

**DENVER LANDMARK PRESERVATION COMMISSION
APPLICATION FOR DESIGNATION OF A LANDMARK DISTRICT**

Ghost Historic District



10 May 2010

Ghost Historic District

1. District Identification

Boundaries of District:

The boundaries of the Ghost Historic District are indicated on the included map of the district, which also displays contributing and noncontributing evaluations. The district is generally bounded: on the south by West 29th Avenue; on the north by the alley between West 31st and West 32nd avenues; on the west by Lowell Boulevard; and on the east by Irving Street, except for a vacant plot at the northeast corner of this area and a parcel containing a modern apartment building at the southwest corner. The district includes 206 primary buildings.

Legal Description:

A portion of Kountze Heights together with Anderson's Subdivision of lots 1 to 4 block 8, Kountze Heights, as originally recorded in Arapahoe County, located in the NW ¼ of the SW ¼ of Section 29, Township 3 South, Range 68 West of the 6th P. M., City and County of Denver, State of Colorado, more particularly described as follows:

Those lots and blocks in Kountze Heights described as follows,

Block 1, All of Lots 25 through 43;

Block 2, All of Lots 25 through 48;

All of Block 3;

All of Block 4;

All of Block 5;

All of Block 6;

Block 7, All of Lots 1 through 24 and All of Lots 30 through 48; and

Block 8, All of Lots 5 through 48,

Together with Lots 1 through 4 inclusive in Andersons' Subdivision of lots 1 to 4 block 8, Kountze Heights.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Historic Name of District: Kountze Heights

Current Name of District: Ghost Historic District

Historic Uses: Residential, Religious

Present Uses: Residential, Religious

Zone Districts: R-2, PUD 569 (current); U-SU-A, U-SU-B, and PUD 569 (proposed)

COVER: This view southeast into the Kountze Heights subdivision shows two Foursquare form houses--3040 (left) and 3034 (right) Lowell Boulevard. SOURCE: Gail and Richard Montoya photographic collection, undated.

2. Application Information

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Date: 10 May 2010

Funding:

Reconnaissance and intensive surveys of the neighborhood and the preparation of this application were paid for by a State Historical Fund Grant (number 2009-M1-004) and matching funds raised by neighborhood residents. The project was administered by John P. Olson, Preservation Programs Coordinator, Historic Denver, Inc.

3. Attached Documents

Historic District Map

An 11-by-17-inch map, showing the district boundaries, parcels, and the contributing status of buildings within the district, is included at the end of Section 5.

The items below are included as Appendices.

List of Owners of Record

The information on ownership was updated on 22 April 2010. The table includes physical address, owner name and mailing address, and the parcel number of the property.

Photographic Log

A photographic log for the photographic prints accompanying the application is included. The log describes the view and indicates photographer, date, and camera direction. Photographic references in the application are keyed to the photograph numbers in the log.

Owner Notification and Contact

Information on meetings of the West Highland Neighborhood Association and other outreach activities of the proponents of the district are included. Please see Section 8 of the application for a detailed description of the outreach efforts.

Reconnaissance Survey Forms

One-page reconnaissance survey forms are included for each of the 206 resources in the district. The reconnaissance forms contain: street address; state identification number (if applicable); year built and source; historic name and source; architectural style; contributing status; legal description; owner name and mailing address; parcel number; recorder name, affiliation, and survey date; a digital image of the surveyed resource; and the name of the image file. State identification numbers are included if a building was previously surveyed or included in the intensive survey, but were not assigned otherwise.

Photographs

Fifty-one 5" X 7" color photographs showing views of the district from the public right-of-way are included with the application and are referenced by photograph number in the application narrative. One set of printed color photographs is contained in archival sleeves, and digital images are included on a CD-ROM provided to the LPC. The photographic log provides descriptive information about each photograph. Historic photographs of the district are included in the text of the application.

4. Statement of Significance

The Ghost Historic District is a historically, architecturally, and geographically significant cohesive collection of well-preserved historic buildings that meets Landmark Designation Criteria A and C under History, Criteria C and D under Architecture, and Criterion 3A under Geography, as discussed below. The district includes 206 primary buildings, of which 183 (89 percent) are evaluated as contributing and 23 (11 percent) are considered noncontributing. The Period of Significance for the district is prior to and including 1941.

Landmark Designation Criteria

1. History. To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

a. Have direct association with the historical development of the city, state, or nation.

The Ghost Historic District, which developed principally in the late nineteenth and early twentieth centuries, is directly associated with the historical development of the city. Veterans allowed to claim acreage as a result of their military service acquired the land from the federal government in the 1860s. The area became part of the Town of Highlands, which incorporated in 1875. The Kountze Brothers, a nationally prominent firm involved in banking, investing, and real estate represented locally by Colorado National Bank President Charles B. Kountze, consolidated smaller holdings in the area into a large tract of land purchased by Denver developer and real estate agent Allen M. Ghost in 1887. Ghost quickly platted the acreage as the “Kountze Heights” addition, described by the *Rocky Mountain News* as having an “unsurpassed” location. Reflecting the growth and prosperity of the period, lots in the subdivision sold quickly to investors and homeowners attracted by the promise of streetcar service.

In 1888 construction of the Denver & Berkeley Park Rapid Transit Company’s line providing noiseless rail service by steam locomotives between the district and Downtown Denver reflected a larger trend of providing urban transportation between outlying residential neighborhoods and the heart of the city and accelerated building in this streetcar suburb, a forerunner of today’s transit-oriented development. In 1890 a second line completed by the Denver Tramway Company using electric streetcars ensured that no point in the subdivision was more than a block-and-a-half from streetcar service. By the early 1890s, increasing residential construction and efficient transit services stimulated development of a small commercial area serving the district at West 32nd Avenue and Lowell Boulevard. In June 1896 residents of Highlands voted to become part of Denver, and since that date the district’s growth and development has been directly united with that of the city.

c. Have direct and substantial association with a person or group of persons who had influence on society.

The Ghost Historic District is significant for its direct and substantial associations with persons who had influence on society. As the district developed during the late nineteenth and early twentieth centuries, it was very representative of many residential neighborhoods in the city in its attraction of persons from a variety of income levels, backgrounds, and occupations.

Occupational and economic diversity continued to characterize the neighborhood from its early development into the twentieth century. Several residents made contributions that influenced

business, industry, culture, and areas of endeavor. City employee Howard C. Maloney, cited as the “Man Who Named Denver Streets,” rationalized Denver’s street system, providing many of its thoroughfares with the names we utilize today. Mortician George W. Olinger, Sr., headed an undertaking firm that reportedly conducted half of the funerals in the Denver region during the early twentieth century and remains an active business today. Rev. Thomas Bliss influenced theological circles and founded and led churches in Colorado. William Vickers, in his 1880 *History of the City of Denver*, judged that Reverend Bliss “in his connection with the religious and educational interests of Colorado, and as an active, efficient temperance worker . . . is, perhaps, as well known as any man in the State.”

Joseph P. Donley, described as “a Denver pioneer and a retired coal mine operator,” owned properties in the area and raised a daughter, Mabel, who married Benjamin Stapleton, an influential mayor of the city. John G. Prinzing served as a county commissioner during the period when the city transitioned to a mayor-council form of government. Edward L. Brown spent more than thirty years with Denver Public Schools in positions ranging from teacher to principal to assistant superintendent. Brown Elementary School at West 26th Avenue and Lowell Boulevard is named in his honor. John D. Coplen, a Civil War Veteran who served in the 3rd Colorado Cavalry, was an organizer of the town of Las Animas and spent sixty years in the mining industry of the West, investing in and operating mines in Colorado and Arizona, becoming an expert examiner of mines in the United States, Mexico, and Canada, and building machinery for treating low grade ores.

2. Architecture. To have architectural importance, the structure or district shall have design quality and integrity, and shall:

a. Embody distinguishing characteristics of an architectural style or type.

The finely-crafted and well-preserved buildings of the Ghost Historic District are significant for their architecture, which embodies distinguishing characteristics of several late nineteenth and early twentieth century architectural styles. Forty-four percent of the buildings were erected before 1900, and the Queen Anne style popular during that period is represented by thirty-three percent of all buildings in the district. These houses range from small, ornately decorated one-story brick cottages to large two-story residences with a full complement of ornamentation, including multiple gables, wrap-around porches, multiple exterior materials, and a variety of window designs and decorative glazing. Thirty-seven percent of buildings in the district were erected between 1900 and 1919 and reflect influential styles of that era. Sixteen percent of the district’s houses are Bungalow type dwellings with Arts and Crafts details very popular in Denver during the 1910s and 1920s and built principally on previously undeveloped lots in the southwestern part of the district. Twelve percent of the houses are classified as Edwardian in style, reflecting a period of construction from the end of the 1890s to the early 1910s in the district and having similar forms and massing to Queen Anne style dwellings, but displaying more restrained ornamentation. Two-story Foursquare houses, locally known as “Denver Squares,” are present in the district, as well as one- to one-and-a-half-story Classic Cottage type dwellings of the same era. In addition, there are a few examples of other styles popular during the district’s Period of Significance, including Dutch Colonial Revival, Craftsman, Tudor, and English/Norman Cottage, as well as Terrace and Hipped Roof Box types. Included within the

district boundaries is the 1897 Gothic Revival style Highland Park Presbyterian Church and its Modern sanctuary dating to 1955.¹

d. 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 through its physical layout and architectural styles. Such residential areas originated in the United States in the 1870s as developers acquired large tracts of land outside the city core and subdivided and marketed them as affordable “versions of the residential ideal” enjoyed by wealthier citizens in picturesque enclaves. The subdivisions appealed to people with jobs in the city center who wanted to live in pleasant, outlying residential neighborhoods and commute to work on streetcars. Developer Allen M. Ghost laid out his tract of land with a grid of streets, subdivided the lots, and advertised the addition as having an “unsurpassed” location, fine views of Denver and the mountains, shade trees, and artesian water. Ghost also promised “quick and easy” access to Downtown Denver via rail transit.

Unlike many post-World War II residential subdivisions established and constructed in a short time by a single entity offering a limited number of designs displaying repetitive construction materials and standardized architectural features, the undeveloped lots in the Ghost Historic District were purchased by individuals who selected the designs and hired their own builders. Development of the historic district proceeded from the late 1880s up to World War II, resulting in a diversity of architectural styles, forms and massing, decorative features and building materials, and years of construction. Houses erected during the district’s early years largely adopted the Queen Anne style, incorporating projecting and recessed bays, stone trim, decorative moldings and courses, variegated and imbricated shingles, turned spindles, and decorative glass. Reflecting the evolution and continued development of the district, houses of the early twentieth century featured designs reflecting changes in tastes and lifestyles, including such styles as Edwardian, Craftsman, and English/Norman Cottage, as well as types such as Foursquare, Bungalow, and Classic Cottage. An interesting subgroup of Edwardian style houses, possibly all erected by one builder, display a similar design and ornamentation. As was typical of the period in which the district achieved significance, most of the houses featured large front porches facing the street, and none had an attached garage on the facade. Also testifying to the period and type of development were uniform house setbacks; wide flagstone and concrete sidewalks; broad grass treelawns with trees; wrought iron, picket, and other fences; manhole covers set in slabs of red sandstone; terraced and level front yards landscaped with grass flowers, trees, bushes, and stone or decorative concrete block retaining walls; and rear alleys lined by secondary buildings such as garages and carriage houses.

¹ The architectural style classifications in this document are based on those detailed in the Colorado Historical Society’s publication, *A Guide to Colorado’s Historic Architecture and Engineering*, 2nd ed., (Denver: Colorado Historical Society, March 2003).

3. Geography. To have geographical importance, the structure or district shall:***a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city.***

The Ghost Historic District is an established, familiar, and orienting visual feature of the city, particularly for residents of Northwest Denver. As a residential district, it stands in distinct contrast to the historic commercial area along West 32nd Avenue that it abuts on the north. Houses along the western, southern, and eastern edges of the district face outward. The Victorian era and early twentieth century houses on the western boundary facing Lowell Boulevard are representative of the architectural styles found within the district, and their residential designs, uniform setbacks and landscape features provide a visual gateway into the area. Across Lowell Boulevard to the west, at the south end of the district, the fenced and landscaped grounds of the historic Mullen Home form a distinct boundary. On the south, the steeply elevated locations of the houses facing the wide thoroughfare of West 29th Avenue (originally a streetcar route) take advantage of the mountain views promoted by the subdivision's developer and provide a defining contrast to a different subdivision across the street, whose houses sit at the level of the street. The properties along the southern boundary are distinguished by stone and ornamental concrete block retaining walls bisected by steps that facilitate access from the public sidewalk. Highland Park Presbyterian Church occupies a prominent, elevated, corner location on the southern boundary and serves as an individual visual landmark. Irving Street, the eastern boundary of the district, separates it historically from another residential subdivision to the east, and the buildings and sizable grounds of Emmaus Lutheran Church and School across from the district also elaborate the eastern boundary.

5. Architectural Description

Location, Setting, and Components of the District

The Ghost Historic District is located in Denver's West Highlands Neighborhood, about two-and-a-half miles northwest of Downtown Denver. The historic district generally lies between Irving Street on the east and Lowell Boulevard on the west and between West 29th Avenue on the south and the alley north of West 31st Avenue on the north. The district, which is almost exclusively residential in nature, encompasses 206 primary buildings, of which 204 are dwellings and two are church buildings. Most of the houses are single-family dwellings, although there are a small number of duplexes. Secondary buildings, mostly garages associated with the residences, face the alleys bisecting the blocks. Photographs 1 through 11 present views of streetscapes within the district.

Streets within the Ghost Historic District follow the east-west, north-south grid pattern typically found in Denver, with Lowell Boulevard, Julian Street, and Irving Street oriented north-south and West 29th, West 30th, and West 31st avenues and West Hayward Place aligned east-west. Blocks are rectangular (roughly 600' by 268'), with their longer axes oriented east-west; alleys are present on all blocks and follow an east-west alignment. Most of the properties surveyed are addressed onto the east-west roadways.

Along the streets are wide public sidewalks (concrete and red sandstone) and treelawns (the landscaped area between the sidewalk and the street curb) (Photographs 2, 9, 10, 12, 13, 16, and 17). Treelawns are generally planted with grass and may have one or more historic maple trees, although some individual treelawns have been redesigned with xeriscape plantings, rocks, or pavers. Front yards generally include an expanse of grass and often a sloping terrace. The degree of slope varies by location in the neighborhood, with some requiring retaining walls along the sidewalk and steps accessing the elevated house. Retaining walls are generally constructed of stone or ornamental concrete blocks (Photographs 13 and 14). Topography within the survey area slopes gradually from west to east; a section at the southwest corner slopes fairly sharply from north to south (Photograph 6). Many front and back yards also have trees, including some historic evergreen species and some flowering trees, as well as planting beds with flowers and bushes. A few sidewalks and manhole surrounds in the addition are still composed of the original red sandstone. There are some wrought iron, picket, and other types of fences enclosing front and back yards (Photographs 15, 16, and 27). Most houses are set back from the public sidewalk a uniform distance, forming a solid "street wall" (Photographs 1 through 5 and 7 through 11).

The spacing between houses varies, with the eaves of houses in some areas almost touching (Photograph 3), others having a more substantial uniform distance between the houses, and several having properties occupying multiple lots (Photograph 19). Most properties include a garage toward the rear facing the alley and some have additional small outbuildings, such as sheds. The garages are predominantly brick, often of the same color as the house, and most are utilitarian structures with little or no ornament (see further description of secondary buildings below). There are almost as many secondary buildings as primary buildings in the Ghost Historic District.

The Wolff Place Denver Landmark Historic District lies across Lowell Boulevard west of the Ghost Historic District. In the northwestern corner of the city (lying west of Federal Boulevard and north of Colfax Avenue) there are currently only two designated Denver Landmark residential districts, the second being Witter-Cofield, located about a mile-and-a-half south of the

Wolff Place Historic District. There are no designated individual Denver Landmarks or designated National Register properties within the Ghost Historic District. However, as the result of an intensive survey of thirty-five properties in the district conducted in preparation for this application, the Colorado Historical Society found that seven buildings are potentially eligible to the National and State registers and another eight are potentially eligible to the State Register only.

The commercial focus of the area is centered at the intersection of West 32nd Avenue and Lowell Boulevard, just north of the district. Historically, the commercial area mainly served local residents of the district and other subdivisions that developed in West Highlands, offering a wide variety of essential goods and services. Today the area provides a vibrant mixture of restaurants, shops, and services attracting people from throughout Denver and beyond. The commercial hub includes historic and nonhistoric one- and two-story brick buildings, including some examples of historic residences with commercial buildings attached on the front.

The Highland Park Presbyterian Church is a brick and stone 1897 Gothic Revival style building at the northwest corner of West 29th Avenue and Julian Street. North of the old church across an alley is a 1955 Modern style red brick sanctuary. Highland Park Presbyterian Church served the religious needs of the surrounding neighborhood, whose residents generally walked to its doors; it has no parking lot. Another institution that has played an integral role in the religious lives of the district's residents is the Modern style 1952 brick Emmaus Lutheran Church and School that faces the area from the southeast corner of West 32nd Avenue and Irving Street.

