

5115 West 29th Avenue, Lambourn's View House
Public Comments Received by Landmark Preservation

From: dantheheel@gmail.com on behalf of [Dan Findlay](#)
To: [Hahn, Kara L. - CPD Planning Services; nilou](#)
Subject: Fwd: Lambourn View House
Date: Friday, October 16, 2015 3:47:38 PM

Kara,

Please see below for one email to include in the distribution to the commissioners.

Dan

----- Forwarded message -----

From: **Margaret Mahoney** <megan.mahoney1@gmail.com>
Date: Thu, Oct 15, 2015 at 9:17 PM
Subject: Lambourn View House
To: west29thaveneighbors@gmail.com

Dear Denver Council:

Please designate the Lambourne View House as a historical landmark. It is a beautiful architectural structure representing one of the historical mansions built in Northwest Denver in the late 19th Century. As our neighborhood undergoes rapid change in population and structures, we need to hang on to the original beauties that contribute to the infectious spirit that seems pto attract the multitudes.

Thank you,

Margaret Mahoney

Megan.mahoney1@gmail.com

Sent from my iPad

October 15, 2015

Landmark Preservation Commission
201 W. Colfax Ave., Dept 205
Denver, CO 80202

710 Kipling Street, Suite 405

Lakewood, CO 80215

Telephone 303.232.1118

Facsimile 303.232.1119

www.stortzdesign.com

Dear Members of the Landmark Preservation Commission

We are writing this letter in support of the preservation of the Lambourn View House located at 29th and Zenobia. We bought our property in this area, because it is exactly these types of structures that give a neighborhood its character and charm. This is not just a house on a hill... it is a symbol of Denver history, architecture, and lifestyle that make this small community unique compared to other Denver areas. It should be preserved.

As it is, this Northwest Denver community balances new and old single-family homes with small retail shops. It is not an "Urban Renewal Area" that needs apartments. An apartment building would be the antithesis to why residents want to live here. There are thousands of apartments being built throughout Denver right now. In two to three years, they will have been overbuilt, and in this situation, leaving this community without one of its historical homes.

As a neighbor, we urge the Commission to preserve of the Lambourn View House.

Timothy and Tamara Stortz Design
2908 Yates Street, Denver Co

A handwritten signature in black ink, appearing to be 'T. Stortz', with a horizontal line extending to the left.

3249 W. Fairview Place, #106
Denver, CO 80211

September 23, 2015

Denver Landmark Preservation Commission
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Dear Commissioners:

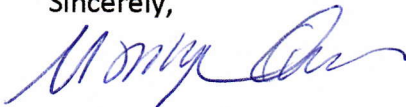
I am pleased to write in support of the nomination for designation of the Lambourn House, located at 5115 W. 29th Avenue, as an individual Denver Landmark.

This home has presided over West Highland from its promontory at 29th Avenue and Zenobia Street for 98 years. If this is not the highest point in West Highland and the City of Denver, then it is certainly one of the 2 or 3 highest points. The "White House on the Hill" has unparalleled views of downtown Denver, Sloan's Lake, and the Front Range – including Pike's Peak – and has been a highly visible landmark for residents of West Highland and Sloan's Lake neighborhoods, as well as riders on the #29 trolley and bus lines, for nearly a century.

The Lambourn family selected one of Denver's most important architects, Richard Phillips, to design their home. It is a tribute to the quality of the design and workmanship that it remains largely (or entirely) intact and in remarkably good exterior condition. The Lambourns were prominent in the early Colorado carnation growing industry, and helped establish a professional organization that survives today.

As the nomination documents, the Lambourn House qualifies for Denver Landmark Designation under all three criteria: History, Architecture, and Geography. I encourage you to make this designation.

Sincerely,



Marilyn Quinn

Friends of West Highland Landmarks

September 23, 2015

Denver Landmark Preservation Commission
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Dear Commissioners:

On behalf of the members of Friends of West Highland Landmarks, I am pleased to write in support of the application for designation of the Lambourn House, located at 5115 W. 29th Avenue.

This home has a unique place in West Highland history. It has presided over our neighborhood from a promontory at 29th Avenue and Zenobia Street for 98 years. This is perhaps one of the highest points in West Highland and the City of Denver. It has been a visible landmark for nearly a century – often referred to by residents as “the White House on the Hill.” From its imposing hilltop location, the Lambourn House has unmatched views of downtown Denver, Sloan’s Lake, and the Front Range – including Pike’s Peak.

