



To: Denver City Council
From: Becca Dierschow, Senior City Planner, Community Planning & Development (CPD)
Date: December 31, 2025
RE: Landmark Designation for 1407 E 11th Avenue – The Gables

Staff Recommendation:

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

Request to Designate a Structure:

Application: #2025L-006
Address: 1407 E 11 Avenue
Zoning: U-RH-2.5
Council: #10 - Chris Hinds
Owner: Merrilee Anneberg
Applicant(s): Merrilee Anneberg, Kristi Miniello

Case Summary:

The owner submitted a Landmark Designation application for 1407 E 11th Ave to CPD. Staff reviewed the application and found it to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission for November 4, 2025. The LPC unanimously recommended approval. On December 16, 2025, the Community Planning and Housing Committee forwarded the case to the full City Council. At first reading, Denver City Council ordered the bill published and the public hearing set for January 5, 2026.

Designation Criteria and Evaluation, Chapter 30, Denver Revised Municipal Code:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, the application must be complete, and the structure must meet the following criteria:

1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure’s historic context

Criteria Evaluation:

Landmark staff found that the application for designation demonstrates that the structure meets the following criteria:

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



The Gables Apartments is an example of the Tudor Revival style. Built in 1914-1915, the three-story brick building embraces a style that was popular in Colorado during the 1910s and 1920s. Distinguishing features of the style that are exhibited by the property include masonry construction or cladding, half-timbering with stucco infill on the upper levels, multiple prominent cross gables, a tower, and a prominent porch with a masonry arch. Additionally, the building has notable Craftsman elements, a style that emerged from the Arts and Crafts movement of the early 20th century. These include overhanging eaves, exposed rafters, triangular knee braces, porches with brick columns that extend to the ground, and several original windows that have multiple panes over a sash with one large glass pane.

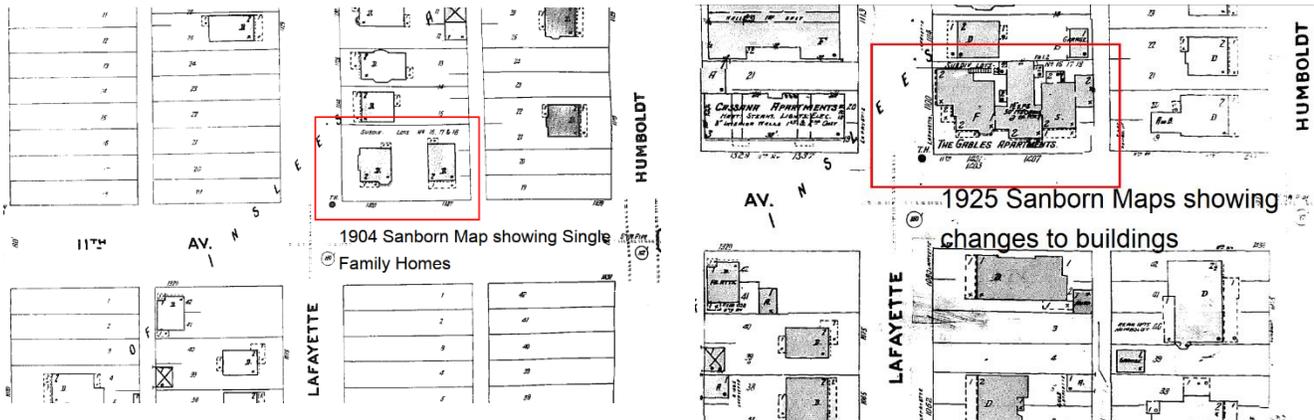
D. It is a significant example of the work of a recognized architect or master builder;

The building was designed by prominent Denver architect, Montana S. Fallis. Fallis first began practicing in Denver in the late 1880s when he was hired by Frank Edbrooke's architectural firm. None of Fallis' other known works were designed in the Tudor Revival or Craftsman styles, making this an uncommon and highly significant design for him. Fallis is associated with the design of a number of properties listed in the National Register of Historic Places, including the 1910 Renaissance Revival Vail Hotel (Pueblo), 1912 Chicago Commercial style Oxford Hotel Annex (Denver), 1913 Gothic Revival Sacred Heart Church (Pueblo), 1928 Exotic Revival Egyptian Theater (Delta), and 1929 Art Deco Buerger Bros. Building and Annex (Denver). He also designed the well-known 1930 Art Deco Mayan Theater in Denver, which is a local landmark.

