



May 12th, 2016

Denver Landmark Commission
201 W. Colfax
Denver, CO 80203

Dear Landmark Commissioners,

On behalf of Historic Denver's Board of Trustees, I am writing to offer our support for the local historic designation of the Allen Ghost House at 1899 York.

In February 2015, Historic Denver received notice that the previous owners of 1899 York had submitted an application for a Certificate of Non-Historic Status. This residence, which sits across from City Park on a well-traveled thoroughfare, is an impressive structure, one which merited further conversation between the owners and the community. Further research indicated that the home was designed by architect Harry Manning and built for one of Denver most famous real estate developers, Allen Ghost. These details, combined with the home's prominent location directly across from City Park, made it a clear candidate for local landmark designation. The City Park West neighborhood was active in supporting the preservation of this building, and after several meetings with Historic Denver, our board and other neighbors, the previous owners of 1899 agreed to withdraw their application. Ultimately, they sold it to the current owner who is demonstrating his commitment to preservation with this designation application.

The successful preservation of this home along York Street serves as an important anchor for the entire block adjacent to City Park and the surrounding neighborhood. Together with the recent renovation of the former Le Peep restaurant and the Parkside Mansion, this block will retain its historic parkway character, which serves as a transition between the park and the residential area to the west. This designation will also allow the new owner to qualify for historic tax credits to rehabilitate this building and make it a stunning example of the Mission Revival style once more.

Historic Denver would like to congratulate the new owner of the Ghost House on this step forward, and encourage the Landmark Preservation Commission to approve this landmark application, to ensure the preservation of this most deserving historic building.

Sincerely,

A handwritten signature in cursive script that reads "Annie Levinsky".

Annie Levinsky
Executive Director

Hahn, Kara L. - CPD Planning Services

From: Landmark - Community Planning and Development
Sent: Friday, May 13, 2016 9:44 AM
To: Hahn, Kara L. - CPD Planning Services
Subject: FW: Letter in support of landmarking 1899 York Street

From: Julie Johnson [mailto:jjohns2_99@yahoo.com]
Sent: Friday, May 13, 2016 9:38 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: Letter in support of landmarking 1899 York Street

Hello!

I understand that the owners of the property at 1899 York Street are seeking Denver Landmark status for their property. I am wholeheartedly in support of this! Not long ago, the beautiful and unique building was in danger of being torn down. Luckily, a preservation minded person has purchased it and is lovingly restoring it. It's exactly the type of building that should be landmarked as it is the type of structure that distinguishes City Park West neighborhood from others in Denver.

Please do not hesitate to contact me if you need further information.

Thank you!

Julie Johnson
2832 Marion Street
Denver, CO 80205

Hahn, Kara L. - CPD Planning Services

From: Landmark - Community Planning and Development
Sent: Friday, May 13, 2016 10:53 AM
To: Hahn, Kara L. - CPD Planning Services
Subject: FW: Please give Landmark Designation to 1899 York

From: Phil Normand [mailto:phil01@normanddesign.com]
Sent: Friday, May 13, 2016 10:28 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: Please give Landmark Designation to 1899 York

Please do not let another beautiful and unique Denver home fall to developers at any point in the future. Without preservation of buildings like this Denver loses its history and its individuality in the Rocky Mountain region. Denver is too important a city to lay waste to the gorgeous homes and buildings of the past in exchange for the modern, quick-build structures that will be destroyed in turn after 30 years or so.

I drive by this building every day on York from my home in Whittier and always admire its site, facing the City Park, and its completely unique design. I would be horribly discouraged by the changes in Denver if it were to disappear.

Denver **must** preserve its history and its beauty.

Sincerely,
Philip Normand

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Phil Normand
Normand Design
phil01@normanddesign.com
<http://www.normanddesign.com>

Hahn, Kara L. - CPD Planning Services

From: Ryan Rose <shugazer@gmail.com>
Sent: Friday, May 13, 2016 7:40 PM
To: Hahn, Kara L. - CPD Planning Services
Subject: Letter: 1899 York Street

From my iPhone

Begin forwarded message:

From: Ryan King <rgolfman@gmail.com>
Date: May 12, 2016 at 2:52:17 PM MDT
To: Ryan Rose <shugazer@gmail.com>
Subject: 1899 York Street

Dear LPC-

I'm writing to support the application to recognize [1899 York Street](#) as a Denver landmark.