The Lambourn family was prominent in the Colorado carnation-growing industry, and involved in establishment of a statewide professional organization that, although merged and renamed, remains in existence today. To design their distinctive home the Lambourns hired Richard Phillips, a notable early Denver architect who also worked on one of the earliest documented Foursquare/Denver Square houses in the City. This fine example of Phillips’ work remains largely or entirely intact, and is in remarkably good exterior condition.

Our membership supports the application for designation as an individual Denver Landmark because it meets all three of the designation criteria:

- History: Direct association with the historical development of an industry important to Denver and the State of Colorado
- Architecture: Important design by renowned architect Richard Phillips that retains its original design features and structural integrity
- Geography: The prominent location of the Lambourn House has made it a familiar landmark in the West Highland and Sloan’s Lake neighborhoods, as well as those riding the #29 trolley and bus lines, for nearly a century.

Thank you for your consideration of the Lambourn House application for Landmark Designation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marilyn Quinn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marilyn Quinn
Chair

3249 W. Fairview Place, #106
Denver, CO 80211

303-534-2121

West Highland Neighborhood Association Design & Preservation Committee

September 23, 2015

Denver Landmark Preservation Commission
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Dear Commissioners:

On behalf of the West Highland Neighborhood Association Design & Preservation Committee, we are pleased to write in support of the nomination for designation of the Lambourn House, located at 5115 W. 29th Avenue, as a Denver Landmark.

This stately home has been a visible landmark for the residents of West Highland for almost a century. It occupies one of the highest points in West Highland and the City of Denver, and has spectacular views of downtown and the Front Range – including Pike's Peak. Located on the #29 trolley route (now #29 bus route), it also has been a landmark for area commuters.

The Lambourn family has an important place in Colorado's floriculture industry as early carnation growers. At one time, their property included a greenhouse and retail location on Sheridan Boulevard. The home they built at 5115 W. 29th Avenue was designed by one of Denver's most important architects – Richard Phillips. His Foursquare design became so popular that it is now generally known as the Denver Square. The Lambourn House is a fine example of Phillips' work and the exterior remains in excellent condition.

We support the application for designation of the Lambourn House as an individual Denver Landmark because it meets all three designation criteria: history, architecture, and geography.

Sincerely,



Ginette Chapman
Co-Chairs



Marilyn Quinn

October 15, 2015

Landmark Preservation Commission
201 W. Colfax Ave., Dept 205
Denver, CO 80202

To the Landmark Preservation Commissioners, counsel for the City of Denver, and whom it may concern:

I am writing as one of the three applicants for landmark designation for the Lambourns' View House located at 5115 West 29th Avenue.

Today, at 3:07 p.m., on a Friday afternoon, less than four days before our scheduled hearing before the Commission, and a full 24 days after the submission of our application, we were informed that due to a last-minute, illogical, indefensible interpretation of our application materials, 36 neighborhood property owners will essentially not be permitted to have their voices heard in front of you – as has been permitted in past hearings – on a matter that is deeply important to them.

Though public comment is an essential bedrock of our system of government, it is being perversely and wrongly denied here, which casts serious doubt on the legitimacy of any decision made by the Commission. For that and the following reasons, I am asking that the City's decision be reversed and the 36 neighbors at issue be allowed to speak on Tuesday, if they so desire.

Though it needs no defense, let me first point out how our application in no way gives rise to the adverse interpretation relied on by the City's counsel. The following facts overwhelmingly refute such a position:

1). The City itself makes clear in its instructions stated directly on the signature page template that the application needs three applicants: “**Three** applicants are required if the designation does not have owner consent. **All three** applicants will need to be either a Denver resident, property owner or representative of a Denver based organization or business [emphasis added].” Nowhere else in the application or instructions is it even mentioned or contemplated that there could be more than three applicants.

2). As directed, our application lists the three applicants on the signature page, in the proper section, as called for by the very design of the application. Then, 15 pages after the official application signature page, following pages and pages of schematics, photographs, exhibits, and other attachments, 36 neighborhood resident signatures (including two duplicates from the *actual* applicants), collected on different sheets and at different times, are included as an additional attachment and numbered accordingly, as a supplemental indication of the neighborhood's overwhelming support.

