



An Application for Landmark Designation to the Denver Landmark Preservation Commission



John Koliopoulos Photography, LLC
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Prepared by West 29th Ave. Neighbors
September 2015

1. Name of Property

Historic Name: Charles E. and Olive J. Lambourn Residence
Current Name: Lambourns' View House

2. Location

Address: 5115 West 29th Avenue, Denver, CO
Legal Description:
Original: Delappe Place, Clough Addition, block 11, lots 25 to 40
Current: Delappe Place Block 11 Lots 25 TO 29, Excluding West 8FT
Parcel Number: 02303-13014-000

3. Owner Information ⁴

Name: 5115 Developers LLC - Brad Teets
Address: 5310 DTC Parkway, Greenwood Village, CO 80111.
Phone: (303) 770-3424
Email: cindy@carterdesignbuilders.com

****Note on Owner and/or Owner Affiliate Information**** Justin Archuletta of Adams Development filed the document of ownership for 5115 Developers LLC. Adams Development is located at 2899 N Speer Boulevard, #101. Adams Development is owned by NMA FNF LLC, which is owned by Nathan M. Adams

4. Applicant/Contact Person (If other than owner)

Name: Daniel Findlay
Address: 2924 Zenobia Street
Phone: 970-270-2405
Email: West29thAveNeighbors@gmail.com

5. General Data:

Date of construction and major additions/alterations: Completed - January 1918
Source of Information: Denver Building Permit #1948, October 2, 1917₁

Number, type, and date of construction of outbuildings: One, Garage, April 1930
Source of Information: Denver Building Permit, #1185, April 5, 1930₂

Approximate lot size and acreage: 15,400 square feet or .35 acres
Source of Information: Denver County Assessor Real Property Records ⁴

Architect or Builder: Architect - Richard Phillips
Builder - Frank Buirgy
Source of Information: Denver Building Permit #1948, October 2, 1917

Original Use: Residential
Source of Information: Denver Building Permit #1948₁ & 1920 Denver City Directory

Present Use: Residential
Source of Information: Community Planning and Development Research Report for Certificate of Non-Historic Status, August 20, 2015

Previous field documentation (date and surveyor): August 20, 2015, Community Planning and Development (Research Report for Certificate of Non-Historic Status)

National Register Status and date (listed, eligible, study list): Not Applicable

6. Statement of Significance

Explain how the structure meets at least one criterion in at least two of the categories.

Category 2: Architecture. To have architectural importance, the structure or district shall have design quality and integrity, and shall:

[a]Embody distinguishing characteristics of an architectural style or type;

The Lambourns' View House exhibits elements of Classical Revival architectural style and showcases many characteristics of the Foursquare architectural form. One of the most commonly found forms in Colorado residential buildings, the majority of Foursquare houses were built during the first three decades of the twentieth century. The Foursquare, locally known as the Denver Square, is easily recognized by its square plan, two-story height and overall simplicity and restraint¹³. The Denver Square character defining features of the Lambourn View House include: the two-story hipped roof structure, minimal decoration, broad overhanging eaves, large rectangular double-hung windows, multiple porches with hip roofs. The porch roofs are supported by Doric columns of the Classical Revival style. Harnessing and brilliantly highlighting the dominating, elevated street corner location, architect Richard Phillips house's strategically placed, impressive primary entrance is via a steep concrete, 27 step (approximately 16 feet in elevation) stairway up to southeast corner porch. This provides a defining quality to this historic residence. The house's stuccoed exterior primary wall finish is a feature unusual to this architectural form in Northwest Denver. Research indicates the stucco exterior finish, if not original, was in place very early on, no later than 1940¹⁸.

Notably, after nearly a century, the house retains its original setting, massing, form, fenestration rhythm, proportions, scale, and Classical Revival elements. The Lambourns' View House presents an iconic structure for the neighborhood. The nearby homes are significantly smaller scale and of a differing architectural style.

[b]Be a significant example of the work of a recognized architect or master builder,

Architect Phillips brings the Foursquare to Denver

In 1897, twenty years before the Lambourns' View House, Richard Phillips designed one of Denver's first Foursquares located at 1866 Gaylord St. (built 1897)¹³. The Lambourns' View House provides an excellent example of both continuity and evolving design variations of Architect Phillips' work with the foursquare architectural form. In comparing these structures, the Lambourns' View House abandons the center roof dormer and belled eaves but retains elements of the 1866 Gaylord design such as the hip roof, Doric columns, articulated chimney form and the belt courses at the window head and window sill heights. The simple form and restrained decoration embraced by Architect Phillips remain consistent

across the years. The Lambourns' View House's southeast projecting two story bay is a significant feature that directly responds to its commanding corner hill location.

Architect Phillips was born in England in 1861 and immigrated to the United States in 1885. By 1892, Phillips moved to Denver and found work as an assistant building inspector for the city. He established his own architectural office about 1893 and worked in partnership with Harlan S. Thomas, Jr. in 1894 and 1895. Phillips was a prolific designer of residential and some commercial buildings. Building permits show that in 1903 alone, Phillips designed some 54 buildings throughout the city. Phillips died in Denver and was buried at Fairmont Cemetery on December 9, 1926¹³.

The George Hamburger block at 2199 Arapahoe, a Richard Phillips 1891 commercial design, was placed onto the National Register of Historic Places in 1990. To date, research has not found any historic designation of Architect Richard Phillips residential designs.

Category 3: Geography. To have geographical importance, the structure shall:

[a] Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city:

Lambourns' View House: The House on the Hill

The Lambourns' View House is a unique structure due to its extreme west Denver location, high style architecture and imposing hill top site on the corner of W. 29th Ave. and Zenobia Street. Access to the house is an impressive 27 steps (or approximately 16 feet in elevation) diagonal concrete stairway rising up from street level, an immediate striking and iconic feature for the neighborhood. This represents a stark contrast with the street level development of retail and residential buildings across the streets of West 29th Avenue and Zenobia.

As with nearby West 29th Avenue houses in the Allen M. Ghost Historic District to the east, the steeply elevated location of the house faces the wide thoroughfare of West 29th Avenue. The Lambourns' View House and the geography of the site command the streetscape and take advantage of the sweeping views of downtown Denver, Sloan's Lake and the mountain vistas of the Front Range, including Pike's Peak. It is a part of the western development of Denver and part of its streetcar era history. The house's prominent location just west of the tramline would have made it a familiar landmark to passengers as the #29 tram took the turn south on Yates towards an outing to Sloan's Lake ²⁰.

[b]Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

The structure's design and iconic site make a special contribution to Denver's urban environment as an early and rare residential/commercial development in the area of West Highland, at the city's western edge. This building served as part of a complex that would provide the Lambourn Family not only a place to live but also a place to grow flowers, thereby earning their living. It is an example of the home of an early homebased floriculture business.

