



DENVER
THE MILE HIGH CITY

1899 York Street – Ghost/Rose House

CB16-0395 – Landmark Designation Application

City Council Public Hearing
June 27, 2016

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

- **Purpose of ordinance (passed in 1967)**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve the aesthetic and economic vitality
 - Promote good urban design
- “It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”

Landmarked Properties

- **337** Individual Landmarks
- **52** Historic Districts – 6,600 buildings
 - 160,000 buildings within the city
- Types of properties landmarked
 - Commercial properties
 - Arenas
 - Cemeteries
 - Schools
 - Churches
 - Houses
 - Neighborhoods



How are applications submitted?

- **Proactively**
 - surveys or community, and grassroots efforts
- Citywide demolition reviews
- Certificates of Non-Historic Status

Who Can Apply?

- **Owner(s) of property**
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who have a place of business in Denver

Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



DESIGN AND DEMOLITION

REVIEW:

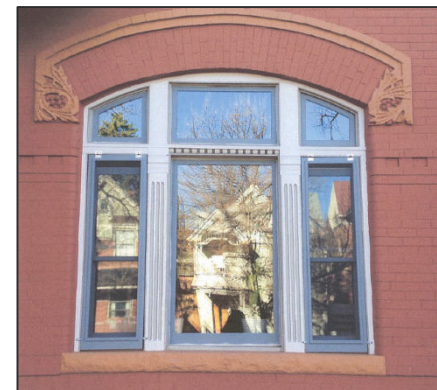
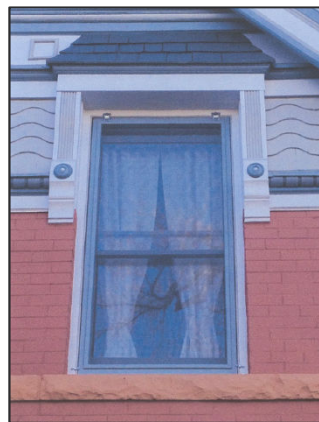
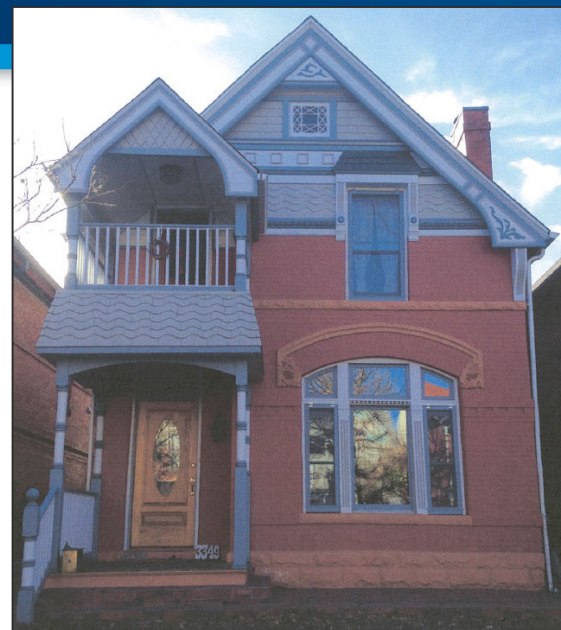
- Properties designated “as is” – no improvement requirements
- Required for exterior changes tied to a building permit **ONLY**
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors or paint colors
- Demolitions discouraged

BENEFITS TO PROPERTY

OWNER

- Property values on average higher in historic districts than surrounding neighborhoods
 - Property Value Stability
- Colorado Historic Preservation Rehabilitation Tax Credits
 - 20% of needed interior and exterior repairs

FOR CITY SERVICES VISIT DenverGov.org | CALL 311





Landmark Designation Process

	Benchmark	Date
1.	Applicant/Owner Submitted application	04-22-2016
2.	Landmark Preservation Commission	05-17-2016
3.	<i>Neighborhood and Planning Committee of City Council</i>	05-25-2016
4.	<i>City Council First Reading</i>	06-20-2016
5.	<i>City Council Second Reading</i>	06-27-2016
6.	<i>Effective Date</i>	07-01-2016



