



DENVER
THE MILE HIGH CITY

5115 West 29th Avenue

Landmark Designation Application

Neighborhoods and Planning Committee

11/4/15

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Who Can Apply?

- Owner(s) of property
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who have a place of business in Denver

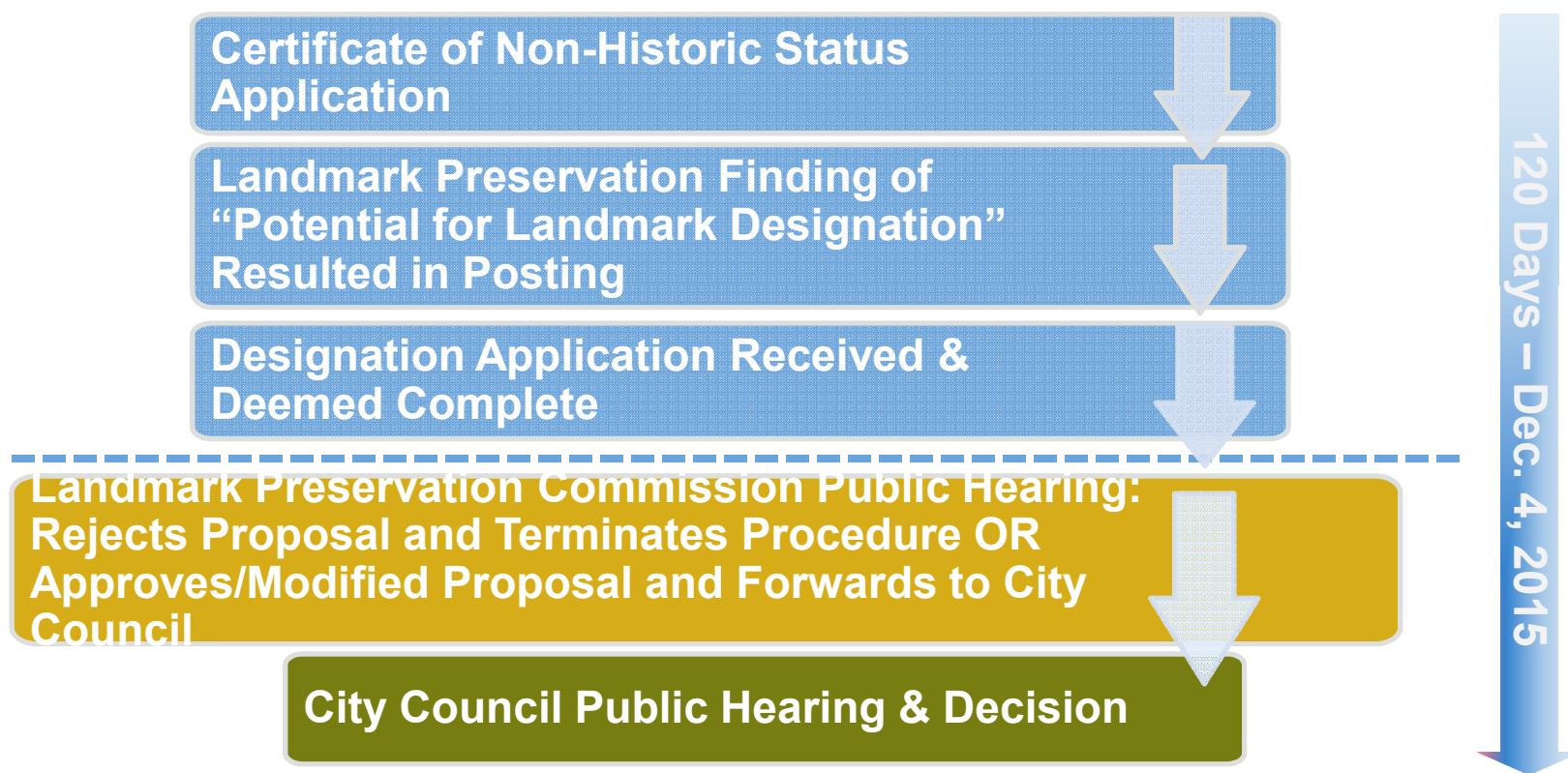


How do they work?

