



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, May 17, 2016

**2016L-004, 1899 York Street- Ghost/Rose House**

Description: Individual Landmark Designation

Chair Goldstein opened the public hearing.

Staff report by Kara Hahn, Senior City Planner. Presentation by Applicant Ryan Rose, 1899 York.

Summary:

- Historic and Physical Integrity - The property maintains its historic integrity and relates to the historic context or theme of Early 20<sup>th</sup> Century Architecture and the development and growth of Denver
- Geography Criteria – The house is at the corner of York Street and 20<sup>th</sup> Street and has a prominent location across the street from Denver’s City Park.
- History Criteria – The house is associated Allen M. Ghost, a prominent developer in Denver, who is a person that influenced society. While it is one of the two remaining buildings he resided in, it is the building that is most associated with him.
- Architecture Criteria – Embodies a distinctive style, Mission Revival, and is an example of recognized architects, Wagner & Manning
- Ryan Rose purchased the property with the intent of saving and preserving the house. He wants to maintain its historic and architectural significance.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Annie Levinsky, Historic Denver	In favor, property meets historic and geographic criteria and needs preservation.
2	Natalie Lord, 2100 Downing, Humphries Poli-Architects	In favor, property meets geographic and architectural criteria.
3	Zach Florence – 1895 York	In favor, block is distinct and character needs preservation. Meets architectural and historic criteria.

Chair Goldstein closed the public hearing.

Motion by D. Walter: I move to recommend approval and forward to City Council for landmark designation of the structure 1899 York Street – Ghost/Rose House, application #2016L-004, based on History Criterion 1c., Architecture Criteria 2a. and b. and Geography Criterion 3a., citing as findings of fact for this recommendation the application form, public testimony, and the May 17, 2016 staff report.

Second by: A. Zimmer

Vote: Unanimous in favor (8-0), motion carries.