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# 1407 E 11<sup>th</sup> Avenue – The Gables

## Denver City Council Public Hearing

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# 1407 E 11<sup>th</sup> Avenue – The Gables

## Location

- Council District # 10
- Cheesman Park neighborhood
- Corner of Lafayette and 11<sup>th</sup> Avenue

## Zoning

- U-RH-2.5
- UO-3

## Owner and Applicant

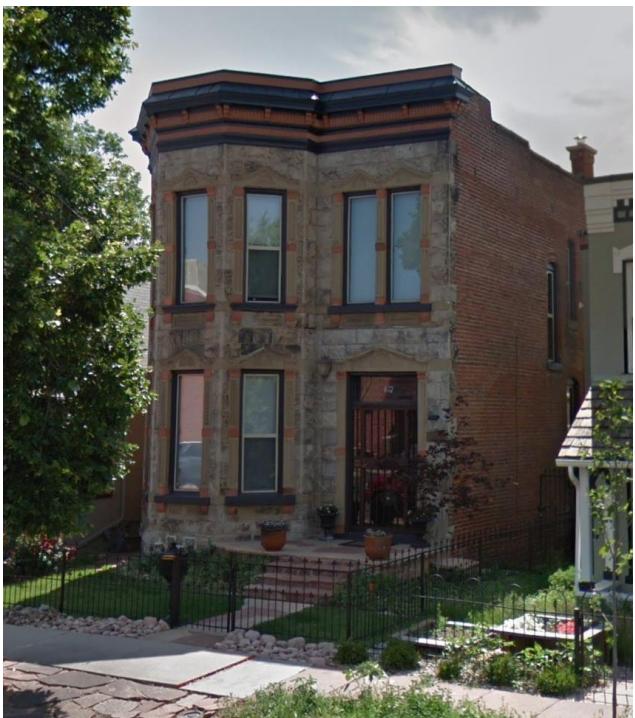
- Owner – Merrilee Anneberg



# Proposed Boundary

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# Landmark Designation Eligibility

Structure(s) must meet following \*:

1. Maintains integrity
2. More than 30 years old, or is exceptionally important
3. Meets at least three of ten criteria
4. LPC considers historic context

\*Per Landmark Ordinance (Chapter 30, DRMC)

# Designation Criteria: Meets 3 out of 10

## History

- A. Historic development of city
- B. Recognized persons who had influence on society

## C. Visible characteristics of architectural style or type

## Architecture

- D. Significant example of recognized architect or master builder
- E. Significant innovation or technical achievement

## Geography

- F. Familiar feature of neighborhood, due to physical character
- G. Understanding of urban environment through physical characteristics or rarity

