



DENVER
THE MILE HIGH CITY

5115 West 29th Avenue

CB15-0828 Landmark Designation Application

City Council Public Hearing
November 30, 2015

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

- **Purpose of ordinance (passed in 1967)**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve the aesthetic and economic vitality
 - Promote good urban design
- “It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”

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



Landmarked Properties

- 335 Individual Landmarks
- 51 Historic Districts – 6,600 buildings
 - 160,000 buildings within the City and County of Denver
- Types of properties landmarked
 - Commercial properties
 - Fire Houses
 - Cemeteries
 - Schools
 - Churches
 - Houses
 - Neighborhoods

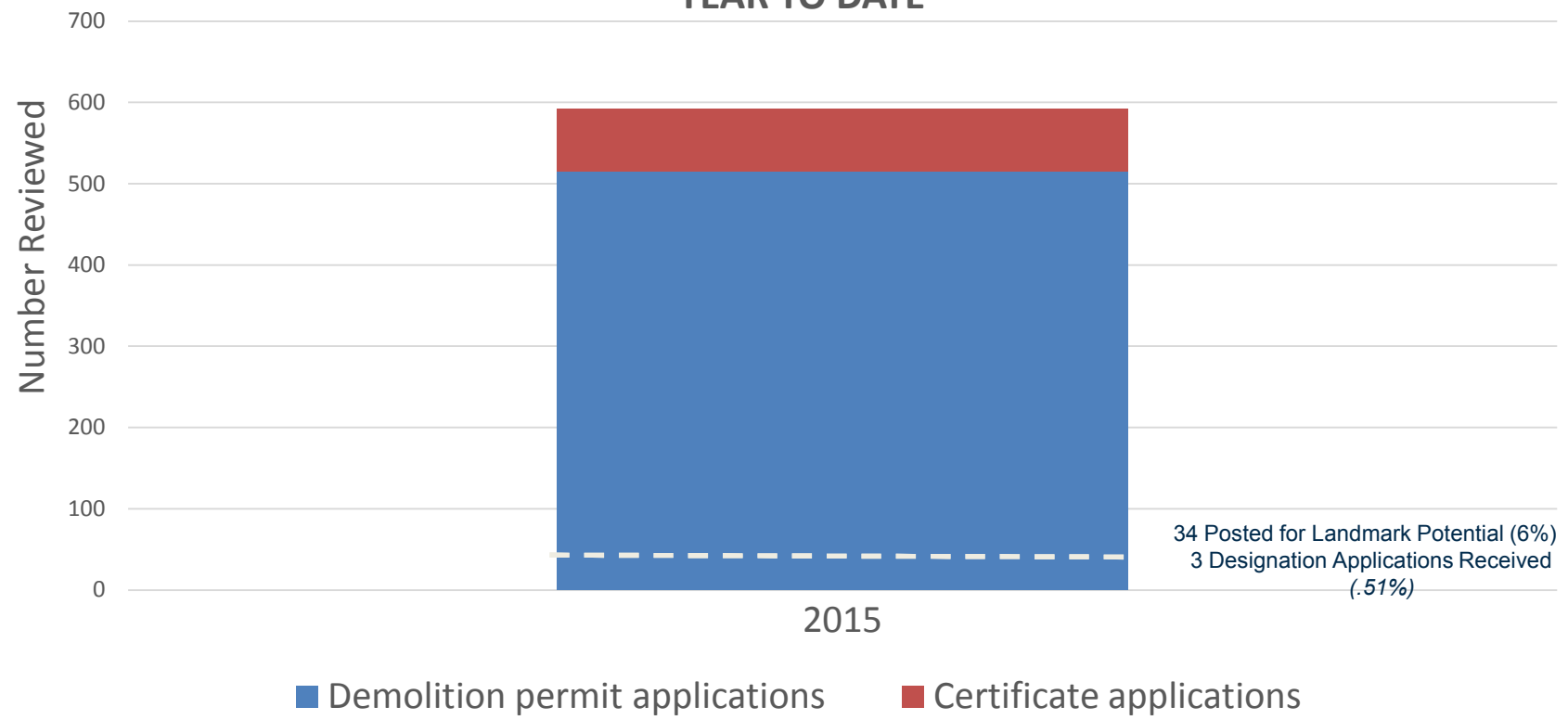


How do they work?

