Exhibit 1: Landmark Designation

DENVER LANDMARK PRESERVATION COMMISSION
Application for Landmark Designation – March 2, 2009
Amter Residence – 222 South Fairfax Street

Building Identification

1. **Address of Building:** 222 South Fairfax Street; Denver, Colorado 80246

2. **Legal Description of Property:** South 80 feet of Plot 2 and North 40 feet of Plot 3, Block 25, East Capitol Hill Sub 2nd Filing & West ½ vacated alley adjacent.

3. **Historic Building Name:** Amter Residence
   Current Building Name: Amter Residence

4. **Historic Use:** Domestic – Single Dwelling
   Present Use: Domestic – Single Dwelling

5. **Zone District:** R-1 Single Family Residential

Historical Data Summary

6. **Year of Construction:** 1952-1953
   Source of Information: Ann Amter (daughter) and title information

7. **Architect or Builder:** Joe M. Lort, Jr.
   Source of Information: Original drawings, including plans, exterior elevations, and interior rendering; Ann Amter (daughter)

8. **Original Owner:** Gershon (Gus) and Dulcy Stein Amter
   Source of Information: Ann Amter (daughter); Denver Real Property Records; Original drawings

Photographs

9. Attach at least two (2) 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.

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Statement of Significance

10. Explain how the structure meets at least one criteria in at least two of the categories. Please cite specific criteria in the summary.

Landmark Designation Criteria

1. History. To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall*:*

a. Have direct association with the historical development of the city, state, or nation; or
b. Be the site of a significant historic event; or
c. Have direct and substantial association with a person or group of persons who had influence on society.

The Amter Residence meets Criterion 1c:

The Amter Residence has a direct and substantial association with small merchant families that populated the developing West and had influence on society through their contributions to business and the arts.

- Gus Amter's father and mother, Samuel J. and Annie E. Amter, immigrated to Colorado before 1900 from central Europe and established a small dry goods store in Leadville that was eventually converted to a ready-to-wear specialty shop. In 1927, a branch store was opened in Denver named "Amter's". The high-end women's dress shop, known as "your showcase of fashion", was one of Colorado's earliest stores and served the Denver community for over fifty years.

- Dulcy Stein Amter's grandfather, Max Nierenberg, founded the Colorado Mattress Manufacturing Company in Denver during the early 1900s. In 1922, the company acquired one of six franchises available through the Sealy Mattress Company to manufacture mattresses. Forty-one years later in 1963, the Colorado Mattress Manufacturing Company was considered the largest and oldest mattress manufacturing company west of the Mississippi River.

- In 1951, Gus Amter became a partner in the Standard Upholstery Company, founded by Max Nierenberg during the late 1920s. During the same time that the Amter Residence was being built, Gus Amter commissioned the design and construction of a one-story brick masonry building at 600 West Bayaud Street to accommodate his renamed business, the "Standard Furniture Manufacturing Company of Colorado". In 1961, Gus became sole owner of the company, which was the leading upholstery manufacturing plant in the Rocky Mountain region at that time.

- Dulcy Amter made significant contributions to the Denver arts community through her career in dance and the thirty-five years she devoted to education at the University of

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Denver. As a Professor of Dance in the Department of Theater at the University of Denver, Dulcy had a positive influence on students through her instruction of dance and her choreography of theater productions. She was instrumental in forming the Martha Wilcox Dance Theatre, which was a touring company for the Rocky Mountain region. Following Martha Wilcox's retirement from the University of Denver in 1962, Dulcy co-directed the dance department and later created and developed the University of Denver Dance Theatre with her daughter, Ann Amter. Dulcy was recognized as a "Living Legend of Dance" in 2003 by the University of Denver.