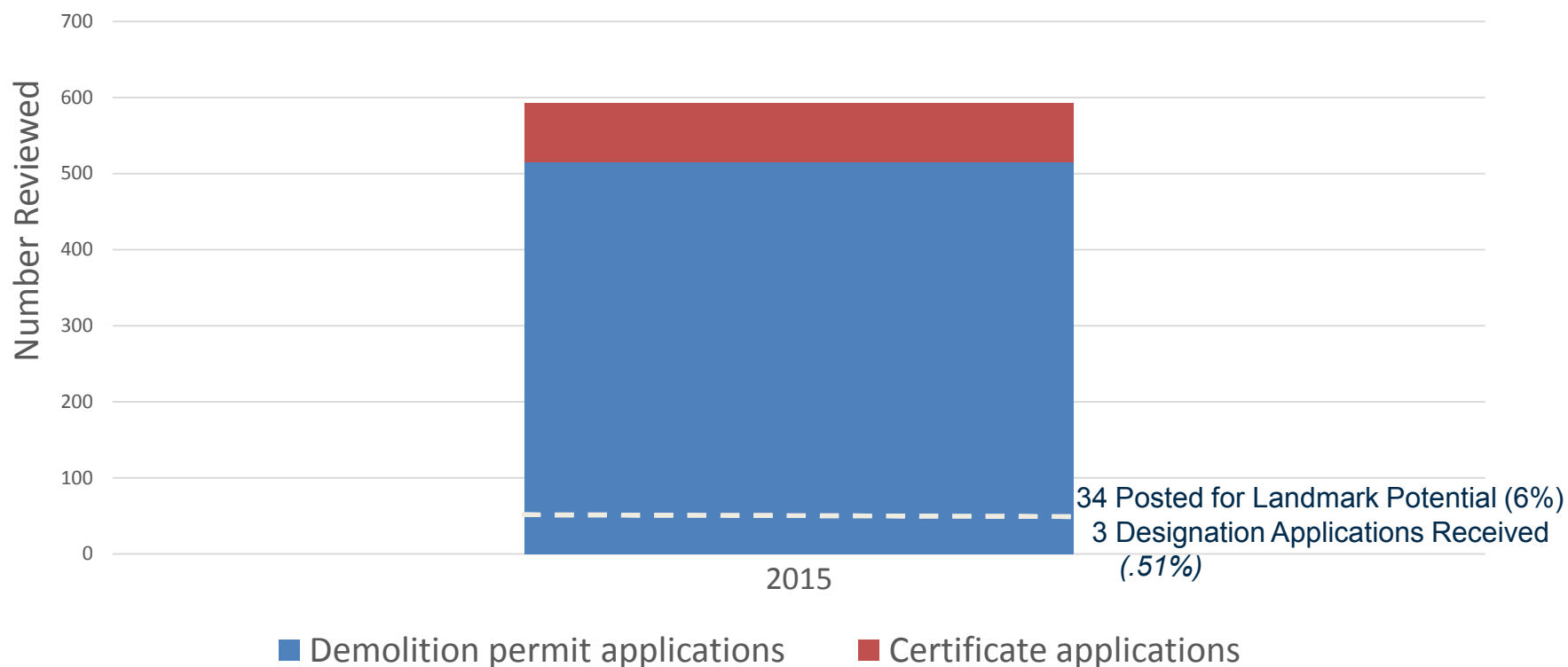
- **Proactively** – surveys, grassroots interest or concerns
- **Citywide demolition reviews**
- **Certificates of Non-Historic Status**