7. Architectural Description

Please provide a statement for each of the following:

a. Concisely describe the structure and its surrounds.

The house is situated on a hill top location overlooking Sloan's lake and magnificent views of the Front Range. Mature deciduous and coniferous trees grow in the south, west and east yard areas. The site grade

rises steeply from the adjoining Zenobia Street and West 29th Avenue level and adjoining lots to the west. The 34 x 38 foot¹ two story Denver Square exhibits stuccoed brick exterior with a truncated hipped main roof. A two story bay projects from the southeast corner. The south elevation provides a large main hipped roof porch or veranda for taking in the views. Two smaller hipped roofed entry porches are found at the southeast and northeast of the building.

b. Describe character defining features.

Site:

Concrete stairways and walks, mature trees, steeply rising grade from street level and adjoining west lots, sweeping views of the Front Range, Pike's Peak, and Sloan's Lake.

Residence:

The house retains its original Denver Square massing and form, proportions, scale, and Classical Revival elements. It is a unique structure for the immediate neighborhood. Other defining features include:

- Truncated hipped main roof
- Minimal decoration
- Broad overhanging eaves
- Large rectangular double-hung windows
- Rhythm of the fenestration
- Sidelight windows at verandah doorway
- Porches with hip roofs supported by Doric columns
- Two story bay projection at the southeast
- Stucco over brick exterior main wall finish
- Exposed brick foundation wall
- Cast stone door thresholds and window sills.
- Beaded board finishes at the eaves soffits and porch ceilings
- Exposed wood finish at the south and south east porch ceilings
- Belt course detail at the 1st floor window head height (approximately 10 inch width) and at the 2nd floor window sill height (approximately 6 inch width)
- Large chimney with restrained decorative belt course/dentilation

c. Describe location and setting including physical context and relationship to neighborhood and other historic structures.

The nearby homes are significantly smaller, and of a differing architectural style. Adjoining homes and commercial structures and playground are at street level. The residence, which resides on four lots—exceptional for this neighborhood—enhances its prominence. This home commands unmatched views to the south, west and east, including downtown Denver, Sloan's Lake, Pike's Peak and the Front Range. The neighbors refer to the Lambourn View House as the "big white house on the hill"²¹. The Lambourn View House is a physical local landmark.

d. Architectural description including mention of major features, uncommon or unique design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).

The extended exterior stairway rising from the street corner to the house provides a rare and enticing grand entry. Architect Phillips strategically called for an impressive primary entrance via a steep concrete, 27 step (approximately 16 feet in elevation) stairway up to southeast corner porch. The two story bay projection at the Southeast corner accentuates the visual command of the house over the 29th and Zenobia location and is uncommon to the Denver Square architectural form. The 1930

concrete garage is recessed into the hillside, which is distinctive to the property.

e. Describe major alterations to the exterior of the structure and any known plans to alter the exterior.

The house is believed to be in its original exterior configuration. No major alterations to the exterior of the structure are known. Based on the 1940 Duncan map¹⁸ and observation of the building, a small hip roof entry porch may have been removed from the North elevation at the northeast corner with the doorway converted to a window. The 1940 Duncan map shows stucco exterior finish as being in place no later than 1940. No building permit has been found related to adding the stucco finish^{3 & 18}.

Known plans to alter the exterior are reflected by the Application for Non-historic Status submitted by the current owners under the demolition process. This indicates intent for demolition of the entire residence and outbuildings and probable alteration of site topography.

f. Include a statement describing how the building currently conveys its historic integrity.

The house retains its original impressive hilltop setting, massing, form, fenestration rhythm, proportions, scale, and Classical Revival elements. Mature vegetation can be found across the site, including at least one grand tree nearly a century in age.

8. History of the Structure and Its Associations

a. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.

Nearly a century ago, the residence located at 5115 West 29th Avenue was built to be the home of the Lambourn family.¹ At the time of construction to the present, the Lambourns' View House remains the most prominent residential structure of the neighborhood. Located at the extreme western edge of Denver, the building's design represents a continuum of the distinctive and notable foursquare architectural form that designer Richard Phillips pioneered in the city of Denver in the late 1890s¹³.

Charles Lambourn was part of the 20th century 'Carnation Goldrush' that evolved into a major floriculture industry in Colorado in the early 20th century. Northwest Denver was home to multiple floral greenhouses¹⁵. Charles Lambourn operated his greenhouse at 2920 Sheridan Boulevard, adjacent to his residence^{3&6}. The location, scale and prominence of the house is a testament to affluence of the floriculture industry in Northwest Denver.

The Lambourns purchased the site of the house (and several adjoining lots to the north) from the Davis Investment Company in 1914. Charles E. Lambourn received the building permit for his house located on the corner of W. 29th Ave. and Zenobia Street in October 1917. The permit indicates the final inspection took place January 15, 1918¹. The permit shows a building cost of \$7000, more than twice the cost of the average home for that time period²². The 1920 Denver City Directory shows Charles E. Lambourn as residing at 5115 West 29th Avenue⁸.

In 1923, the Lambourns acquired additional adjoining lots to the west (lots 19 and 20), where they erected a greenhouse⁴. As part of the very active floriculture industry in North Denver, Charles Lambourn operated a greenhouse at 2920 Sheridan Boulevard adjacent to his West 29th Avenue residential property. The publication, *A History of Colorado Flower Growers and its People*, illustrates the extent and commercial significance of the flower business in Colorado and specifically in Northwest Denver. Charles was a founding member of the Colorado Flower Growers Association, participating in the inaugural meeting in early 1928 along with, among others, Walter G. Lehrer¹⁵. The Colorado Flower

Growers Association is now known as the Colorado Nursery & Greenhouse Association. It was founded to support the production and marketing of greenhouse flowers grown commercially in the state.

The publication, *A History of Colorado Flower Growers and its People*, by Dick Klingman illustrates the extent and commercial significance of the flower industry in Colorado and specifically in Northwest Denver. The publication notes "C. E. Lambourn" as a participant in the inaugural meeting of the Colorado Flower Growers Association in early 1928 along with, among others, Walter G. Lehrer. This meeting established the precedent of wholesale growers, such as Lambourn, pooling their product for shipping and marketing purposes. This innovation cut costs for individual growers and created a floral business practice unique to Colorado¹⁵. The association established the precedent of wholesale growers, such as Lambourn, pooling their product for shipping and marketing purposes. This innovation cut costs for individual growers and created a floral business practice unique to Colorado in its day¹⁵.