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

a. *Embody distinguishing characteristics of an architectural style or type; or,*

b. *Be a significant example of the work of a recognized architect or master builder, or,*

c. *Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or,*

d. *Portray the environment of a group of people* or *physical development of an area in an era of history characterized by a distinctive architectural style.*

The Amter Residence meets Criteria 2a, 2b, and 2d:

- 2a: *The Amter Residence embodies the distinguishing characteristics of the mid-century Modern style.* Designed and constructed between 1951 and 1953, the house incorporates many of the defining characteristics of Frank Lloyd Wright's Usonian Style including its horizontal orientation; the low-slope roofs with overhanging eaves; its incorporation of natural exterior building materials without applied ornament, including brick and wood, which is carried into the interior of the house; ribbon windows, windows that fill the gable ends, and window walls that make the low-slope roofs appear to float above the house; an open floor plan on multiple levels with direct access to outdoor spaces; indirect interior lighting in lieu of exposed light fixtures; built-in storage and furniture; and gravity heat supplied from the floor rather than from visually obtrusive radiators.

- 2b: *The Amter Residence is a significant example of the work of a recognized architect, Joe Lort, Jr.* Modernist architect Joe Lort was a second generation student of Frank Lloyd Wright and, consequently, followed many of Wright's design principles in his own unique work. Other noteworthy Modern houses from the same time period that Joe Lort designed include 233 South Birch Street in Hilltop, constructed in 1946, and the Cummings House, located at 5200 Ridge Trail in Bow Mar and built in 1956. These two houses are included in the Historic Denver Guide, The Mid-Century Modern House in Denver. (The house in Bow Mar is featured on the cover of the guide book.) Joe Lort also designed the Robineau House in the Hilltop neighborhood at 181 Dexter Street, which was completed in 1954 and demolished circa 2000. The house was a featured post-World War II house in Hilltop Heritage – A History and Guide to a Denver Neighborhood and was known as the "butterfly house" for its cross-gabled low-pitched roofs.

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- 2d: *The Amter Residence portrays the physical development of the Hilltop neighborhood, which is cited in Historic Denver's guide, The Mid-Century Modern House in Denver, as being "the most important neighborhood in Denver for Modern residential architecture".* The Amter Residence is an outstanding example of one of Hilltop's architecturally-designed mid-century Modern houses that still retains its original architectural integrity. The house serves as a reminder of the neighborhood's early development. Ann Amter eloquently describes the design of her parents' house: "The house itself has a sense of movement – open and filled with light and levels and flowing space…The architectural influence of this home set a standard for the neighborhood that was to come." Unfortunately, the stylistic consistency of the neighborhood is being eroded: Due to the large building sites and favored location, many of the houses are being demolished and replaced with those that are not in keeping with the Modernist heritage of the neighborhood.

Architectural Description

11. Concisely describe the structure and its surrounds.

a. Describe location and setting including physical context and relationship to neighborhood and other historic structures.

The Amter Residence is located on the east side of the 200 block of South Fairfax Street in the Hilltop neighborhood. The building site at 222 South Fairfax Street is 15,900 square feet in area; it measures 120 feet wide in the north/south direction and 132.5 feet deep in the east/west direction. The plots on adjacent blocks are typically 125 feet deep in the east/west direction with an alley, which is fifteen feet wide, oriented north/south at mid-block. Because the alley was vacated on the block where the Amter Residence is located, the building site is 7.5 feet deeper than those on other blocks. There are only four building sites along the east side of the 200 block of South Fairfax Street, including the Amter lot. These building sites are generally larger than those on adjacent blocks of this southeast Hilltop area; the majority of the adjacent streets contain five to seven building sites on each side.