Architectural Description

Established as a streetcar suburb in 1887, the Ghost Historic District developed during the late nineteenth and early twentieth centuries, and the styles, materials, craftsmanship, scale, and design of its buildings and its landscape correspondingly reflect tastes and lifestyles popular in Denver during that period. The largest group of buildings in the district, 43 percent, was erected before 1900. Another 38 percent were built between 1900 and 1919. Thus, eighty-one percent of the buildings in the district were present before 1920. Eleven percent of the properties in the district date to the period between 1920 and 1941, when World War II ended construction. Only 8 percent of the buildings within the district were erected after 1941, with the majority of these dating to the 2000s.

The houses vary from small one-story buildings on narrow single lots to substantial two-story residences occupying several lots. Most of the houses are constructed of brick atop raised stone or concrete foundations; some houses have brick first stories and frame upper stories. A handful of frame houses are present in the district; most represent recent construction. The domestic architecture includes single-family dwellings and a few duplexes. Six of the eight houses built in the 2000s are large duplex residences, while only four duplexes were built during the Period of Significance.

Architectural Styles

Within the district, the most common architectural styles/types in order of frequency are: Queen Anne (69), Bungalow (33), Edwardian (25), Classic Cottage (16), and Foursquare (13). Eleven houses display features of late Victorian design without possessing architectural details reflecting a particular style. Eight dwellings reflect recent infill with styles such as "Neo-Craftsman," and are grouped in the general category "Other Style." Seven buildings represent Modern styles

erected after the Period of Significance. Seven houses are categorized as representing no particular architectural style due to a vernacular design or alterations. Smaller groups of buildings represent the following styles/forms: Dutch Colonial Revival, Craftsman, Tudor Revival/English Norman Cottage, Hipped Roof Box, Ranch, Split Level, and Terrace. One church displays the Gothic Revival style.

QUEEN ANNE

The Queen Anne style found favor throughout the United States from the 1880s through the first decade of the twentieth century. Queen Anne dwellings emphasized a variety of ornamentation and building materials that became accessible to the general public as a result of advances in technology and transportation, as well as the proliferation of architectural pattern books. Among the characteristic features of the style were asymmetrical compositions with gables, angles, and projections that caught the light and views and provided exterior interest. The Queen Anne style is generally representative of the first period of construction in the Ghost Historic District. Houses erected in the style vary in size, ranging in scale from small to substantial. Popular details representing the style displayed in the district include overlapping gables; decorative shingles, ornaments, molding, and paneling on the gable faces; decorative vergeboards with scroll-sawn cutouts, fans, and spindles; a variety of window treatments, including large arched parlor windows, bays, oriels, and through-the-cornice windows, as well as varieties of decorative glass; ornamental courses of brick and stone; chimneys accented with fluting, panels of decorative brickwork, or stone trim; and porches, some wrap-around, with turned spindle supports, brackets, friezes, and balustrades.

The larger Queen Anne style houses in the district include the circa 1893 Carson/DeVoe/Blaise/Jones House at 3469 West Hayward Place (Photograph 18). The two-story brick dwelling features overlapping and intersecting gables, walls with decorative courses of paneled brickwork, gable faces ornamented with variegated shingles, a wrap-around porch with full-height turned spindle supports, and a variety of windows, including one with small stained glass lights surrounding a rectangle of clear plate glass. The 1902 Reeser/Edwards/Irey House at 3108 Julian Street is also an example of the larger Queen Anne designs (Photograph 19). The red brick two-story house atop a rock-faced stone foundation features a one-story wrap-around porch with full-height turned spindle supports with decorative brackets, first-story windows with wide rock-faced stone lintels and stone sills, upper-story through-the-cornice windows, and gable faces clad with variegated decorative shingles. The house is located at the north end of its three-lot parcel, allowing for a sizeable yard to the south. Across the street at 3109 Julian Street is another well-preserved example of these large houses, the circa 1895 Freeland House, which displays red brick walls and a rock-faced red sandstone foundation (Photograph 20). The hipped roof is intersected on the front by a gabled roof projecting two-story bay and there are flared, bracketed eaves. The projecting bay has cut-away corners with brackets and pendants and is crowned by a pedimented gable with paneling and a multi-light window. There is a one-story projecting porch with full-height turned spindle supports with brackets with star-shaped cutouts and a spindled frieze. A pediment above the porch entrance has applied ornament depicting a face and flowers.

Larger Queen Anne Examples



Carson/DeVoe/Blaise/Jones House (1893), 3469 West Hayward Place.



Reeser/Edwards/Irey House (1902), 3108 Julian Street



Freeland House (1895), 3109 Julian Street

Smaller Queen Anne Examples



Parker/Davis House (pre-1893), 3413
West 31st Avenue



Shaw/Hall House (1893), 3118
Lowell Boulevard



Heiser House (c. 1900), 3358 West
30th Avenue

A well-preserved smaller Queen Anne style house, the pre-1893 Parker/Davis House at 3413 West 31st Avenue (Photograph 25), is one of a group of three dwellings in the style built closely together with eaves almost touching. The exuberantly ornamented one-and-a-half-story brick dwelling has a façade featuring overlapping gables with decorative vergeboards; gable faces with variegated bands of shingles, parallelogram paneling, and a rectangular panel with bull's eye ornaments; and an off-center porch displaying full-height turned spindle supports, brackets, a frieze, and a spindled balustrade. The house has a variety of windows, including a wide segmental arch parlor window with a gauged brick arch elaborated by molded brick, and the entrance has a paneled and glazed door. Similar in size is the circa 1893 Shaw/Hall House at 3118 Lowell Boulevard (Photograph 26), which features an asymmetrical one-and-a-half-story design with a projecting gabled roof porch with paneled vergeboards, full-height turned wood spindle supports, a frieze, and a gable face clad with variegated decorative shingles. A similar motif is repeated on the upper story of the façade, with the gable face including a band of paneling and paired windows. The first story of the house has a very wide segmental arch window with the arch featuring corbelled imposts, stone trim, and drip molding. A one-story representative of the style is the Heiser House built about 1900 at 3358 West 30th Avenue (Photograph 27), which has a hipped roof central bay with tall segmental arch windows and an off-center cross-gable on the facade with a small round arch window with a lattice light at the apex. The projecting hipped roof porch has bracketed, full-height, turned spindle supports and there is a paneled and glazed door with a wood screen door facing the porch.

EDWARDIAN

Arriving on the heels of the Queen Anne style and overlapping its era of popularity to some extent was Edwardian domestic design, influential from the end of the 1890s through the early 1910s in the district. The style displays similarities in form and massing to the Queen Anne, but is distinguished by its more restrained appearance and use of classical ornament. These buildings also have a vertical orientation, asymmetrical composition, roofs with gables and dormers, and prominent one-story porches. Other common features of this style are columns or brick piers rather than the turned spindles often found on porches of the Queen Anne style, as well as dentil and other moldings, a variety of window treatments, and decoratively shingled gable faces.

Edwardian style houses of all sizes and varieties of design were built in the Ghost Historic District. A significant representative of the larger scale architect-designed houses is the two-story dwelling erected by wholesale lumber dealer Charles J. Starke at 3395 West 30th Avenue in 1909 (Photograph 28). Starke selected Scottish-born architect Joseph Wilson to prepare plans for the residence. Historian Wilbur F. Stone described Wilson's work as embodying "comfort, utility and beauty." Although he was described as having "erected some of the principal buildings in the city and in various parts of the state," few buildings designed by the architect have been identified to date. The vertically-oriented Starke/Richardson/Albers House has walls composed of tan magnesium brick and a glazed green brick foundation. The façade has a projecting, one-story, full-width hipped roof porch with brick pier supports, a solid brick balustrade with a tooled stone cap, and tooled stone steps with glazed green brick sidewalls. A wide fifteen-over-one-light parlor window faces the porch. The upper story gable face is clad with coursed shingles, and at the center there are paired nine-over-one-light through-the-cornice windows with a shared stone sill sheltered by a bracketed pent roof above. The interior of the house remains substantially intact, retaining its original doors, woodwork, floors, staircase,

Edwardian Examples



Starke House (1909), 3395 West 30th Avenue



Heiser House (1904), 3370 West 30th Avenue



Doolittle/Turner/Dressler House (1904), 3368 West Hayward Place

fireplace mantle and surround, lighting fixtures, and built-in cabinets, among other features. The inside of the house, which local residents reported Mr. Starke proudly showed neighbors, is notable for its use of several kinds of wood, including birch, maple, oak, and pine.

Ewald F. Heiser, son of pioneer Denver saddle maker Herman H. Heiser and a bookkeeper and salesman with his father's company, lived in the smaller 1904 Edwardian style house at 3370 West 30th Avenue (Photograph 29). His brother lived on the same block, and his father resided in a Victorian mansion at 3016 Osceola Street in the Wolff Place Historic District. The rectangular, front gabled roof red brick dwelling atop a rock-faced stone foundation has an off-center, projecting porch featuring full-height classical column supports and a frieze with dentil molding. West of the porch is a wide flat arch parlor window with a rock-faced stone lintel and a stone sill. The paneled wood door facing the porch has an oval light. The front gable face is clad with diamond-shaped and square shingles and has a central Palladian-motif window. Flanking the chimney on the west are windows with decorative glass.

Several one-and-a-half-story houses in the district display a remarkably similar Edwardian design that features a stone foundation and window trim, brick walls, a front gabled roof with dormers on the side walls, and an asymmetrical façade composition with a one-story projecting hipped roof porch with classical columns and a large parlor window (Photographs 30 through 32 and 34 through 36). These houses are distinguished by their center, paired, through-the-cornice windows surmounted by a broken pediment with acorn-shaped finial on the upper story. It seems likely that the same builder erected these houses, which are scattered throughout the neighborhood, and all the houses were built in the 1900s. A representative of this design is 3368 West Hayward Place (Photograph 31), built about 1904, with smooth red brick walls with a course of projecting brick at sill level. The front gabled roof has widely overhanging eaves with brackets, a pent roof eave return, and a raking cornice with dentils. The gable face is clad with coursed fish scale shingles and features paired through-the cornice windows surmounted by a broken pediment. The off-center, hipped roof porch with bracketed eaves has full-height classical columns and there is a wide sash and transom parlor window. A variation of the design found in the district includes a wide, central, gabled wall dormer on the facade, such as that displayed by the George W. Olinger House at 3380 West 31st Avenue (Photograph 30).

FOURSQUARE

The Foursquare (locally known as the “Denver Square”) type within the district is characterized by its two-story composition, boxy massing, hipped roof with widely overhanging eaves (generally with a hipped roof dormer at the front), and prominent front porch. The type lent itself to individualization in a variety of ways, including application of a specific architectural style to the type or variations in windows, wall materials, and porch designs. Relatively few examples of the style were built in Colorado during the early 1890s, although the Colorado Historical Society's *A Guide to Colorado's Historic Architecture and Engineering* indicates that it was “one of the most commonly found forms in Colorado residential buildings after 1900.”² Noel and Norgren's *Denver: The City Beautiful and Its Architects* indicates the type was popular between 1894 and 1920.³ Likewise, Richard R. Brettell's *Historic Denver: The Architects and*

² Colorado Historical Society, Office of Archaeology and Historic Preservation, *A Guide to Colorado's Historic Architecture and Engineering*, 2nd Ed., (Denver: Colorado Historical Society, 2003), 60.

³ Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects* (Denver: Historic Denver, 1982), 43.

Foursquare Examples



Boyles House (1903), 3383 West 31st Avenue



Clark House (1903), 3396 West 31st Avenue



Powell/McKeown House (1908), 3360 West Hayward Place

the Architecture, 1858-1893 includes photographs of houses of the Foursquare type, describing them as being of “the later 1890’s” and characterizing them as “plain, generally symmetrical, and boxy.”⁴ The Ghost Historic District includes several nineteenth century Foursquare type houses.

Three houses built before 1893 in the district, the Crawford House at 3349 West Hayward Place, the Putney House at 3359 West Hayward Place, and the Gillespie House at 3375 West Hayward Place, reflect a very similar Foursquare design, with a hipped roof with widely overhanging, flared eaves; a hipped roof front dormer; a projecting one-story porch; a large arched parlor window; and brick walls on the first story and shingles on the second. Two fully-brick examples of the same design built in the 1890s are the Ames House at 3034 Lowell Boulevard and the Hayes House at 3040 Lowell Boulevard (Photograph 11).

In 1903 Denver school teacher Sadie J. Boyles hired builders Schoolsey and Masten to erect a brick Foursquare house at 3383 West 31st Avenue (Photograph 38) where she lived with her mother and younger sister. This two-story, hipped roof red brick dwelling has widely overhanging eaves and a center hipped roof dormer on the front. There is a one-story, full-width, projecting, hipped roof porch with full-height classical columns. On the second story two one-over-one-light windows flank a horizontal panel of leaded glass. In the same year, Cuban Cigar Company salesman Hiram W. Clark and his wife Maud hired J.A. Herman to build their two-story Foursquare type red brick house at 3396 West 31st Avenue (Photograph 39). The house’s full-width projecting porch includes classical columns and a pediment above the entrance. The upper story features corner windows, as well as two small central windows above a panel of decorative brickwork. The hipped roof has overhanging eaves and a hipped roof front dormer.

Also of note are several examples of Prairie style influence on the Foursquare type found in 1900s houses that incorporate a wide horizontal band defined by contrasting siding under the eaves and front wall dormers that appear to lower the two-story design. The houses have full-width porches with classical column supports, large parlor windows, and through-the-cornice windows on the wall dormer. Some examples of these houses include the Cobbey House at 3349 West 29th Avenue, the Snyder House at 3355 West 29th Avenue, the Dresser House at 3361 West 31st Avenue, and the Powell/McKeown House at 3360 West Hayward Place (Photograph 40).

CLASSIC COTTAGE

One- to one-and-half-story cousins of the Foursquare are the Classic Cottage type houses, which were of the same era. Characteristic features are a generally boxy appearance; a hipped roof with flared, widely overhanging eaves; a front dormer; and a porch with classical column supports. Decorative elements were used sparingly so that the simplicity of the form was not diminished. An excellent representative of the Classic Cottage style in the district is the 1907 Wearne/Johanns/Harms House at 2975 Irving Street (Photograph 41). This one-story tan brick house has a decorative band of brickwork at sill level and a raised, glazed green and brown brick foundation. The front has a projecting, full-width porch with thick tan brick piers, a solid glazed green and brown brick balustrade with a painted stone cap, and a concrete deck and stairs with glazed brick sidewalls. Facing the porch at the south end is an entrance with a wood door with a large rectangular light and adjacent to the door on the south is a paneled and glazed sidelight with varnished wood and stained glass. There is a stone threshold. North of the door is a sash

⁴ Richard R. Brettell, *Historic Denver: The Architects and The Architecture, 1858-1893* (Denver Historic Denver, Inc., 1979), 200-201.

Classic Cottage Example



Wearne/Johanns/Harms House
(1907), 2975 Irving Street

and transom parlor window with stained glass in the transom. The house has a steeply-pitched hipped roof with flared, widely overhanging, boxed eaves. A front dormer has a similar roof, shingled walls, and paired windows with lattice lights. The 3300 block of West 31st Avenue displays a row of Classic Cottage type houses built in the 1900s with hipped roofs, front dormers, and projecting porches (Photograph 2).

BUNGALOW

In their book *Denver: The City Beautiful and Its Architects*, historians Tom Noel and Barbara Norgren state, “Bungalows reigned as the Queen City’s favorite style between 1910 and 1930. They replaced the Classic Cottage as the small, economical castle for the masses.”⁵ The second-most constructed type of house in the Ghost Historic District, Bungalows in the area are typified by their brick walls; gabled or hipped roofs with overhanging eaves featuring elements such as triangular knee braces, false beams, and exposed rafter tails; multi-over-single-light windows, including grouped and bay windows; full-height chimneys flanked by small windows; and broad inset or projecting porches with masonry pier supports and solid brick balustrades. Many Bungalows reflect Craftsman style influences through their combination of materials, broad porches, multi-light and multi-over-single-light windows, and widely overhanging eaves with exposed rafter tails and triangular braces. A large number of the Bungalows in the district are found in the southwest quadrant on land that was still undeveloped in the 1910s and 1920s.

One of the finest examples of the Bungalows with Craftsman style features in the district is the one-story 1912 Brown/Droney/Colburn House at 3385 West 29th Avenue (Photograph 42). Constructed by builder William Ladders, the tan brick house has a foundation of glazed dark brown brick and a partially inset, off-center, gabled roof porch with grouped post supports atop brick piers with stone trim, a paneled frieze, triangular braces, a solid brick balustrade with stone trim, and a gable face with textured stucco and half-timbering. There is a paneled and glazed door and triple windows with geometric divisions in the upper sashes, single-light lower sashes, and shared rock-faced sandstone sills. The dwelling has a gable-on-hip roof with widely overhanging eaves and exposed rafters.

⁵ Noel and Norgren, 67.