3.) As of this writing, the City's staff brief, shared publicly, itself states the only logical interpretation of this: “A landmark designation application and the requisite fee was submitted within the required time period by 3 Denver property owners. The application also included a list of 36 signatories who support the application.”

Despite all of these facts, and in a process that depends entirely on ordinary citizens, who, in a panic and with no knowledge of city ordinances or landmark preservation processes to begin with, and with no expertise in historical research, title searches, architectural nuances, etc., and with no time to anticipate and vet which methods of signature collection are acceptable to the City, must assemble a robust and valid application, the City has determined that the happenstance detail that concerned neighbors used the City's own template for determining the information the City would want to collect in determining acceptable signatures – that lone and insignificant fact should be interpreted against them. As a result, all

39 neighbors are, collectively, being considered applicants for the purpose of the 10-minutes allotted in front of the Commission, and none will be allowed to speak as part of the public comment portion. That is, quite simply, absurd.

Perhaps most troubling is the precedent this sets and what it means for our City's process of public government. The participation of the public is essential to such a process, and essential to the public participating is allowing them the opportunity to speak. If you take away that option, you silence ideas, opinions, discourse, and ultimately, truth. How do we at this late hour inform neighbors who care deeply about the iconic house in their neighborhood, a house and a history they are willing to fight to protect, people who have taken off work and arranged their schedules so that they can be there to speak, that their own City designed a process that they followed, but then due to a flawed legal interpretation, they have been tricked into forced silence? How do we tell people frothing at the mouth to show their support that they can't actually be heard?

We are certain that the merits of our application ultimately will rule the day with the Commission and, eventually City Council, but when our voices are silenced by the City itself, for following City processes and directions, it should be formally noted in the record that it certainly does not make it a fair or legitimate fight.

Sincerely,

Daniel Findlay
2924 Zenobia St.
Denver, CO 80212

5115 West 29th Avenue, Lambourns' View House
Public Comments Received by Landmark Preservation
on 19 October 2015



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am writing a letter as a concerned home owner re: the potential destruction of a home that should be designated as a landmark and given protected status. To often in the rush to build, build, build in a neighborhood that is historic and desirable, we forget why the neighborhood is desirable. It is homes like the Lambourn View House that give our neighborhood it's history, value and beauty. Please support the →

Print Name: Amy Barros Date: 10/19/15

Address: 2975 Zenobia St.

Signature: 

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.

citizens of the neighborhood in feeling its birth by giving the Cambourne View House landmark status.

Dear Landmark Preservation Commission,

I am writing to recommend the designation of the Lambourns' View House as a landmark in Denver. I am a long time Denver resident and live by this house. It possesses attributes that I have not seen in North Denver. Its hipped roof and broad eaves are unique in their appearance. The 2 story corner bay entrance is especially charming. I've never seen one like it. It's a Denver Square with unusual aspects.

I wish I had more landmarks around me! They improve our neighborhoods. The Lambourns' View House makes my neighborhood special and adds significance. Please designate this architectural site as a landmark for North Denver.

With thanks,
Carolyn Hartl

Carolyn Hartl
October 18, 2015
3023 Yates St., Denver

Carolyn Hartl



5115 29th Avenue Denver, CO 80212


Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

As a homeowner in the neighborhood of West 29th and Zenobia. We highly support the preservation of the Lambourn View House. We need to continue to preserve the historical sites in our neighborhood. The Lambourn house is a "Landmark". It is a beautiful home that should not be destroyed. Please don't let just another developer destroy another landmark in our community. The traffic and additional noise it will bring will hinder our quality of life!

Print Name: Doug + Kathy Bell Date: 10/12/15

Address: 3035 Zenobia Street

Signature: 

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.



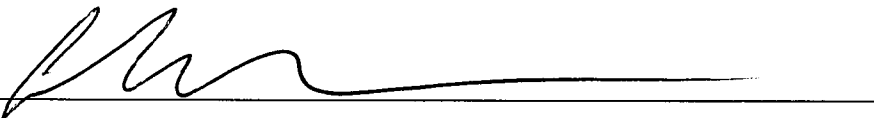
5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am writing to express my support for preserving the Lambourn View House at the corner of 29th and Zenobia. This house is an important landmark in our neighborhood. Preservation of this property will also serve to prevent intrusive development of the property, disrupting our neighborhood and over crowding our neighborhood streets. Please preserve this important landmark and prevent the over development of 29th and Zenobia.