The Amter lot is located in Block 25 of the Second Filing of the East Capitol Hill Subdivision, although the neighborhood is known as "Hilltop", named for its location on a bluff that provides views of the Front Range to the west. The Hilltop neighborhood is one square mile in area, with Eighth Avenue and Alameda Avenue serving as its north and south boundaries; the neighborhood's east and west boundaries are defined by Holly Street and Colorado Boulevard, respectively. The southeast area of Hilltop, where the Amter Residence is located, was developed after World War II. Gus and Dulcy Amter bought their building site from Russell and Herbert Writer.
The well-known construction and development firm, the "Writer Brothers, Inc.", was formed by brothers Russell M. Writer and Herbert A. Writer in 1928. During the 1930s, they built homes on Williams Parkway and along other streets within the Country Club neighborhood. The Writer Brothers also developed properties east of Colorado

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Boulevard between East Sixth Avenue Parkway and East Seventh Avenue during this same time period. In 1946, Russell and Herbert Writer purchased a number of plots in the Hilltop neighborhood, including the Amter's property on South Fairfax Street, from Robert W. Steele and William F. Spalding. Between 1948 and 1951, the Writer Brothers built a number of speculative homes along South Fairfax Street that ranged in construction cost from $12,000 to $25,000. The Writer Brothers were proponents of vacated alleys; they saw a growing desire by homeowners for greater privacy and more outdoor living space. This concept is reflected in the 200 block of South Fairfax where the Amter Residence is located; the alley is vacated on this block.

The Amter Residence is elevated above natural grade on a stepped terrace. The elevated placement of the house above the street serves a multitude of purposes: the house appears as a natural extension or outgrowth of the site; it permits the house to have multiple floor levels on the main floor without dominating the site; it allows the lower level to have large windows that let in natural light; and access to the garage, which is located at the lower level, is available from Fairfax Street. Two low concrete masonry retaining walls along the front of the property serve as the edges of the terraces that step up toward the main entry door. A masonry base of Roman brick anchors the house to the ground, which transitions to freestanding site walls extending to the north and south. A similar wall oriented to the southwest serves as a screen wall for the garage.

The Hilltop neighborhood contains many architecturally-designed Modern residences. Other houses designed by Joe Lort include 233 South Birch Street, which is seven blocks to the west, and the former Robineau House at 181 Dexter Street, once located along the east edge of Cranmer Park and now demolished. The house at 250 South Fairfax Street, which is located immediately to the south of the Amter Residence, was designed by Richard Crowther with construction completed circa 1957. The Joshel House, which is the only mid-century modern house in Hilltop that is designated a Denver landmark, is located three blocks to the west of the Amter Residence at 220 South Dahlia Street and was designed by Joseph and Louise Marlow.

b. Architectural description including mention of major features, uncommon design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).

The Amter residence is a mid-century Modern house that was designed and constructed between 1951 and 1953. Architect Joe Lort was a second generation student of Frank Lloyd Wright and followed many of Wright's design principles. In The Natural House, published in 1954, Wright described domestic design characteristics that supported his principles of greater simplicity and alternatives to tradition that he had developed over the previous fifty years and was incorporating into his Usonian houses of that time period. Some of these design characteristics included the use of a flat or low-slope roof with overhanging eaves; the use of natural materials without applied ornament; indirect lighting in lieu of exposed light fixtures; brick, wood, and glass interior finishes as a replacement for plaster; built-in storage and furniture instead of movable furniture;

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gravity heat supplied from the floor rather than from visually obtrusive radiators; oil finishes on wood instead of painted finishes; a carport instead of a garage; and a concrete slab-on-grade instead of a basement.

Joe Lort's design of the Amter Residence incorporates many of Wright's Usonian design characteristics, while also representing Lort's unique response to Gus and Dulcy Amter's programmatic needs. The house is respectful of its site with a horizontal orientation that does not dominate its natural surroundings. The house has characteristic low-slope roof areas and large, overhanging eaves that visually tie the house to the surrounding site and reduce the house's overall scale. The exterior envelope lacks applied ornament; the major exterior building materials include brick and concrete masonry units, wood, and glass. The masonry is generally expressed in the overall composition of the house as large, unbroken planes. Ribbon windows, windows that fill the gable ends, and large window walls make the low-slope roofs appear to float above the house. The brick used for the house's construction is Roman brick, a long, thin brick that accentuates the horizontal orientation of the house. The Roman brick was used for walls at the base of the house, which transition to site and screen walls that extend beyond the footprint of the house, thereby visually anchoring the house to the site.