Bungalow Examples



Brown/Droney/Colburn House
(1912), 3385 West 29th Avenue



Church House (1922), 3436 West
30th Avenue



Zieschang Duplex (1925), 3317-
21 West 30th Avenue

A representative example of the style was erected in 1922 by builder J.E. Cullison for E. Janett Church, who worked as a saleslady in a seed store. The one-story red and brown brick house at 3436 West 30th Avenue (Photograph 43) has a side gable roof with widely overhanging eaves and triangular knee braces. The front has a nearly full-width, front gabled roof projecting porch with brick piers and a solid brick balustrade with a corbelled cap. The center entrance is flanked by six-over-one-light windows with rowlock brick sills. There is a full-height brick chimney with corbelled brick shoulders flanked by two small windows. The 1927 Bungalow at 3456 West Hayward Place (Photograph 44) has a clipped side gable roof with overhanging eaves and exposed rafter tails. The walls are brick in variegated shades of brown and red, with a tan brick soldier course above a painted concrete foundation. The gable faces are clad with stucco and half timbering. There is a front gabled dormer with exposed rafters, shingled walls, and a band of three four-light windows with a tapered surround. The front has a projecting, almost full-width, shed roof porch with thick brick piers, a solid brick balustrade, and a concrete deck and steps. Facing the porch is a slightly off-center entrance with a cottage style paneled and glazed door with eight lights and flanking the door are large six-over-one-light windows with brick sills.

Other Bungalow examples include the 1914 Gorsline House at 3387 West 29th Avenue, with its front dormer with open trusswork and front porch inset under the eaves of the house that combines both wood columns and brick piers. The 1913 Ross House at 3389 West 29th Avenue (Photograph 45) represents another version of the Bungalow, featuring a front gable roof with triangular braces under the eaves, as well as half-timbering and a six-light window on the gable face. The 1924 Harcrow House at 3424 West 30th Avenue has a projecting porch with open trusswork, as does the 1917 McFerran House at 3435 West 30th Avenue. The houses at 3317-21 (Photograph 47), 3341-42, and 3421-23 West 30th Avenue and 3365-71 West 31st Avenue, all built in the mid-1920s, are duplex versions of the Bungalow, with projecting gabled roof porches with brick pier supports and solid balustrades at each end of the façade.

OTHER STYLES IN THE DISTRICT

Eleven houses in the district were identified as representing late Victorian influences without displaying enough details to be categorized as a specific style. An interesting residence of this category, which cannot be classified as a particular style, is the Bruce/Motherwell double house at 3467 West 29th Avenue (Photograph 48). This circa 1903 residence was built by James S. and Agnes K. Motherwell, who came to the United States from Scotland in the 1890s. In 1900 the Motherwells acquired the land from the future mayor of Denver, Robert W. Speer. Mr. Motherwell taught at Denver's West Side High School. The unusual double house also provided living quarters for the family of Mrs. Motherwell's previous husband, the Bruces, who were also from Scotland. The two-story red brick house has a hipped roof clad with red Spanish barrel tiles that has very widely overhanging eaves, and a center, two-story brick bay window with fingered brick joints. There is a one-story hipped roof porch that follows the shape of the projecting bay; the porch roof is supported by two square wood columns toward the center and by corbelled brick brackets at each end.

Among the architectural styles represented by only a few houses in the district, the 1900 Dutch Colonial Revival style Heidemann/Marvin/Udick House at 3405 West Hayward Place (Photograph 49) is a notable example featuring a cross-gambrel roof, red brick walls, a rock-faced stone foundation, decorative shingles, a full-width inset porch with slender brick columns, and leaded glass windows. Construction during the later part of the Period of Significance

Other Style Examples



Late Victorian

Bruce/Motherwell Double House
(c. 1903), 3467 West 29th Avenue



Dutch Colonial Revival

Heidemann/Marvin/Udick House
(1900), 3405 West Hayward Place



English/Norman Cottage

Hoelzle House (1941), 3490 West
30th Avenue

resulted in several English/Norman Cottage style houses. A good example of these dwellings is the Hoelzle House, 3490 West 30th Avenue (Photograph 50), built in 1941. The one-story brick house has a raised foundation of contrasting brick, a central side gabled roof wing, and a lower projecting front gabled roof entrance bay. A tall, full-height buff brick chimney is located at the intersection of the entrance bay and the main wall of the house. At the front of the house is an open porch/terrace with a slightly projecting concrete deck, a wrought iron balustrade, a red brick base, and concrete steps. Facing the porch is a paneled door with a small rectangular light and grille; above is a decorative metal lantern and flanking are vertical panels of glass blocks. Facing the porch at the east end is a large round arch casement parlor window with a slanting rowlock brick sill. An earlier example of the style, the 1932 Nybell House at 3474 West 30th Avenue, displays overlapping gables, a broad façade, brick walls with contrasting decorative brickwork, and an arched entrance bay.

The only nonresidential buildings in the district are the two associated with the Highland Park Presbyterian Church. Erected in 1897, the original portion of the Gothic Revival style church at 3401 West 29th Avenue (Photograph 51) has a steeply-pitched cross-gabled roof, painted brick walls atop a rock-faced stone foundation, and pointed arch stained glass windows with tracery. The church received a large addition and entrance area on the south by 1930 and an addition on the west after 1950. North of the original building is an architecturally significant Modern red brick sanctuary erected in 1955 to serve the then-growing congregation.



3401 W. 29th Avenue (1897)



3400 W. Hayward Place (1955)

SECONDARY BUILDINGS

The Ghost Historic District contains approximately 155 secondary buildings. This number includes outbuildings of substantial size visible from streets and alleys. Of these resources, 74 (or 48 percent) appear to have been built within the district's Period of Significance and retain historic physical integrity. The remaining 81 outbuildings (52 percent) fall after the Period of Significance or have been substantially altered from their original appearance (See Secondary Building listing).⁶

All but five of the secondary buildings in the district are garages. The garages are generally of masonry construction, typically with flat roofs and a capacity of one or two vehicles. Some garages display gable, clipped gable, or hipped roofs. Garages built within the last several

⁶ These figures are approximate and tentative, as the dating of many outbuildings was problematic. Building permit records, Sanborn fire insurance maps, aerial photographs, and field estimates were used in the analysis.

Secondary Building Examples



Barn/garage, 3405 W. Hayward Place



Garage, 3380 W. 31st Avenue



Garage, 3490 W. 30th Avenue



Secondary house, 3317 W. 29th Avenue



Garage, 3476 W. 31st Avenue



Garage, 3395 W. 30th Avenue



Garage, 3424 W. 31st Avenue



Garage, 3360 W. Hayward Place

Ghost Historic District: Secondary Buildings

Street Address	Contributing Status	Type
3311 W 29th Ave.	Noncontributing	Garage
3317 W 29th Ave	Contributing	Dwelling
3327 W 29th Ave	Noncontributing	Garage
3335 W 29th Ave	Contributing	Garage
3349 W 29th Ave	Contributing	Garage
3355 W 29th Ave	Noncontributing	Garage
3361 W 29th Ave	Contributing	Garage
3373 W 29th Ave	Contributing	Garage
3385 W 29th Ave	Noncontributing	Garage
3387 W 29th Ave	Noncontributing	Garage
3389 W 29th Ave	Contributing	Garage
3423 W 29th Ave	Noncontributing	Garage
3435 W 29th Ave	Contributing	Garage
3447 W 29th Ave	Noncontributing	Garage
3459 W 29th Ave	Contributing	Garage
3467 W 29th Ave	Contributing	Barn/Garage
3316 W 30th Ave	Noncontributing	Garage
3326 W 30th Ave	Noncontributing	Garage
3330 W 30th Ave	Contributing	Garage
3336 W 30th Ave	Contributing	Garage
3346 W 30th Ave	Noncontributing	Garage
3351 W 30th Ave	Noncontributing	Garage
3352 W 30th Ave	Noncontributing	Garage
3354 W 30th Ave	Noncontributing	Garage
3358 W 30th Ave	Noncontributing	Garage
3362 W 30th Ave	Noncontributing	Garage
3366 W 30th Ave	Noncontributing	Garage
3370 W 30th Ave	Noncontributing	Garage
3371 W 30th Ave	Noncontributing	Garage
3371 W 30th Ave	Noncontributing	Garage
3383 W 30th Ave	Contributing	Garage
3395 W 30th Ave	Contributing	Garage
3401 W 30th Ave	Noncontributing	Garage
3420 W 30th Ave	Noncontributing	Garage
3424 W 30th Ave	Noncontributing	Garage
3425 W 30th Ave	Contributing	Garage
3435 W 30th Ave	Contributing	Garage
3436 W 30th Ave	Noncontributing	Garage
3439 W 30th Ave	Contributing	Garage

Street Address	Contributing Status	Type
3443 W 30th Ave	Contributing	Garage
3446 W 30th Ave	Noncontributing	Garage
3450 W 30th Ave	Noncontributing	Garage
3451 W 30th Ave	Contributing	Garage
3456 W 30th Ave	Noncontributing	Garage
3457 W 30th Ave	Contributing	Garage
3461 W 30th Ave	Noncontributing	Garage
3471 W 30th Ave	Contributing	Garage
3473 W 30th Ave	Noncontributing	Garage
3474 W 30th Ave	Noncontributing	Garage
3478 W 30th Ave	Contributing	Garage
3490 W 30th Ave	Contributing	Garage
3491 W 30th Ave	Contributing	Garage
3495 W 30th Ave	Noncontributing	Carport
3317-21 W 30th Ave	Contributing	Garage
3329-31 W 30th Ave	Noncontributing	Garage
3363-65 W 30th Ave	Contributing	Garage
3421-23 W 30th Ave	Noncontributing	Garage
3310 W 31st Ave	Contributing	Garage
3323 W 31st Ave	Contributing	Garage
3325 W 31st Ave	Noncontributing	Garage
3325 W 31st Ave	Noncontributing	Garage
3330 W 31st Ave	Contributing	Garage
3333 W 31st Ave	Noncontributing	Garage
3344 W 31st Ave	Contributing	Garage
3354 W 31st Ave	Contributing	Garage
3356 W 31st Ave	Noncontributing	Garage
3360 W 31st Ave	Noncontributing	Garage
3361 W 31st Ave	Noncontributing	Garage
3366 W 31st Ave	Contributing	Garage
3374 W 31st Ave	Contributing	Garage
3380 W 31st Ave	Contributing	Garage
3383 W 31st Ave	Contributing	Garage
3384 W 31st Ave	Contributing	Garage
3396 W 31st Ave	Noncontributing	Garage
3410 W 31st Ave	Contributing	Garage
3411 W 31st Ave	Noncontributing	Garage
3413 W 31st Ave	Noncontributing	Garage
3414 W. 31st Ave	Noncontributing	Garage
3416 W 31st Ave	Noncontributing	Garage

Street Address	Contributing Status	Type
3419 W 31st Ave	Noncontributing	Garage
3420 W 31st Ave	Contributing	Garage
3424 W 31st Ave	Contributing	Garage
3425 W 31st Ave	Noncontributing	Garage
3428 W 31st Ave	Noncontributing	Garage
3432 W 31st Ave	Noncontributing	Garage
3447 W 31st Ave	Noncontributing	Garage
3456 W 31st Ave	Noncontributing	Garage
3459 W 31st Ave	Contributing	Garage
3460 W 31st Ave	Noncontributing	Garage
3465 W 31st	Contributing	Garage
3466 W 31st Ave	Contributing	Garage
3469 W 31st Ave	Noncontributing	Garage
3473 W 31st Ave	Contributing	Garage
3474 W 31st Ave	Noncontributing	Garage
3475 W 31st Ave	Contributing	Garage
3365-71 W 31st Ave	Contributing	Garage
3441-43 W 31st Ave	Noncontributing	Garage
3318 W Hayward Pl	Noncontributing	Garage
3326 W Hayward Pl	Contributing	Garage
3328 W Hayward Pl	Noncontributing	Garage
3332 W Hayward Pl	Noncontributing	Garage
3333 W Hayward Pl	Noncontributing	Garage
3340 W Hayward Pl	Contributing	Garage
3341 W Hayward Pl	Noncontributing	Garage
3346 W Hayward Pl	Contributing	Garage
3349 W Hayward Pl	Noncontributing	Garage
3353 W Hayward Pl	Noncontributing	Garage
3359 W Hayward Pl	Contributing	Garage
3360 W Hayward Pl	Contributing	Garage
3362 W Hayward Pl	Contributing	Garage
3365 W Hayward Pl	Noncontributing	Garage
3368 W Hayward Pl	Noncontributing	Garage
3368 W Hayward Pl	Contributing	Garage
3369 W Hayward Pl	Contributing	Garage
3375 W Hayward Pl	Noncontributing	Garage
3377 W Hayward Pl	Contributing	Garage
3380 W Hayward Pl	Noncontributing	Garage
3386 W Hayward Pl	Noncontributing	Garage
3392 W Hayward Pl	Contributing	Garage

Street Address	Contributing Status	Type
3395 W Hayward Pl	Contributing	Garage
3405 W Hayward Pl	Contributing	Barn/Garage
3409 W Hayward Pl	Noncontributing	Garage
3412 W Hayward Pl	Contributing	Garage
3415 W Hayward Pl	Noncontributing	Garage
3428 W Hayward Pl	Contributing	Garage
3435 W Hayward Pl	Contributing	Garage
3438 W Hayward Pl	Noncontributing	Garage
3444 W Hayward Pl	Noncontributing	Garage
3445 W Hayward Pl	Contributing	Garage
3449 W Hayward Pl	Noncontributing	Garage
3450 W Hayward Pl	Contributing	Garage
3456 W Hayward Pl	Contributing	Garage
3477 W Hayward Pl	Contributing	Garage
3482 W Hayward Pl	Noncontributing	Garage
3485 W Hayward Pl	Noncontributing	Garage
3488 W Hayward Pl	Contributing	Garage
3495 W Hayward Pl	Contributing	Garage
3315-17 W Hayward Pl	Noncontributing	Garage
3321-23 W Hayward Pl	Noncontributing	Garage
3418-20 W Hayward Pl	Noncontributing	Garage
3457-61 W Hayward Pl	Noncontributing	Garage
2937 Irving St	Contributing	Garage
2945 Irving St	Noncontributing	Garage
2971 Irving St	Contributing	Garage
2975 Irving St	Contributing	Garage
3005 Irving St	Noncontributing	Carriage House
3021 Irving St	Contributing	Garage
3031 Irving St	Contributing	Garage
3037 Irving St	Contributing	Garage
2963 Julian St	Noncontributing	Garage
3020 Lowell Blvd	Contributing	Garage
3024 Lowell Blvd	Contributing	Garage
3040 Lowell Blvd	Noncontributing	Garage
3104 Lowell Blvd	Contributing	Garage
3118 Lowell Blvd	Noncontributing	Garage

NOTE: Evaluations of contributing status in the table above are tentative, since the dating of many outbuildings was problematic. Building permit records, Sanborn fire insurance maps, aerial photographs, and field estimates were used in the analysis. Due to privacy fences and foliage some smaller outbuildings may not be included in the above table.

decades are more likely to be of frame construction, with front gable roofs and a two-car capacity. Most of these are the first garage on a property, although a few replaced smaller, historic garages. As is typical of Northwest Denver, all but a handful of the garages in the district are “alley drive,” with doors opening onto the area’s alleys. Overall, the buildings are utilitarian in character and display few if any decorative elements. Some of the more interesting of the district’s garages include: the tan brick Mission Revival style garage associated with 3395 West 30th Avenue; an ornamental concrete block garage at 3476 West 31st Avenue; a rare front-drive, front gable roof garage with brick walls and stucco and half-timbered gable faces at 3445 West Hayward Place; and a small, front gable, one-car, corrugated metal garage at 3424 West 31st Avenue.

The five non-garage secondary buildings include: two barns; a secondary dwelling; a carriage house; and an open carport. The secondary building associated with 3467 West 29th Avenue was originally labeled as a barn on the 1904 Sanborn fire insurance map. The small, hipped roof, brick building was later used as a garage. At 3405 Hayward Place a barn was built in the same Dutch Colonial Revival style as the house. The building, later used as a garage, features a gambrel roof and red brick lower walls. The parcel at 3317 West 29th Avenue contains a backlot secondary dwelling with a flat roof, red brick walls, and one-over-one-light windows with rock faced stone sills. An architect reportedly erected the one-and-a-half story, frame carriage house at 3005 Irving Street in the 1970s. The open carport at 3495 West 30th Avenue has wrought iron supports.

Inventory List and Boundary Map

The inventory list included with this application details the physical address, historic name, date of construction, architectural style or type, and contributing/noncontributing status of each primary building in the district. An 11-by-17-inch map, showing the district boundary, parcels, and the contributing status of buildings within the district, is also included. Buildings are identified on the map by their street address numbers. The list and map are included at the end of this section.

Character Defining Features

One of the most significant character defining features of the Ghost Historic District is its residential nature, consisting almost exclusively of houses and associated secondary buildings. Of these domestic buildings, the overwhelming majority are single family dwellings. A few duplexes are present, a number increased by the construction of six such buildings so far in the 2000s. The only nonresidential primary buildings within the boundary are two associated church buildings patronized by families who lived in the area. The district is notable for its inclusion of a variety of late nineteenth and early twentieth century architectural styles popular for residences during the era in which the Ghost Historic District developed. Although not the most numerous style within the district, the area’s collection of finely-crafted, geographically-dispersed, and well-preserved Edwardian style houses constitute a striking and visually unifying element within the nominated area. The district is also distinguished by its representation of the lifestyles of upper-middle, middle, and working class Denver citizens; its architecture reflects this economic diversity.

