



1407 E 11th Avenue – The Gables

Denver City Council Public Hearing

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1407 E 11th Avenue – The Gables

Location

- Council District # 10
- Cheesman Park neighborhood
- Corner of Lafayette and 11th Avenue

Zoning

- U-RH-2.5
- UO-3

Owner and Applicant

- Owner – Merrilee Anneberg



Proposed Boundary





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

Culture

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

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



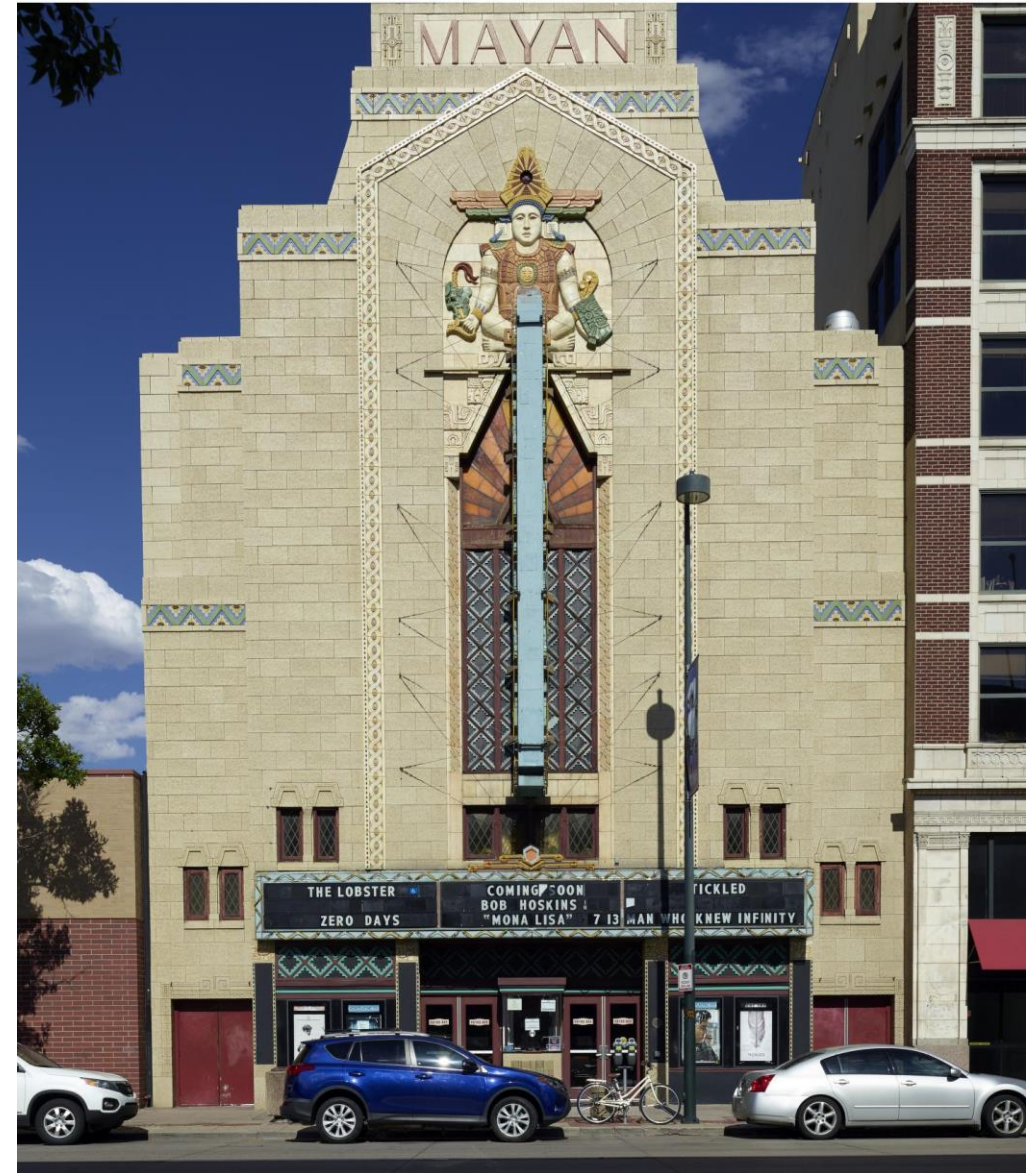
D. Significant example of the work of a recognized architect or master builder

