

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB25-2051
COMMITTEE OF REFERENCE:
Community Planning and Housing

ABILL

For an ordinance designating 1407 East 11th Avenue as a structure for preservation.

WHEREAS, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

WHEREAS, based upon evidence received by the Landmark Preservation Commission at a hearing on November 4, 2025, the staff report, and evidence received at the hearing before City Council on January 5, 2026, the structure at 1407 East 11th Avenue meets the criteria for designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following three categories from Section 30-3(3):

c. Embodying distinctive visible characteristics of an architectural style or type;

The structure at 1407 East 11th Avenue (the "Structure") is an example of the Tudor Revival style as its distinguishing features 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 Structure has Craftsman elements including 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. Being a significant example of the work of a recognized architect or master builder;

The building was designed by prominent Denver architect, Montana S. Fallis, whose other known works were not 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, and the Art Deco Mayan Theater in Denver, which is a local landmark.

The building is also associated with master builder, Adam M. Stein, who as a carpenter, amassed the skills and knowledge to lead construction of projects shortly thereafter. Stein 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.

1 g. *Promoting understanding and appreciation of the urban environment by means of*
2 *distinctive physical characteristics or rarity;*

3 The Structure is a rare, early example of adaptive reuse in the Capitol Hill neighborhood. Rather
4 than being a purpose-built apartment building, Fallis combined two single-family houses into one
5 apartment building: an uncommon design in Denver, making this a unique resource. Although it
6 became commonplace for large single-family houses to be divided into multiple units, it seems the
7 instances of two such buildings being combined into one overall apartment building with intent is
8 quite rare in Denver - especially when designed by a master architect and executed by a master
9 builder.

10 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
11 **DENVER:**

12 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
13 public hearings, certain property at 1407 East 11th Avenue, and legally described as follows, together
14 with all improvements situated and located thereon, be and the same is hereby designated as a
15 structure for preservation:

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

21
22 **Section 2.** The effect of this designation may enhance the value of the property and of the
23 structure, but may delay or require denial of building permits found unacceptable by the Landmark
24 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
25 and Districts and Section 30-6 of the Denver Revised Municipal Code.

26 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder of
27 the City and County of Denver.

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29 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: December 16, 2026

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: _____; _____

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: December 18, 2025

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 §3.2.6 of the Charter.

15 Miko Ando Brown, Denver City Attorney

16 BY:  _____, Assistant City Attorney

DATE: 12/18/2025 | 9:20 AM MST