Among the character defining features of the district is its location adjacent to the West 32nd Avenue business district on the north. At the southern end of the district houses line the slope of

a hill that provides excellent views. The district's landscape features, including uniform setbacks, a variety of fence types, wide flagstone and concrete sidewalks, areas with terraced front lawns with retaining walls, and garages lining alleys bisecting the blocks are also important. There are some variations in the spacing between houses, with some properties situated on a single lot close to neighboring dwellings and others occupying multiple lots. Broad tree lawns along the street, most retaining their original planting in grass and many with historic maple trees, are found throughout the district.

Character defining features of the architecture include heights of one to two stories. Construction is predominantly brick for dwellings and outbuildings, although there are a few examples of frame construction and houses displaying a combination of materials. Roofs are generally of hipped or gabled design. Front porches are an important component of the houses within the district and, on older dwellings, one of the areas of elaborate ornamentation. Within the district there is substantial use of stone for foundations and as trim on windows and other features on older homes. Windows are mostly double-hung sash or sash and transom, with some houses displaying Arts and Crafts-influenced multi-/single-light windows. Chimneys are brick, and some have stone trim. Additions to the houses are almost exclusively at the rear.

Methodology for Determining Contributing/Noncontributing Status

The district and its contributing and noncontributing resources were identified as part of a 2009-2010 survey project funded by the State Historical Fund (SHF) and district homeowners. The project consisted of a reconnaissance survey that examined all 206 buildings in the district. Each primary building was documented with a reconnaissance survey form that contained basic information about each property, including the address, legal description, owner information, historic name, architectural style, year built, and a current digital image of each property. An evaluation of whether the resource was contributing or noncontributing was included, as was a ranking of its priority for intensive survey (high, medium, or low). Thirty-five high priority buildings within the Ghost Historic District were intensively recorded on Colorado Historical Society Architectural Inventory Forms (1403) and documented with detailed information regarding their architecture and history. As a result of this effort, the project identified the area nominated as a potential Denver Landmark historic district and as a potential National Register of Historic Places historic district. Staff of the Colorado Historical Society and the State Historical Fund, as well as neighborhood representatives, reviewed the reconnaissance and intensive survey forms and reports, as well as this document. Colorado Historical Society staff concurred with the evaluation of National Register historic district potential for the area, as well as the potential National and State Register eligibility of several individual properties within the district.

Contributing/noncontributing evaluations were based on the date of construction and historic physical integrity of the resources. Buildings erected after the Period of Significance, which ends in 1941, were evaluated as noncontributing, as they were not present during the era when the district achieved distinction. Buildings that had experienced major alterations that made it difficult to understand their historic character also were considered to be noncontributing. Examples of buildings evaluated as noncontributing were those with a large number of alterations that removed, covered up, or obscured many original design features and buildings with a few major alterations that changed or eliminated important original design features. Buildings with a minor or moderate amount of alterations that retained many original details conveying their historic character were considered to be contributing, if built during the Period of Significance. Of the twenty-three

buildings evaluated as noncontributing, fifteen fell outside the Period of Significance, while eight were so classified due to alterations. The 1955 sanctuary of the Highland Park Presbyterian Church, while built after the Period of Significance, is categorized as contributing due to its potential individual eligibility as a Denver Landmark based on its architectural, historical, and geographical significance.

General Alterations

As most of the original construction in the district was brick, little newer siding has been added, although some brick walls have been painted or stuccoed. Many of these alterations occurred during the district's Period of Significance. There are some porch alterations, including replacement of wood bases with concrete, loss or replacement of balustrades, and replacement of supports. A few porches have been totally rebuilt or removed. Window replacement is not common. Additions to dwellings in the district are generally modest in scale and are located off the rear of the original building. The narrowness of parcels in parts of the neighborhood may have dictated this approach for most property owners. In terms of secondary buildings, some historic garages have been replaced and some garages have been added throughout the district. These newer garages generally accommodate two cars and are mostly of frame construction. Principal landscape alterations include replacement and/or addition of fences, replacement of treelawn grass with other materials, and planting of new trees.

General Description of Neighborhood Changes and Trends

The Ghost Historic District achieved almost full development by the beginning of World War II, and the building fabric from the historic period remains intact. Only six in-fill dwellings were erected during the 1946-53 period. These buildings continued to reflect the original scale of the surrounding neighborhood and only one property was not constructed of brick. Between 1954 and 2005, the only primary residential building completed was a 1979 one-story duplex house of frame construction at 2990 Julian Street.

Ruth Eloise Wiberg “rediscovered” the history and architecture of Northwest Denver with her groundbreaking book on the neighborhood in 1976. The renaissance of its residential areas began in the late 1980s-early 1990s. The revitalization of the West 32nd Avenue and Lowell Boulevard commercial district, led by such businesses as Common Grounds Coffeehouse, the Denver Deli, and Bang! Restaurant, made the area more attractive to homebuyers. Redevelopment of Lower Downtown and correspondingly higher prices for its housing motivated many artists to resettle in the West Highlands area.

As early as 1992, a *Rocky Mountain News* article on the area noted that “younger families are buying the character-filled homes in one of Denver’s oldest neighborhoods.” Housing prices began to increase about 1993-94, and a major economic and demographic shift in the neighborhood was evident in the 1995-2000 period, as “young marrieds, singles and new urbanists flock[ed] to Highlands.”⁷ The area’s well-preserved late Victorian and early twentieth century architecture, as well as its proximity to Downtown Denver, attracted many. In 2003 the *Rocky Mountain News* concluded that the area had “undergone a renaissance in recent years.” The *New York Times* took note in 2006, observing that “the residential Highlands district has become a chic neighborhood for young families renovating Victorian houses” and that “the

⁷ *Rocky Mountain News*, 25 May 1992, 28 and *Denver Post*, 2 July 2000, 8E.

eclectic retail district centered on 32nd Avenue and Lowell Boulevard is one of the most vibrant in the city.”⁸

At the same time, the growing popularity of the West Highlands neighborhood resulted in redevelopment pressures, leading to the demolition of older homes and erection of larger, denser, often multi-family, replacement buildings. Between 2005 and 2009 the Ghost Historic District experienced a surge in demolitions, as eight large dwellings, including six duplexes, were built. Concerned about such trends, in 2008 neighborhood residents and Historic Denver, Inc., submitted a State Historical Fund grant application for a project that included completion of reconnaissance and selective intensive surveys of the area and preparation a Denver Landmark Historic District application form. In addition to documenting the history and architecture of the area, the neighbors hope to preserve its historic character and architectural legacy.

⁸ *Rocky Mountain News*, 4 September 2004, 3E; *New York Times*, 20 August 2006 and 20 November 2006.

**GHOST HISTORIC DISTRICT
INVENTORY LIST OF PROPERTIES WITHIN DISTRICT**

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3303 W 29th Ave	Ivers House	Late Victorian/Queen Anne	Pre-1893	Contributing
3311 W 29th Ave	Weems House	Late Victorian/Queen Anne	Pre-1893	Contributing
3317 W 29th Ave	Hall House	Late Victorian/Queen Anne	Pre-1896	Contributing
3321 W 29th Ave	Murray House	Terrace Type	1914	Contributing
3327 W 29th Ave	Brown House	Late Victorian/Queen Anne	1890	Contributing
3335 W 29th Ave	Fitzgerald House	Late Victorian/Queen Anne	Pre-1893	Contributing
3345 W 29th Ave	Black House	Late Victorian/Queen Anne	Pre-1893	Contributing
3349 W 29th Ave	Cobbey House	Foursquare	1905	Contributing
3355 W 29th Ave	Snyder House	Foursquare	1904	Contributing
3361 W 29th Ave	Hecht/Myers/McFerran House	Late 19th and 20th Century Revivals/Colonial Revival/Dutch Colonial Revival	1906	Contributing
3365 W 29th Ave	Walbridge House	No Style	1953	Noncontributing
3373 W 29th Ave	Pierce House	Late Victorian/Queen Anne	Pre-1896	Contributing
3385 W 29th Ave	Brown/Droney/Colburn House	Bungalow; Late 19th and Early 20th Century American Movements/Craftsman	1912	Contributing
3387 W 29th Ave	Gorsline House	Bungalow	1912	Contributing
3389 W 29th Ave	Ross House	Bungalow; Late 19th and Early 20th Century American Movements/Craftsman	1913	Contributing
3401 W 29th Ave	Highland Park Presbyterian Church	Late Victorian/Gothic Revival	1897	Contributing
3423 W 29th Ave	Tilden House	Late Victorian/Queen Anne	1894	Contributing
3427 W 29th Ave	Hildebrand House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1894	Contributing
3435 W 29th Ave	Anderson House	Late Victorian/Edwardian	1900	Contributing
3447 W 29th Ave	Roberts House	Late Victorian/Queen Anne	1894	Contributing
3451 W 29th Ave	Geer/Wade/Toohey House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1909	Contributing
3459 W 29th Ave	Hildenbrand/Ross House	Late Victorian/Edwardian	1906	Contributing
3467 W 29th Ave	Motherwell/Bruce/Hufsmith Double House	Late Victorian	1903	Contributing
3316 W 30th Ave	Clark House	Late Victorian/Queen Anne	1893	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3317-21 W 30th Ave	Zieschang Duplex	Bungalow	1925	Contributing
3326 W 30th Ave	Meade/Whitney House	Late Victorian/Queen Anne	1893	Contributing
3329-31 W 30th Ave	Tyler/Legg Duplex	Other Style: Neo Victorian	2005	Noncontributing
3330 W 30th Ave	Bingham/Kelley House	Late Victorian/Queen Anne	1892	Contributing
3333 W 30th Ave	Wendelin House	Late Victorian/Edwardian	1904	Contributing
3336 W 30th Ave	Court House	Late Victorian/Queen Anne	1892	Contributing
3341-43 W 30th Ave	Rogers Duplex	Bungalow	1925	Contributing
3342 W 30th Ave	Hollins House	Late Victorian/Queen Anne	Pre-1893	Contributing
3345 W 30th Ave	Woodside House	No Style	1922	Contributing
3346 W 30th Ave	Stone House	Late Victorian/Queen Anne	1895	Contributing
3351 W 30th Ave	Bingham House	No Style	1890	Noncontributing
3352 W 30th Ave	King House	Bungalow	1896	Contributing
3353 W 30th Ave	Heideman House	Late Victorian/Queen Anne	1890	Contributing
3354 W 30th Ave	Mayer House	Other Style: Neo Victorian	1900	Noncontributing
3358 W 30th Ave	Heiser House	Late Victorian/Queen Anne	1900	Contributing
3362 W 30th Ave	Kent/Brown/Ede House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1900	Contributing
3363-65 W 30th Ave	Nelson/Anderson Duplex	Modern Movements/Minimal Traditional	1950	Noncontributing
3366 W 30th Ave	Cooley/Cordtz House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1898	Contributing
3370 W 30th Ave	Heiser/Kuhlenbeck/McLean House	Late Victorian/Edwardian	1904	Contributing
3371 W 30th Ave	Janowski House	Modern Movements/Minimal Traditional	1948	Noncontributing
3383 W 30th Ave	Nelson House	Bungalow	1924	Contributing
3395 W 30th Ave	Starke/Richardson/Albers House	Late Victorian/Edwardian	1909	Contributing
3401 W 30th Ave	Leng House	Modern Movements/Minimal Traditional	1946	Noncontributing
3413 W 30th Ave	Schwab House	Bungalow	1925	Contributing
3420 W 30th Ave	Wyatt House	Bungalow	1924	Contributing
3421-23 W 30th Ave	Chase Duplex	Bungalow	1922	Contributing
3424 W 30th Ave	Harcrow House	Bungalow	1924	Contributing
3425 W 30th Ave	Aufdenberg House	Bungalow	1917	Contributing
3435 W 30th Ave	McFerran House	Bungalow	1917	Contributing
3436 W 30th Ave	Church/Pina House	Bungalow; Late 19th and Early 20th Century American Movements/Craftsman	1922	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3439 W 30th Ave	Schneider/Schuler House	Bungalow	1917	Contributing
3443 W 30th Ave	Braddock House	Bungalow	1917	Contributing
3446 W 30th Ave	Carroll House	Bungalow	1924	Contributing
3450 W 30th Ave	Towne House	Bungalow	1922	Contributing
3451 W 30th Ave	Montgomery House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1910	Contributing
3456 W 30th Ave	Thorson House	Late Victorian	1903	Contributing
3457 W 30th Ave	Williams House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1910	Contributing
3461 W 30th Ave	Chase House	Bungalow	1911	Contributing
3466 W 30th Ave	Dunlop House	Bungalow	1926	Contributing
3471 W 30th Ave	Wright House	Bungalow	1914	Contributing
3473 W 30th Ave	Keifer House	Late 19th and 20th Century Revivals/Colonial Revival/Dutch Colonial Revival	1901	Contributing
3474 W 30th Ave	Nybell House	Late 19th and 20th Century Revivals/Tudor Revival/English-Norman Cottage	1932	Contributing
3478 W 30th Ave	Stone House	Late 19th and 20th Century Revivals/Tudor Revival	1940	Contributing
3490 W 30th Ave	Hoelzle House	Late 19th and 20th Century Revivals/Tudor Revival/English-Norman Cottage	1941	Contributing
3491 W 30th Ave	McKinley House	Modern Movements/Minimal Traditional	1939	Contributing
3495 W 30th Ave	Beck House	Modern Movements/Minimal Traditional	1939	Contributing
3310 W 31st Ave	McGuire House	Late Victorian/Edwardian	1912	Contributing
3323 W 31st Ave	Perry House	Late Victorian/Queen Anne	1891	Contributing
3325 W 31st Ave	Johnson House	Late Victorian/Queen Anne	1887	Contributing
3330 W 31st Ave	McGuire House	Bungalow	1913	Contributing
3333 W 31st Ave	Coplen House	Late Victorian/Queen Anne	Pre-1896	Contributing
3338 W 31st Ave	Rottman House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1908	Contributing
3339 W 31st Ave	Broderick House	Late Victorian/Queen Anne	1887	Contributing
3344 W 31st Ave	Dyer House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1908	Contributing
3350 W 31st Ave	Bewley House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1908	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3354 W 31st Ave	Drury House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1906	Contributing
3356 W 31st Ave	Highberger House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1906	Contributing
3357 W 31st Ave	Podolski House	Bungalow	1911	Contributing
3360 W 31st Ave	McPherson/Dooling House	Late Victorian/Edwardian	1907	Contributing
3361 W 31st Ave	Dresser House	Foursquare	1907	Contributing
3365-71 W 31st Ave	Seewoster/Vacant Duplex	Bungalow	1926	Contributing
3366 W 31st Ave	Marshall House	Late Victorian/Edwardian	1902	Contributing
3374 W 31st Ave	Kelly/Maine House	Late Victorian/Edwardian	1903	Contributing
3375 W 31st Ave	Prinzing House	Late 19th and 20th Century Revivals/Colonial Revival/Dutch Colonial Revival	1902	Contributing
3380 W 31st Ave	Olinger/Junius House	Late Victorian/Edwardian	1906	Contributing
3383 W 31st Ave	Boyles/Snyder House	Foursquare	1903	Contributing
3384 W 31st Ave	Larsen House	Late Victorian/Edwardian	1902	Contributing
3395 W 31st Ave	Blakesley House	Late Victorian/Queen Anne	1902	Contributing
3396 W 31st Ave	Clark/Hogan House	Foursquare	1903	Contributing
3410 W 31st Ave	Button House	Late Victorian/Queen Anne	Pre-1893	Contributing
3411 W 31st Ave	Newton/Wende House	Late Victorian/Queen Anne	Pre-1893	Contributing
3413 W 31st Ave	Parker/Davis House	Late Victorian/Queen Anne	Pre-1893	Contributing
3414 W 31st Ave	Fels House	Ranch Type	1949	Noncontributing
3416 W 31st Ave	Michael House	Late Victorian/Queen Anne	1890	Contributing
3419 W 31st Ave	Hosford House	Late Victorian/Queen Anne	1894	Contributing
3420 W 31st Ave	Dove House	Late Victorian/Queen Anne	1890	Contributing
3424 W 31st Ave	Mace House	Late Victorian/Queen Anne	1890	Contributing
3425 W 31st Ave	Laipply/Courtney House	Other Style: Neo Foursquare	2007	Noncontributing
3428 W 31st Ave	Austerman/McLean House	Late Victorian/Queen Anne	1890	Contributing
3429 W 31st Ave	Hicks House	Late Victorian/Queen Anne	1889	Contributing
3432 W 31st Ave	Lethander/Gustafson House	Late Victorian/Queen Anne	1890	Contributing
3441-43 W 31st Ave	Schmidt/Davis Duplex	Other Style: Neo Craftsman	2008	Noncontributing
3447 W 31st Ave	Prince House	Late Victorian/Queen Anne	Pre-1900	Contributing
3453 W 31st Ave	Arnold House	Late Victorian/Queen Anne	1894	Contributing
3456 W 31st Ave	Mallonee House	Late Victorian/Queen Anne	1893	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3459 W 31st Ave	Corbit House	Late Victorian/Queen Anne	1894	Contributing
3460 W 31st Ave	Eckel House	Late Victorian/Queen Anne	1893	Contributing
3465 W 31st Ave	Dickson House	Late Victorian/Queen Anne	Pre-1893	Contributing
3466 W 31st Ave	Crosby House	Bungalow	1926	Contributing
3469 W 31st Ave	Rutherford House	Late Victorian/Queen Anne	Pre-1893	Contributing
3473 W 31st Ave	Fox House	Late Victorian/Queen Anne	Pre-1893	Contributing
3474 W 31st Ave	Scanlan/Gesler House	Other Style: Neo Craftsman	2008	Noncontributing
3475 W 31st Ave	Harned House	Late Victorian/Queen Anne	1890	Contributing
3315-17 W Hayward Pl	Barber-Mercado/Peterson Duplex	No Style	2006	Noncontributing
3318 W Hayward Pl	Hill/Porter House	Late Victorian/Queen Anne	1896	Contributing
3321-23 W Hayward Pl	Burbano/Fuller Duplex	No Style	2006	Noncontributing
3322 W Hayward Pl	Landon House	Late Victorian/Queen Anne	1890	Contributing
3326 W Hayward Pl	Patterson House	No Style	1891	Noncontributing
3327 W Hayward Pl	Rebell House	Hipped-Roof Box	1905	Noncontributing
3328 W Hayward Pl	Tumbull House	Late Victorian	1890	Contributing
3332 W Hayward Pl	Smith House	Late Victorian	1891	Contributing
3333 W Hayward Pl	Dennis House	Late Victorian	Pre-1898	Contributing
3336 W Hayward Pl	Bradford/Crosby House	Late Victorian/Queen Anne	1891	Contributing
3337 W Hayward Pl	Richards House	Late Victorian/Queen Anne	Pre-1893	Contributing
3340 W Hayward Pl	Ploughman House	Late Victorian/Queen Anne	1891	Contributing
3341 W Hayward Pl	Duer House	Late Victorian/Edwardian	1910	Contributing
3346 W Hayward Pl	Letts House	Late Victorian/Queen Anne	1891	Noncontributing
3349 W Hayward Pl	Crawford House	Foursquare	Pre-1893	Contributing
3353 W Hayward Pl	Moore House	Late Victorian/Queen Anne	1891	Contributing
3359 W Hayward Pl	Putney House	Foursquare	1890	Contributing
3360 W Hayward Pl	McKeown House	Foursquare	1908	Contributing
3362 W Hayward Pl	Turner House	Late Victorian/Edwardian	1899	Contributing
3365 W Hayward Pl	Miller/Wood House	Late Victorian/Queen Anne	1887	Contributing
3368 W Hayward Pl	Doolittle/Turner/Dressler House	Late Victorian/Edwardian	1904	Contributing
3369 W Hayward Pl	Sarwash/Maloney House	Late Victorian/Queen Anne	1889	Contributing
3375 W Hayward Pl	Gillespie House	Foursquare	1889	Contributing
3377 W Hayward Pl	Carruthers/St. John House	Late Victorian/Queen Anne	1891	Contributing
3380 W Hayward Pl	Mayer House	Late Victorian/Edwardian	1911	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3383 W Hayward Pl	Wood House	Late Victorian/Queen Anne	1891	Contributing
3386 W Hayward Pl	Wyman/Wertz House	Late Victorian/Edwardian	1901	Contributing
3391 W Hayward Pl	Clark/Nage/Smiley House	Late Victorian/Queen Anne	1891	Contributing
3392 W Hayward Pl	Wyman House	Late Victorian/Queen Anne	1896	Contributing
3395 W Hayward Pl	Bliss House	Late Victorian/Queen Anne	1892	Contributing
3400 W Hayward Pl	Highland Park Presbyterian Church	Modern Movements	1955	Contributing
3405 W Hayward Pl	Heidemann/Marvin/Udick House	Late 19th and 20th Century Revivals/Colonial Revival/Dutch Colonial Revival	1900	Contributing
3409 W Hayward Pl	Carter House	Late Victorian/Edwardian	1911	Contributing
3412 W Hayward Pl	Martina House	Bungalow	1919	Contributing
3415 W Hayward Pl	Reno House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1911	Contributing
3418-20 W Hayward Pl	Skahan/Rossano Duplex	Other Style: Neo Craftsman	2007	Noncontributing
3423 W Hayward Pl	Lawler House	Late Victorian	1885	Noncontributing
3428 W Hayward Pl	Rens House	Bungalow	1913	Contributing
3429 W Hayward Pl	Hess House	Modern Movements/Minimal Traditional	1952	Noncontributing
3435 W Hayward Pl	Edwards House	Bungalow	1922	Contributing
3438 W Hayward Pl	Frazer/Lansing House	Late Victorian/Queen Anne	1885	Contributing
3444 W Hayward Pl	Barry/Cochran House	Foursquare	1905	Contributing
3445 W Hayward Pl	Metzger House	Bungalow	1914	Contributing
3449 W Hayward Pl	Johnson House	Other Style: Neo Craftsman	1921	Noncontributing
3450 W Hayward Pl	Doran House	Bungalow	1927	Contributing
3456 W Hayward Pl	Stefani House	Bungalow	1927	Contributing
3457-61 W Hayward Pl	Duplex	Other Style: Neo Mediterranean	2008	Noncontributing
3464 W Hayward Pl	Keyes House	Late Victorian	1888	Contributing
3469 W Hayward Pl	Carson/DeVoe/Blaise/Jones House	Late Victorian/Queen Anne	1893	Contributing
3476 W Hayward Pl	Underwood House	Bungalow	1912	Contributing
3477 W Hayward Pl	Carson/Richards House	Late Victorian/Queen Anne	1892	Contributing
3482 W Hayward Pl	Knight House	Bungalow	1913	Contributing
3485 W Hayward Pl	Goodfriend/Housman House	Late 19th and Early 20th Century American Movements/Craftsman	1910	Contributing
3488 W Hayward Pl	Diedricks House	Late Victorian/Edwardian	1911	Contributing