## H. Cultural understanding of how the site was used by past generations

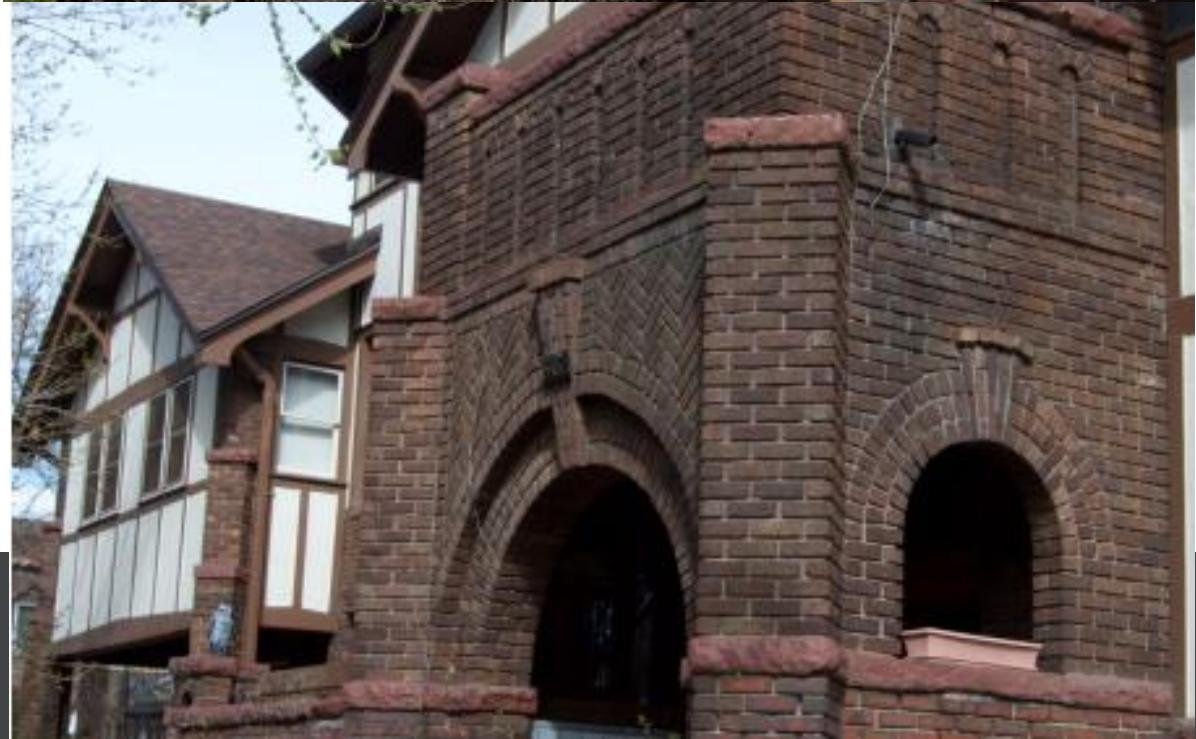
## Culture

- I. Physical attribute that is source of pride or cultural understanding
- J. Social movements, institutions, or patterns of growth that contributed to culture

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

Good example of Tudor Revival Style

- Masonry construction,
- half-timbering with stucco infill on the upper levels,
- multiple prominent cross gables,
- a tower, and
- a prominent porch with a masonry detailing



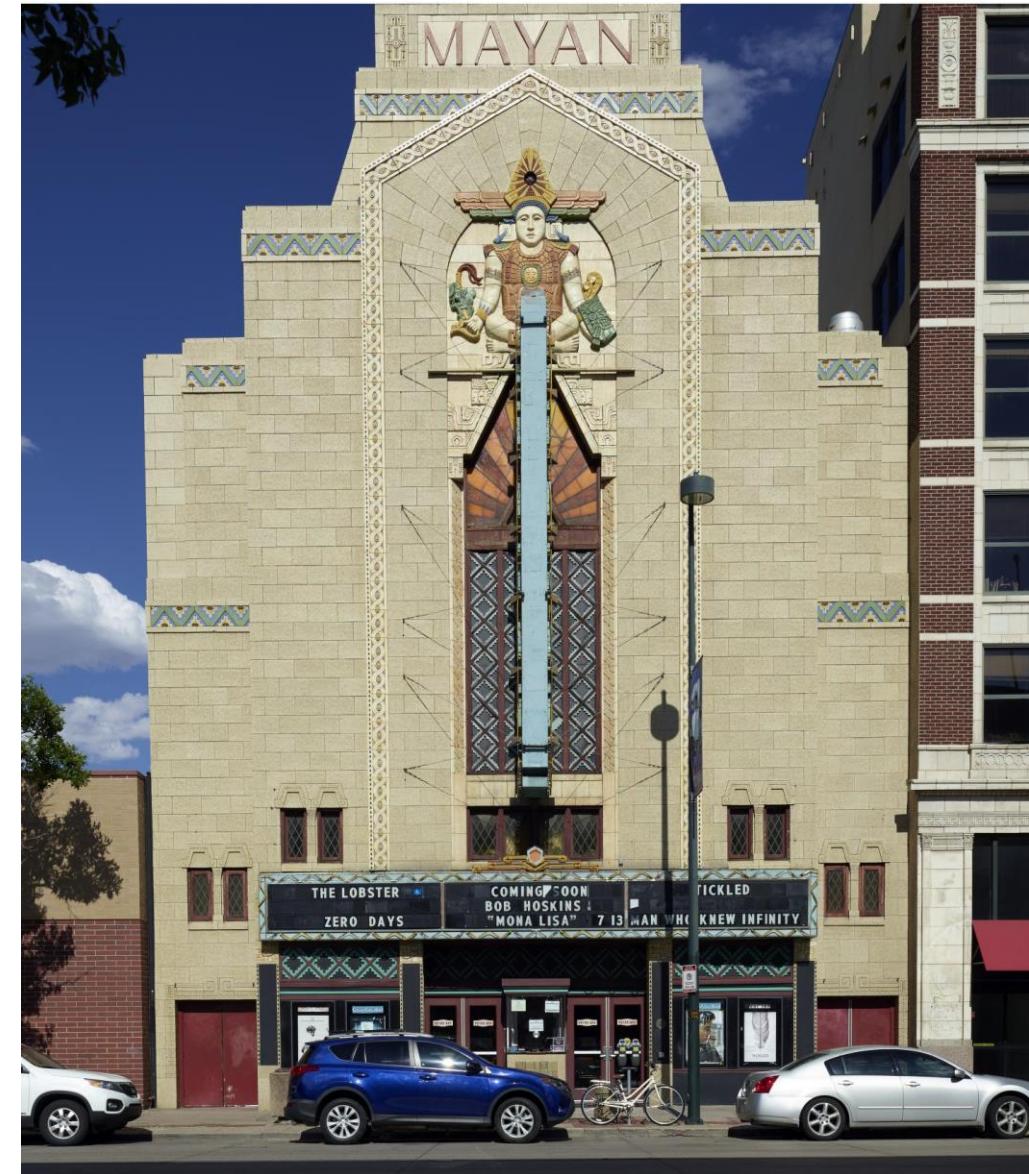
## D. Significant example of the work of a recognized architect or master builder