The house contains approximately 3,800 square feet on two levels. The main level includes the requisite living room, dining room, and kitchen. There is also a breakfast room adjacent to the kitchen, a utility room with washer and dryer, a recreation room, a master bedroom with a dressing area and bathroom that is subdivided to serve as a powder room for guests, and a second bedroom with similar amenities. The lower level accommodates a maid's room with an exterior entry on the north side of the house, a guest room with a full bathroom accessible from the guest room and hall, a mechanical room, and a two-stall garage.

The house has an open floor plan that allows the main living spaces to flow together. The main floor is defined by four different levels: the main entry vestibule, accessible from Fairfax Street; the private bedroom wing at the north end of the main floor, which is three steps above the entry vestibule; the Dining Room and Kitchen, located immediately east of the main entry vestibule and three steps below the bedroom wing; the Living Room, which is another three steps below the level of the Dining Room; and the Recreation Room, the highest room of the main floor, located at the southwest corner of the house. The Living Room's lowest floor elevation permits it to have a high ceiling with large expanses of glass, providing views and direct access to the back yard. The Recreation Room's highest floor elevation allows the garage to be located underneath it, thereby acting as a base for an outdoor deck that wraps around two sides of the Recreation Room. The Living Room and adjacent Breakfast Room, as well as the Recreation Room, have rotated plans that serve to reduce the visual scale of the house and provide views in multiple directions. The low-slope roofs are expressed at the ceilings of the Living Room, the Recreation Room, and the bedrooms.

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The exterior Roman brick wall adjacent to the entry door extends into the interior, serving as the north wall of the Recreation Room. The brick was also used for the construction of the fireplace, which is a prominent feature in the Living Room; the importance of this architectural feature is reflected in Joe Lort's preparation of a rendering of the fireplace in May of 1952 for Gus and Dulcy Amter. Wood, which is a prominent exterior finish, is also brought inside the house. The light-colored varnished wood was used extensively throughout the interior not only for built-in cabinetry but also as a finish for walls and structural elements. (Photographs of the house after it was first constructed suggest that the exterior wood was painted a color similar to that of the interior wood. The exterior wood is now painted a cool gray color.)

The interior incorporates indirect lighting: Light shelves at the entry and in the living room illuminate the ceiling and fill the spaces with light. There are very few ceiling-mounted light fixtures. The heating system consists of a hot water boiler that delivers heat through pipes distributed in the floors. An evaporative cooling system was added after the house was constructed; although it is mounted on the roof, its visual impact is minimal both outside and inside, with only the addition of a diffuser on the sloped ceiling of the master bedroom.

As noted in the previous section, concrete masonry retaining walls define the edges of stepped terraces in the front yard. A similar treatment was utilized in the back yard. A low, concrete masonry retaining wall extends out into the backyard in an east/west orientation; it separates the higher terrace and covered "lanai", directly accessible from the breakfast room, from the lower terrace at the Living Room. The use of site retaining walls allows the various levels of the main floor to have direct access to the outside.

c. Describe major alterations to the exterior of the structure and any known plans to alter the exterior.

There are no major alterations to the exterior of the structure and there are no plans to alter the exterior. Denver building permit records indicate that a few minor changes have been made to the house and site including the installation of steel siding on the roof fascias, replacement roofing on the low-slope roofs, and the construction of a wood cedar fence. Photographs of the house after it was first constructed reveal that the concrete masonry units, which were used for the construction of site walls and exterior building walls adjacent to the entry, were originally unpainted; the exterior wood appears to have been painted in colors consisting of earth tones of rose and tan. Today the concrete masonry units and original painted surfaces are painted a medium cool gray color. The house remains basically the same as when it was first constructed.