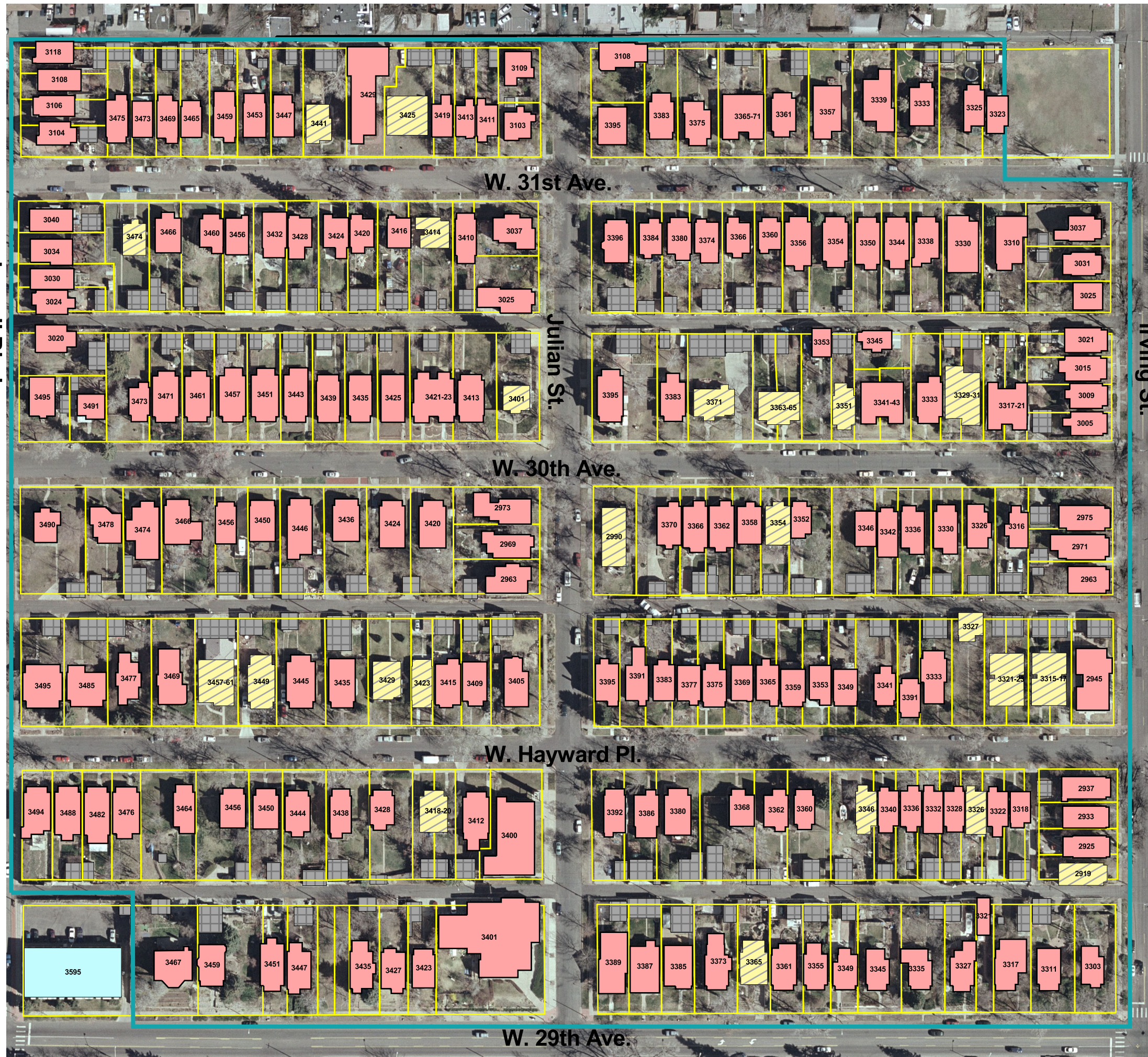
Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3494 W Hayward Pl	Hutchinson House	Late 19th and Early 20th Century American Movements/Craftsman	1911	Contributing
3495 W Hayward Pl	Frazer House	Late 19th and Early 20th Century American Movements/Craftsman	1910	Contributing
2919 Irving St	Wilson House	No Style	Pre-1897	Noncontributing
2925 Irving St	Sankey House	Late Victorian	Pre-1898	Contributing
2933 Irving St	Moore House	Late Victorian	Pre-1897	Contributing
2937 Irving St	Bostock House	Late Victorian/Queen Anne	Pre-1898	Contributing
2945 Irving St	Walker House/Hayward Apartments	Late Victorian	Pre-1900	Contributing
2963 Irving St	Northrup House	Hipped-Roof Box	1906	Contributing
2971 Irving St	Chase House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1906	Contributing
2975 Irving St	Wearne/Johanns/Harms House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1907	Contributing
3005 Irving St	Wilson/Pianfetti House	Late Victorian/Edwardian	1911	Contributing
3009 Irving St	Lewis House	Late Victorian/Edwardian	1909	Contributing
3015 Irving St	Copper House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1916	Contributing
3021 Irving St	Gunther House	Late 19th and 20th Century Revivals/Classical Revival/Classic Cottage	1910	Contributing
3025 Irving St	Atkins House	Late Victorian/Edwardian	1908	Contributing
3031 Irving St	Gard House	Late Victorian/Edwardian	1908	Contributing
3037 Irving St	Vardie/Sightler/Finn House	Late Victorian/Edwardian	1909	Contributing
2963 Julian St	Aurand/Doyle House	Late Victorian/Queen Anne	1896	Contributing
2969 Julian St	Pauley House	Late Victorian/Queen Anne	Pre-1893	Contributing
2973 Julian St	Norton House	Late Victorian/Queen Anne	1890	Contributing
2990 Julian St	Megas Duplex	Split-Level	1979	Noncontributing
3025 Julian St	Heck/Strachan House	Late Victorian/Edwardian	1903	Contributing
3037 Julian St	Donley House	Foursquare	1895	Contributing
3103 Julian St	Carson/Vallejos House	Late Victorian/Queen Anne	1895	Contributing
3108 Julian St	Reeser/Edwards/Irey House	Late Victorian/Queen Anne	1902	Contributing
3109 Julian St	Freeland House	Late Victorian/Queen Anne	1895	Contributing

Street Address	Historic Name	Architectural Style	Year Built	Contributing Status
3020 Lowell Blvd	Barrows House	Late 19th and Early 20th Century American Movements/Craftsman	1911	Contributing
3024 Lowell Blvd	Freeland/Johnson House	Late Victorian/Edwardian	1902	Contributing
3030 Lowell Blvd	Lockwood House	Late Victorian/Queen Anne	1896	Contributing
3034 Lowell Blvd	Ames House	Foursquare	Pre-1897	Contributing
3040 Lowell Blvd	Hayes House	Foursquare	Pre-1897	Contributing
3104 Lowell Blvd	Twinning House	Late Victorian/Queen Anne	Pre-1893	Contributing
3106 Lowell Blvd	Tice House	Late Victorian	Pre-1893	Contributing
3108 Lowell Blvd	Wise House	Late Victorian/Queen Anne	Pre-1893	Contributing
3118 Lowell Blvd	Shaw/Hall House	Late Victorian/Queen Anne	1893	Contributing

NOTE: The list above includes all primary physical buildings within the district. Duplexes are listed once in this table in a format such as “3317-21 W 30th Ave.” If units in a duplex are in separate ownership, each unit is listed separately in the List of Owners of Record of Properties within the District” in the Appendices.

GHOST HISTORIC DISTRICT

Historic District Boundary and Contributing/Noncontributing Status



Lowell Blvd.

Julian St.

Irving St.



40 0 40 80 Feet



Legend

Primary Buildings

- Contributing
- Noncontributing
- Not in District
- Outbuildings
- District Boundary
- Parcels

6. History of the District and Its Associations

In short, it [Allen M. Ghost's addition] is a beautiful place for a home and many fine residences will be put up there this summer.

--*Rocky Mountain News*, 17 April 1887

Early Settlement and Platting

In the early 1860s, the area of Northwest Denver now known as the West Highlands neighborhood was considered some distance from the settlements of Auraria, Denver City, and Highland (not to be confused with the later Highlands) at the confluence of Cherry Creek and the South Platte River. The three towns voted to merge in 1860, and, when Colorado Territory was created in 1861, the area became part of Arapahoe County. Only scattered inhabitants were attracted to the area west of the South Platte River during the early 1860s. However, by late in that decade land speculators, aware of the land's potential and of Denver's need to expand westward, were using military bounties to acquire tracts of land there.

The land included in the nominated historic district left the public domain as part of three separate land patents. Each of the three patentees received 160 acres under an 1855 Congressional act that granted land to persons who had engaged in the military service of the United States. Joaquin Borego acquired the south half of the area (south of West 30th Avenue) in 1867 and immediately assigned it to Lester B. Welch. In 1867, Sylvester Irish (assignee John S. Wilson) received a tract including the northeast section (lying north of West 30th Avenue and east of Julian Street). The northwest portion of the subdivision (north of West 30th Avenue and west of Julian Street) was removed from the public domain in 1869 when Samuel E. O. Branch received a patent (Frederick Knorp, assignee).⁹

The Town of Highlands Is Created

The Town of Highlands traced its beginnings to the development efforts of Horatio B. Bearce, a New Englander, who came to Colorado in 1859 and claimed eighty acres of land on the west bank of the South Platte River in 1869. He platted the town in 1871, and, when Highlands incorporated as a village in April 1875, Bearce served as its first mayor. The town extended on the east from Zuni Street and the South Platte River to Lowell Boulevard on the west, and from West Colfax Avenue on the south to West 38th Avenue on the north, including today's West Highlands neighborhood.¹⁰

Highlands considered itself an elite suburb, a select area with high moral standards compared to the rowdier Denver. Highlands residents believed the community had purer air, cleaner water, and more upstanding citizens than its neighbor. To insure that standards were upheld, the town enacted ordinances against a wide array of vices: alcohol sales, prostitution, gambling, use of "improper language," and even flying kites and playing marbles in streets and alleys. Women gained the right to vote in 1893, and Ruth Wiberg reported that the

⁹ Joaquin Borego, document number 102451, 19 December 1867, Sylvester Irish, document number 105071, 5 April 1867, and Samuel E. O. Branch, document number 93164, 1 February 1869, in General Land Office Records, U.S. Bureau of Land Management, www.glorerecords.blm.gov, accessed 25 January 2010.

¹⁰ The present survey project is located completely within this area. Jerome B. Smiley, *History of Denver* (Denver: Old Americana Publishing Company, 1971; reprint of 1901 edition), 651.

female citizens of Highlands were credited with initially preventing the town's annexation to Denver.¹¹

The Kountze Brothers, Allen M. Ghost and the Creation of the Kountze Heights Addition

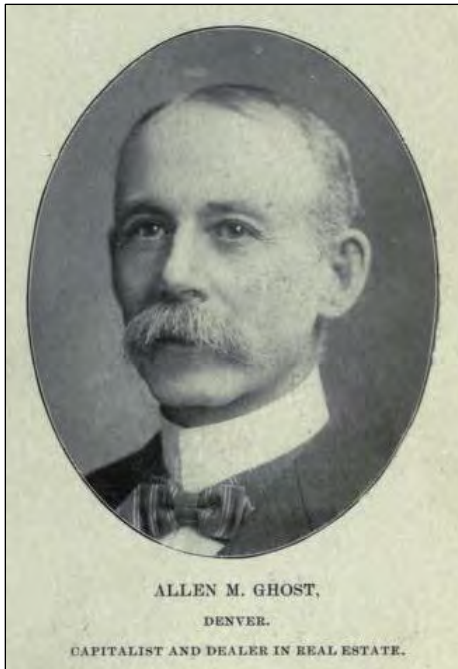


Figure 1. Allen M. Ghost, a “Capitalist and Dealer in Real Estate,” platted the Kountze Heights subdivision in 1887. SOURCE: *Representative Men of Colorado*, 143.