The 1923 and subsequent city directories through 1928 list Charles E. Lambourn as a florist. Charles died in late August 1928. Charles' wife, Olive, continued to live in the house, supporting herself by teaching music. Olive J. Lambourn died in 1962 and is buried at Crown Hill Cemetery. Olive sold the property to Wayne W. and Berniece Cory in 1945, and they quickly sold it to Carl A. and Ottilia K. Harder, who sold portions of the land to other people. The Harders owned the house until 1976. Assessor records from 1976 to present day show subsequent owners as follows:

1976 to 1978: Steven Allan Roberts

1978 to 1980: Eclectic Enterprises

1980 to 1982: Steven Allan Roberts

1982 to 1993: Brian L. Story

1993 to 2014: Steve R. Perkins

2014: 5115 Sheridan Trust

2014 to present: 5115 Developers LLC

b. Provide details about the circumstances of construction including the date of construction, architect, builder, and owner for the original structure and any significant additions.

Original construction occurred in 1917-1918. Little can be documented about the circumstances. The Lambourns owned the 5115 West 29th Avenue site as of 1914⁴. The building permit record indicates that Charles had a small greenhouse built on his earlier 2921 Zenobia residence in 1915. In theory, Charles' smaller scale 2921 Zenobia floral business in connection with his day jobs as laborer and then clerk⁸ allowed the Lambourns to save enough funds to proceed with construction in 1917. The Lambourns engaged Richard Phillips to design and Frank Buirgy to construct their home. There were no significant additions to the house.

c. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.

See 8a above.

d. Describe other structures that have similar associations and the relationship of this structure to them.

Prior to 1918, Charles and Olive resided at 2921 Zenobia Streets⁸. The building permit record indicates Charles had erected a small green house on that property in 1915³.

e. Include a statement describing the historic context for this structure. Include geographic area, time period, relevant themes and property types associated with the historic context.

The historic context revolves around a high style residential design on a prominent hill top location. The Lambourns' View House stands as a rare surviving example of the affluence created by floriculture industry in Denver from the late teens and 1920s era. The house and the geography of the site command

the streetscape and take advantage of the sweeping views of downtown Denver, Sloan's Lake and the mountain vistas of the Front Range, including Pike's Peak. The house's prominent location just west of the tramline would have made it a familiar landmark to passengers as the #29 tram took the turn south on Yates towards an outing to Sloan's Lake 20.

Nearly a century ago, the residence located at 5115 West 29th Avenue was built to be the home of the Lambourn family. At the time of construction to the present, the Lambourns' View House remains the most prominent residential structure of the neighborhood. Located at the extreme western edge of Denver, the building's design represents a continuum of the distinctive and notable foursquare architectural form that designer Richard Phillips pioneered in the city of Denver in the late 1890s13.

Charles Lambourn was part of the 20th century 'Carnation Goldrush' that evolved into a major floriculture industry in Colorado in the early 20th century. Northwest Denver was home to multiple floral greenhouses15. Charles Lambourn operated his greenhouse at 2920 Sheridan Boulevard, adjacent to his residence 3&6. The location, scale and prominence of the house is a testament to affluence of the floriculture industry in Northwest Denver.

9. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred.

Owner(s): _____ Date: _____ (please
print)

Owner(s): _____ (signature)

Lambourns' View House - Structure for Preservation Designation Application

If the owner does not consent to designation, please describe the reasons for recommending designation:

The owner has filed a certificate of non-historic status under the demolition permit process. The Multiple Listing Service (MLS) indicates that the proposed development will result in demolition of the Lambourns' View House and outbuildings and probable excavation of the entire hillside.²³ Designation will prevent the loss of this Denver and West Highlands-Sloan's Lake neighborhood iconic structure.

Provide a statement describing efforts that have been made to contact the owner to talk about designation and possible alternatives:

At least one member of the West 29th Ave Neighbors group reached out to Carter Customs via telephone/voicemail. The applicants have been unable to reach the owner(s) as of the September 22 deadline.

Lambourns' View House - Structure for Preservation Designation
Application

Applicant(s): _____ Date:

_____ (Please print)

Applicant: _____
(signature)

Applicant(s): _____ Date:

_____ (Please print)

Applicant: _____
(signature)

Applicant(s): _____ Date:

_____ (Please print)

Applicant: _____
(signature)

