

BY AUTHORITY

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2010

COUNCIL BILL NO. CB10-0604  
COMMITTEE OF REFERENCE:

**A BILL**

**For an ordinance designating the Allen M. Ghost Historic District, located generally between the alley between 31<sup>st</sup> and 32<sup>nd</sup> Avenues on the north, Lowell Boulevard on the west, 29<sup>th</sup> Avenue on the south and Irving Street on the east as a district for preservation.**

**WHEREAS**, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a district for preservation; and

**WHEREAS**, the Allen M. Ghost Historic District meets the criteria for designation as a district for preservation as set out in Section 30-3 of the Denver Revised Municipal Code, as amended, by:

1. *History*

a. *Having a 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.

c. *Having a 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.

2. *Architecture*

a. *Embodying 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

1 in the district embody architectural characteristics of Edwardian, Foursquare and Classic Cottage  
2 types.

3 *d. Portraying the environment of a group of people or physical development of an area in an*  
4 *era of history characterized by a distinctive architectural style.*

5 The district portrays the physical development of a middle class streetcar suburb of Denver during  
6 the late nineteenth and early twentieth centuries. Characteristic of these early suburbs, the  
7 residences express a diversity of architectural styles. All the houses are alley loaded with uniform  
8 setbacks and front porches.

9 **3. Geography**

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

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

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

20 **Section 1.** That certain property herein called the Allen M. Ghost Historic District and  
21 legally described as follows, together with all improvements situated and located thereon, be and the  
22 same is hereby designated as a district for preservation:

- 23 The Kountze Heights subdivision, excluding:  
24 Lots 1 through 24, inclusive, and Lots 44 through 48, inclusive, of Block 1; and,  
25 Lots 1 through 24, inclusive, of Block 2; and,  
26 Lots 25 through 29, inclusive, of Block 7.

27 **Section 2.** The Landmark Preservation Commission shall utilize the Design Guidelines  
28 for Historic Structures and Districts in conducting design review for projects in the District. The  
29 Commission may adopt further district specific guidelines utilizing the application for landmark  
30 district status, the Design Guidelines for Historic Structures and Districts and Chapter 30, Denver  
31 Revised Municipal Code (Landmark Preservation) in formulating said district specific guidelines.  
32 Such district specific guidelines must be adopted in open session of the Commission by an  
33 affirmative vote of five members of the Commission.

1           **Section 3.** The effect of this designation may enhance the value of property in the District,  
2 but may delay or require denial of building permits found unacceptable by the Landmark  
3 Preservation Commission under the criteria contained in the Design Guidelines for Historic  
4 Structures and Districts, any district specific design guidelines adopted by the Commission and  
5 Section 30-6 of the Denver Revised Municipal Code.

6           **Section 4.** The period of significance for the District is established as being prior to and  
7 including 1941.

8           **Section 5.** The structures in the district listed below are hereby designated contributing  
9 structures. All structures in the district not listed as contributing structures may be designated as  
10 contributing by the Landmark Preservation Commission under the provisions of section 30-11(1)b,  
11 Denver Revised Municipal Code.