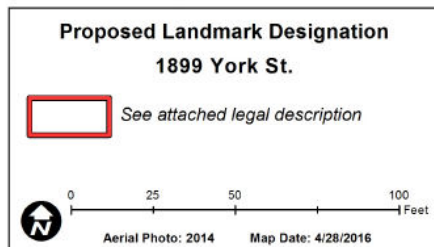
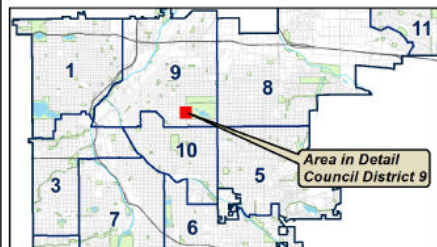
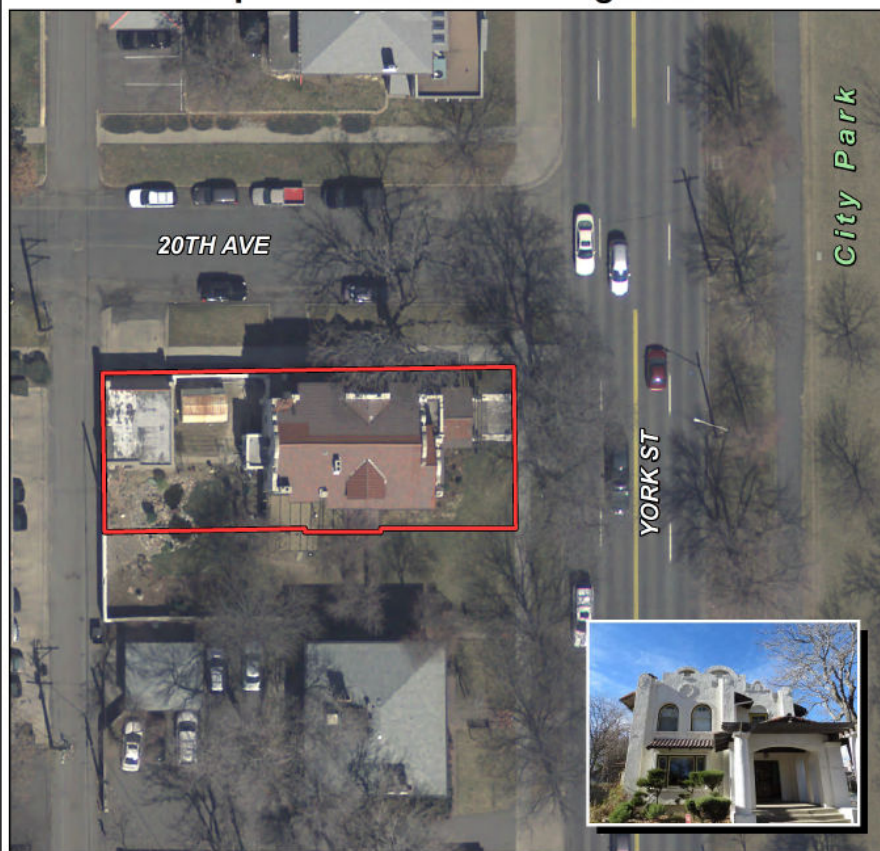


Landmark Designation Process

	Landmark Preservation Commission Notifications
1.	Posting signage for the LPC Hearing
2.	Owner Notifications & Letters
3.	Registered Neighborhood Organization: The Points Historical Redevelopment Corp Denver Neighborhood Association, Inc. Five Points Business District City Park Friends and Neighbors City Park West Neighborhood Organization Inter-Neighborhood Cooperation (INC) Uptown on the Hill Capitol Hill United Neighborhoods, Inc. South City Park Neighborhood Association
4.	City Council, Planning Board, and Building Inspection Notifications
5.	Legal Notice
6.	Landmark Preservation Staff meetings with applicant and authors
7.	Posting on LPC and Landmark Designation Websites

1899 York Street – Ghost/Rose House

Proposed Landmark Designation



- **Address**
 - 1899 York Street
- **General Location**
 - Corner of York Street and 20th Avenue
 - Across the street from City Park
- **Zoning**
 - G-RO-3
- **Applicant**
 - Ryan Rose - Property owner
- **Period of Significance**
 - Ca. 1906 – 1911
 - Encompasses years Allen Ghost resided in the house

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ① Maintain its Historic and Physical Integrity
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - Architecture
 - Geography
- ③ Relate to a Historic Context or Theme

Maintain its Historic and Physical Integrity

- Minimal Changes
 - Replacement of garage door
- Condition
 - Deferred maintenance
- Retains Excellent Integrity
 - Design, materials, workmanship, location, setting, feeling, and association



Landmark Designation Criteria

1. History – 30 years old, and shall:
C. Have direct and substantial association with a person or group of persons who had influence on society

- Allen M. Ghost
 - Prominent developer
 - A.M. Ghost and Company
- Purchased Park Side addition in 1880s
 - Began developing land in late-1890s and 1900s
- Constructed 1899 York residence in ca. 1906



2. Architecture – design quality and integrity, and: A. Embody distinguishing characteristics of an architectural style or type;

- Mission Revival Style
 - Shaped parapets
 - Stucco siding
 - Broad overhanging eaves
 - Exposed rafter tails
 - Arched openings





DENVER
THE MILE HIGH CITY

Landmark Designation Criteria

2. Architecture – design quality and integrity, and:

B. Be the significant work of a recognized architect or master builder;

HOME RESOURCES
127 North Logan, one-story residence, West Fifty-fourth and Sixth, \$1,000.
1016 E. Waterbury, two-story brick residence, Eighteenth, between Colorado Boulevard and Albany, \$1,800.
1016 E. Jackson, one-story brick residence, 2331 Alton, \$1,000.
Miss Mary Stanton, one-story brick residence, 20 Franklin, \$1,000.
George H. Rolan, 1928 S. Grant, one-story brick residence, 218 Grant between Iowa and Mexico, \$1,000.
A. Lillian A. Field, 1677 S. Union, two one and one-half stories, 17th residences, Douglas between Ninth and Tenth, \$2,500 each.
Eivert Swensen, one and one-half stories, West Elm and 17th, \$2,000.
Wilkins & Corbitt, one and one-half stories, 17th and 18th, \$1,000.