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History of the Structure and Its Associations

12. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.

a. Provide details about the circumstances of construction including the date of construction, architect, builder, and owner for the original structure and any significant additions.

The land associated with 222 South Fairfax was purchased by Gus and Dulcy Amter from Russell M. Writer and Herbert A. Writer on May 20, 1952. Designer Joseph McCrea Lort, Jr. custom-designed the house for Gus and Dulcy Amter. W. A. Johnson, doing business as "J. A. Johnson & Son", served as the general contractor. Its construction was completed in 1953 at an approximate cost of $20,000. After Gus Amter's death in 1998, Dulcy Amter continued to live in the house until her death in 2007; the house is now owned by their daughter, Ann Amter. There have been no additions made to the house since it was first constructed and minimal exterior changes.

Joseph McCrea Lort, Jr. (hereafter referred to as "Joe Lort" or "Joe Lort, Jr.") was born in 1921 in Denver, Colorado. His father, Joseph M. Lort, was born in 1895 in Wilmington, Delaware; he moved to Denver in 1902 with his parents, Joseph T. and Lily M. Lort. Joseph M. Lort was an elementary school teacher from 1921 until 1939 when he became principal of Skinner Junior High School; he was later named principal of North High School from 1946 to 1950 and then served as principal of South High School from 1950 until his retirement in 1960. Ellen Lort and Hattie F. Lort were sisters of Joseph M. Lort's father, Joseph T. Lort; they lived at 725 South High Street and organized private kindergarten and Sunday school classes in their home for area residents. The two sisters were later associated with the founding of the Washington Park Community Church, located at the northwest corner of East Arizona Avenue and South Race Street, constructed between 1917 and 1919.

Joe Lort, Jr. was both an architect and a planner. At the time of the Amter architectural commission, Lort was a designer rather than a licensed architect; he noted this title on his drawings for the Amter residence and was listed in the Denver City Directory as such, with his office located at 1320 Blake Street. In November of 1955, he became a licensed architect. His architectural office was relocated to 211 Clayton Street sometime between 1954 and 1957; it remained there through 1962. Between 1962 and 1963, Lort remarried and relocated his office to 1536 Welton Street. In 1964 and 1965, his architectural office was located at 5200 South Quebec Street. Joe Lort then worked for Georgetown Associates, located in Georgetown, Colorado at 450 15th Street from 1968 until 1972. According to his daughter, Susan Lort Brister, Joe Lort had a significant impact on the revitalization of Georgetown during this time period. By 1973, Lort had moved to Phoenix, Arizona where he designed mixed use office buildings, shopping malls, resort hotels, and residential projects.

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In Colorado, Joe Lort designed the Robineau House in the Hilltop neighborhood at 181 Dexter Street, which was completed in 1954 and demolished circa 2000. Known as the "butterfly house" for its cross-gabled low-pitched roofs, the design incorporated a living room that was sixty-five feet wide, facing west, with windows that provided views of the mountains. The large living room could be subdivided into smaller rooms with movable partitions. The house also featured a passageway between the house and three-car garage that was 180 feet long; the link served multiple functions, including a gallery for watching tennis games outside and as an indoor game room. A 1954 "Denver Diary" column of the Denver Post recognized the house as the "most fabulous house a-building".

Other houses that Joe Lort designed include 233 South Birch Street in Hilltop, constructed in 1946, and the Cummings House, located at 5200 Ridge Trail in Bow Mar and built in 1956. These two houses are included in the Historic Denver Guide, The Mid-Century Modern House in Denver. (The Cummings House is featured on the cover of this guidebook.) Sometime between 1956 and 1957, Joe Lort and his family moved into a house that he designed at 1516 East Oxford Lane in Cherry Hills Village. Joe Lort later designed a house at 3849 South Golden Court in Denver that he and his second wife occupied from 1968 until 1972, prior to his move to Phoenix, Arizona.