Recognized Architect, Montana S. Fallis

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

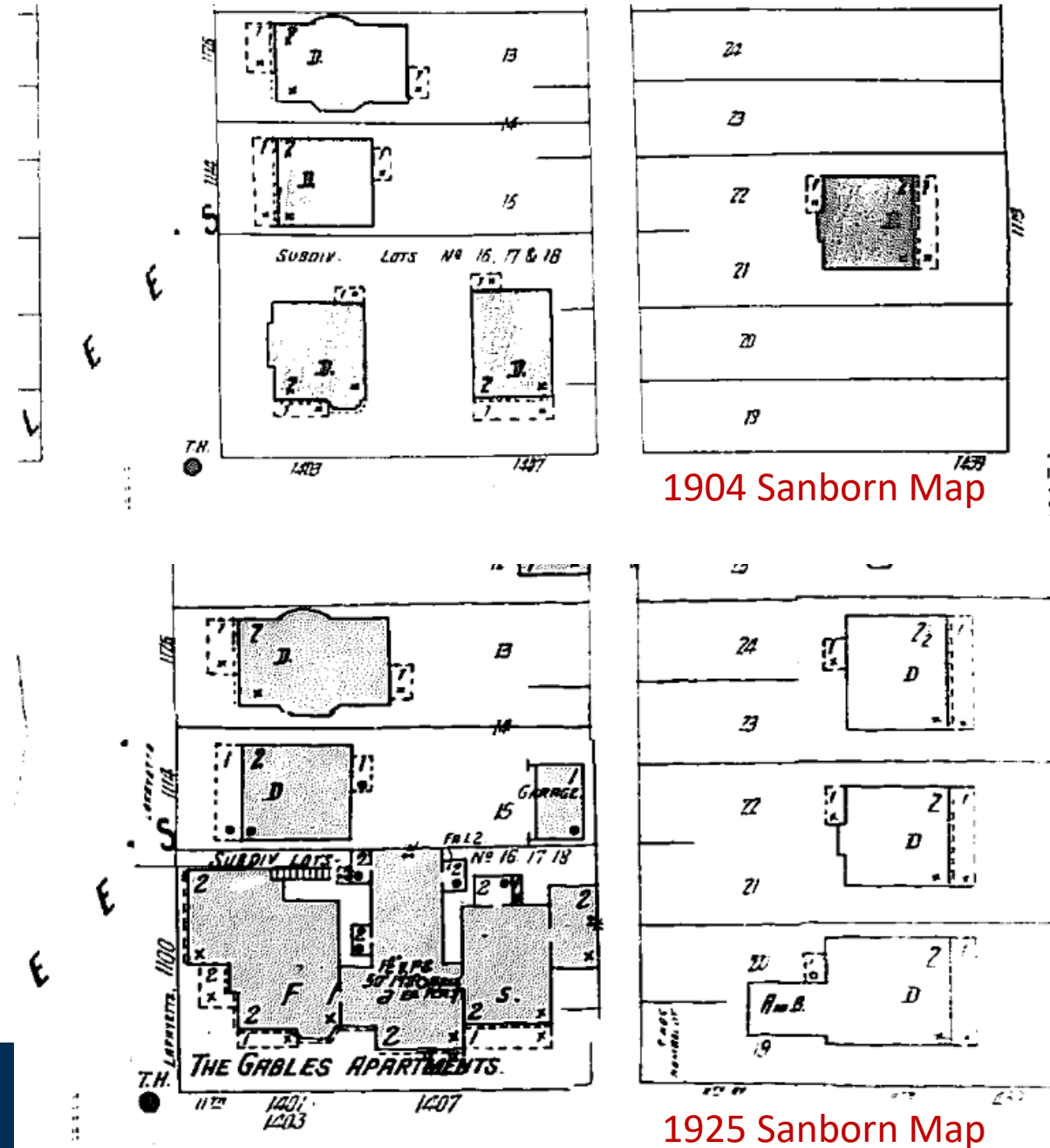
Master Builder, Adam Stein

- 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

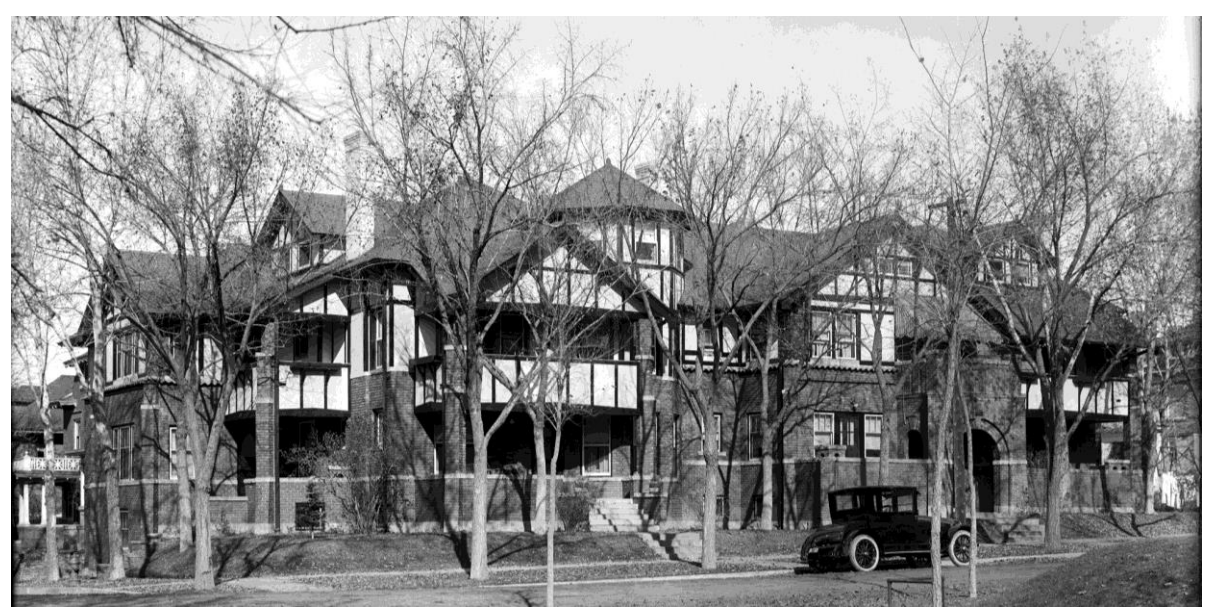




Integrity: Would prior residents recognize the property today?

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 20th 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.