Landmark Designation Process



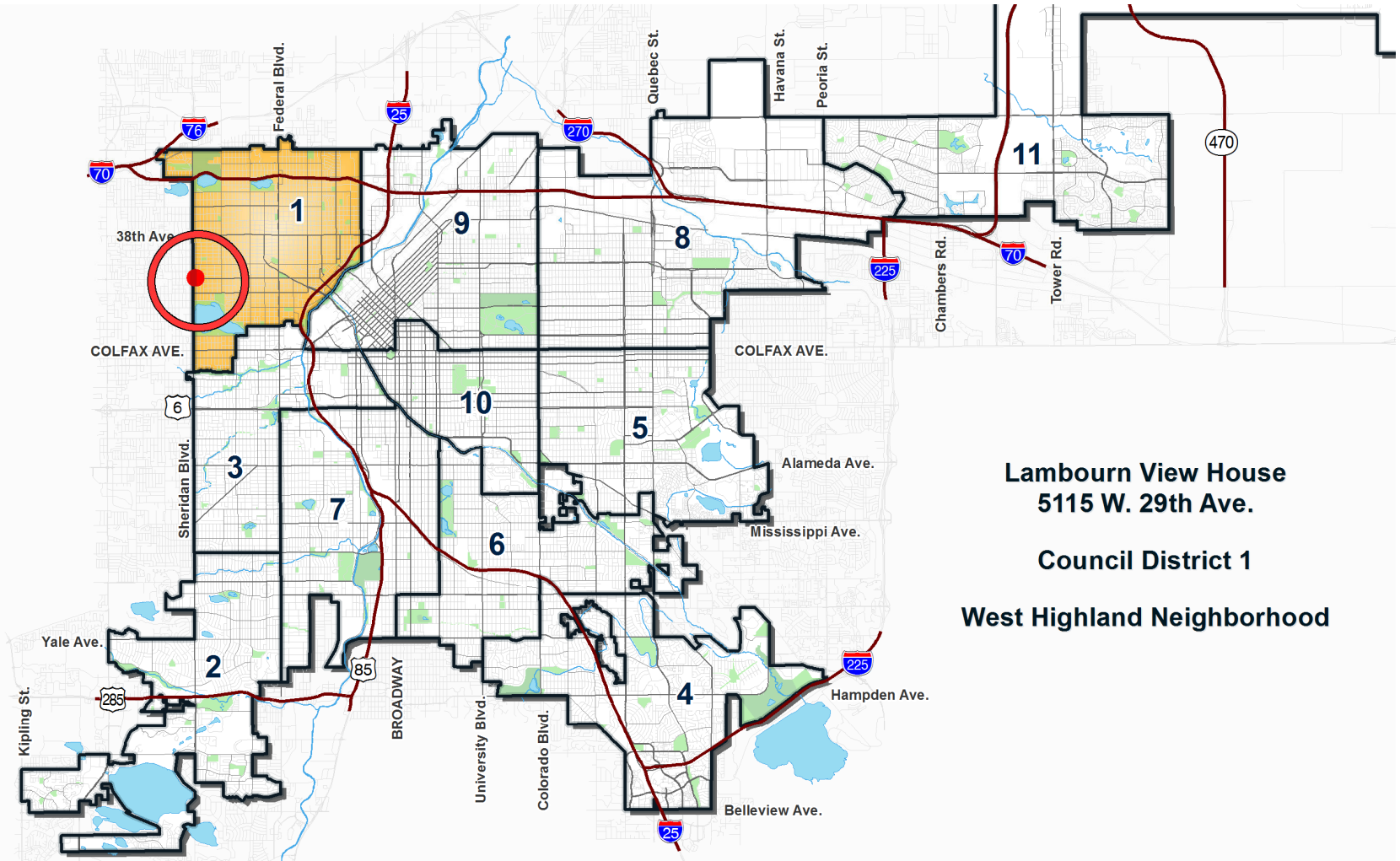
Demolition and Certificate of Non-Historic Status Reviews Year to Date





DENVER
THE MILE HIGH CITY

Location Map



Lambourn View House
5115 W. 29th Ave.
Council District 1
West Highland Neighborhood

5115 West 29th Ave

- Property:
 - Delappe Place, Block 11, Lots 25 to 29 except west 8 feet
- Applicant: 39 neighborhood residents
- Property Owner: Brad Teets, opposed