Joe Lort's commercial projects in Colorado include the First National Bank of Longmont, now known as "First MainStreet" and the North Star drive-in movie theater in Thornton, Colorado. The North Star, constructed in 1961 and now demolished, was considered to be one of the largest single screen drive-ins in the country, accommodating 1940 cars. Daughter Susan Lort Brister recalls that her father designed lodges at Vail ski resort and worked for RKO Fox Theaters before starting his own architectural practice.

In Arizona, Joe Lort was appointed to the Urban Form Land Use Committee by the Phoenix Planning Commission. As a result of his appointment, he provided significant input in the development of an urban village concept and was later appointed to a steering committee that analyzed ways to implement this concept in Phoenix. The "Phoenix Concept Plan 2000", adopted by the City of Phoenix, incorporates his ideas. Lort believed that the revitalization of vacant land in a city's inner areas should take precedence over suburban development. In 1984, Lort was hired by the City of Phoenix Planning Department. He made significant contributions to city planning, including his work with the Canal Design Guidelines Task Force, which was responsible for the design of 78 miles of a canal system within the city and its allowable adjacent uses. Lort was also influential in the development of mountain view preservation corridors in the "Deer Valley Core Plan". In 1995, Joe Lort celebrated his 40th year as a licensed architect and retired. Three years later, he passed away in Phoenix; his ashes were spread in a waterfall at Guanella Pass.

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b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.

Gershon (or "Gus") Amter and Dulcy Stein Amter are descendents of small Jewish merchant families that populated the developing West during the early 1900s. Gus became involved in the family businesses at an early age and later contributed to Denver's business community through his own furniture manufacturing company.

Gus Amter's father and mother, Samuel J. and Annie E. Amter, immigrated to Leadville before 1900 from Russia and possibly Germany. (Census records from 1900 through 1920 are inconsistent regarding Annie Amter's native country, with both Russia and Germany listed on different records.) The earliest records indicate that Samuel Amter started a home furnishings business at 222½ East 6th Street in Leadville. The family lived nearby at 313½ East 5th Street with their first child, Sarah, born in 1899 in Colorado. In 1901, following the birth of a second child (Ethel), the business and family moved to 711 Harrison Avenue at the northwest corner of Harrison Avenue and 7th Avenue; the building was earlier named the "Vendome Hotel" and is now known as the "Tabor Grand Hotel". The business operated here under the name of "S. J. Amter Mercantile Company" until 1904 when the Amter's first son, Joseph, was born. The business, which was a small dry goods store, was then renamed the "Boston Bazaar" and relocated to 618 Harrison Avenue; the family then moved to 224 West 6th Street. In 1906, the business moved next door to 619 Harrison Avenue. Another daughter, May, was born in 1907 and the family relocated to 137 West 9th Street on Capitol Hill, which was considered a prestigious residential address. At the same time, the "Boston Bazaar" increased its sales area by expanding into the adjacent space at 621 Harrison Avenue, suggesting that the business was prospering. The Amter's fifth and youngest child, Gershon, was born one year later in 1908. In 1910, the business was renamed "A. E. Amter" for Annie E. Amter, who was listed as the proprietress and Samuel as manager at 613 Harrison Avenue.

The business name was returned to "Boston Bazaar" with Samuel Amter as the proprietor in 1912. By 1914, the business had moved to another location along Leadville's main street at 602 Harrison Avenue. Sarah Amter became a clerk in the store in 1915 and remained working there through 1920. In 1919, the store was converted to a ready-to-wear specialty shop and, in 1927, Sarah Amter opened a branch store in the Republic Building in Denver, located in the 300 block of 16th Street and named "Amter's". The Leadville store closed soon afterwards. In 1931, "Amter's" relocated to the Masonic Temple Building at 523 16th Street. The high-end women's dress shop, known as "your showcase of fashion", eventually expanded to include 12,000 square feet of retail space on three levels of the building. "Amter's" remained in the Masonic Temple Building until it was sold to Paul and Rebecca Sexson between 1978 and 1979. Gus Amter was a store employee in 1930 and then later served as the store manager in 1936 and 1937.