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



DEMOLITION AND CERTIFICATE OF NON-HISTORIC STATUS REVIEWS YEAR TO DATE



Certificate of Non-Historic Status Application

Landmark Preservation Staff Finding of "Potential for Landmark Designation" Resulted in Posting

Designation Application Received & Deemed Complete

Landmark Preservation Commission Public Hearing:
Rejects Proposal and Terminates Procedure OR
Approves/Modified Proposal and Forwards to City Council

City Council Public Hearing & Decision

120 Days – Dec. 4, 2015

- **Chapter 30-4 - DRMC**
- Landmark Preservation Commission recommended designation
 - Forwarded findings to City Council
- City Council may designate by ordinance
 - Due consideration given to the written views of the owners
 - Hold public hearings on designation

	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>	11-23-15
4.	<i>City Council Second Reading</i>	11-30-15
5.	<i>Effective Date</i>	12-04-15
6.	<i>Designation Deadline (120 Days)</i>	12-04-15



	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



Landmark Designation Process

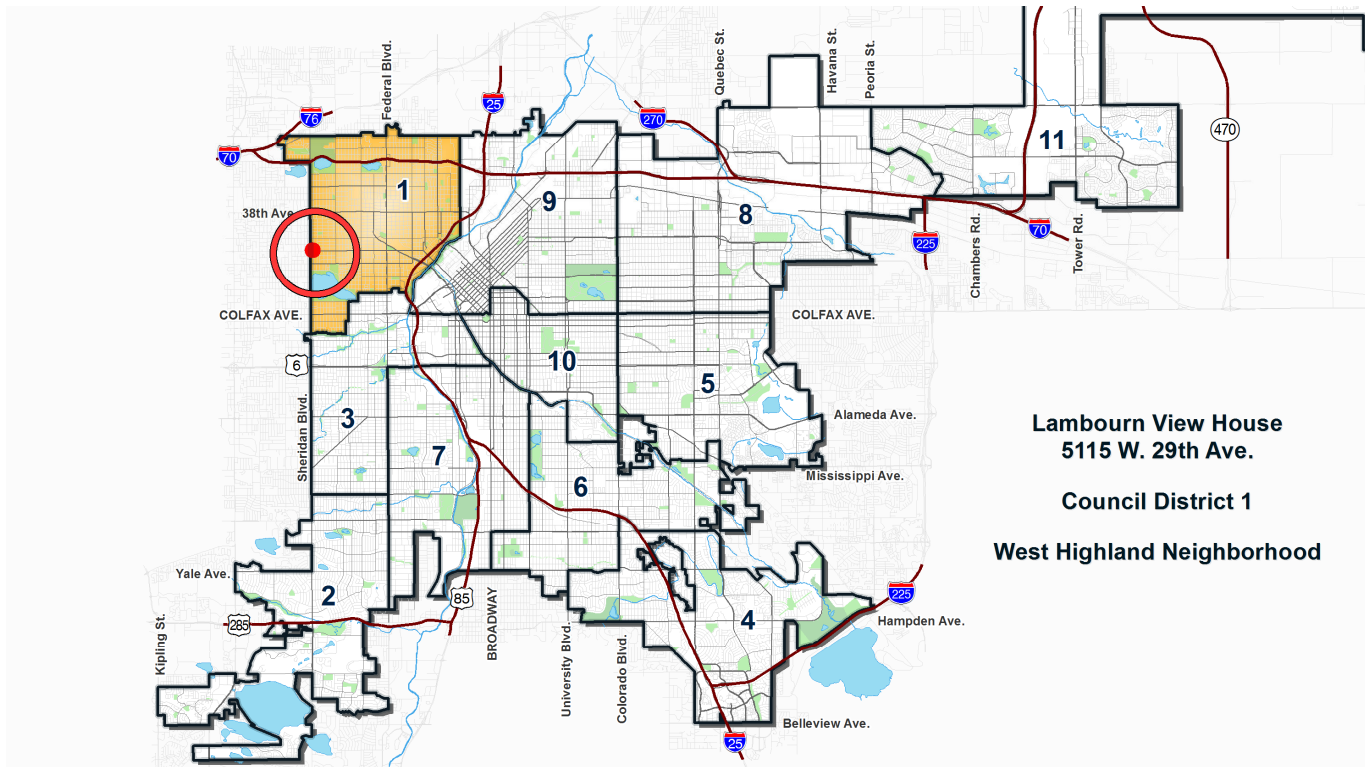
Landmark Staff Communication

Date	Form	Topic
20-Aug	Email	Notified owner of posting
26-Aug	Email	Notified owner, RNO, City Council, and interested parties of posting
8-Sep	Email	Notified owner, RNO, City Council, and interested parties of intent to file
23-Sep	Email	Notified owner, RNO, City Council, and interested parties of receipt of application
23-Sep	Email	Provided owner with copy of application
25-Sep	Email and letter	Notified owner that application was sufficient and that public hearing was set for Oct 20
25-Sep	Email	Notified RNO, City Council, Planning Board, and interested parties of public hearing on Oct 20
1-Oct	Signs	Public posting
1-Oct	Email	Requested meeting with applicants
1-7 Oct	Email	Set-up meeting with owner
6-Oct	Email	Denver Daily Journal notification
8-Oct	Email	Met with owner and owner's representative
19-Oct	Phone	Multiple phone calls with owner, who requested delay for Public Hearing scheduled for Oct 20
19-Oct	Phone	Multiple phone calls with applicants about delay request
20-Oct	Public Hearing	LPC Public Hearing
21-Oct	Email and letter	Notified owner of upcoming City Council meetings
21-Oct	Email	Notified applicants of upcoming City Council meetings
22-Oct	Email	Notified RNO, City Council, and interested parties of upcoming City Council meetings
27-30 Oct	Email	Multiple phone calls and emails with owner to change the schedule of upcoming City Council meetings to accommodate his holiday plans
6-Nov	Email	Notified owner, RNO, City Council, applicants, and interested parties of upcoming City Council meetings, noting change in dates