Print Name: Cliff Krecher Date: 10/17/2015
Address: 2989 Zenobia St, Denver, CO 80212

Signature: 

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.

From: [West29thAve Neighbors](#)
To: [Hahn, Kara L. - CPD Planning Services](#)
Subject: Fwd: Letter of Support
Date: Monday, October 19, 2015 1:20:37 PM

Sharon Prairie letter. (she is one of the three "official" applicants)

Dan

----- Forwarded message -----

From: sharon prairie <prairiedog4@yahoo.com>
Date: Mon, Oct 19, 2015 at 1:02 PM
Subject: Letter of Support
To: "west29thaveneighbors@gmail.com" <west29thaveneighbors@gmail.com>

To: Denver Landmark Preservation Commission
Re: Lambourn View House
From: Sharon Prairie
Date: 10-19-15

To Whom This Concerns,

As a 31 year resident of my home at 2940 Zenobia Street, I am writing to state my support that you consider the Lambourn View House as a designated landmark. Over the years I have lived in north Denver that home has been a dominant visual landmark on my street and in this neighborhood. In fact, this home has been a visual landmark in north Denver for almost 100 years! Designed by noted architect Richard Phillips with an iconic varied level stairway and magnificent views. This home is a stellar example of early Denver architecture and the development of this great Highlands neighborhood. It is a testament to the "Carnation Goldrush" when commercial flower growing was big business in Denver. This remarkable home should persevere in this age of rapid neighborhood transitions as a reminder of earlier generations of people who came to north Denver for the view, the water, the air, the opportunities, and colorful people they met here. Let this not be a fatal decision to disregard history and what is a magnificent architectural structure in Northwest Denver. Having lived my adult life here, I am filled with fierce community pride (similar to the hard-working middle class who wanted the best for their families and came to Highlands in the late 1800's). I deeply value the old and historic in this diverse section of the city. Let there be genuine intention in preserving this unique piece of history.

Respectfully submitted,
Sharon Prairie
2940 Zenobia Street
Denver, CO 80212



5115 29th Avenue Denver, CO 80212

October 18, 2015

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am writing in support of Landmark designation for the Lambourns' View House located at 5115 West 29th Avenue. My husband and I live a block and a half away from this historic structure.

This beautiful home has stood on a hill overlooking our neighborhood for almost 100 years. With its long elegant staircase, clean architectural lines and majestic location, it is an iconic structure in West Highlands. Built by florist Charles Lambourn in 1918, this home stands as a testament to the economic power of flowers in Northwest Denver in the early 20th century.

I urge you to please recommend the Lambourn's View House for landmark designation to the City Council.

Thank you.

Sincerely,

Joan M. Bolduc
3033 Yates Street
Denver, CO 80212

Please email completed letter of support to west29thaveneighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.

4912 W. 30th Ave.
Denver, CO 80212
October 17, 2015

The Landmark Preservation Commission
201 W Colfax Ave, Dept 205
Denver, CO 80202

Re: Historic Structure Designation #489-15, Lambourn View House

Dear Commissioners:

We are writing in strong support to uphold the staff findings and recommendation for the Lambourn View House. This structure is a visual gem, and part of the reason we were attracted to move into Denver from the suburbs when it wasn't "cool," 22 years ago. Lambourn was involved with the floral industry in Northwest Denver and Colorado Carnations. There were numerous greenhouses throughout West Highland, including several up the street from us at Montcrieff and Wolff Streets when we moved to Denver.

The historic charm of this residence has withstood the rich northwest Denver history. Ruth Wiberg's book, "Rediscovering Northwest Denver" provides great historical context of the area. The Lambourn View House has survived from the early 20th century and withstood even more modern zeitgeists such as gangs and graffiti. Without structural beauty and rich history, the West Highlands neighborhood would not have been resilient when the stigma of high crime rates and poor schools swept the area.

There are many places to live, however we put down roots, painted out graffiti in our neighborhood, cleaned up trash, and defended our property during 'scary' times because we love the heritage and community right here.

Please support the preservation of the visually iconic, Richard Phillips "Carnation Goldrush" home. Let it be a beacon that welcomes and lures future people to Denver, to shop and live, in a distinguished area.