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Dulcy Amter was born in 1914 in Denver, Colorado to Morris Stein and Bessie Nierenberg Stein, both Russian emigrants; Morris Stein was born in 1888 and Bessie Nierenberg was born in 1892. Dulcy's grandfather, Max Nierenberg, founded the Colorado Mattress Manufacturing Company in Denver during the early 1900s. The business was located in a storefront in Lower Downtown. Utilizing a used mattress stuffing machine, Max and his son, Morris, produced one mattress per day. In 1911, Morris Stein joined the Colorado Mattress Manufacturing Company as a salesman; Morris eventually married Max Nierenberg's daughter, Bessie. The business relocated to a larger manufacturing facility at 2628 Larimer Street. By this time, there were six employees with an annual sales volume of approximately $35,000. During the early 1920s, the company moved to 2363 Larimer Street, thereby allowing their manufacturing facility to expand from 6,000 square feet at their former location to 20,000 square feet. In 1922, the company acquired one of six franchises available through the Sealy Mattress Company to manufacture mattresses. Forty-one years later in 1963, the Colorado Mattress Manufacturing Company was considered the largest and oldest mattress manufacturing company west of the Mississippi River. The company produced approximately 700 Sealy mattresses each day and its fleet of twelve trucks and trailers delivered mattresses to outlets in eight states. Morris Stein served as an officer of National Sealy, Inc. During the early 1970s, the Colorado Mattress Company was sold to Sealy Mattress, Inc., which had its manufacturing facility at 12555 East 39th Avenue.

During the late 1920s, Max Nierenberg retired from active participation in the Colorado Mattress Manufacturing Company and moved to Pueblo, Colorado. There he cofounded the "Standard Upholstery Company" with Isadore Lande, a resident of Pueblo. After a fire destroyed the factory where the small Pueblo-based furniture manufacturing facility was located, the business was relocated to Denver; here it temporarily shared space with the Colorado Mattress Manufacturing Company. In 1933, Morris Nierenberg and Morris Stein, Dulcy Amter's father, were added as partners of the Standard Upholstery Company. Three years later, the furniture company moved into the A. T. Lewis horse barn at 2100 Humboldt Street, where it was renovated to accommodate a 25,000 square foot manufacturing facility, employing forty workers. Gus Amter was a salesman for both the Colorado Mattress Manufacturing Company and the Standard Upholstery Company from 1938 until 1951 when he and Isadore Lande became co-owners of the Standard Upholstery Company. Its office was located along with the Colorado Mattress Manufacturing Company at 2349-63 Larimer Street, while the manufacturing facility was located at 2100 Humboldt.

In the early 1950s, during the same time of the design and construction of the Amter Residence , Gus Amter hired architect William Redding to design a building to accommodate his furniture business, which he renamed the "Standard Furniture Manufacturing Company of Colorado". In 1953, a one-story brick masonry building at 600 West Bayaud Street was constructed at an estimated cost of $100,000. The building contained approximately 100,000 square feet with 125 employees. In 1961, Gus became sole owner of the company, which had become by this time the leading upholstery manufacturing plant in the Rocky Mountain region. Ten years later, Gus sold

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the business to the Schnadig Corporation of Indiana, with Denver becoming the company's regional outlet. Gus then started another business in 1972, the "Standard Investment Company", located at 601 Broadway.

