



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**

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Plan Implementation

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**TO: Blueprint Denver Committee  
Carla Madison, Chair**

**FROM: Savannah Jameson, Landmark Preservation**

**DATE: July 14, 2010**

**RE: Proposed Designation of a District for Preservation:  
Allen M. Ghost Historic District**

## **I. LEGAL DESCRIPTION OF DISTRICT**

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The proposed district is generally bounded by the centerlines of Irving and Lowell Streets and from the centerline of 29<sup>th</sup> Street to the centerline of the alley between West 31<sup>st</sup> & West 32<sup>nd</sup> Avenue, excluding a vacant lot at the northeast corner and a parcel on the southwest corner of this area. See attached map.

## **II. HISTORY OF THE APPLICATION**

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- The full Landmark Preservation Commission (LPC) reviewed the application on June 1, 2010 and found it to be complete and the district eligible for designation.
- LPC held the public hearing on July 6, 2010. LPC voted unanimously 7-0 (2 absent) to forward the application to City Council with a recommendation of approval.

## **III. LANDMARK PRESERVATION COMMISSION FINDINGS**

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### **Significance**

The application is considered complete and demonstrates that the proposed district meets the criteria required for designation in all 3 categories. It meets criteria 1A and 1C regarding history; criteria 2C and 2D regarding architecture; and criterion 3C regarding geography.

### **Historical Importance:**

- *1A, have direct association with the development of the city, state, or nation;*

This area was originally a part of the Town of Highlands, becoming a part of Denver in 1896. After the area was platted by Allen M. Ghost in 1887, the lots sold quickly, reflecting the growth and prosperity of this area during this period in Denver's history. This growth is also a reflection of the popular trend of Denver

streetcar suburbs and the proposed district's association with the extension of the transportation system to this area. The proposed district's growth and development has been directly associated with the development of Denver and the growth of the City to the west.

- *1C, have direct and substantial association with a person or group of persons who had influence on society*

Several residents of the area made contributions that influenced many different aspects of Denver including Howard C. Maloney, George W. Olinger, Sr., Rev. Thomas Bliss, John G. Prinzing John D. Coplen, and Edward L. Brown.



**Architectural Importance:**

- *2A, embody distinguishing characteristics of an architectural style or type;*

A majority of the residences that were built during the building boom of the late nineteenth century are Queen Anne; over thirty-three percent of the houses in the district are of this style. Of the houses built during the early twentieth century the majority are Bungalow houses with Arts and Crafts details, over sixteen percent of the buildings in this district are of this style. Other residences in the district embody architectural characteristics of Edwardian, Foursquare and Classic Cottage types.

- *2D, portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style;*

The district portrays the physical development of a middle class streetcar suburb of Denver during the late nineteenth and early twentieth centuries. Characteristic

of these early suburbs the residences express a diversity of architectural styles. All the houses are alley loaded with uniform setbacks and front porches.



**Geographical Importance:**

- *3A, have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city;*

The proposed Ghost Historic District is distinctive from the surrounding neighborhoods and serves as a familiar and orienting visual feature of the city and the West Highland neighborhood. The residential design, uniform setbacks and landscape features provide a visual gateway into the district. The houses along the southern boundary are particularly distinctive as the houses are sited high on the slope away from the sidewalk whereas the houses across the street sit at street level. The Ghost Historic District is an easily identifiable, cohesive, and distinctive area.

**LPC Recommendation:**

On July 6, 2010 LPC voted (7-0, two absent) on a motion to approve the Allen M. Ghost Historic District Application and strongly recommend to City Council approval of the designation as findings of fact the staff memo dated July 6, 2010 and public testimony.