Please accept this letter as our strong support from two committed Denver residents for the historic designation.

Thank you for your thoughtful consideration,

Donald Campbell



Cynthia Bosco



October 19, 2015

Landmark Preservation Commission
201 W Colfax Ave
Dept. 205
Denver, CO 80202

RE: Designation of Lambourn View House, 5115 W 29th Avenue

To Whom It May Concern,

I am strongly in favor of the application to designate the Lambourn View House, located at 5115 W 29th Ave, Denver, Colorado 80212, as a historic home. I believe this house is a dominant visual landmark in the neighborhood. I believe it is important to preserve the architecture of Denver from almost 100 years ago. Such homes honor Denver's history. We need to protect the character of Denver by designating the Lambourn View House as a historic home for our future generations.

As you know, the Lambourn View House the criteria for historic designation. It is more 97 years old and stands as a testament to the "Carnation Goldrush" in Denver. It has architectural significance with its iconic long stairway and is a fantastic example of noted architect Richard Philips' work. The Highlands neighborhood has new developments every few blocks. Lambourn View House stands tall on the border of Denver, showcasing its distinctive character for those passing by.

Designating this home as historic does not stop the ability to update the home. It preserves Denver's heritage and charm. Please ensure we keep the treasures we have in West Highland, especially the Lambourn View House.

Thank you,

A handwritten signature in blue ink, appearing to read "Devin".

Devin Licata
West Highland resident

To the Denver Landmark Preservation Commission

October 20, 2015

RE: Lambourn View House
5115 W. 29th Avenue, Denver CO 80212

This house is on top of a grand hill at 29th and Zenobia Street. The geography of the site is such that it looks out over the homes south, east and west before the hill continues to climb north.

The building was designed by Richard Phillips, the noted architect who was inspired by this great hill. He created long staircases and tall columns for a majestic house, complimenting this hill. The result of his vision is a perfectly compelling structure that stands proudly watching over the neighborhood and can be seen from a wide area. It is truly a dominant, sweeping feature of the neighborhood built with such foresight 97 years ago. It is special and unforgettable and interesting!

The Lambourn family lived in this house and are part of the the story of Colorado. The Lambourn family were great contributors to the Carnation Goldrush in Colorado that lasted between 1921 and 1974.

There is no denying that the geography, architecture and history of the Lambourn View House is a vital part of the neighborhood even now! These are the reasons that this letter has been written to you supporting its preservation and asking for your commitment to support it as well. Nothing is being build in the area that compares to the details on this house, it is part of the diversity of housing built over the years.

William and Dorothy Roberts are 50 year residents at 2645 Zenobia St., just a walk away from this mansion on the hill.

10/18/2015

To the Denver Landmark Preservation Commission

October 20, 2015

RE: Lambourn View House
5115 W. 29th Avenue, Denver CO 80212

This house is on top of a grand hill at 29th and Zenobia Street. The geography of the site is such that it looks out over the homes south, east and west before the hill continues to climb north.

The building was designed by Richard Phillips, the noted architect who was inspired by this great hill. He created long staircases and tall columns for a majestic house, complimenting this hill. The result of his vision is a perfectly compelling structure that stands proudly watching over the neighborhood and can be seen from a wide area. It is truly a dominant, sweeping feature of the neighborhood built with such foresight 97 years ago. It is special and unforgettable and interesting!

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There is no denying that the geography, architecture and history of the Lambourn View House is a vital part of the neighborhood even now! These are the reasons that this letter has been written to you supporting its preservation and asking for your commitment to support it as well. Nothing is being build in the area that compares to the details on this house, it is part of the diversity of housing built over the years.

Thank you.
Patricia Roberts

10/18/2015

From: [Gause, George - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD Planning Services](#)
Subject: FW: Oct 20 LPC mtg/support for Lambourn house designation
Date: Monday, October 19, 2015 7:31:58 AM

From: Jude [mailto:jaiello50@msn.com]
Sent: Monday, October 19, 2015 2:00 AM
To: Landmark - Community Planning and Development
Subject: Oct 20 LPC mtg/support for Lambourn house designation

Dear Landmark Preservation Staff, please forward this to the LPC to show my support for the designation of the Lambourn house.

