the neighborhood sixty years later
- Period of significance
 - 1920 - 1985
 - Construction, auto service building, and extends to use as a residential structure



1921 - Type 59 Touring would have been one of the earliest new Cadillacs serviced in the building

Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
 - A. 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;
- 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.