12           Contributing structures in the Allen M. Ghost Historic District: 3303 W 29<sup>th</sup> Avenue, 3311 W  
13 29<sup>th</sup> Avenue, 3317 W 29<sup>th</sup> Avenue, 3321 W 29<sup>th</sup> Avenue, 3327 W 29<sup>th</sup> Avenue, 3335 W 29<sup>th</sup>  
14 Avenue, 3345 W 29<sup>th</sup> Avenue, 3349 W 29<sup>th</sup> Avenue, 3355 W 29<sup>th</sup> Avenue, 3361 W 29<sup>th</sup> Avenue,  
15 3373 W 29<sup>th</sup> Avenue, 3385 W 29<sup>th</sup> Avenue, 3387 W 29<sup>th</sup> Avenue, 3389 W 29<sup>th</sup> Avenue, 3401 W  
16 29<sup>th</sup> Avenue, 3423 W 29<sup>th</sup> Avenue, 3427 W 29<sup>th</sup> Avenue, 3435 W 29<sup>th</sup> Avenue, 3447 W 29<sup>th</sup>  
17 Avenue , 3451 W 29<sup>th</sup> Avenue, 3459 W 29<sup>th</sup> Avenue, 3467 W 29<sup>th</sup> Avenue, 3316 W 30<sup>th</sup> Avenue,  
18 3317-21 W 30<sup>th</sup> Avenue, 3326 W 30<sup>th</sup> Avenue, 3330 W 30<sup>th</sup> Avenue, 3333 W 30<sup>th</sup> Avenue, 3336 W  
19 30<sup>th</sup> Avenue, 3341-43 W 30<sup>th</sup> Avenue, 3342 W 30<sup>th</sup> Avenue, 3345 W 30<sup>th</sup> Avenue, 3346 W 30<sup>th</sup>  
20 Avenue, 3352 W 30<sup>th</sup> Avenue, 3353 W 30<sup>th</sup> Avenue, 3358 W 30<sup>th</sup> Avenue, 3362 w 30<sup>th</sup> Avenue,  
21 3366 W 30<sup>th</sup> Avenue, 3370 W 30<sup>th</sup> Avenue, 3383 W 30<sup>th</sup> Avenue, 3395 W 30<sup>th</sup> Avenue, 3413 W  
22 30<sup>th</sup> Avenue, 3420 W 30<sup>th</sup> Avenue, 3421-23 W 30<sup>th</sup> Avenue, 3424 W 30<sup>th</sup> Avenue, 3425 W 30<sup>th</sup>  
23 Avenue, 3435 W 30<sup>th</sup> Avenue, 3436 W 30<sup>th</sup> Avenue, 3439 W 30<sup>th</sup> Avenue, 3443 W 30<sup>th</sup> Avenue,  
24 3446 W 30<sup>th</sup> Avenue, 3450 W 30<sup>th</sup> Avenue, 3451 W 30<sup>th</sup> Avenue, 3456 W 30<sup>th</sup> Avenue, 3457 W  
25 30<sup>th</sup> Avenue, 3461 W 30<sup>th</sup> Avenue, 3466 W 30<sup>th</sup> Avenue, 3471 W 30<sup>th</sup> Avenue, 3473 W 30<sup>th</sup>  
26 Avenue, 3474 W 30<sup>th</sup> Avenue, 3478 W 30<sup>th</sup> Avenue, 3490 W 30<sup>th</sup> Avenue, 3491 W 30<sup>th</sup> Avenue,  
27 3495 W 30<sup>th</sup> Avenue, 3310 W 31<sup>st</sup> Avenue, 3323 W 31<sup>st</sup> Avenue, 3325 W 31<sup>st</sup> Avenue, 3330 W  
28 31<sup>st</sup> Avenue, 3333 W 31<sup>st</sup> Avenue, 3338 W 31<sup>st</sup> Avenue, 3339 W 31<sup>st</sup> Avenue, 3344 W 31<sup>st</sup>  
29 Avenue, 3350 W 31<sup>st</sup> Avenue, 3354 W 31<sup>st</sup> Avenue, 3356 W 31<sup>st</sup> Avenue, 3357 W 31<sup>st</sup> Avenue,  
30 3360 W 31<sup>st</sup> Avenue, 3361 W 31<sup>st</sup> Avenue, 3365-71 W 31<sup>st</sup> Avenue, 3366 W 31<sup>st</sup> Avenue, 3374 W  
31 31<sup>st</sup> Avenue, 3375 W 31<sup>st</sup> Avenue, 3380 W 31<sup>st</sup> Avenue, 3383 W 31<sup>st</sup> Avenue, 3384 W 31<sup>st</sup>  
32 Avenue, 3395 W 31<sup>st</sup> Avenue, 3396 W 31<sup>st</sup> Avenue, 3410 W 31<sup>st</sup> Avenue, 3411 W 31<sup>st</sup> Avenue,  
33 3413 W 31<sup>st</sup> Avenue, 3416 W 31<sup>st</sup> Avenue, 3419 W 31<sup>st</sup> Avenue, 3420 W 31<sup>st</sup> Avenue, 3424 W