10. Resources

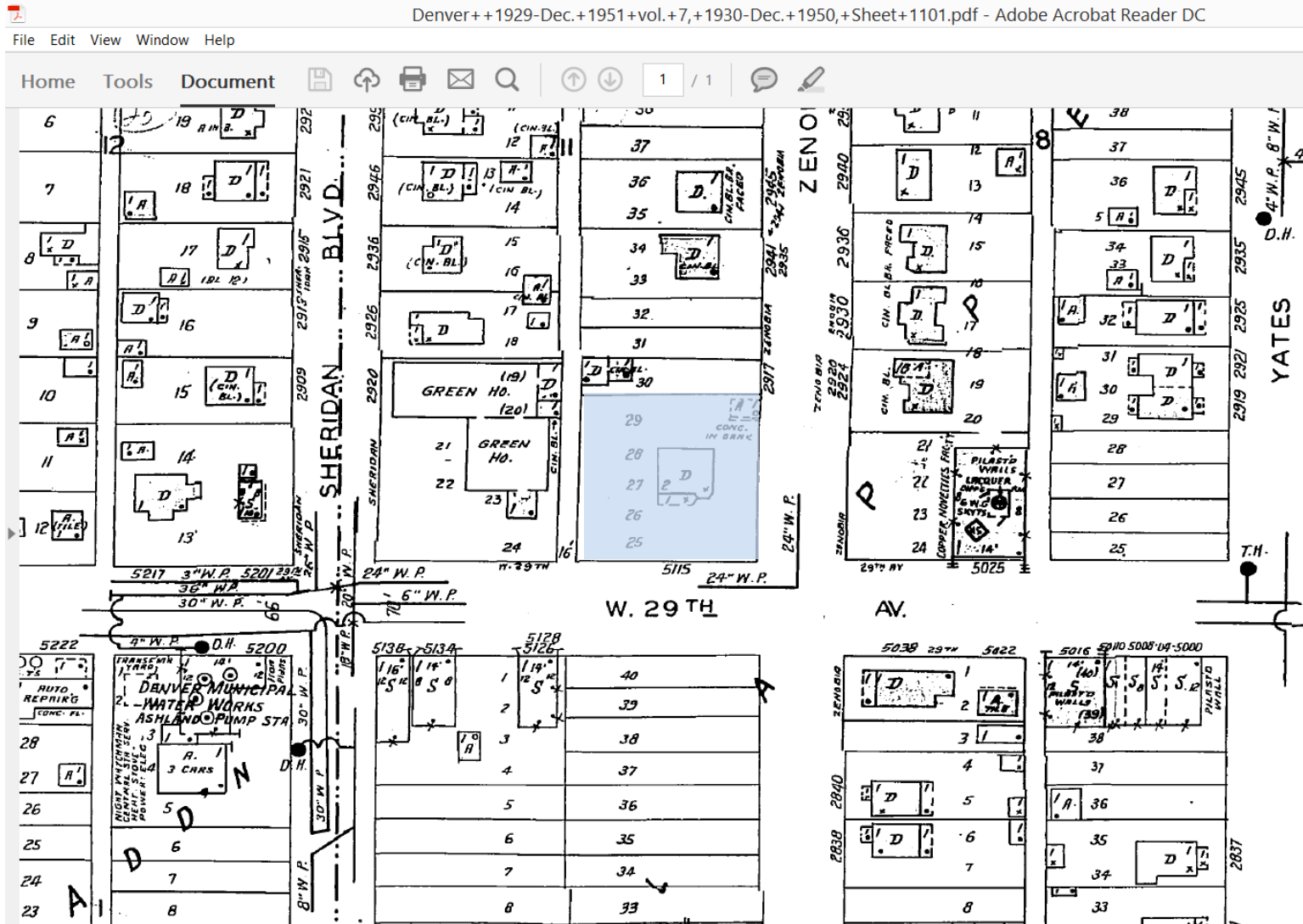
1. Denver City Building Permit #1948, October 2, 1917
2. Denver City Building Permit #11985, April 5, 1930
3. Denver City Building Permits
4. County of Denver Assessor's Office -Real Property Records
5. Sanborn Insurance Map 1904
6. Sanborn Insurance Map 1929 -30
7. Sanborn Insurance Map 1929 Corrected to 1951
8. Denver City Directories
9. Federal Census Records 1910
10. Federal Census Records 1920
11. Federal Census Records 1940
12. Denver Householder's Directory and Street Guide 1924 - 1950
13. Thomas J. Noel and Barbara S. Norgren, *Denver, The City Beautiful* (Historic Denver, Inc. 1987, 1993), ps 43-45 & 214
14. *Field Guide to Colorado's Historic Architecture & Engineering*, Office of Archaeology and Historic Preservation of the Colorado Historical Society July 2008
http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1625Field.pdf
15. Dick Klingman, *A History--Colorado Flower Growers and its People* (Colorado Greenhouse Growers Association 1986) http://ghex.colostate.edu/pdf_files/AHistoryColoradoFlowerGrowersAndItsPeople.pdf
16. Virginia Savage McAlester. *A Field Guide to American Houses* , Knopf, 2013
17. Application for Designation of Landmark District- Allen M. Ghost District, May 2010
18. William Duncan 1940 map, WPA Project #3831, November 1940
19. Community Planning and Development Research Report for Certificate Of Non-Historic Status, August 20, 2015
20. Denver Tramway Route Map, 1917, Ed Haley Collection Colorado Railroad Museum
21. Canvassing of neighbors September 19, 2015, West 29th Ave. Neighbors
22. <http://money.usnews.com/money/personal-finance/articles/2015/01/02/a-glimpse-at-your-expenses-100-years-ago>
23. Multiple Listing Service extract – September, 2015

11. Photographs

See enclosures

12. Site map

An overall site plan should be included graphically depicting the building, the location of other significant site features and the boundaries of the designation.



1930 corrected to 1951 Sanborn Map -

Lambourn house site is highlighted in blue. Note greenhouse structures to immediate west of Lambourn house site.

The greenhouse on lots 19 and 20, block 11 were built by Charles Lambourn.

12. Site map (cont'd)



The greenhouses that appear on the 1951 Sanborn map to the west of the Lambourn View House on the 1951 map are now replaced by vacant former convenience store. Other current adjoining uses are, residential to north, commercial structure across street to east, playground for St Mary Magdalene across 29th Avenue to south

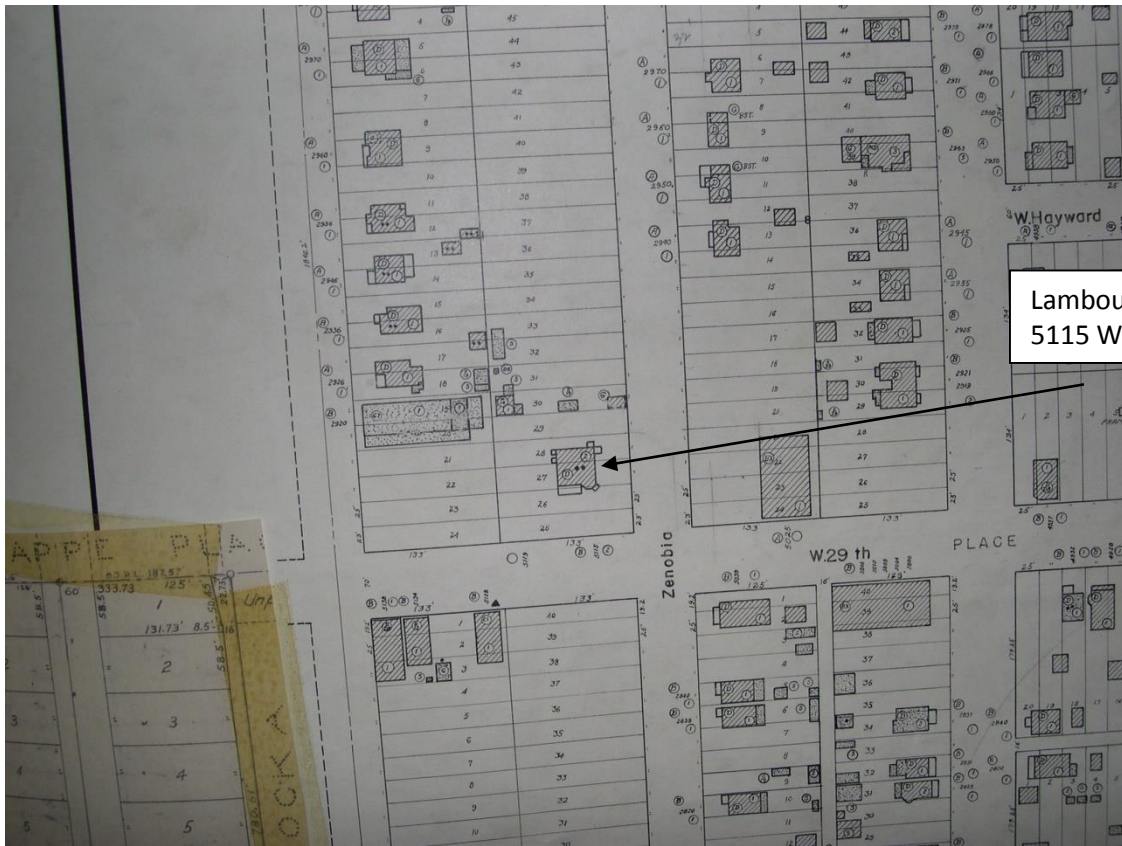
Lambourns' View House - Structure for Preservation Designation Application

