

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2015

COUNCIL BILL NO. CB15-0828
COMMITTEE OF REFERENCE:
Neighborhoods and Planning

A BILL

For an ordinance designating 5115 W. 29th Avenue, the Lambourns' View House, as a structure for preservation.

WHEREAS, pursuant to D.R.M.C. Section 30-4, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

WHEREAS, based upon evidence received by the Landmark Preservation Commission at a hearing on October 20, 2015, the staff report, and evidence received at the hearing before City Council on November 30, 2015, 5115 West 29th Avenue meets the criteria for designation as a structure for preservation as set out in D.R.M.C. Section 30-3 by meeting criteria in the following two categories:

(2) Architecture.

a. Embodying distinguishing characteristics of an architectural style or type;

The house is an intact and good example of a Denver Square residence with Classical elements. The substantial two-story Denver Square house, with its prominent hilltop location, is an excellent example of the style as evidenced by its hipped roof, broad overhanging eaves, large rectangular double hung windows and Doric columns. Additionally, it was designed with a unique two-story corner bay entrance and intentionally sited for a commanding view of both downtown Denver and of the Rocky Mountains. Although the house is clad with stucco, it was added within the period of significance; there are few exterior alterations and it retains its design quality and integrity.

b. Being a significant example of the work of a recognized architect or master builder;

The property was designed by prolific Denver architect Richard Phillips, who designed up to 54 buildings in a single year. He designed multiple Denver Square style homes and this property illustrates the evolution of his architectural style from his 1897 Denver Square, located at 1866 Gaylord, to this 1918 property with its distinctive two-story corner bay and entrance. Phillips, as a noted architect who designed both residential and commercial buildings, one of which is listed on the National Register of Historic Places, is a recognized architect and this property is a significant example of his work.

1
2 (3) Geography.

3 a. *Having prominent location or being an established, familiar, and orienting visual feature of*
4 *the contemporary city;*

5 This building is a substantial, high-style residence placed on an imposing hilltop site at the
6 intersection of 29th Avenue and Zenobia Street. The steep diagonal concrete stairway rising to the
7 prominent house is a striking and iconic feature of the neighborhood. Deliberately situated for a
8 commanding view of the mountains and the City of Denver, the property is a strong orienting visual
9 feature, at a relatively busy intersection. Additionally, the location along the trolley line would have
10 historically made the house a familiar landmark to those traveling along the line.

11 b. *Promoting understanding and appreciation of the urban environment by means of*
12 *distinctive physical characteristics or rarity;*

13 Surrounded by smaller, relatively low-profile buildings, the two-story Lambourns' View House is
14 also a physically distinctive property in the West Highland neighborhood. The large corner lot,
15 used for the floriculture business and a home, served as both a commercial and residential
16 property. The property's prominent location on the corner hilltop separates the building from the
17 others in the area.

18 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
19 **DENVER:**

20 **Section 1.** That based upon the analysis referenced above, and the evidence received at
21 the public hearings, certain property herein called the Lambourns' View House at 5115 West 29th
22 Avenue, and legally described as follows, together with all improvements situated and located
23 thereon, be and the same is hereby designated as a structure for preservation:

24 De Lappe Place, Block 11, Lots 25 through 29 Except the West 8 feet thereof
25

26 **Section 2.** The effect of this designation may enhance the value of the property and of the
27 structure, but may delay or require denial of building permits found unacceptable by the Landmark
28 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
29 and Districts and Section 30-6 of the Denver Revised Municipal Code.

30 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder
31 of the City and County of Denver.
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1 COMMITTEE APPROVAL DATE: November 4, 2015.

2 MAYOR-COUNCIL DATE: November 10, 2015.

3 PASSED BY THE COUNCIL _____ 2015

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____ 2015

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9

10 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 19, 2015

12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
15 3.2.6 of the Charter.
16

17 D. Scott Martinez, City Attorney

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19 BY: _____, Assistant City Attorney Date: _____, 2015