Smaller holdings in the area were eventually consolidated under the ownership of pioneer Denver banker Charles B. Kountze. Charles, with his brothers Augustus, Luther, and Herman, were Ohio natives who played a significant role in banking, real estate, and investments in Colorado. They opened banks in Omaha in 1857, Denver in 1862, and New York City in 1868. According to the *New York Times*, the brothers' institution there “soon became one of the leading banking firms in this city.” The Kountze Brothers Bank in Denver became the Colorado National Bank in 1866 and financed the Denver Pacific Railway, the city's first rail connection. Of the four brothers, only Charles lived in Denver until his death; he became president of the Colorado National Bank in 1874. According to historian Thomas J. Noel, “Charles welcomed a diverse range of customers as a precaution against the boom and bust mining economy.”¹²

Allen M. Ghost purchased the northwest quarter of the southwest quarter of Section 29 from the four Kountze brothers for \$40,000 in April 1887.¹³ On 27 April Ghost filed a plat creating the Kountze Heights subdivision (See Figures 1 and 2). The forty-acre addition consisted of eight, east-west oriented, rectangular blocks with alleys; each block contained forty-eight 25' X 126' lots.¹⁴ The *Rocky Mountain News*, predicting that the lots would sell quickly, included a lengthy description of the tract:

The location is unsurpassed and the finest view of Denver is obtained from this point. The ground is the highest in the vicinity of Denver, and the mountain view is superb. The property is on Ashland [West 29th] avenue, near the Boulevard [Federal], and overlooks Sloan's lake. It is surrounded by fine shade trees and on every side are found nice residences. One, if not two lines of street railway will soon extend to the property, so that

¹¹ For a general discussion of the role women played in the 1894 Colorado election, see *New York Times*, 19 November 1894. Ruth Eloise Wiberg, *Rediscovering Northwest Denver* (Boulder, Colorado: Pruett Publishing Co., 1976), 52.

¹² Thomas J. Noel, *Growing Through History: The Colorado National Banks, The First 125 Years, 1862-1987* (Denver: Colorado National Banks and the Colorado Studies Center University of Colorado at Denver, 1987), 30; Denver Public Library, “Kountze Family and Colorado National Bank Records, 1860-1987,” manuscript collection finding aid, Western History and Genealogy Department, May 2009; *New York Times*, 18 April 1918 (Luther Kountze obituary).

¹³ The purchase price in 2008 dollars would be about \$887,408. Samuel H. Williamson, Six Ways to Compute the Relative Value of a U.S. Dollar Amount, 1790 to the Present, www.measuringwealth.com, accessed 14 February 2010; 3103 Julian Street, abstract, 1959, Landon Abstract Company, Denver, Colorado.

¹⁴ Arapahoe County Clerk and Recorder, Kountze Heights, plat, 27 April 1887, Book 4 (Maps), Page 27.

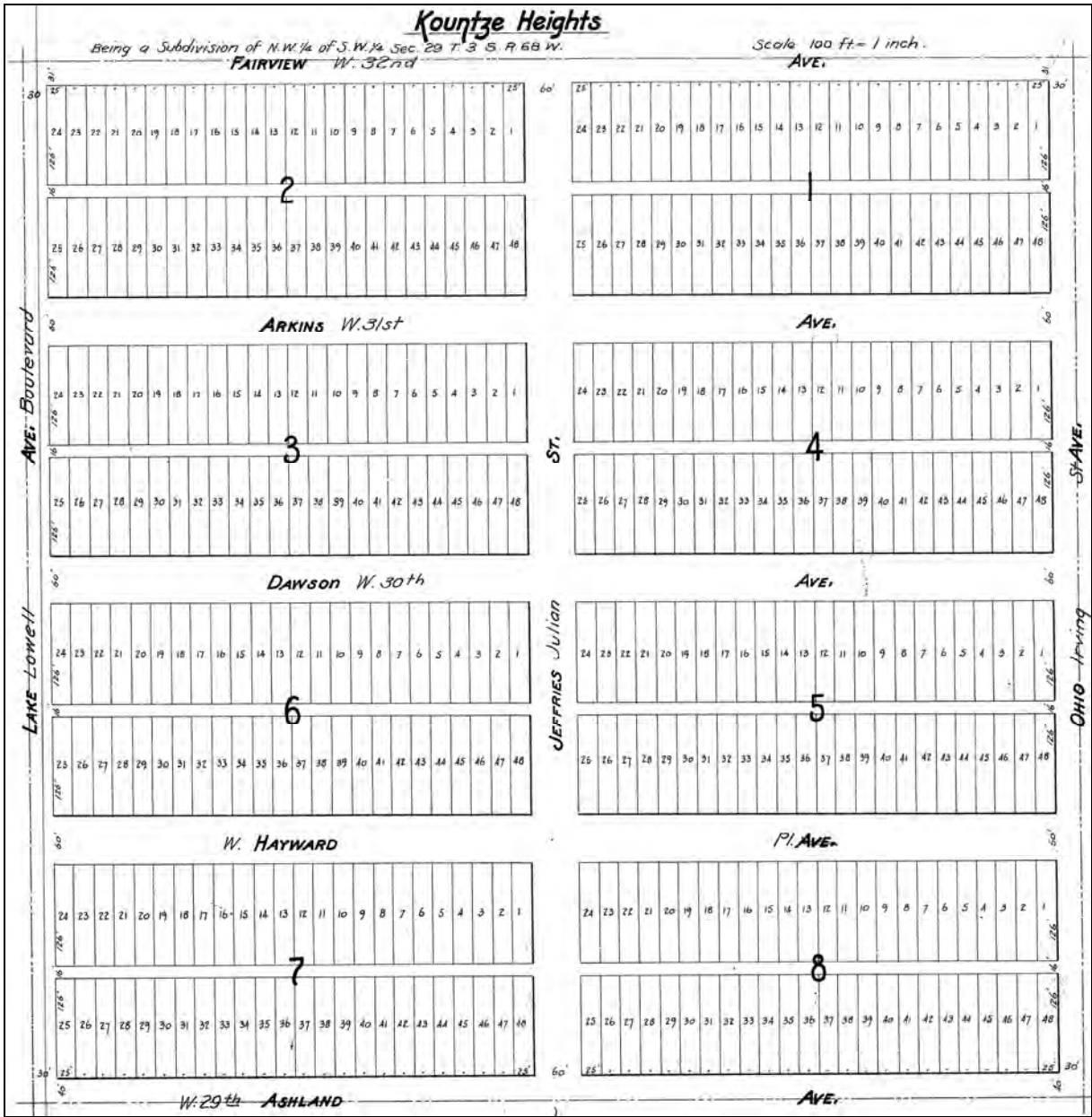


Figure 2. Allen M. Ghost's Kountze Heights plat map showed eight blocks with forty-eight lots per block. The plat shows both old and new street names. SOURCE: City and County of Denver, Kountze Heights, plat, filed 27 April 1887

access to the business portion of the city will be quick and easy. An artesian system of waterworks—the only one of the kind in the country—will soon be completed. Irrigation is perfect and the ground is now an alfalfa lawn. In short, it is a beautiful place for a home and many fine residences will be put up there this summer.¹⁵

Developer and real estate agent Allen Martin Ghost was born in Venango County, Pennsylvania, in 1844. He graduated from Iowa Wesleyan University in 1867, studied law in that state, and was admitted to the bar. Ghost moved to Lincoln, Nebraska, where he practiced law and was elected to the office of County Superintendent of Public Instruction. With partner D.N. Smith, he platted and built early improvements in eighteen Nebraska towns along the route of the Burlington and Missouri River Railroad between Lincoln and Kearney Junction. After locusts repeatedly destroyed crops along the line between 1874 and 1876, Ghost sought a more promising location.

In about 1877, Ghost settled in Denver, where he first partnered with A.C. Fiske in real estate. He established A.M. Ghost & Company in 1880, with his brother William C. Ghost as a partner, and engaged in real estate and abstracts. In 1883, Ghost platted the Park Side Subdivision in east Denver. His brother left the company after five years, but Allen M. Ghost continued the business and erected two buildings in downtown Denver, the Ghost Building (1889) and the Ghost Block. Ghost worked in Denver real estate until at least 1910; he died in about 1914.¹⁶

The 1880s were a period of prosperity and expansion in Denver. Lots in Ghost's new development sold quickly. In a 26 April 1887 article titled "The Boom," the *Rocky Mountain News* noted that "real estate is still on the jump" and described the first day of sales of Kountze Heights land by Ghost and Adams:

By 5 o'clock the whole tract was disposed of except three half blocks. This body of land was sold in blocks or fraction blocks, the prices on the lots ranging from \$175 to \$250 each and those who purchased lots at \$175 per lot are now holding them at \$300 each. This tract of forty acres went like hot cakes from the jump."¹⁷

Purchase terms were one-sixth down with the balance payable at 7 percent interest. The *Rocky Mountain News* opined that, given the low cost of the lots, "even if the purchaser is not quite prepared to build, the investment will be a good one anyhow." A number of purchasers acted on this advice.¹⁸

Growth and Development from the Late 1880s to the Turn of the Century

Although most of the early development in northwest Denver was concentrated in eastern Highlands in the section east of Federal Boulevard, improved transportation connections to downtown Denver soon made locations to the west, such as the location of the Ghost Historic District, more attractive for residential growth. The prospect of streetcar service to the area made it attractive for workers whose jobs were in downtown Denver or other parts of the city.

¹⁵ *Rocky Mountain News*, 17 April 1887, 4.

¹⁶ The reconstructed Ghost Building is now located at 18th and Stout Streets. Frank Hall, *History of the State of Colorado*, v. 4 (Chicago: Blakely Printing Company, 1895), 454; City and County of Denver, Park Side Subdivision, plat, filed 9 February 1883; Denver city directories, 1881-1910; U.S. Census, manuscript returns, 1880-1920.

¹⁷ *Rocky Mountain News*, 26 April 1887, 5.

¹⁸ *Rocky Mountain News*, 17 April 1887, 4.

In May 1888, the survey area gained a rapid transit link to downtown Denver when investors involved in the development of Berkeley to the northwest incorporated the Denver & Berkeley Park Rapid Transit Company. In June 1888, the Town of Highlands granted the company a franchise to lay tracks through its jurisdiction, stipulating a top speed of twelve miles per hour, the use of noiseless steam locomotives, and a fare of no more than five cents per trip. The line was under construction by July and inaugural service began in December (See Figure 3). The line connected to the Denver Tramway Company's cable line on Zuni Street near West 29th Avenue and extended northwest to a terminus at the southwest corner of Berkeley Park. Within the district, the route passed along the north edge of the neighborhood, following West 32nd Avenue, and then turned north onto Perry Street.¹⁹

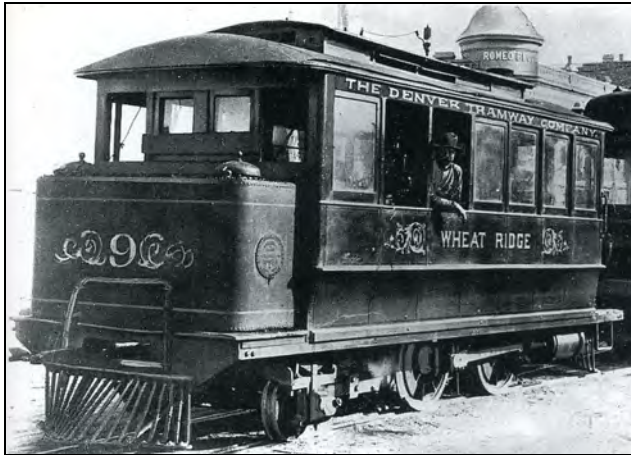


Figure 3. The Denver & Berkeley Park Rapid Transit Company brought street railway service to the northern edge of the district in 1888. SOURCE: *Rocky Mountain News* photograph, 1891, after the Tramway takeover of the line, in Robertson, et al, *Denver's Street Railways, 1871-1900*, vol. 1 (1999), 142-43.

Less than two months after operation of the Denver & Berkeley began, a spectacular accident occurred when one of the steam dummy cars lost braking capacity on the long hill of West 32nd Avenue east of Perry Street. The overloaded car, carrying seventy passengers, left the tracks at Federal Boulevard and today's Speer Boulevard, resulting in one fatality and numerous injuries. Operations over the line continued (even on the day of the accident), and later in the year, the company acquired new equipment.²⁰

Between 7 a.m. and 10 p.m., Denver & Berkeley cars left the cable terminus on the hour and Berkeley Park on the half-hour. Thousands took the line during

summer months to enjoy the recreational amenities provided by Elitch Gardens amusement park and Berkeley Park. The line also enhanced the northwest area's attractiveness to residential development. Street railway historians Don Robertson, Morris Cafky, and E.J. Haley observed: "The newspapers of December 1888 all began to carry large and small advertisements by real-estate companies extolling the beautiful properties now available in Argyle Park, Highlands and Berkeley, along the line of what was known as the 'Berkeley Motor.'"²¹

An 1889 perspective map of Denver illustrated the sparse development within Ghost's Kountze Heights at that date. Only eleven residences were shown within the addition. The newly-constructed street railway line appeared on the map.²² In 1890, the U.S. Census counted 5,161 residents within the Town of Highlands. In August of that year, Highlands further increased its population and doubled its area by extending the town limits west from Lowell Boulevard to Sheridan Boulevard. A principal reason for the annexation was to collect

¹⁹ Don Robertson, Morris Cafky, and E.J. Haley, *Denver's Street Railways, 1871-1900*, vol. 1 (Denver: Sundance Books, Ltd., 1999), 132-33.

²⁰ Robertson, Cafky, and Haley, *Denver's Street Railways*, 140.

²¹ Robertson, Cafky, and Haley, *Denver's Street Railways*, 134.

²² "Perspective Map of the City of Denver, 1889" (Milwaukee, Wisconsin: American Publishing Co., 1889).

additional tax revenue, in particular receipts from the two amusement parks located in the area west of Lowell: Manhattan Beach at Sloan’s Lake and Elitch Gardens, at West 38th Avenue and Tennyson Street.

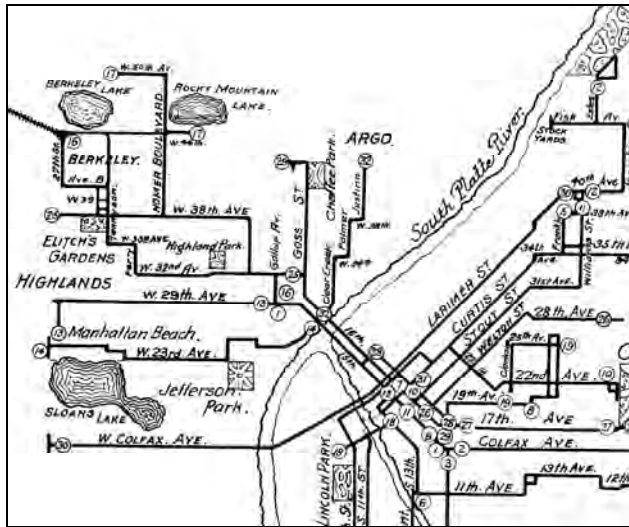


Figure 4. A number of streetcar routes served Northwest Denver by 1901, providing good access to the downtown business core. SOURCE: Denver City Tramway Company, Map Showing the Various Lines of the Denver City Tramway Company, November 4th 1901, in Robertson, et al, *Denver’s Street Railways, 1871-1900*, vol. 1 (1999), 336.

Rapid transit access to the area saw further improvements in the early 1890s. In the summer of 1890 the Denver Tramway Company constructed an electric streetcar line from its car barn at Zuni Street near West 29th Avenue westward along West 29th Avenue (then Ashland Avenue) to Yates Street. This line passed along the southern edge of the district and provided a connection to the Manhattan Beach amusement park at Sloan’s Lake (See Figure 4). Following the opening of this line, no point within the district was more than a block and a half from streetcar service. In December 1890, the Tramway obtained control of the Denver & Berkeley company, and, in June 1891, the company electrified that line, bringing an end to the era of steam-powered cars.²³

Within the district, a small area of Kountze Heights at the southwest corner

of Hayward Place and Irving Street was re-subdivided in 1892. Anderson’s Subdivision, by Sarah J. Anderson, reconfigured lots in the tract from north-south to east-west to better accommodate houses facing onto Irving. By the time of the 1904 Sanborn fire insurance map five other small re-subdivisions had been platted for the same reason along the north-south streets of Lowell, Julian, and Irving. By 1893, a small commercial nucleus had developed at West 32nd Avenue and Lowell Boulevard, stimulated by accelerating residential development and the presence of the street railway line. Three of the four corners of the intersection held two-story commercial buildings, including the drug store of Newell C. Pelsue on the northeast corner.²⁴

Early Construction in the District

Based on 1893 city directory listings, some sixty-one houses were present in the addition by that date. The southeast and northwest corners of the area displayed the greatest development, with twenty-seven and nineteen dwellings, respectively; by contrast, the northeast and southwest sections had only ten and five houses, respectively.²⁵

²³ Robertson, Cafky, and Haley, *Denver’s Street Railways*, 198 and 236.
²⁴ Arapahoe County Clerk and Recorder, Anderson’s Subdivision of Lots 1 to 4, Block 8, Kountze Heights, plat, 12 July 1892 (recorded 22 September 1892), Book 12, Page 35; Sanborn fire insurance map, 1893; Denver city directory, 1893.
²⁵ Given the absence of documentation noted in the Methodology chapter, one cannot identify with certainty the earliest house constructed within Kountze Heights.