Lambourns' View House - Denver Building Permit #1948

Street	W 29th Ave	5305	Date	Oct. 2nd 1917	No.	1948
Owner	Charles E. Lambourn		Stories	2	Size	34x58
Description	Brick Residence & full basement					
Lot	25-28	Block	11	Addition	DeLappe Place	
Architect	Richard Phillips.		Contractor	Frank J. Bairgy		
Plan Filed	Oct. 2nd 1917.		Plan Ret'd.			
Building Inspector by	<i>J. J. ...</i>		Date	10-1-17		
Remarks	<i>rough work started permit out 11-11-17 1-4-18 finishing 1-15-18. Final</i>					
Estimated Cost	-	-	\$	7	0	0
Fee	-	-	-	\$	7	0

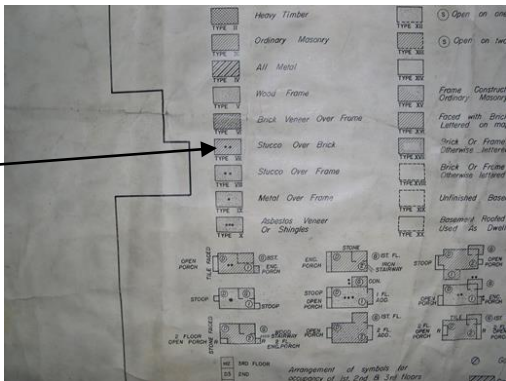
Lambourns' View House - Structure for Preservation Designation Application

William Duncan 1940 map, WPA Project #3831, November 1940



Lambourns' View House
5115 W. 29th Avenue

Stucco over Brick from Legend



Community Planning and Development Research Report for Certificate Of Non-Historic Status, August 20, 2015, p1



Community Planning and Development
Planning Services
Landmark Preservation

201 W Chisax Ave, Dept 205
Denver, CO 80202
p: 720-865-2709
f: 720-865-3056

www.denvergov.org/preservation

COMMUNITY PLANNING AND DEVELOPMENT RESEARCH REPORT FOR
CERTIFICATE OF NON-HISTORIC STATUS
5115 W. 29th Ave.

August 20, 2015

Address:

5115 W. 29th Ave.

Legal Description:

J W Smiths Add B 83 N/2 of L 23 & S/2 of L 24

Current Building Name:

N/A

Construction Date:

ca. 1910-1913

Source of Information: Denver Assessor's Office;
Sanborn Insurance Maps from 1904, 1929-30, 1929 (corrected to 1951); Denver
City Directories; Federal Census Records 1910, 1920, 1940; Denver
householder's Directory and Street Avenue Guide 1924-1950; Denver building
permits 1906-1914.

Architectural

Architectural Style: Classic Revival
Architec/Builder: Unkown
Source of Information: N/A

Historical

Original owner: Unknown
Original use(s): Residential
Current use(s): Residential
Historical background: Historic research indicated that the structure located on
the corner of W. 29th Ave. and Zenobia Street was constructed c. 1910-1918. A
significant association with history was difficult to uncover as records for the area
of Denver are sparse.

Source of Information: Sanborn Insurance Maps from 1904 1929; Denver
Assessor's Office; Denver City Directories; Denver building permits 1906-1914;
Federal census records 1910

Cont.



Community Planning and Development Research Report for Certificate Of Non-Historic Status, August 20, 2015, p2

Designation Eligibility Assessment

History. To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

- Have direct association with the historical development of the city, state, or nation; or
- Be the site of a significant historic event; or
- Have direct and substantial association with a person or group of persons who had influence on society.
- Does not meet any of the above History criteria.

Architecture. To have architectural importance, the structure or district shall have design quality and integrity, and shall:

- Embody distinguishing characteristics of an architectural style or type; or,
- Be a significant example of the work of a recognized architect or master builder, or
- Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or
- 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.
- Does not meet any of the above Architectural criteria.

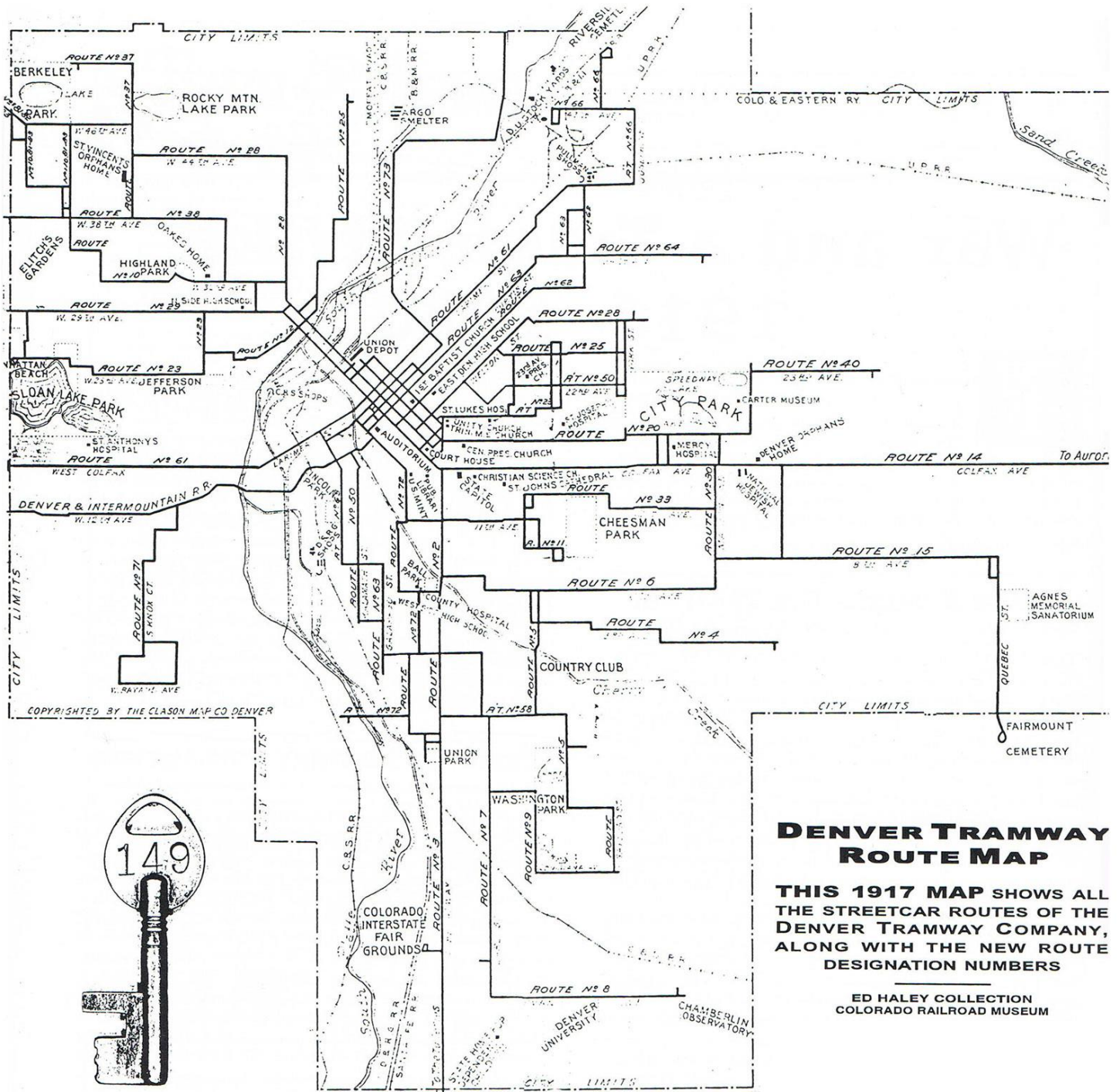
Geography. To have geographical importance, the structure shall:

- Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or,
- Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or,
- Make a special contribution to Denver's distinctive character.
- Does not meet any of the above Geographic criteria.

Has potential for designation **Does not have potential for designation**

Historic research indicated that this structure was constructed between 1910 and 1918. It is a unique structure due to its high style architecture and prominent location on the corner of W. 29th Ave. and Zenobia Street, commanding the landscape of the large lot this structure sits on. Architecturally, it is a simplified Classical Revival Style building with Doric columns, large rectangular double-hung windows, large over hanging roof eave and symmetrically proportioned façade. The building has been designed in a manner to address its corner location with a corner entry and side porch. Although, the structure has been stuccoed and the windows replaced, the building retains its historic massing and form, proportions, scale, and classical detailing. It is a unique structure for this area in Denver in which many of the homes are significantly smaller and of an earlier architectural style. In addition to the architecture, the structure makes a special contribution to Denver's urban environment by being a unique example of development in this area of West Highland, that is just at the city's edge.

Denver Tramway Route Map, 1917, Ed Haley Collection Colorado Railroad Museum



Supplemental Photographs



1. South East Corner Entrance



2. Top staircase to corner entrance.
South Porch.

3. View of Lambourn house from West 29th Ave.

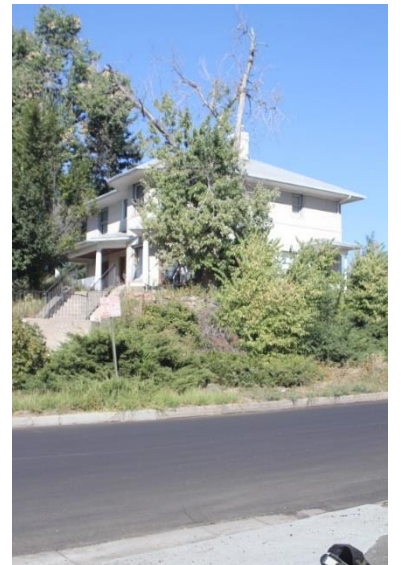




5. South Elevation Porch



6. Northeast View



4. View from the Southeast

7. Northwest Corner with view of Downtown



East elevation of house. View of the 27 step entry stairway. View of the



Broad Overhanging Eaves



Doric Column and exposed wood finish porch ceiling



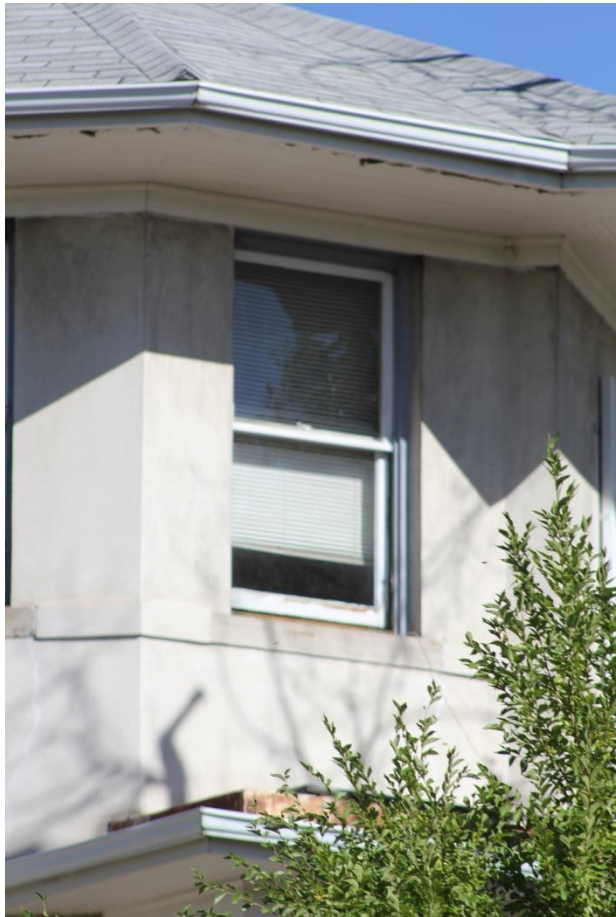
Beaded Board Eaves Soffit, Doric Column

Lambourns' View House - Structure for Preservation Designation Application

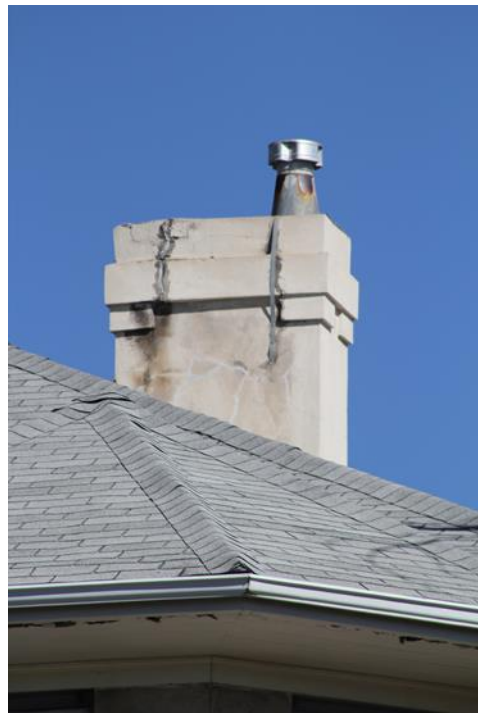
Typical Foursquare Double Hung Window



Southeast Projecting Two Story Bay



Hipped Roofed NE Entry Porch





Lambourns' View House - Structure for Preservation Designation Application



Lambourns' View House - Structure for Preservation
Designation Application

Applicant(s): 2924 Zenobia St. Date: 9-21-15

Daniel Findlay (Please print)