### Recognized Architect, Montana S. Fallis

- Designed many significant commercial buildings, including Mayan Theater, Buerger Bros Building, Oxford Hotel Annex

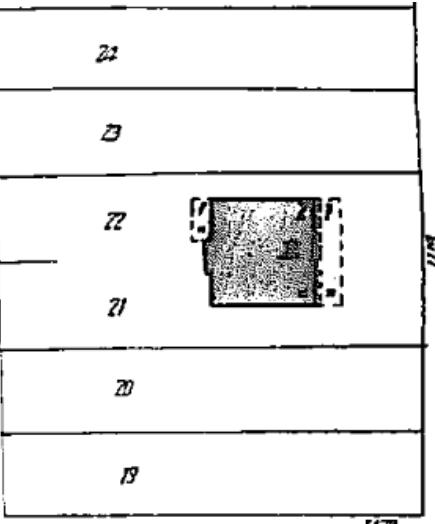
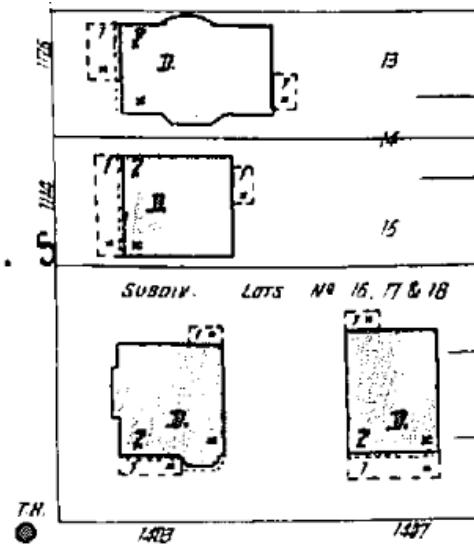
### Master Builder, Adam Stein

- Oversaw construction of many buildings in Denver
- Charter member of Master Builder Association

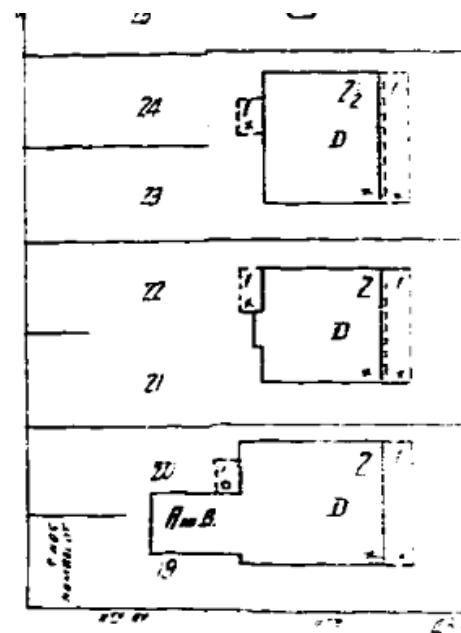
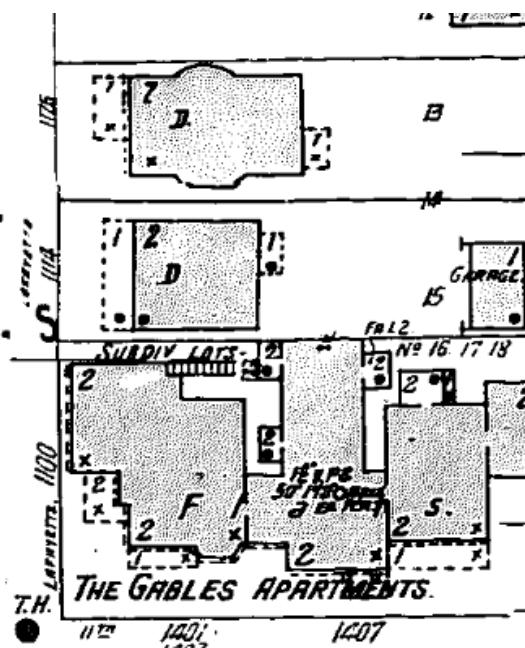


## G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Rare example of early Adaptive Reuse – Single family to multi-family dwelling



1904 Sanborn Map



1925 Sanborn Map



**DENVER**  
THE MILE HIGH CITY



# Integrity: Would prior residents recognize the property today?

# Historic Integrity

- Minimum alterations during period of significance
- Maintains all aspects of integrity
- Original location
- Feeling, setting, and association
- Design, materials, and workmanship



# Historic Context, Period of Significance, & Public Support

## Historic Context –

- changing character of Capitol Hill neighborhood at turn of 20<sup>th</sup> Century (single family homes to multi-family)

## Period of Significance:

- 1914-1915

## As of Wednesday December 31:

- 1 letter in support, Neighbors for a Greater Cap Hill (RNO)
- 2 Public Comments in support @LPC
  - Neighbors for a Greater Cap Hill
  - Historic Denver

# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - 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;
  - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- Retains Integrity
- LPC considers 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 this structure be designated an individual landmark.