Dear Landmark Preservation Commission members,
Even though the application for the designation of the Lambourn House at 5115 W. 29th Ave., Denver was not initiated by the current (and most likely very temporary) owner, I hope both the Preservation staff and the LPC members will refrain from calling it a "hostile designation". This was a term coined by former Denver city council member Charlie Brown, who was known to be hostile to all preservation as he believed "property rights" should reign supreme. If this is correct, then Denver would have no need for rules around preservation, or would not have had the authority to pass a new zoning code. The citizens of Denver have a right to preserve their history and should get more help from the City of Denver to do so. The fact that the applicants for this designation have taken the time and spent their own funds to advocate to save this home is truly an act of heroism. Maybe that's what these designations should be called: a "hero designation"

This should be a simple task to approve this designation as it meets the criteria. Ironically, the massive amount of applications for non-historic status are routinely approved without any hearing or public testimony or even any public notification. Why is there such a double standard?? Why can buildings be considered as designation worthy by either the state or nationally by just having met one criteria, but Denver requires two? Even then, for some designations there is discussion about why a third criteria wasn't met as if only those applications that meet all 3 criteria are really the worthy ones.

Denver is quickly losing the character of the neighborhoods that drew residents to them. We need to not only save the grand mansions and those with iconic stories and pioneers, but those that were landmarks to past generations and hold the history of lost forms of lifestyles, like the Lambourn house. The greenhouse businesses and the trolley line in NW Denver which were familiar parts of our city have been lost. Let's not lose all of our history and our character filled stable neighborhoods because a temporary owner wants to make a fast profit.

Respectfully,
Jude Aiello
909 Lafayette St, #905, Denver, Co 80218



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am in support of designating the
Lambourn View House as a landmark

I am not in support of this
site becoming a 38 unit
apartment complex!!!

Print Name: Karen Kennedy Date: 10/19/15
Address: 3045 Zenobia St Denver, Co 80212

Signature: Karen A Kennedy

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.

Dear Landmark Preservation Commission,

I am writing this letter in support of the preservation of the Lambourn House located at 5115 W 29th Avenue. The home is a stately property located prominently at the entrance to the West Highlands neighborhood. I have walked, biked and driven by this property countless numbers of times – it is the old beauty that welcomes everyone into our neighborhood as they drive in from Sheridan Boulevard.

As a licensed real estate agent I can tell you the number one reason people move to our neighborhood is because of the historic aesthetics and charm of West Highlands. As I see more and more properties being torn down – everything from Tudors to bungalows – and modern boxes being built in their place, I wonder if our neighborhood will retain the value it once had when every block was more charming than the next. People do not want to live in a construction zone – and that is what our neighborhood is quickly becoming.

Denver is not a very old city; the structures that exist from each decade tell the story of Denver's history. Where is that story going to be if we don't preserve it for the next generations to learn and appreciate?

Please support the preservation of the Lambourn House.

Thank you for your consideration,

Stephanie Goldammer
3027 Yates Street

Landmark Preservation Commission

I Regret I am unable to attend this important meeting due to a previous commitment.

My wife & I have lived at 2979 Gate St since 1966 and have always thought of Pemburn house as the finest most dominant on West 29th ave. with view best in North Denver.

We always hope someone would restore it to its former grandeur. I even had dreams of doing so in my younger days.

It would be a great loss to West Highland to lose this Statly Lady.

Jack D. Parker
2979 Gate St
Denver, CO 80212

10-18-15

I sincerely regret not being able to attend the Landmark Preservation Commission meeting because of previous appointment so I will put down my thoughts and feelings on this matter. As a native of North Denver my whole life and a resident of West Highlands since 1966, I cannot imagine anyone destroying the Lambourn View House with its wonderful long history in our neighborhood. It would be a great loss to our area. Our home was built in 1908 (2979 Yates) and many other homes make up this historic district. The View House is the anchor for these homes as it sits on top of 29th Ave & Zenobia Hill. Not having this landmark house would be a great injustice to our neighborhood. If you climb the long stairway to the porch and look East to downtown or West to the mountains AM or PM you would understand how important this home is. To lose it would be a great injustice. Thank you.