Applicant: 
(signature)

Applicant(s): 2940 Zenobia St. Date: 9-21-15

Sharon Prairie (Please print)

Applicant: 
(signature)

Applicant(s): 2936 Zenobia St. Date: 9/21/15

Niloufer J. Khan (Please print)

Applicant: 
(signature)



It is strongly suggested that if the owner does not consent to designation the applicant should meet and discuss application with owner prior to filing an application. Provide a statement describing efforts that have been made to contact the owner to talk about designation and possible alternatives if owner does not consent to designation:

Applicant(s): Niloufer Khan (please print) Date: 9/5/15

Applicant(s): [Signature] (signature) Date: 9/5/15

Applicant Address: 2936 Zenobia St., Denver, Co 80212

Applicant(s): Scott Holiday (please print) Date: 9/5/15

Applicant(s): [Signature] (signature) Date: 9/5/15

Applicant Address: 2936 Zenobia St., Denver, 80212

Applicant(s): Sharon Prairie (please print) Date: 9/5/15

Applicant(s): [Signature] (signature) Date: 9/5/15

Applicant Address: 2940 Zenobia St. Denver 80212

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.

10. Resources

Provide a list of research sources used in compiling this application.

13. Staff Visit

Site visit by LPC staff

11. Photographs

Attach at least four (4) 5x7 or larger color photographs showing the views of the property from the public right of way(s) and any important features or details. If available, attach copies of historic photographs of the structure.

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Applicant(s): Candace Carrado Date: 9/5/15 (please print)

Applicant(s): [Signature] Date: 9/5/15 (signature)

Applicant Address: David R Carrado 2985 Zenobia St, Denver 80212

Applicant(s): [Signature] Date: 9/5/15 (please print)

Applicant(s): Heidi Finn Date: 9/13/15 (signature)

Applicant Address: 2971 Yates St.

Applicant(s): Stephanie Goldammer Date: 9/12/2015 (please print)

Applicant(s): [Signature] Date: 9/12/2015 (signature)

Applicant Address: 3027 Yates Street

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10. Resources

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Site visit by LPC staff

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Applicant(s): Sanja Rajbal (please print) Date: 9/5/2015

Applicant(s): [Signature] (signature) Date: 9/5/2015

Applicant Address: 2965 Zenobia ST

Applicant(s): [Signature] (please print) Date: 9/5/15

Applicant(s): [Signature] (signature) Date: 9/5/15

Applicant Address: 2965 Zenobia St, Denver CO 80212

Applicant(s): Carly Calagias (please print) Date: _____

Applicant(s): [Signature] (signature) Date: 9/5/15

Applicant Address: 3029 Zenobia St. Denver 80212

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.

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Applicant(s): Robert M. [Signature] Date: 9/5/2015 (please print)

Applicant(s): [Signature] Date: 9/5/2015 (signature)

Applicant Address:

Applicant(s): Zachary A. Thomas Date: 9.5.2015 (please print)

Applicant(s): Zachary A. Thomas Date: 9.5.2015 (signature)

Applicant Address: 3040 Zenobia St. Denver, CO 80401

Applicant(s): Virginia Gammons Perlman Date: 9/5/15 (please print)

Applicant(s): V. M. Perlman Date: 9/5/15 (signature)

Applicant Address: 3100 Zenobia Street, Denver CO 80212

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Applicant(s): Jonathan Lobato Date: 9/6/15
(please print)

Applicant(s): [Signature] Date: 9/6/15
(signature)

Applicant Address: 2976 Zenobia St.

Applicant(s): ERNEST P. MARRANZINO Date: 9/6/15
(please print)

Applicant(s): [Signature] Date: 9/6/15
(signature)

Applicant Address: 2959 ZENOBIA ST DENVER 80212

Applicant(s): Phyllis Annette MARRANZINO Date: 9/5/15
(please print)

Applicant(s): [Signature] Date: 9/5/15
(signature)

Applicant Address: 2959 ZENOBIA ST.

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DENVER
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Applicant(s): Louise Lobato Date: 9-5-15
(please print)

Applicant(s): Louise Lobato Date: 9-5-15
(signature)

Applicant Address: 2945 Zenobia St. Denver Colorado 80512

Applicant(s): Frances Cover Date: 9-5-15
(please print)

Applicant(s): Frances Cover Date: _____
(signature)

Applicant Address: 2991 Zenobia St.

Applicant(s): Corinne Harder Date: 9-5-15
(please print)

Applicant(s): [Signature] Date: 9-5-15
(signature)

Applicant Address: 2990 Zenobia St

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Applicant(s): Kevin Smith (please print) Date: 9/9/15
[Signature] (signature)

Applicant(s): _____ (signature) Date: _____

Applicant Address: 2740 Zenobia St, Denver CO 80212

Applicant(s): CLARA BULLOCK (please print) Date: 9/9/15
[Signature] (signature)

Applicant(s): _____ (signature) Date: "

Applicant Address: 2440 ZENOBIA ST DENVER 80212

Applicant(s): JOSE GUTIERREZ (please print) Date: 9-5-15
[Signature] (signature)

Applicant(s): _____ (signature) Date: _____

Applicant Address: 2730 Zenobia St denver, CO, 80212

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Applicant(s): Sheila M. Doherty Date: 9-5-15
(please print)

Applicant(s): Sheila M. Doherty Date: _____
(signature)

Applicant Address: 2720 Zenobia St

Applicant(s): Ana Gutierrez Date: 9/5/15
(please print)

Applicant(s): [Signature] Date: _____
(signature)

Applicant Address: 2730 N. Zenobia St, Denver CO 80212

Applicant(s): TODD N. ELLIOTT Date: 9/5/15
(please print)

Applicant(s): [Signature] Date: 9/5/15
(signature)

Applicant Address: 2925 YATES ST.

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Applicant(s): ANNABELLE HARR Date: 9-8-15
(please print)

Applicant(s): *Annabelle Harr* Date: 9-8-15
(signature)

Applicant Address: 3111 Zenobia St.

Applicant(s): Kim Nilson Date: 9/8/15
(please print)

Applicant(s): *Kim Nilson* Date: 9/8/15
(signature)

Applicant Address: 3116 Zenobia St.