As a youth, Dulcy Amter was interested in both theater and dance and at the approximate age of eight, she began attending ballet classes under the direction of Lillian Cushing, a professional actress and dancer who eventually married Frederick McFarlane, who is associated with the Tears-McFarlane House at the north edge of Cheesman Park. Dulcy continued her ballet training for the next ten years. She also aspired to become an actress and took classes in elocution. When acting opportunities failed to be available to her after spending a year in New York City, she returned to Denver and enrolled at Barnes Business School. In 1937, she married Gus Amter and together they had one daughter, Ann, born in 1939. Because of her passion for dance, Dulcy began attending modern dance classes at the University of Denver. Within two years, she was serving as an assistant to Martha Wilcox.

Dulcy Amter devoted thirty-five years to education at the University of Denver. As a Professor of Dance in the Department of Theater at the University of Denver, Dulcy had a positive influence on students through her instruction of dance and her choreography of theater productions. Dulcy was instrumental in forming the Martha Wilcox Dance Theatre, which was a touring company for the Rocky Mountain region. Dulcy Amter and Jerry Rumley directed the dance department in the Department of Theater following Martha Wilcox's retirement in 1962. In 1968, Dulcy's daughter, Ann Amter, joined the dance faculty and remained there until 1986. Together, Dulcy and Ann created and developed the University of Denver Dance Theatre. Like her mother, Ann taught, choreographed, and performed during that period at the University of Denver and elsewhere.

Gus and Dulcy retired in 1979. Dulcy continued to be involved with dance, including her exploration of Jewish dance for the Temple Emanuel Choir of Denver's cultural program. Dulcy was recognized as a "Living Legend of Dance" in 2003 by the University of Denver. Gus died in 1998. Dulcy remained living in her house at 222 South Fairfax Street until her passing in 2007. Gus and Dulcy's daughter, Ann Amter, retains ownership of the house.

c. Describe other structures that have similar associations and the relationship of this structure to them.

The southeast corner of the Hilltop neighborhood, where the Amter Residence is located, was developed after World War II. Building permit records and other resources indicate that most of the houses in the area east of South Elm Street and south of First Avenue were constructed between 1948 and 1960. The houses on the 100 block of South Fairfax Street were built between 1948 and 1950. On the 200 block of South Fairfax, where the Amter Residence is located, the houses were constructed between 1949 and 1957. In Historic Denver's guide, The Mid-Century Modern House in Denver,

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Hilltop is cited as being "the most important neighborhood in Denver for Modern residential architecture". While many of the houses in this area of Hilltop were developed by the Writer Brothers, some were designed by well-known Denver Modernist architects. The Amter Residence is an outstanding example of an architecturally-designed mid-century Modern house that still retains its original architectural integrity. Unfortunately, the stylistic consistency of the neighborhood is becoming compromised. Due to the larger-than-typical building sites and the neighborhood's close proximity to Cherry Creek and downtown Denver, many of the houses are being demolished and replaced with one (or sometimes two) residential structures that stand in sharp contrast with the Modernist tradition of the neighborhood.

13. Provide a list of research sources used in compiling this application.

"Amter's Celebrates Major New Expansion"; Rocky Mountain News; November 12, 1963; p. 7.

"Amter Family"; http://www.jewishleadville.org/surnames/amter.html .
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Application Information

14. **Present Owner:** Ann Amter

Mailing Address: 2565 S. University Boulevard, #506

Telephone: 303-777-9418

Fax: 303-777-9418

15. **Owner Consent to Designation:**

I / We, the undersigned, acting as owner(s) 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.

Signature: _____

Printed name: Ann Amter

Date: _____

If the owner does not consent to designation, please describe the reasons for recommending designation: (N/A)

16. **Preparer Name:** Kristine Hoehn / Hoehn Architects PC

Affiliation/ Interest in Property: Consultant to Ann Amter

Address: 50 Pennsylvania Street; Denver, CO 80203

Telephone: 303-282-3884

17. **Application Fee.** Non-refundable application fee of $250 for an individual structure must be paid prior to the public hearing. (Make check payable to Denver Manager of Revenue).