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Location Map



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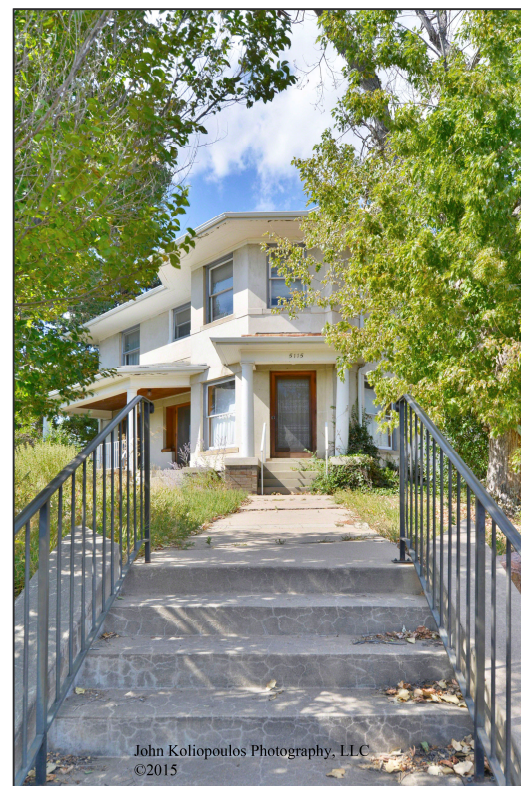
- Delappe Place, Block 11, Lots 25 to 29 except west 8 feet
- Applicant: 39 neighborhood residents
- Property Owner: Brad Teets, opposed
- **Blueprint Denver**
 - Single-Family Residential
 - Area of Stability
- Landmark preservation identified as a tool to reinforce areas of stability





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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
- **Period of Significance** – “The time period during which a structure or district gained its architectural, historical or geographical importance.”
 - ca. 1918 - 1945



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

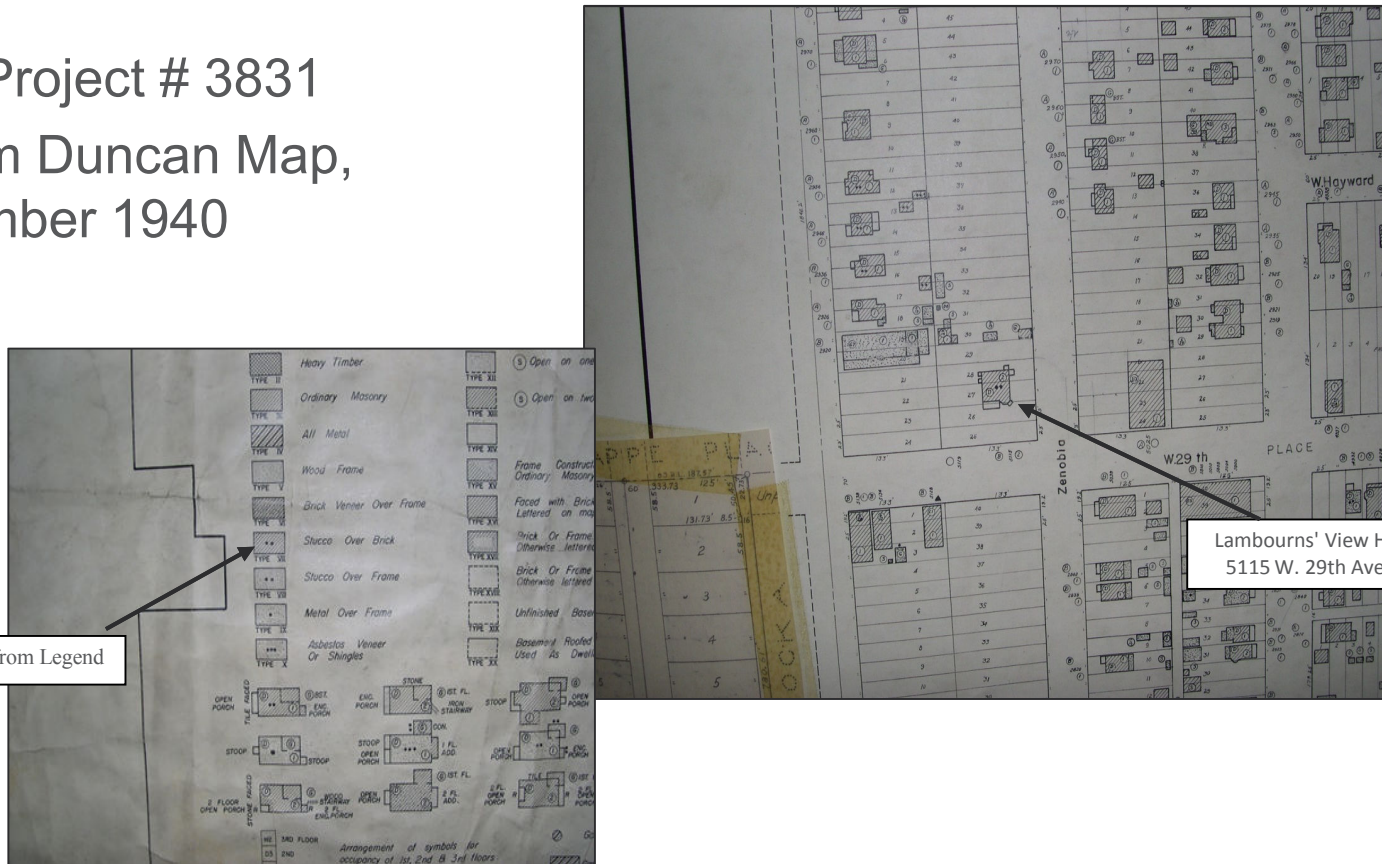
- Largely Intact
- Retains Integrity
- Minimal changes