Applicant(s): Richard Goldammer Date: 9/21/15
(please print)

Applicant(s): *[Signature]* Date: 9/21/15
(signature)

Applicant Address: 3027 Yates St.

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Applicant(s): Felix ✓ Esther Sigala (please print) Date: 9/8/15

Applicant(s): Esther Sigala, Felix Sigala (signature) Date: 9/8/15

Applicant Address: 3105 Zenobia St Denver CO 80212

Applicant(s): RYAN BARTLETT (please print) Date: 9/8/15

Applicant(s): [Signature] (signature) Date: _____

Applicant Address: 3116 ZENOBIA ST DENVER 80212

Applicant(s): _____ (please print) Date: _____

Applicant(s): _____ (signature) Date: _____

Applicant Address: _____

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Applicant(s): Joan M. Bolduc (please print) Date: 9/13/15

Applicant(s): [Signature] (signature) Date: 9/13/15

Applicant Address: 3033 Yates Denver, CO 80202

Applicant(s): [Signature] (please print) Date: 9-13-15

Applicant(s): (Jack D) Parker (signature) Date: 9-13-15

Applicant Address: 2979 Yates St Denver

Applicant(s): (please print) Date:

Applicant(s): (signature) Date:

Applicant Address:

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Applicant(s): Michelle LUDT Date: 9.13.15
(please print)

Applicant(s): [Signature] Date: 9.13.15
(signature)

Applicant Address: 2971 YATES ST.

Applicant(s): _____ Date: _____
(please print)

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____

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Applicant(s): Kim Yuskis (please print) Date: 9/18/2015

Applicant(s): [Signature] (signature) Date: 9/18/2015

Applicant Address: 3045 Yates St. Denver, CO 80212

Applicant(s): Barbara Marcus (please print) Date: 9/18/2015

Applicant(s): [Signature] (signature) Date: 9/18/2015

Applicant Address: 2951 Zenobia St. Denver CO 80212

Applicant(s): Christopher Horn (please print) Date: 9/21/2015

Applicant(s): [Signature] (signature) Date: 9/21/2015

Applicant Address: 2621 Yates St. Denver CO 80212

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Applicant(s): Melissa Horn Date: 9-21-2015
(please print)

Applicant(s): Melissa Horn Date: 9-21-2015
(signature)

Applicant Address: 2621 Yates Street, Denver CO 80212

Applicant(s): MARILYN QUINN Date: 9, 21, 2015
(please print)

Applicant(s): Marilyn Quinn Date: 9, 21, 2015
(signature)

Applicant Address: 3249 W. FAIRVIEW Pl., #106 80211

Applicant(s): _____ Date: _____
(please print)

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____

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5115 WEST 29TH AVE



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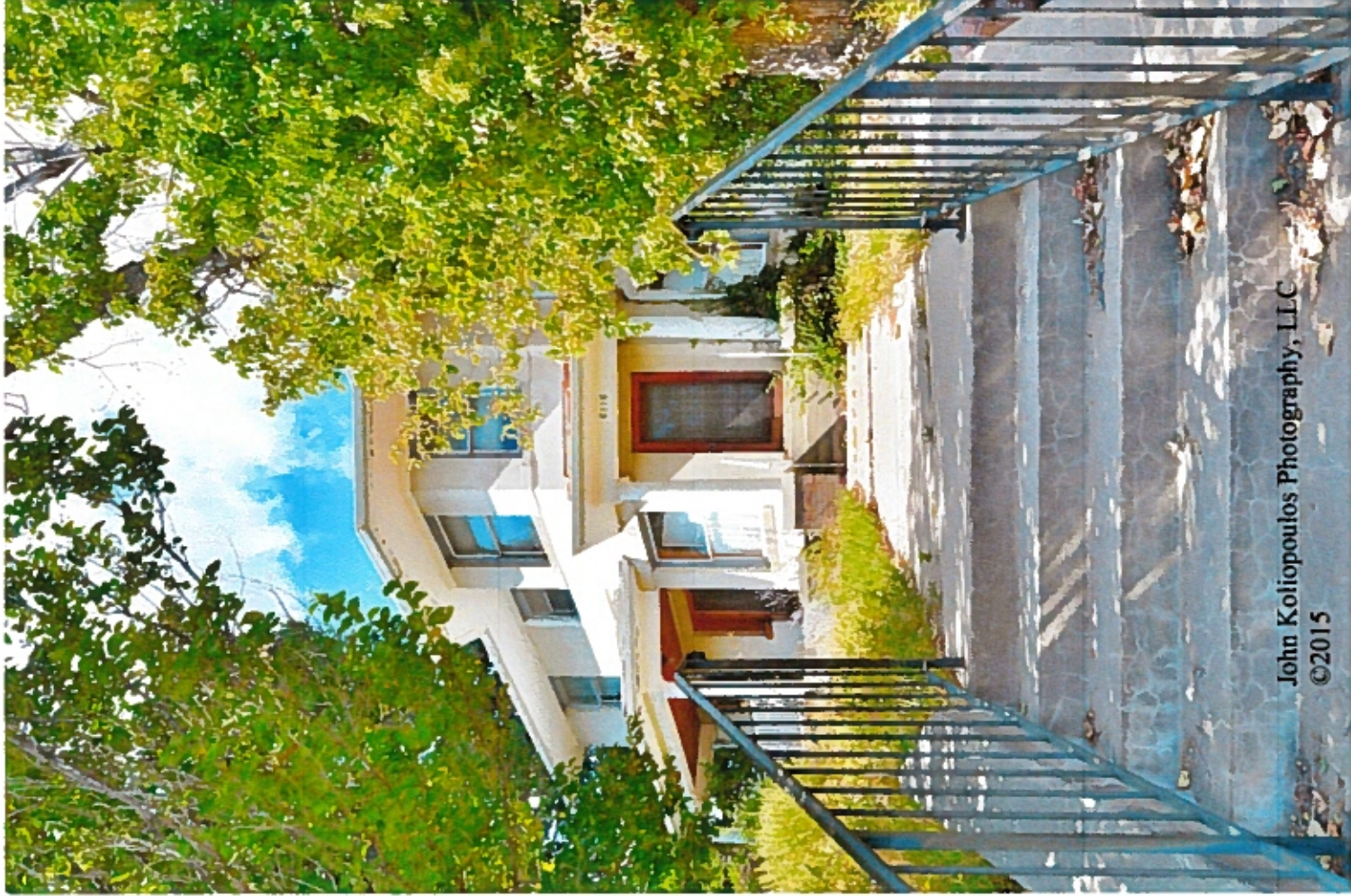
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