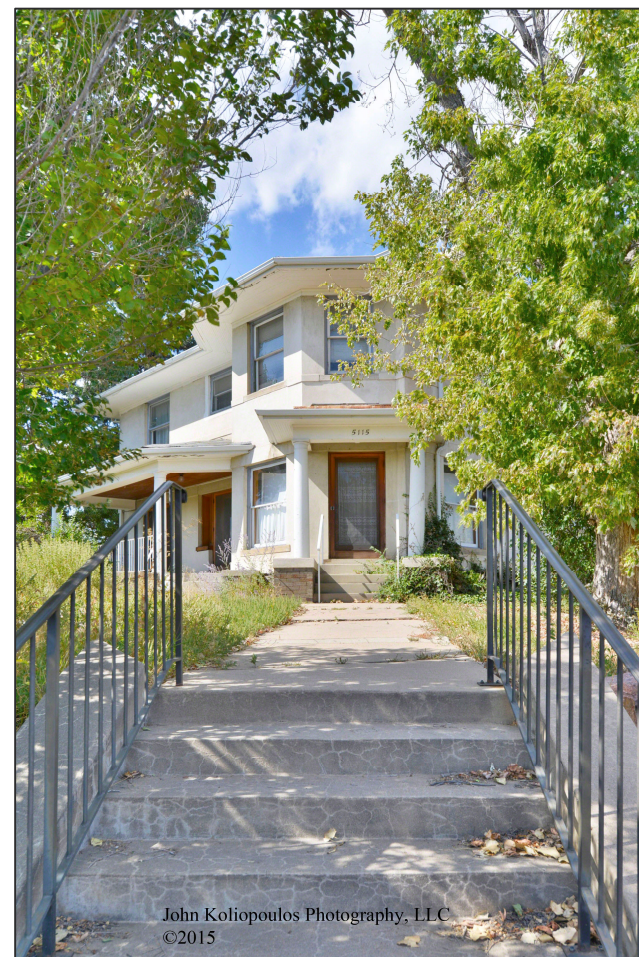




5115 West 29th Avenue



John Koliopoulos Photography, LLC
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Landmark Designation Process



	Benchmark	Date
1.	Landmark Preservation Commission	10-20-15
2.	<i>Neighborhood and Planning Subcommittee of City Council</i>	11-04-15
3.	<i>City Council First Reading</i>	11-16-15
4.	<i>City Council Second Reading</i>	11-23-15
5.	<i>Effective Date</i>	11-27-15
6.	<i>Designation Deadline (120 Days)</i>	12-04-15



Landmark Designation Process

LANDMARK PRESERVATION COMMISSION NOTIFICATIONS

1. Posting signage for the LPC Hearing
2. Owner Notifications & Letters
2. Registered Neighborhood Organization Notifications:
Denver Neighborhood Association, Inc.
Sloan's Lake Citizen's Group
Inter-Neighborhood Cooperation (INC)
Sloan's Lake Neighborhood Association
West Highland Neighborhood Association
3. City Council Notifications
4. Meeting with Owner and Owner's Representative
5. Spoke with Designation Applicants

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ① Maintain its Historic and Physical Integrity
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - Architecture
 - Geography
- ③ Relate to a Historic Context or Theme



Landmark Designation Application

- **Name:** Lambourns' View House
- **Applicants:** 39 Denver Property Owners
- **Designate:** ca. 1918 House as a Landmark Structure
- **Landmark Criteria (recommended by LPC):**
 - Architecture Criteria A and B
 - Geography Criteria A and B



Landmark Designation Evaluation

① Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

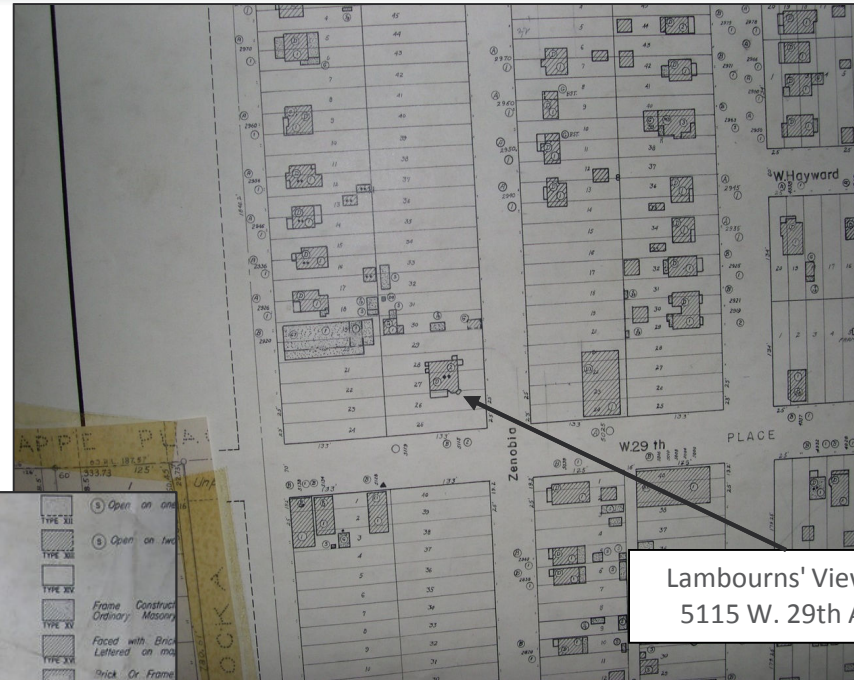
The seven qualities that... define integrity are:
Location, Setting, Design, Materials,
Workmanship, Feeling, and Association

