

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0395  
COMMITTEE OF REFERENCE:  
Neighborhoods and Planning

**A BILL**

**For an ordinance designating 1899 York Street, the Ghost/Rose 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 May 17, 2016, the staff report, and evidence received at the hearing before City Council on June 27, 2016, 1899 York Street meets the criteria for designation as a structure for preservation as set out in D.R.M.C. Section 30-3, as amended, by:

(1) History.

*c. Having a direct association with the historical development of the city, state, or nation:*

Allen M. Ghost, a prominent figure in Denver business and society, built the house at 1899 York Street in 1906. Moving to Denver in the 1870s, Ghost quickly established himself as a major real estate developer, forming A.M. Ghost and Company in 1880. Ghost's important role in developing Denver was widely acknowledged, as he was instrumental in developing numerous residential areas. As one of his developments, Ghost platted the Park Side addition on the west side of City Park. He purchased the land along Gaylord and York Streets between 17<sup>th</sup> and 21<sup>st</sup> Streets in the early 1890s and held onto it until 1897, after Denver had begun to recover from the Silver Crash. Ghost's work developing the Park Side addition continued through the early twentieth century, including the construction of his own home as a neighborhood showpiece in 1906. Ghost lived in 1899 York Street until 1911 and passed away in 1913. Ghost lived in numerous houses in Denver, likely reflecting his real estate dealings throughout the city; however, only two of those homes remain and the property at 1899 York Street is far more elaborate and is the best reflection of Ghost's prominent role in Denver business and society.

(2) Architecture.

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

1 The Ghost/Rose House is an excellent example of the Mission Revival style with a high degree of  
2 detailing. The most prominent feature of the style was a curvilinear parapet influenced by Spanish  
3 Baroque designs. The house at 1899 York Street features all the key elements of the style  
4 including shaped parapets, stucco siding, broad overhanging eaves, exposed rafter tails, and  
5 arched openings. It is a key example of the style in Denver. A 1906 newspaper article in the *Daily*  
6 *News* described the house under construction as an outstanding example of Mission Revival  
7 architecture.

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

9 The house is a significant example of the work of the Denver architectural firm of Wagner &  
10 Manning, established in 1904. Ghost's house at 1899 York was one of Wagner & Manning's early  
11 commissions. In 1908, Wagner & Manning received recognition for their work designing  
12 sanitariums, receiving the Roosevelt Medal of the International Congress of Tuberculosis for their  
13 design of a sanitarium to be constructed in Washington, D.C. Other firm projects in Denver  
14 included St. Thomas Episcopal Church (Denver Landmark), Grant Avenue Methodist Episcopal  
15 Church, and the Moffat Mansion (demolished). Wagner died in 1910 and Manning continued  
16 working in Denver for the rest of his successful career.

17 (3) Geography

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

20 Located at the corner of York Street and 20<sup>th</sup> Street, the house has a prominent location across the  
21 street from Denver's City Park. Located one block south of the west entrance to the park, the  
22 house is a key visual feature for those driving north on York Street towards the park entrance. The  
23 house is also a significant feature of the Park Side addition, associated with its developer, A.M.  
24 Ghost. Since Ghost owned a large amount of land within the Park Side addition that he was  
25 hoping to sell for development, the choice of this prominent corner for his own house was likely  
26 intended to help promote the sale of additional lots in Park Side. The house was much grander  
27 than those previously built in the Park Side addition. Ghost's prominent place in Denver business  
28 and society made the construction of the new house at York Street and 20<sup>th</sup> a topic of general  
29 interest. An article in the *Daily News* on August 26, 1906 announced that: "Though not large, the  
30 new home designed by Wager & Manning for A.M. Ghost is a jewel in the detail with which the  
31 Mission idea has been carried out, and the house, when completed, will be one of the richest in the  
32 city."

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

3 **Section 1.** That based upon the analysis referenced above, and the evidence received at  
4 the public hearings, certain property herein called the Ghost/Rose House at 1899 York Street, and  
5 legally described as follows, together with all improvements situated and located thereon, be and the  
6 same is hereby designated as a structure for preservation:

7  
8 BEGINNING AT THE NORTHWEST CORNER OF LOT 56, BLOCK 5, OF SAID PARK SIDE  
9 SUBDIVISION, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 20TH  
10 AVENUE; THENCE S89° 53'40"E ALONG THE NORTH LINE OF SAID LOT 56, ALSO BEING  
11 SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 125.03 FEET TO THE NORTHEAST  
12 CORNER OF SAID LOT 56, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF  
13 YORK STREET; THENCE S00° 00'00"E, ALONG THE EAST LINE OF SAID LOT 56, ALSO  
14 BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE N89°  
15 52'00"W, A DISTANCE OF 41.07 FEET; THENCE S00° 08'00"W, A DISTANCE OF 1.15 FEET;  
16 THENCE N89° 52'00"W, A DISTANCE OF 23.15 FEET; THENCE N00° 08'00"E, A DISTANCE OF  
17 1.15FEET; THENCE N89° 52'00"W, A DISTANCE OF 60.81 FEET TO A POINT ON THE EAST  
18 RIGHT-OF-WAY LINE OF A 16 FEET ALLEY; THENCE N00° 00'21"E ALONG THE WEST LINE  
19 OF SAID LOT 56, ALSO BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.02 FEET  
20 TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER. STATE OF COLORADO.

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

25 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder  
26 of the City and County of Denver.

27 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

28

1 COMMITTEE APPROVAL DATE: May 25, 2016.

2 MAYOR-COUNCIL DATE: May 31, 2016.

3 PASSED BY THE COUNCIL \_\_\_\_\_ 2016

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_ 2016

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 \_\_\_\_\_ 2016; \_\_\_\_\_ 2016

11 PREPARED BY: Adam C. Hernandez DATE: June 16, 2016

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 Denver City Attorney

18 BY: \_\_\_\_\_, Assistant City Attorney Date: \_\_\_\_\_, 2016