MOFFAT ROAD TO BE PUT THROUGH
Will Surely Be Extended to Salt Lake—Utah Man Sees Fortune in the Announcement—Route Soon Public.

“If I knew positively that the Moffat railroad would be extended to Salt Lake City I could make just all arrangements to develop certain copper deposits in Utah and be wealthy within ten years.” This remark by a prospector from Utah last night has been repeated many times by persons claiming to know where rich strikes can be made.

Refusing to list names and speaking with authority, an official of the Moffat road reiterated emphatically Mr. Moffat’s announcement that the line will be extended to Salt Lake City. Further, as proof positive of our intention,” he said, “we are now beginning the permanent survey. The exact route soon will be known to the public, and it will be one of the most picturesque lines in America.”

GHOST TO BUILD HANDSOME HOME
A. M. Ghost is having plans drawn for one of the handsomest residences in Denver. The architect is Wagner & Manning, and the house is to be built at Twentieth and York streets.

The house is to be built in the Spanish mission style, and the roof will be of the same style. The grounds will contain the style of the house. A. H. Smith has been engaged by Mr. Ghost as an architect for the work.

Wagner & Manning has also completed plans for the Grant avenue Methodist church, to be built at Grant avenue and Cedar street. It will cost \$10,000.

DECOMPOSED BODY OF MAN FOUND IN CAVE IN HILLS

EDGAR A. SALTER,
One of the members of the party which discovered unknown dead man in cave.

With the finding of the badly decomposed body of a man, which had been scavenged by crows to such an extent that identification is almost an impossibility, in a cave near Golden, Monday afternoon, by a party of prospectors, a mystery which has so far baffled solution was unearthed.

Who the man was where he came from and how he met his death are questions which Coroner Davidson of Golden is trying to solve. No clue to the identity of the corpse could be found, and practically all the clothing was in tatters, without an identifying mark to be found upon any of the pieces.

The gruesome discovery was made by E. A. Salter, a druggist living at 1428 South Thirtieth street, and D. Gruber and wife of San Francisco, who had gone into the hills together for a day’s outing. A thunderstorm Monday afternoon drove the party to the cave. A vivid flash of lightning illuminated the dark retreat for an instant, and in that instant Mrs. Gruber saw the outlines of the corpse lying at the back of the cave.

After the storm the party went to Golden and notified Coroner Davidson, and the body was removed to Golden. Every effort is being made to fathom the mystery.

Morgan was last seen going in the direction of Golden, after borrowing a revolver from one of the employees of the company at Manhattan beach. Miss Andrews, however, says she does not believe Morgan committed suicide. Morgan wore a brown suit when last seen, and from remnants of the cloth found in the cave the suit worn by the dead man was made.

The blue cloth on the body lends color to the theory that it is Milton D. Mathews, a G. A. R. veteran. There are no marks of identification to be found anywhere.

Coroner J. L. Davidson ridicules the murder theory. There is nothing to warrant a murder theory, while there are many indications of suicide. The sweatband on the hat, especially, shows the care taken by the owner to hide possible means of identification by cutting away all lettering, except the stock brand of the manufacturer.

Milton D. Mathews was an employe of the Agricultural Ditch company here. He disappeared fifteen months ago, after a ten days’ absence. His build and clothing correspond with those of the corpse, with the exception of the hat. The one found near the body is a derby, and Mathews

- **Wagner & Manning**
 - Denver architectural firm
 - Wagner died in 1910
- Awarded Roosevelt Medal of the International Congress of Tuberculosis
 - Work designing sanitariums
- Designs within Denver
 - St. Thomas Episcopal Church (Individual Denver Landmark)
 - Grant Avenue Methodist Episcopal Church (Grant Street Historic District)
 - Moffat Mansion (demolished)
- Manning continued working
 - Byers Junior High, Fairmount Elementary, Charles Boettcher house (demolished)

3. Geography:

A. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;

- Prominent corner lot
 - Along York Street
 - Trolley line
- Intentionally sited
 - Across the street from City Park
 - Located a block from entrance to the park
- Historically intended to be showpiece for the neighborhood



- Relate to a Historic Context or Theme
 - Early 20th Century Architecture
 - Development and growth of Denver
 - Specifically the Park Side addition





LPC Public Hearing - Comments

- Letters and signatories received
 - 6 letters and emails received by 12:00pm, May 16, 2016
 - Two additional letters received since LPC public hearing
- Public Hearing
 - Owner/Applicant spoke
 - Three speakers, all in favor of designation

- ① Maintain its Historic and Physical Integrity ✓
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1c associated with a person who had influence on society ✓
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - 2b a significant example of the work of a recognized architect ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 8-0

“To recommend landmark designation based on History Criterion C, Architecture Criteria A and B, and Geography Criterion A.”