Queen Anne style brick dwellings dominated construction in the area in the late 1880s and early 1890s. Anton M. and Elizabeth Sarwash occupied the Queen Anne style house at 3360 West Hayward Place that was erected about 1889, according to Denver Assessor records. A native of Hungary born about 1827, Anton Sarwash was a Civil War veteran who served in Company B, 98th Ohio Infantry Regiment. At the age of thirty-seven he enlisted as a private, receiving a disability discharge in 1865. Sarwash worked as a shoemaker and was living in Denver as early as 1877. Elizabeth Sarwash applied for her husband's Civil War pension as a widow in 1896 after his death in Goldfield, Teller County, in that year.²⁶

Rev. Thomas E. Bliss erected the two-story Queen Anne style dwelling at 3395 West Hayward Place in 1892. A Massachusetts native, Bliss graduated from Union College, Schenectady, New York, in 1848, and received master's and doctoral degrees from Andover Theological Seminary in 1851. Reverend Bliss served as pastor for churches in Massachusetts and Michigan and engaged in church organization in Memphis, Tennessee. A noted orator, he promoted the need for a free pulpit and popular education and addressed a crowd of 10,000 at the dedication of the National Cemetery in Memphis. In about 1870, he came to Denver, where in 1873, he led in the creation of St. Paul's Presbyterian Church. William Vickers, in his 1880 *History of the City of Denver*, remarked that "in his connection with the religious and educational interests of Colorado, and as an active, efficient temperance worker, Dr. Bliss is, perhaps, as well known as any man in the State."²⁷

Another large Queen Anne style house was constructed about 1893 at 3469 West Hayward Place. Albert M. Carson lived in the house in that year. The 1891 city directory described him as the president of the Carson and Howie Investment and Trust Company. Mrs. Letitia J. DeVoe, who came to Denver in 1893, lived in the house with her son, Edmund, and his family from about 1894 through 1899. Edmund M. DeVoe sold paints and varnishes.²⁸

Builders also erected smaller Queen Anne style cottages within the district. Some of these, such as the pre-1893 residence at 3413 West 31st Avenue, were rented. John A. Christman, a Colorado native who worked as a cigar maker with Fritz Thies, lived in the house from 1896 to 1898. The 1893 dwelling at 3118



Figure 5. Two Queen Anne style houses in the district, 3118 (left) and 3108 (right) Lowell Boulevard, are shown with a coal wagon in the foreground. The commercial building at West 32nd Avenue and Lowell Boulevard is to the left in this image (view northeast), with an artesian water tank in the background. SOURCE: Gail and Richard Montoya photographic collection, undated.

²⁶ 3369 W. Hayward Place, 5DV.10899, Architectural Inventory Form, 2009.

²⁷ William B. Vickers, *History of the City of Denver* (Chicago: O.L. Baskin and Co., 1880), 354-55; 3395 W. Hayward Place, 5DV.10901, Architectural Inventory Form, 2009. All 2009 Architectural Inventory forms referenced herein were completed by R. Laurie Simmons and Thomas H. Simmons of Front Range Research Associates, Inc., Denver, Colorado, as part of the current survey project.

²⁸ 3469 W. Hayward Place, 5DV.617, Architectural Inventory Form, 2009.

Lowell Boulevard (See Figure 5) was the residence of James F. Corbett, a dispatcher with the Union Pacific, Denver & Gulf Railway.²⁹

Highlands Becomes Part of Denver

By the early 1890s the district developed to the extent that residents were actively petitioning the Town of Highlands for improvements. In February 1893, Keppel Brierly and others requested that a sidewalk be installed on the north side of Hayward Place between Irving Street and Lowell Boulevard. In September 1893 Rev. Thomas E. Bliss asked for sidewalks on Julian Street between West 29th and West 30th Avenues. A.B. Wyman and others sought to have an arc light installed at the corner of Hayward Place and Julian Street in October 1894. In July 1895 J.P. Donley petitioned that an arc light be put in at Julian Street and West 31st Avenue.³⁰

As a result of the town's 1890 annexation and continued growth, the *Highland Chief* newspaper reported that by the end of 1892 "Highlands had a population conservatively estimated at 11,000 people," a doubling of its residents. The total assessed valuation for the town in 1894 was \$3.7 million. A factor hampering further growth was the absence of a viaduct over the multiple railroad tracks and the South Platte River that separated Highlands from downtown Denver. Some residents, believing that annexation to Denver would result in construction of such a viaduct, petitioned to become part of the larger city. An initial election in March 1894 failed by a vote of 489 to 208, but two years later, in June 1896, the annexationists succeeded, with Highlands voting 318 to 137 to join Denver.³¹ As an inducement to support annexation, Denver agreed to allow Highlands to keep its restrictive liquor ordinances. According to local historian Ruth Wiberg, no liquor establishments opened in Highlands until the repeal of national prohibition in 1933.³²

Reconciling Street Names: The Maloney System

By the late 1890s, Denver area residents, businesses, and government agencies were faced with a conflicting, duplicative, and confusing system of street names within the city and its suburban towns. A street might change names several times as it passed from one town or subdivision to another. Howard C. Maloney, an employee of the Denver Union Water Company, who lived at 3369 West Hayward Place for nearly fifty years, devised a system for rationalizing the street system. Born on a farm near Dover, Delaware, in 1865, Maloney graduated from Eastman Business College in New York City and joined the Denver water utility in 1897. In his position with the water company Maloney confronted difficulties in promptly and correctly delivering water bills to customers. He devised a system for standardization implemented in Denver city ordinances in 1897 and 1904. According to historian Phil Goodstein in *Denver Streets*, "the keynote of the system was that all roads running the same way and the same distance from a

²⁹ 3413 W. 31st Avenue, 5DV.10896, Architectural Inventory Form, 2009 and 3118 Lowell Boulevard, 5DV.10912, Architectural Inventory Form, 2009.

³⁰ Town of Highlands, Board of Trustees Minutes, Colorado State Archives, Denver, Colorado.

³¹ Ben Draper, City Clerk, "Minutes, Ordinances, and Miscellaneous Data of Towns Annexed to Denver," CWA 550 (Denver: Document Division, Denver Museum, 1934); Smiley, *History of Denver*, 647.

³² Draper, "Minutes, Ordinances, and Miscellaneous Data of Towns Annexed to Denver;" Wiberg, *Rediscovering Northwest Denver*, 148.



Figure 6. Despite citizen complaints, many North Denver streets were unpaved well into the twentieth century. The streetcar tracks are visible on West 29th Avenue (foreground) and Lowell Boulevard is unpaved in this view north from the intersection. Two houses on the south side of Hayward Place (3494 and 3488, left and right) are in the distance, while the future site of the LaVon Apartments (right) remains undeveloped. SOURCE: Gail and Richard Montoya photographic collection, undated.

given point would have the same name.” Maloney created many of the new names for streets and developed “a series of theme alphabets [Indian tribes, Supreme Court justices, city names, etc.] to define the new street system.”³³

Maloney lived in the district from 1899 until the late 1940s. When he died shortly after his hundredth birthday in December 1965, Maloney was described as the “Man Who Named Denver Streets” and Denver’s “Street System Deviser.” By October 1897, house number and street names within the Highlands area were required to conform to the Denver system.³⁴

The Early Years after Annexation

Following annexation to Denver, citizens in Highlands finally received free home mail delivery, a service the area had been seeking since the early 1890s. The *Highland Chief* opined that “Highlands would have had mail delivery three years ago if it had not been that Denver politicians feared it would prevent annexation.” A continuing theme in newspaper articles focused on the frustrations of residents over receiving a fair share of municipal

³³ Phil Goodstein, *Denver Streets* (Denver: New Social Publications, 1994), 11-12.

³⁴ *Highland Chief*, 1 October 1897 and 15 October 1897; *Denver Evening Post*, 20 May 1897, 2; *Rocky Mountain News*, 17 December 1965, 15; *Denver Post*, 17 December 1965, 53.

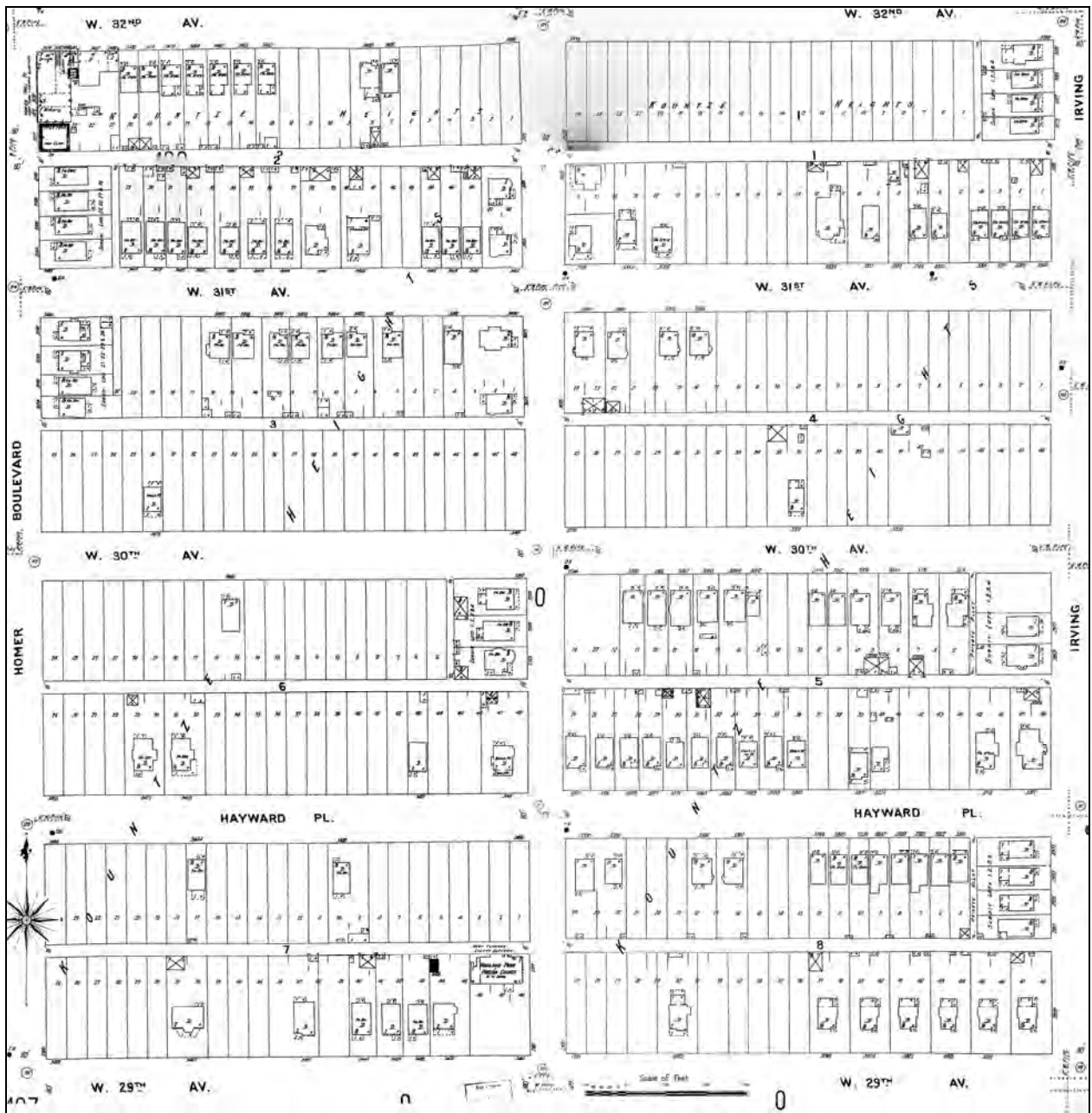


Figure 7. A good portion of the northeast and southeast sections of the district were still undeveloped in 1904. SOURCE: Sanborn fire insurance map mosaic, 1904.

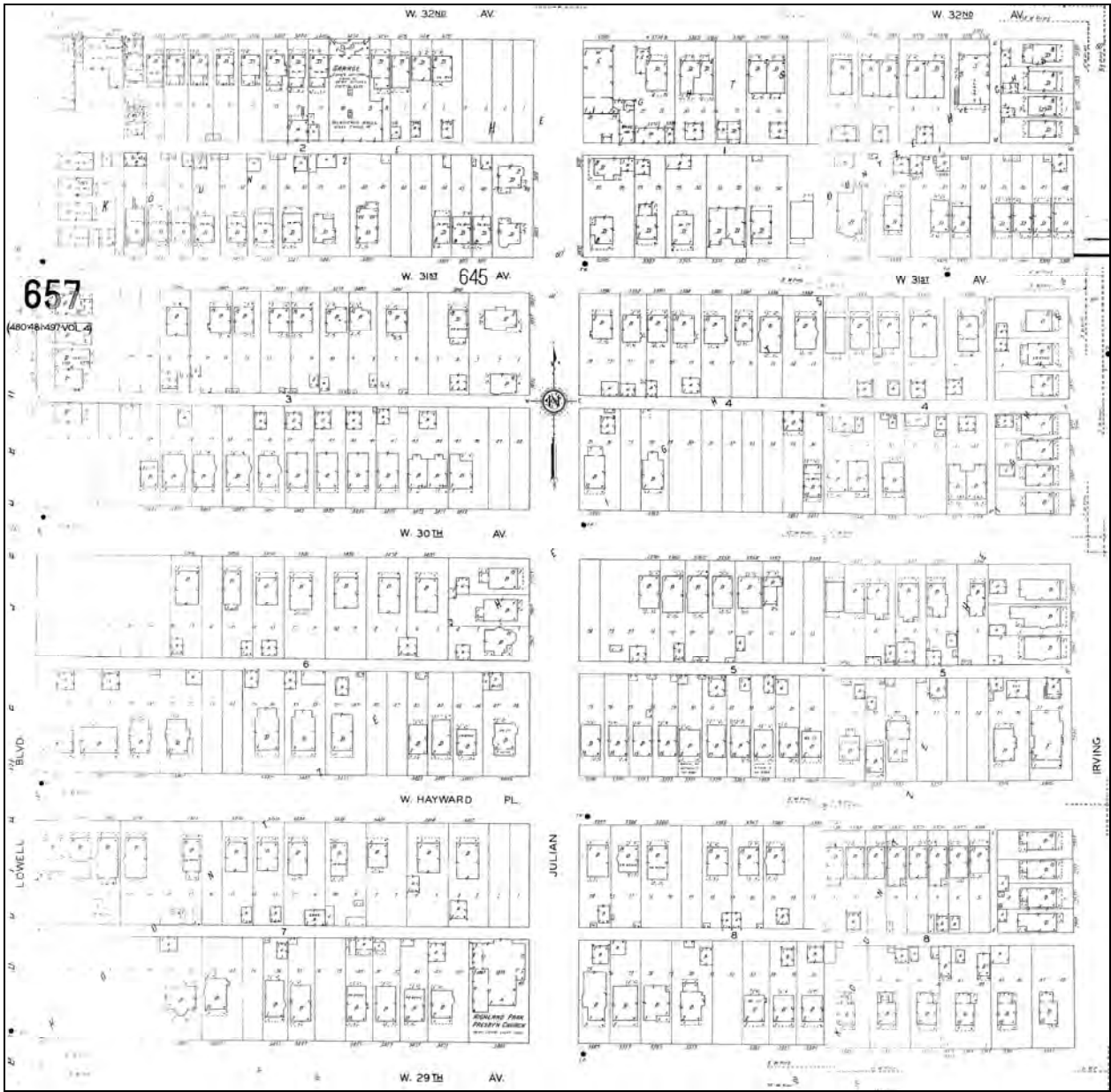


Figure 8. The district was approaching build-out by 1930. SOURCE: Sanborn fire insurance map mosaic, 1930.

services in the years immediately following the area's absorption by Denver. In 1897, the city parks commission informed local citizens that the North Side would have to wait for park improvements since it became "a part of the city several years later than the Southside." In 1898, noting recent "numerous acts of petty thievery, and several cases of bold burglary," the *Chief* investigated the area's level of police protection and found that "the whole of the Northside and Highlands, including Manhattan, Elitch's and Rocky Mountain Lake, have the services of two mounted policemen from noonday until four o'clock a.m." One of the most frequently cited issues was the need for improvement of streets and sidewalks.³⁵

In May 1898, the *Highland Chief* reported that contracts for the 14th Street Viaduct had been let. Another sixteen months passed before the hopes of residents finally were realized. The 4,276' viaduct, linking downtown Denver and Platte Street, opened in September 1899, considerably enhancing access to the Highlands area.³⁶

Residential Growth of the 1890s and Early 1900s

The district recorded strong growth between 1893 and 1904. The economic downturn following the Silver Crash of 1893 devastated much of Colorado's economy, yet some home construction continued within the addition, with at least six dwellings built in 1894, four in 1895, and five in 1896. Growth accelerated at the turn of the century. The 1904 Sanborn fire insurance map (Figure 7) and the 1905 Baist map of Denver provided an overview of the development of the neighborhood to that date. The neighborhood south of the alley between West 31st and West 32nd Avenues held 119 buildings in 1904, a 95 percent increase from 1893. All areas of the Kountze Heights addition showed growth, but the northwest and southeast continued to lead, with fifty-five and thirty-three houses, respectively, in place in 1904. By comparison, the northeast and southwest continued to lag, with just eighteen and seventeen buildings, respectively.