① Maintain its Historic and Physical Integrity

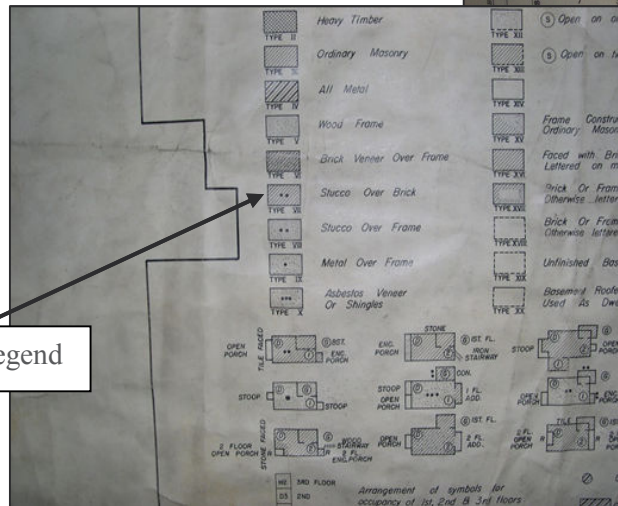
- Largely Intact
- Retains Integrity



- WPA Project # 3831
- William Duncan Map, November 1940



Lambourns' View House
5115 W. 29th Avenue



Stucco over Brick from Legend

Chapter 30, DRMC - PROPERTY REQUIRED TO:

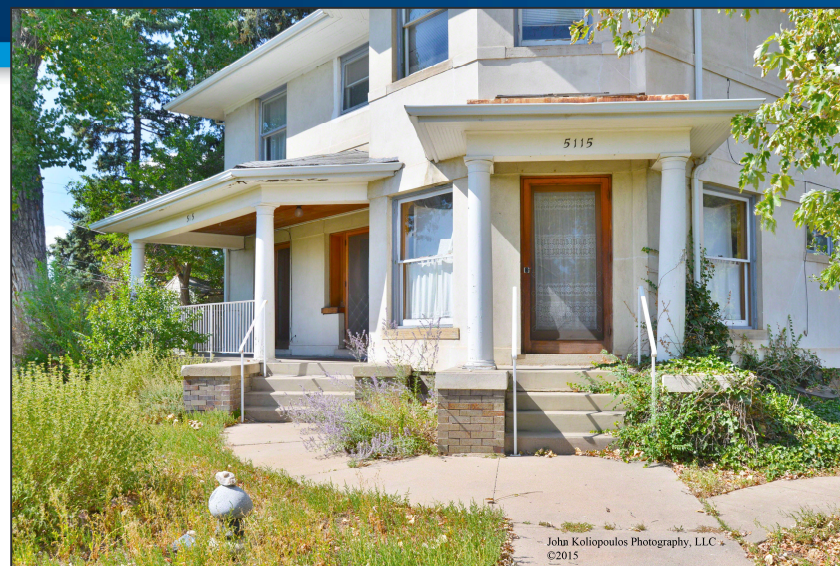
- ② Meet One Designation Criterion in Two or More of the Following Categories:

2. Architecture – design quality and integrity, and:

- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.



- Denver Square
 - Classical Revival elements
 - Substantial example, particularly for northwest Denver
- Unique two-story, corner bay entrance
- Dramatic hilltop location



- Broad overhanging eaves
- Hipped roof
- Large double-hung windows
- Doric columns



Landmark Designation Evaluation

- Richard Phillips
 - Noted and prolific Denver architect
 - Designed commercial and residential properties
 - Commercial property is listed on National Register of Historic Places
 - George Hamburger Block, 2199 Arapahoe



Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ② Meet One Designation Criterion in Two or More of the Following Categories:

3. Geography:

- a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- c. Make a special contribution to Denver's distinctive character

- Prominent hilltop location
 - Which sets it apart from other homes in the neighborhood
- Accentuated by steep concrete steps





- Deliberately situated for commanding view of downtown Denver and the Rocky Mountains



Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

③ Relate to a Historic Context or Theme

- 20th Century architecture in Northwest Denver
- Expansion of trolley system and the development of western Denver

- **Letters and petitions received:**
 1. 25 letters of support for designation received by 10-20-15
 2. Petition of support provided by applicants
- **LPC Public Hearing:**
 1. 10 minute presentation by applicant
 2. 10 minute presentation by owner and owner's representative
 3. 9 Public speakers (8 in support of designation, 1 in opposition to designation)

- ① Maintain its Historic and Physical Integrity ✓
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - 2b a significant example of the work of a recognized architect ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
 - 3b promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 5-1

“To recommend landmark designation based on Architecture criterion 2a and b and Geography criterion 3a and b.”