John Koliopoulos Photography, LLC
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- WPA Project # 3831
- William Duncan Map, November 1940



Stucco over Brick from Legend

Lambourns' View House
5115 W. 29th Avenue

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
- Intentionally sited on a dramatic hilltop location



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

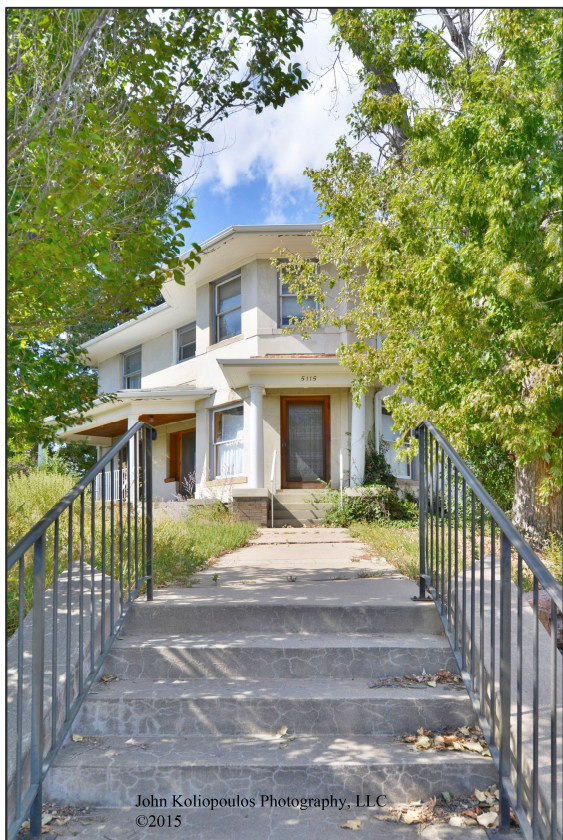
- Richard Phillips
 - Noted and prolific Denver architect
 - Designed commercial and residential properties
 - Commercial property is listed on National Register of Historic Places
 - George Hamburger Block, 2199 Arapahoe

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
- Sited to face primary road and historic trolley line
- Historic porch has southern exposure

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

1. Appointed by the Mayor
2. Composed of 9 Members:
 - 2 Members of AIA
 - 1 Member of ASLA
 - 2 from Planning Board
 - 2 from History Colorado
 - 2 At Large
3. Professionally trained/continuously trained
4. Professionally staffed



- **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 of designation)

LPC Main Discussion Points:

- History of property was important, but application did not meet criterion
- Would prefer to see more proactive applications and further discussions between applicants and owner
- Distinctive and unusual take on Denver Square
- Varied design style and a different example of the work of Richard Phillips
- Geographical important to the neighborhood
- Prominent placement on the hill and views of downtown and the mountains

Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Sells Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



DESIGN AND DEMOLITION REVIEW:

- Required for exterior changes tied to a building permit **ONLY**
- Objective design review process
- No review of work on interiors
- Not frozen in time
- Properties designated “as is” – no improvement requirements
- Demolitions discouraged

- 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.”