The building is also associated with master builder, Adam M. Stein. Stein was selected by Fallis, his son-in-law, to execute the design of the Gables. Early in his career, Stein was a carpenter, and he amassed the skills and knowledge to head up the construction of projects shortly thereafter. He was a charter

member of the Master Builder Association, and Denver building permits from 1889-1914 listed Stein as the builder associated with twenty-seven projects.

G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;



The Gables is rare, early example of adaptive reuse in the Capitol Hill neighborhood. Rather than being a purpose-built apartment building, Fallis combined two single-family houses into one apartment building. This was an uncommon design in Denver, making this a unique resource. By this time in Capitol Hill, single family homes were either subdivided inside to make multiple units (with few or no changes to the exterior of the building) or were demolished to make way for new apartment buildings. Apartment construction at the time was straightforward, as evidenced by extant apartment buildings from around 1905-1920 in the immediate and surrounding neighborhoods. Although it became commonplace for large single-family houses to be divided into multiple units, it seems the instances of two such buildings being combined into one overall apartment building with intent is quite rare in Denver - especially when designed by a master architect and executed by a master builder. The Gables is an example of early and intentional adaptive reuse in that, rather than demolishing both houses and building an entirely new apartment building, they were both incorporated into the fourteen-unit design.

Integrity:

Chapter 30 requires that a landmark designated property maintain its integrity. Integrity is defined as “the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance...recognized as belonging to its particular time and place in Denver’s history.” The seven qualities that, in various combinations, define integrity are location, setting, design, materials, workmanship, feeling and association.

The existing property retains a high degree of integrity related to its period of significance with minimal changes. The property is still in the same location, and the neighborhood is still multi-family residential in nature; retaining both integrity of location and setting. Overall, the integrity of design, materials, and workmanship are excellent and the continued use as a multi-family residence helps retain a strong sense of feeling and association.

Relates to a Historic Context and Period of Significance:

As is appropriate for a property proposed for designation, the historic context is strongly interrelated to both the areas of significance and period of significance. This property relates to the changing development patterns of Capitol Hill in the early 20th century, which evolved from upper-class single-family homes and mansions to multi-unit apartment buildings and subdivided, multi-unit homes for middle- and lower-class workers.

The period of Significance is 1914-15, which covers the date of the building's conversion from single family to multi-family living, as designed by Fallis and constructed by Stein.

Boundary:

The designation application proposes to designate the legal description below:

Lots 16 through 18, Block 7, Inslee's Addition to the City of Denver (Amended Map), City and County of Denver, State of Colorado.

Public Review Process:

Community Planning & Development has met all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC.

Notifications:

- Owner notification letters regarding the LPC public hearing
- City Council and Community Planning and Development email notifications
- Registered Neighborhood Organization and courtesy email notifications
 - Capitol Hill United Neighbors
 - Neighbors for Greater Capitol Hill
 - Inter-Neighborhood Cooperation (INC)
 - Historic Denver, Inc
 - Colorado Preservation, Inc
 - History Colorado
- Posted signage for Landmark Preservation Commission public hearing

Public Comments:

As of the date of this staff report, CPD has received 1 comment letter regarding the Gables application.

- RNO comment
 - The Neighbors for a Greater Capitol Hill Neighborhood Association submitted a letter of support
- At the LPC public hearing 2 members of the public commented
 - 2 in favor

Attachments Provided by CPD:

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| • Designation Application | • November 4, 2025 LPC meeting record |
| • Map of structure proposed for preservation | • Public comments received by December 31, 2025 |