



DENVER
THE MILE HIGH CITY

Community Planning and Development

Landmark Preservation

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To: Neighborhoods and Planning Committee of the Denver City Council
From: Kara Hahn, Senior City Planner
Date: November 4, 2015
RE: Landmark Designation for Lambourns' View House, 5115 West 29th Avenue

Landmark Preservation Commission Recommendation:

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

Summary:

An application for a Certificate of Non-Historic Status was submitted to Community Planning and Development (CPD) on August 6, 2015 for the improvements located at Delappe Place, Block 11, Lots 25 to 29 except west 8 feet. A landmark designation application and the requisite fee was submitted within the required time period by 39 Denver property owners. A map reflecting the boundaries of the designation application is attached to this staff report.

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 for October 20, 2015.

The Landmark Preservation Commission held a public hearing on Oct. 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. A copy of the Commission minutes for the hearing is attached. Letters received by Community Planning and Development by Oct. 20, 2015 are also attached.



Designation Criteria:

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

Contexts, 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. 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 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.

Criteria Evaluation:

The Landmark Preservation Commission found that the property met Architecture Criterion 2a and b and Geography 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 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.

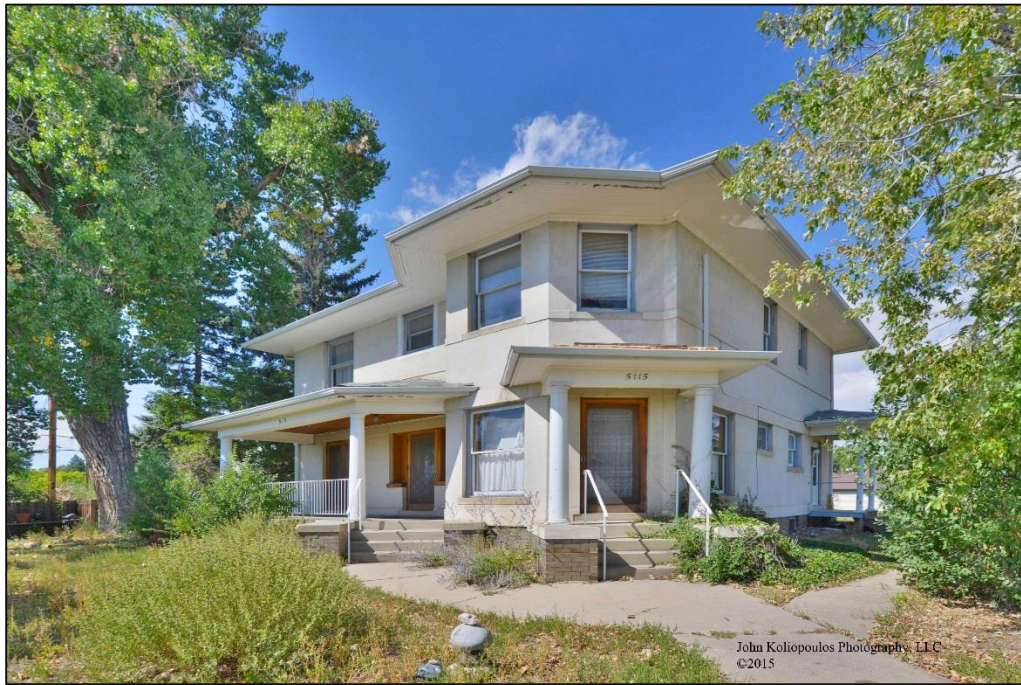
Communications:

9 members of the public spoke at the public hearing.

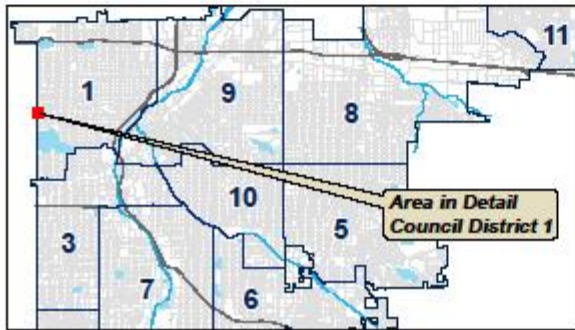
RNO Notifications:

Denver Neighborhood Association, Inc.
Sloan's Lake Citizen's Group
Inter-Neighborhood Cooperation (INC)
Sloan's Lake Neighborhood Association
West Highland Neighborhood Association

#489-15
5115 West 29th Avenue




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