Anne Parker

 10/18/2015

5115 West 29th Avenue, Lambourns' View House
Public Comments Received by Landmark Preservation
on 20 October 2015



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am the second eldest on 29th + Zenobia St.
My neighbor is 95 years old, young. My oldest son
brought his bride to their home on Zenobia, 30 yrs.
ago, His three children were born on Zenobia St. and all
the neighbors would keep up on my grand children, my
grand children were the only children of that time up until
4 years ago. The Lambourns house was a beautiful landmark
on our block, the staircase the porches, and the landscape
was beautiful. We live in a family community, everyone
looks out for one another. As the older residents die or move
on the younger generations move in. It is a beautiful block
quiet peaceful and everyone keeps up the maintenance of their
yards. We would like to keep it quiet and peaceful.

Print Name: Louise Lobato Date: 10-18-15

Address: 2945 Zenobia St Denver Colo. 80212

Signature: Louise Lobato

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box
provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to
pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark
Preservation Commission at the hearing October 20th.



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I am in support of designating the
Lambourn View House as a Landmark

I am not in support of this
site becoming a 38 unit
apartment complex!!!

Print Name: Karen Kennedy Date: 10/19/15
Address: 3045 Zenobia St Denver, Co 80212

Signature: Karen A Kennedy

Please email completed letter of support to west29thavenighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

Please accept this letter as my full endorsement of landmark designation of the Lambourn View House, located @ 5115 West 29th Avenue, Denver.

I have lived in North Denver for over 20 years and less than 2 blocks from this property for more than 15 years. Every time I walk by or drive by and admire this lovely architectural treasure I pause to recognize the lovely stairway and stately building recognizing that it gives me a sense of place in my neighborhood.

Sincerely,

Print Name: Kim Yuskis Date: 10/19/2015

Address: 3045 Yates St. Denver Co 80212

Signature: 

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Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO80202

Dear Landmark Preservation Commission,

I am writing to express my support for the application to designate the Lambourn View House, located on the corner of 29th and Zenobia, as a landmark. As you are aware, there are currently plans to convert this historic structure into a 39-unit apartment complex. Instead, the Lambourn View House should be preserved in order to preserve the character of the historic West Highland neighborhood. The Lambourn View House is the dominant visual landmark in the immediate neighborhood, and has been so for nearly 100 years. With its iconic long stairway, it was designed by noted architect Richard Phillips, and it stands as a historical marker of the Carnation Goldrush when commercial flower growing was an established business in Denver.

Please note that I am not against generally increasing density in the neighborhood. For example, the city could easily accomplish both the preservation of our historic past, along with increasing density, by allowing for some higher density residential just one block west, at 29th and Sheridan. That location currently holds an unused building and an otherwise vacant lot, and is closer to primary transportation arteries than is the Lambourn View House. To the extent the city wishes to increase the density of the neighborhood, it can and should do so while also preserving the history of the city and this particular neighborhood. Once the Lambourn View House is razed, its architectural character can never be reclaimed in this neighborhood. In order to preserve this unique and irreplaceable artifact of our city's past, please recommend designating the property as a historic landmark.

/s/
Luke Ortner
2978 Yates St.
Denver, CO 80212
505-795-2260



5115 29th Avenue Denver, CO 80212

Landmark Preservation Commission
201 West Colfax Ave, Department 205
Denver, CO 80202

Dear Landmark Preservation Commission,

I AM OPPOSED TO THE PLANNED DEVELOPMENT OF A
LARGE SCALE APARTMENT COMPLEX + THE DESTRUCTION OF
AN HISTORIC LANDMARK IN WHAT IS CURRENTLY A PLEASANT
RESIDENTIAL NEIGHBORHOOD. APPROVAL OF SUCH A LARGE
APARTMENT COMPLEX WOULD BE A COMPLETE CULTURAL
UPHEAVAL IN TERMS OF POPULATION DENSITY + QUALITY OF
LIFE.

IT IS TIME FOR DENVER NEIGHBORHOODS + CITY COUNCIL
TO STAND UP FOR PRESERVATION AND STAND AGAINST THE
LAND + MONEY GRAB EVENTUALLY ON OUR ONCE FAIR CITY!
THANK YOU

Print Name: CHRISTOPHER GRABOWSKI Date: 10.19.2015

Address: 3140 YATES - DENVER - 80212

Signature: [Handwritten Signature]

Please email completed letter of support to west29thaveneighbors@gmail.com or drop off at the box provided at Paul and Joan's at 3033 Yates Street before Monday October 19th. If you need someone to pick it up, please call 303 477-5423. Your letter of support will be submitted to the Denver Landmark Preservation Commission at the hearing October 20th.