1 31<sup>st</sup> Avenue, 3328 W 31<sup>st</sup> Avenue, 3429 W 31<sup>st</sup> Avenue, 3432 W 31<sup>st</sup> Avenue, 3447 W 31<sup>st</sup>  
2 Avenue, 3453 W 31<sup>st</sup> Avenue, 3456 W 31<sup>st</sup> Avenue, 3459 W 31<sup>st</sup> Avenue, 3460 W 31<sup>st</sup> Avenue,  
3 3465 W 31<sup>st</sup> Avenue, 3466 W 31<sup>st</sup> Avenue, 3469 W 31<sup>st</sup> Avenue, 3473 W 31<sup>st</sup> Avenue, 3475 W  
4 31<sup>st</sup> Avenue, 3318 W Hayward Place, 3321-23 W Hayward Place, 3322 W Hayward Place, 3328  
5 W Hayward Place, 3332 W Hayward Place, 3333 W Hayward Place, 3336 W Hayward Place,  
6 3337 W Hayward Place, 3340 W Hayward Place, 3341 W Hayward Place, 3349 W Hayward  
7 Place, 3353 W Hayward Place, 3359 W Hayward Place, 3360 W Hayward Place, 3362 W  
8 Hayward Place, 3365 W Hayward Place, 3368 W Hayward Place, 3369 W Hayward Place, 3375  
9 W Hayward Place, 3377 W Hayward Place, 3380 W Hayward Place, 3383 W Hayward Place,  
10 3386 W Hayward Place, 3391 W Hayward Place, 3392 W Hayward Place, 3395 W Hayward  
11 Place, 3400 W Hayward Place, 3405 W Hayward Place, 3409 W Hayward Place, 3412 W  
12 Hayward Place, 3415 W Hayward Place, 3428 W Hayward Place, 3435 W Hayward Place, 3438  
13 W Hayward Place, 3444 W Hayward Place, 3445 W Hayward Place, 3450 W Hayward Place,  
14 3456 W Hayward Place, 3464 W Hayward Place, 3469 W Hayward Place, 3476 W Hayward  
15 Place, 3477 W Hayward Place, 3482 W Hayward Place, 3485 W Hayward Place, 3488 W  
16 Hayward Place, 3494 W Hayward Place, 3495 W Hayward Place, 2925 Irving Street, 2933 Irving  
17 Street, 2937 Irving Street, 2945 Irving Street, 2963 Irving Street, 2971 Irving Street, 2975 Irving  
18 Street, 3005 Irving Street, 3009 Irving Street, 3015 Irving Street, 3021 Irving Street, 3025 Irving  
19 Street, 3031 Irving Street, 3037 Irving Street, 2963 Julian Street, 2969 Julian Street, 2973 Julian  
20 Street, 3025 Julian Street, 3037 Julian Street, 3103 Julian Street, 3108 Julian Street, 3109 Julian  
21 Street, 3020 Lowell Boulevard, 3024 Lowell Boulevard, 3030 Lowell Boulevard, 3034 Lowell  
22 Boulevard, 3040 Lowell Boulevard, 3104 Lowell Boulevard, 3106 Lowell Boulevard, 3108 Lowell  
23 Boulevard, 3118 Lowell Boulevard.

24 **Section 6.** This ordinance shall be recorded among the records of the Clerk and Recorder  
25 of the City and County of Denver.

26 COMMITTEE APPROVAL DATE: 7/14/2010

27 MAYOR-COUNCIL DATE: 7/20/2010

28 PASSED BY THE COUNCIL: \_\_\_\_\_, 2010

29 \_\_\_\_\_ - PRESIDENT

30 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2010

31 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
32 EX-OFFICIO CLERK OF THE  
33 CITY AND COUNTY OF DENVER

1 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2010; \_\_\_\_\_, 2010

2 PREPARED BY: Kerry A. Buckey DATE: 7/21/2010

3 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
4 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
5 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
6 3.2.6 of the Charter.

7 David R. Fine, City Attorney

8 BY: \_\_\_\_\_, Assistant City Attorney Date: \_\_\_\_\_, 2010