With all Alan Ghost did to see Denver grow and prosper; everything must be done to ensure his historic legacy will live on.

The current growth of Denver is great but unfortunately at a cost; the cost of these types of home being lost. It's not just the house but the significance the house stands for, the growth and prosperity of Denver.

I see this property everyday, it is one I have admired for many years. There are not enough words to eloquently express my support of this application. So I will keep it simple, please approve the application to make [1899 York Street](#) a much needed Denver landmark.

Thank you
Ryan King
2503 York Street
Denver

May 14, 2016

To Whom It May Concern:

I am writing you in order to recommend the house at 1899 York Street be given local landmark designation. As someone who lives in this area, I can definitely say that anyone who drives down York Street or enjoys City Park knows this exceptional house. Its age alone should be a consideration, however its stucco walls and architecture are so unique to this neighborhood. Everyone knows the "stucco house", it is already a landmark! And especially considering the tear-down and rebuilding that is occurring on a daily basis in City Park, it would be a horrible shame for this beautiful neighborhood gem to not be protected.

Thank you,
Sarah Heller

3080 Cook Street
Denver, CO 80205

May 14, 2016

John R. Wyszynski

President

Gerretson Realty

1575 Race Street

Denver, CO 80206

Ryan Rose

1899 York Street

Denver, CO 80206

red_wagon_2000@yahoo.com

Dear Mr. Rose,

On behalf of Gerretson Realty, I would like to offer our support for obtaining Landmark Status for your home at 1899 York Street. I commend your efforts to preserve and protect this home from demolition.

Gerretson Realty has been located in Uptown since our founding in 1975. While we recognize the need for affordable housing we regret the loss of many of the homes that have contributed to the charm of this neighborhood.

The work of Harry Manning should be recognized as a treasure from the history of Denver and the West. 1899 York has a place of prominence on City Park guaranteeing that its preservation will be enjoyed by many residents.

Please let me know if I can be of any further assistance to you.

Regards,



John R. Wyszynski

President



May 12, 2016

To Whom It May Concern:

Traditional architecture is the cultural fabric of Denver's neighborhoods. Preserving fine examples adds much to the quality of life in our community, and is especially important during times of rampant growth, such as Denver is experiencing now. Landmark Designation is an important tool that should be used to recognize the cultural value of such buildings.

The Ghost/Rose house at 1899 York Street was designed by one of Denver's great architects, Harry James Manning and constructed in 1906. It is a fine example of the Mission Revival style. From History Colorado's *Architects Biographical Series*: "Like many architects of this period, Manning designed in a wide variety of historical revival styles, including Spanish Colonial Revival, Tudor Revival, Collegiate Gothic, and Neo-Classical Revival. He traveled extensively in later years and this first-hand exposure to various architectural types is reflected in his work. His prolific body of work, distinguished by his knowledgeable use of details and materials, has been described as 'graceful, well-proportioned, and above all, in good taste' (Noel & Norgren 1987:210)."

Our chapter supports the application for Landmark Designation by the new owner of 1899 York Street, Mr. Ryan Rose and I respectfully urge you to vote "yes" to grant the Landmark Designation. Thank you very much.

Sincerely,

Chad M. Cox
President
Institute of Classical Architecture & Art, Rocky Mountain
303-594-7890
classicist-rmc.org

City Park West **Neighborhood Association**

To Denver Landmarks and Preservation Commission:

The City Park West Neighborhood Association would like to offer our support for the application for landmark status for 1899 York Street. The Ghost/Rose House (application #2016L-004) is a neighborhood jewel deserving of protection.

In early 2015, Historic Denver and Councilman Albus Brooks sought neighborhood input on an application for non-historic status for this property. Members of the community, including the City Park West Neighborhood Association, responded to this inquiry opposing the non-historic application. A few weeks later the application was withdrawn.

The application speaks to the technical qualifications of the property for landmark status. We agree with and support the application's description of the property's technical merit.

The community has long supported preserving this property and continues to support this goal today. We hope the Commission supports this important application and bestows landmark status on this neighborhood treasure.

Sincerely,

/S/Seth Willey

Seth Willey
Interim President on Behalf of
City Park West Neighborhood Association