



To: Denver City Council, Chris Herndon President
From: Kara Hahn, Senior City Planner, Community Planning & Development (CPD)
Date: November 30, 2015
RE: Landmark Designation for Lambourns' View House, 5115 West 29th Avenue

Staff Recommendation:

Based on the findings of the Landmark Preservation Commission (LPC) that the property meets the criteria for designation of a structure set out in Section 30-3 of the Denver Revised Municipal Code, Landmark Preservation staff in Community Planning and Development Department recommends approval of this application.

Landmark Preservation Commission Recommendation:

LPC recommend landmark designation of a structure for application #489-15, the Lambourns' View House, 5115 West 29th Avenue, to City Council based on Architecture criterion (2)a. and b. and Geography criterion (3)a. and b., citing as findings of fact for this recommendation the application form, public testimony, and the October 12, 2015 staff report. Vote 5-1 (Jordy and Goldstein recused).

Request for Landmark Designation:

Application: #489-15
Address: 5115 West 29th Avenue
Legal Description: Delappe Place, Block 11, Lots 25 to 29 except west 8 feet
Zoning: U-MX-3, B-2
Blueprint Denver: Single-Family Residential
Applicants: 39 neighborhood residents
Owner: Brad Teets

Comprehensive Plan 2000 and Blueprint Denver:

The comprehensive plan envisioned Denver in 2020 as vibrant, with well-preserved and appropriately used structures representing every era of the city's history. It included strategies (1-C) that "Preserve Denver's architectural and design legacies while allowing new to evolve."

This property is located in West Highland, which is an Area of Stability in Blueprint Denver. Within Blueprint Denver, landmark preservation is identified as a tool to reinforce areas of stability. It is noted for areas of stability, that it is important to respect valued development patterns and respect valued attributes of area, including existing buildings, particularly those adding distinctive character and identity.

Case Summary:

An application for a Certificate of Non-Historic Status was submitted CPD on August 6, 2015 for the improvements located at Delappe Place, Block 11, Lots 25 to 29 except west 8 feet.

This property represents 1 of 34 properties that CPD staff has identified, as of October 20, 2015, as having potential for landmark designation, triggering posting of signage and notifications per Chapter 30 of the DRMC. CPD has reviewed 592 demolition and Certificate of Non-Historic Status (certificate) applications for landmark designation potential, posting 34 properties, which is 6% of all applications received. Three designation applications have been received as a result of these postings, representing less than 1% of all CPD reviews of demolition and certificate submittals.

Within the required time period, a landmark designation application and the requisite fee was submitted by 39 Denver residents. The application identified the primary building on the property as a ca. 1918 Denver Square with Classical elements style residence. The structure is 2711 square feet, per Denver Assessor Records. Staff performed a preliminary investigation and found the application to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission.

The Landmark Preservation Commission held a public hearing on October 20, 2015. The Commission found that the application met the criteria for landmark designation, and has forwarded a recommendation for landmark designation to the City Council.

On November 4, 2015, the Neighborhood and Planning Committee voted to forward the case to the full City Council. At first reading, the Denver City Council ordered the bill published and the public hearing is set for November 30, 2015. Because the designation application resulted from a Certificate of Non-Historic Status application (which would allow demolition for a period of 5 years), Chapter 30 of the DRMC, requires that the application for designation be approved by no later than December 4, 2015, or the Certificate of Non-Historic Status will be issued.

Designation Criteria and Evaluation, Chapter 30, DRMC:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, a property must be more than 30 years old....and meet the following criteria:

1. Maintain its physical and historical integrity
2. Meet one designation criteria in two or more of the following categories:
history, architecture, and geography
3. Relate to a historic context or theme

Integrity and Period of Significance:

Chapter 30, DRMC requires that a landmark designated property maintain its historic and physical integrity, defined as "the ability of a structure...to convey its historic and architectural significance...recognized as belonging to its particular time and place in Denver's history."

The seven qualities that define integrity in Chapter 30 are location, setting, design, materials, workmanship, feeling and association.

