



**DRAFT MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, October 20, 2015

*M. Goldstein and C. Jordy recused and left the room.*

*Motion by K. Corbett to elect R. Holdorf as chair pro tem. Second by D. Walter. R. Holdorf sat as Chair.*

**#489-15 5115 W. 29<sup>th</sup> Avenue**

Description: Public Hearing on Landmark Designation of Structure

Chair Holdorf opened the public hearing

Staff report by Kara Hahn, Senior City Planner

Presentation by Applicants, Daniel Findley, 2924 Zenobia St., and Paul Cloyd, 3033 Yates St.,

Summary:

- All of the applicants listed on the application is indicative of the community effort behind the application.
- History Criteria – The house meets this criteria because it was built and inhabited by the Lambourns', who made their living as florists at a time when there was a floral district in Denver.
- Architecture Criteria – This home is an example of an early adapted Denver Four Square design. The home was designed by the architect Richard Phillips.
- Geography Criteria – the house sits on a hill and overlooks northwest Denver. Locals have called it 'the white manor', 'watching house', 'the castle', and 'the house on the hill'. It is an icon.

Presentation by David Foster, 360 S. Garfield St., representing Owner – Brad Teets, 5310 DTC Parkway, Greenwood Village, CO.

Summary:

- Despite all of the community outreach, petitions and comments only one person from the group in favor of designation contacted the owner. Had the applicant filed for designation sooner and reached out to the owner a continuance or compromise may have been sought.
- Criteria – Although the staff recommends designation based on the property meeting criteria the report states that the property only 'strongly' meets one criteria. The other it merely 'meets' the criteria. The Commission is not compelled to designate based on the structure meeting criteria. It may designate but it is not required to designate.
- Architecture Criteria – The staff report shows that this is a "good example" of a Denver square by an architect that was prolific but not recognized. The owner would like a continuance of the case so that the professional opinion of an architect may be sought.

Owner, Brad Teets, presented

- The neighborhood didn't make an effort to discuss the designation with me.
- This is not a historic neighborhood
- I have missed economic opportunities due to the structure being involved in the designation process.
- The Commission is not compelled to designate based on the structure meeting criteria. It may designate but it is not required to designate.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Tim Yeomans - 2930 Zenobia St.	In favor, demolishing the home destroys the fabric of the neighborhood.
2	Tom Welch – 2970 Sheridan Blvd.	In favor, the house is known and a part of the history of the neighborhood.
3	Ryan Henricks – 2980 Sheridan Blvd.	In favor, the house is important to the neighborhood and if demolished my view will be destroyed.
4	Jonathan Tesky – 4410 W. 38 <sup>th</sup> Ave., West 29 <sup>th</sup> Avenue Neighbors	In favor, the house meets the geography and architecture criteria.

5	Chet Grabowsky – 3140 Yates St.	In favor, the house represents 95 years of history.
6	John P Olson – 1420 Ogden St., Ste. 202, History Colorado	In favor, the house meets geography and history criteria.
7	Kevin Bickle – 2620 Zenobia St.	In favor, the house meets geography criteria.
8	Jude Aiello – 909 Lafayette St., Denver Neighborhood Advocates	In favor, designation by caring neighbors should be called “Heroic Designation”. House meets history criteria.
9	Keith Painter– 3224 W. Fairview Pl.	Opposed, approval of designation exposes the corruption of staff and Historic Denver. Doesn’t meet criteria.

Motion by A. Zimmer: I move to recommend the landmark designation of a structure for application #489-15, the Lambourns’ View House, 5115 West 29<sup>th</sup> Avenue, to City Council based on Architecture criterion, (2)a. and b. and Geography criterion (3)a. and b., citing as finding of fact for this recommendation the application form, public testimony, and the October 12, 2015 staff report.

Second by: C. Corbett

Vote: 5 in favor, 1 opposed (A. Duckett-Emke), 1 abstained (R. Holdorf), and 2 recused (M. Goldstein and C. Jordy) motion carries.

Chair Holdorf closed the public hearing.