Based on the application's historic context and statements of significance, the proposed period of significance for the house extends from the date of construction, ca.1918, until 1945 when Olive Lambourn, one of the original owners and occupant, sold the property. As noted in the application, the house has had few exterior alterations. The stucco, applied before 1940, is within the period of significance, and as such, is historic fabric.

Relate to a Historic Context/Theme, Integrity, and Period of Significance:

The property relates to the historic contexts of: Early 20th century architecture in Northwest Denver, the early streetcar development, and the growth of western Denver.

Criteria Evaluation:

The Landmark Preservation Commission found that the property met Architecture Criterion 2a and b and Geography Criterion 3a and b. The applicants had proposed that the property also met History Criterion 1a and c, but the Commission found that there was not sufficient evidence in the application to support History.

Architectural Significance

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 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, as noted in the application, and thus the property retains its design quality and integrity. The application supports this criterion.

- b) *Be a significant example of the work of a recognized architect or master builder;*
The property was designed by prolific Denver architect Richard Phillips, who, as noted within the application, 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 local architect who designed both residential and commercial buildings, one of which is individually listed on the National Register of Historic Places, is a recognized master architect and this property is a significant example of his work. The application supports this criterion.

Geographic Significance

To have geographic importance, the structure or district shall have design quality and integrity, and shall:

- a) *Have prominent location or be an established, familiar, and orienting visual feature of the contemporary city;*

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

- b) *Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;*

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

Boundary:

The designation application proposes to designate the parcel consisting of Delappe Place, Block 11, lots 25 to 29 except west 8 feet.

Landmark Preservation Commission Public Hearing Summary:

The Landmark Preservation Commission held a public hearing on October 20, 2015. The Commission found that the application met the criteria for landmark designation, and has forwarded a recommendation for landmark designation to the City Council. The public hearing and deliberations lasted 1.5 hours.

At the LPC public hearing of October 20, 2015, the LPC chair allocated the speaking time as follows:

1. 10 minutes to the applicants;
2. 10 minute to the owner;
3. 3 minutes to all other interested parties

The applicants' 10 minute presentation was made by Daniel Findlay and Paul Cloyd, two of the 39 applicants for designation. Property owner, Brad Teets, and his representative, David Foster, presented for 10 minutes. There were nine speakers at the public hearing; eight spoke in favor and one in opposition of the designation.

LPC Main Discussion Points:

- History of property was important, but the 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 importance to the neighborhood
- Prominent placement on the hill and views of downtown and the mountains

Notifications:

Community Planning & Development has met or exceeded all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC. Landmark preservation staff also met with the owner and his representative and the designation applicants, and has kept the owner, owner's representative, and designation applicants informed of key hearings/meetings and dates related to this case.

The required notifications include:

1. *Posting Signage for Landmark Preservation Commission Hearing*
2. *Owner Notifications and Letters*
3. *City Council Notifications*
4. *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

Attachments Provided by CPD:

- Designation Application
- LPC Meeting Record of October 20, 2015
- Information from the Applicants for LPC Public Hearing of October 20, 2015
- Public comments submitted to Landmark Preservation staff
- City Council Neighborhood and Planning Committee Staff Report and PowerPoint
- Supplemental information and letters from the Applicant
- City Council PowerPoint for November 30, 2015 public hearing

#489-15
5115 West 29th Avenue

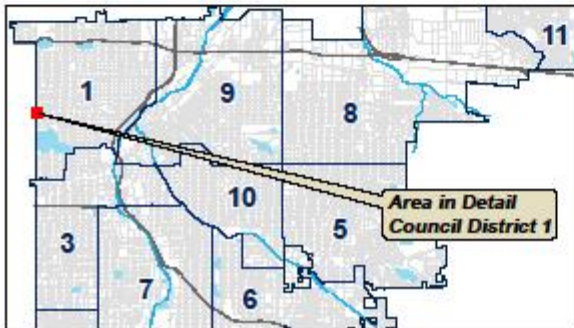


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
Proposed Landmark Designation




Lambourn's View House 5115 W. 29th Ave.

Proposed Landmark Designation

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

 Parcels  Lots

 0 25 50 100 Feet

Aerial Photo: 2014 Map Date: 9/29/2015

END