A notable religious landmark and community institution within the district rose in 1897, when the Highland Park Presbyterian Church, a red brick Gothic Revival style building, opened its doors at 3401 West 29th Avenue. The church traced its roots to 1889, when a group of people living west of Federal Boulevard asked for permission to found a church. Boulevard Presbyterian Church organized in October 1889 under the leadership of Reverend William Hicks. The congregation met in a tent at West 31st Avenue and Hooker Street in 1891 and changed its name that year to Highland Park Presbyterian Church. The congregation acquired the site at the northwest corner of West 29th Avenue and Julian Street, raised funds, and received a loan from the Presbyterian Church USA for construction. Highland Park Presbyterian became associated with the growth and development of the surrounding neighborhood. No parking lot is associated with the church, reflecting its erection during the days when its congregation lived in the neighborhood and walked to its services or came by public streetcars.³⁷

Residential construction in the 1894-1904 period included properties built by or associated with people involved in mining. Ida F. Hilton, the wife of early miner and mineralogist John E. Hilton, erected two substantial two-story brick dwellings as investment properties in 1895: 3103

³⁵ *Highland Chief*, 26 November 1897, 1 and 21 May 1898, 1.

³⁶ *Highland Chief*, 21 May 1898, 1; Smiley, *History of Denver*, 647-48.

³⁷ 3401 W. 29th Avenue, 5DV.616, Architectural Inventory form, 2009.

Julian Street and 3109 Julian Street. Employees of the Daniels and Fisher Department Store were early occupants of both houses: Robert M. Carson, a bookkeeper, and his son, Albert M. Carson, rented 3103, while English-born William H. Freeland, was an early tenant of 3109.³⁸

Mining investor and developer John D. Copen moved into the circa 1893 house at 3333 West 31st Avenue about 1896. Copen, a native of Indiana born in 1844, finished his education in Denver and began a sixty year career in mining with work along the South Platte River. He enlisted during the Civil War, serving with the Third Colorado Cavalry. After the war, he served as a justice of the peace in Bent County, pursued successful mining ventures in San Juan County, located and operated the Silver Link Mine in Ouray County, and was an organizer of Las Animas town. In 1882 he acquired the Golden Wonder and Golden Mammoth mines at Lake City. His success in the industry resulted in work as an expert mine examiner in the United States, Canada, and Mexico, and he also developed devices for treating low grade ore. While living in the district, he was a partner in Copen & Russell, which operated the Noah's Ark Mine in San Juan County, and organized the Pacific Mining & Metals Company in Arizona. These ventures brought him considerable wealth, as did future investments in Arizona copper mining. By the 1920s Copen lived in Los Angeles.³⁹

The occupants of several houses worked for railroads. A Queen Anne style rental dwelling constructed at 2963 Julian Street in 1896 became the home of the Aurand family. Willis J. Aurand, a Pennsylvanian, worked as a conductor for the Chicago, Rock Island, and Pacific Railroad. Residents in 1898 included: Mrs. Lydia M. Crocker; Miss Mary G. Crocker, a bookkeeper with Joseph Johnson and Co.; and Frank A. Fletcher and Frank A. Fletcher, Jr., both commercial travelers (traveling salesmen).⁴⁰ In 1898 Arthur B. Wyman, a Massachusetts native and a conductor for the Union Pacific Railroad, erected the house at 3386 West Hayward Place. Wyman built at least three houses in this block of Hayward Place (3368, 3386, and 3392); he and his family lived in one (which house varied over the years) and rented the others out.⁴¹

Henry A. Heidemann (sometimes cited as "Heideman") erected a large Dutch Colonial Revival style house at 3405 West Hayward Place in 1900. Heidemann worked as a salesman during his brief tenure in this house. By 1909 he was proprietor of the Globe Mercantile Company in Globeville and lived elsewhere. Members of the Udick family lived here from the 1940s to the early 1970s. John A. Udick, Sr., worked as a pipefitter for the Union Pacific Railroad.⁴² Another resident of the district in 1900 was Edward L. Brown, who served Denver Public Schools from 1898 through 1931. Brown, born in Ohio about 1867, taught at the North Side High, later rising to the offices of principal and assistant superintendent. Brown Elementary School, at West 26th Avenue and Lowell Boulevard, is named in his honor.⁴³

³⁸ 3103 Julian Street, 5DV.2778, Architectural Inventory Form, 2009 and 3109 Julian Street, 5DV.10943, Architectural Inventory Form, 2009.

³⁹ U.S. Census, 1900; Denver City Directories, 1894-1904; John Steven McGroarty, *Los Angeles from the Mountains to the Sea*, vol. 3 (Chicago: American Historical Society, 1921), 764.

⁴⁰ 2963 Julian Street, 5DV.10908, Architectural Inventory Form, 2009.

⁴¹ 3386 W. Hayward Place, 5DV.10900, Architectural Inventory form, 2009.

⁴² 3405 W. Hayward Place, 5DV.10902, Architectural Inventory form, 2009.

⁴³ U.S. Census, 1900-1930; Denver City Directories, 1894-1904; "Brown Elementary School," accessed at <http://denverspp.org> on 15 April 2010.

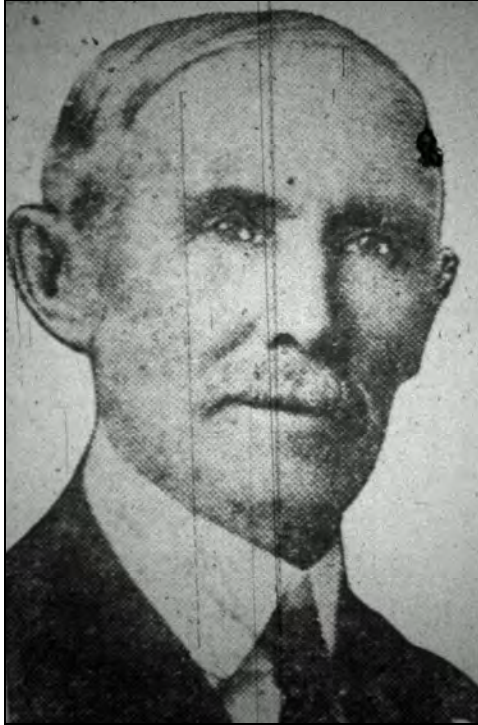


Figure 9. Joseph Donley, a Boulder County coal mine operator, lived at 3037 Julian Street and built other houses in the district as investments. SOURCE: *Denver Post*, 4 August 1922, 7.

Like several other residents in the addition, Joseph P. Donley lived in one house (3037 Julian Street) and built others as investments/rentals, including the 1902 Edwardian style dwelling at 3024 Lowell Boulevard. Donley, a New York native, came to Denver in 1876, joined the mining boom in Leadville in 1879, and then resettled to Boulder County, where he engaged in stockraising and farming (See Figure 9). At the end of the century he turned his efforts to the development of Boulder County coal mines. When he died in 1922 at age sixty-four, Donley was described as “a Denver pioneer and a retired coal mine operator.” Early residents of the Lowell Boulevard house included English natives William H. Freeland, a salesman at George Mayer Hardware, his wife, Elizabeth, and their three children. The Donley’s daughter, Mabel, married Denver Postmaster Benjamin F. Stapleton in 1917, and the newlyweds lived across the street at 3034 Lowell Boulevard in 1919-20. Stapleton later became mayor of Denver, serving from 1923-31 and 1935-47.⁴⁴

Built in 1902 by Charles and Elizabeth Wunderle, the highly ornamented Queen Anne style residence at 3108 Julian Street also was a rental property. In

1902 the city directory listed salesman Silas F. Johnson at this address. The 1903 city directory showed Charles R. Reeser, a bookkeeper for W.W. Hamilton and Company living here. Rooming in the house at that time were: Adolph N. Jacoby, a manager with W.W. Hamilton, and Roscoe E. Wickson, a collector.⁴⁵

Sadie J. Boyles, a public school teacher born in Colorado in 1866, engaged builders Schoolsey and Masten to erect a \$3,000 two-story Foursquare type dwelling in 1903 at 3383 West 31st Avenue. After the house was completed, she lived in it with her mother, Linnie E., and her younger sister, Hattie J., who was born in Colorado in 1872. The Boyles family lived in northwest Denver as early as 1895, residing in at least three other locations before this house was constructed. Sadie Boyles taught at Berkeley School and at Gilpin School, while Hattie taught at Villa Park School in west Denver.⁴⁶ Builder J.A. Herman erected a Foursquare house in 1903 at 3396 West 31st Avenue for Hiram W. and Maud W. Clark. Mr. Clark was a salesman for the Cuban Cigar Company.⁴⁷

The Motherwell/Bruce Double House also was constructed in 1903, at 3467 West 29th Avenue. Future Denver Mayor Robert W. Speer once owned the parcel but did not build on it. Agnes

⁴⁴ 3024 Lowell Boulevard, 5DV.10911, Architectural Inventory form, 2009.

⁴⁵ 3108 Julian Street, 5DV.10910, Architectural Inventory Form, 2009

⁴⁶ 3383 W. 31st Avenue, 5DV.10894, Architectural Inventory form, 2009.

⁴⁷ 3396 W. 31st Avenue, 5DV.10895, Architectural Inventory form, 2009.

Kerr Motherwell acquired the land in 1900 and with her husband built the house in 1903. The unusual two-story design featured red brick walls, a large projecting porch, and a red clay tile roof. Born in 1850, Mrs. Motherwell, a native of Scotland, immigrated to this country in 1896. She married James S. Motherwell, who was born in 1862 in Scotland and came to the United States in 1897. Mr. Motherwell was a longtime teacher at Denver's West Side High School. Agnes Motherwell previously married a man named Bruce, and members of the Bruce family lived in the second unit at this address, including lawyer Alexander Bruce and bookkeeper James D. Bruce.⁴⁸

In 1903 John J. Kelly hired a builder named Miller to construct an Edwardian style house at 3374 West 30th Avenue. The building permit valued the one-and-a-half-story brick residence at \$2,000. Kelly, born in New York in about 1871, initially worked as a stationary engineer at the Denver water works. By 1930 he served as a boiler inspector for the State of Colorado. Kelly and his family resided in this house through the mid-1940s. Also in 1903, Joseph P. Donley built an Edwardian style house at 3025 Julian Street as an investment. The house had a succession of renters during the early twentieth century, with no long-term residents. In 1903 Frank E. Marshall, secretary-treasurer of the Fairview Brick Company resided here.⁴⁹

Ewald F. Heiser, son of pioneer Denver saddlemaker Herman H. Heiser, appears to have been the original owner of the 1904 Edwardian style house at 3370 West 30th Avenue. Ewald Heiser was a bookkeeper and salesman with the H.H. Heiser saddlery company of Denver. His brother lived on the same block, and his father resided in a Victorian mansion at 3016 Osceola Street. From about 1909 to 1919, Theodore H. and Josephine Kuhlenbeck lived in the house. Theodore Kuhlenbeck, "a pioneer Denver fireman," joined the department in 1887 when it was still a volunteer organization. In March 1913 he became one of the first officers of the newly-formed Denver Firemen's Protective Association, serving as third-vice president. He retired in 1919.⁵⁰

In 1904, Union Pacific Railroad conductor Arthur B. Wyman constructed an Edwardian style house at 3368 West Hayward Place, one of at least three he built in the neighborhood. The 1904 city directory listed two renters at the address: Robert H. Doolittle, a claim agent for the Colorado and Southern Railway, and George B. Turner, an assistant manager at the Colorado Warehouse Company. Wyman and his family were residing here by 1910.⁵¹

For more than thirty years, the John G. Prinzing family lived in a Dutch Colonial Revival style house built in 1902 at 3375 West 31st Avenue. Mr. Prinzing was born in Wurttemberg, Germany, about 1863 and came to the United States about 1881. His wife, Johanna S., was born in Ireland and immigrated about 1872. John Prinzing found employment as a salesman in a Denver furniture store. About 1909 he was serving as a county commissioner, and the Denver Professional Women's Club honored him for his role in appointing the first woman to serve as county physician. Prinzing held office during the period when Denver transitioned to a mayor-council form of government, and a court later determined that the position of county commissioner was no longer valid. The Prinzing family lived in the house with their son, Joseph F.,

⁴⁸ 3467 W. 29th Avenue, 5DV.10944, Architectural Inventory form, 2009.

⁴⁹ 3374 W. 31st Avenue, 5DV.10892, Architectural Inventory form, 2009; 3025 Julian Street, 5DV.10909, Architectural Inventory form, 2009.

⁵⁰ *Denver Post*, 13 August 1936, 13; 3370 W. 30th Avenue, 5DV.10887, Architectural Inventory form, 2009.

⁵¹ 3368 W. Hayward Place, 5DV.10887, Architectural Inventory form, 2009.

who was employed as an “allopathic” physician at a hospital, and two daughters, Margaret and Marie, who worked as stenographers.⁵²

The District in the Early Decades of the Twentieth Century

The commercial area at the intersection of Lowell Boulevard and West 32nd Avenue displayed further development by the turn of the century. Located on the streetcar line, the commercial area provided goods and services for local residents in convenient proximity to the surrounding residential neighborhoods. By 1904 commercial buildings occupied three corners of the intersection. The southeast corner held the two-story brick Homer Building, with Homer Hall on the second story; it replaced an earlier building in this location. In the corner storefront of the building facing the intersection was the W.A. White Drug Company. South of the drugstore facing Lowell Boulevard the Highland Baking and Catering Company and another store operated. East of the drugstore facing West 32nd Avenue was Adolph Maier’s barber shop. A boot and shoe maker, L. Greenwald, occupied a storefront facing West 32nd Avenue just east of the Homer Building. Across the street on the northeast corner was another two-story building that housed the Robert S. Herbert Grocery. Near the southwest corner of the intersection was a building housing the W.T. Sampson Grocery. Two hay and feed businesses also conducted business in the area.



Figure 10. The Hicks Dry Goods building anchored the northwest corner of West 32nd Avenue and Lowell Boulevard in the neighborhood’s commercial area. SOURCE: Denver Public Library, image MCC-4300, photographer L.C. McClure, photographic collection, c. 1920.

The commercial district further expanded during the first decades of the twentieth century. By 1910, the Lowell Pharmacy, owned by C.A. Parker and managed by A.F. Bartlett, was located in the Homer Building at the southeast corner of West 32nd Avenue and Lowell Boulevard. Ludwig Greenwald continued to operate a boot and shoemaking business at the east end of the building. Other enterprises in the area included the Wilson Bakery, the P.R. Anderson Barber Shop, the J.L. Kriminger Creamery, the H.C. Ewell Dry Goods, the E.G. Holman fruit and produce store, the F.J. Meyer Grocery, the M.T. Murray Grocery, and the W.T. Sampson Grocery. By 1930, the neighborhood even had its own movie theater. These businesses made the Ghost Historic District fairly self-sufficient in

terms of basic goods and services.

When the City and County of Denver enacted its first zoning ordinance in 1925, West 32nd Avenue received business zoning. By 1930, several houses along West 32nd on both sides of

⁵² U.S. Census, 1900-1930; Denver City Directories, 1894-1910; *The Critique* (Jan.-Dec. 1909), 106; State of Colorado, *Laws of the 17th Sess. Gen Assembly*, January 1909, 31.



Figure 11. Many neighborhood residents attended Emmaus Lutheran Church, which erected this building at West 31st Avenue and Irving Street in 1912. SOURCE: Emmaus Lutheran Church archives.

Lowell Boulevard were converted to commercial uses through the construction of façade additions which filled former front lawns.⁵³

In addition to expansion of the neighborhood business district, church-related developments also impacted the district in the early part of the twentieth century. In July 1907, Emmaus Lutheran Church organized and built a school auditorium used as a church on the east side of Irving Street north of West 31st Avenue, abutting the eastern edge of Kountze Heights (Figure 11). Charter member Fred Hoelzle later recalled that before Emmaus was established area Lutherans had to travel by streetcar to south Denver to worship. He noted that the neighborhood streets then were nothing but “dust, dust, dirt, and mud—a lot of mud.” The church had more than two hundred members in 1910 and needed larger quarters. In 1912 the congregation erected a Gothic Revival style church costing \$12,850 at

the northeast corner of Irving Street and West 31st Avenue and used the 1907 building as a church school. In 1929, the church constructed a new school building to the north. Over the years the congregation included many district residents, and a number of Emmaus Lutheran School teachers and students resided within its boundaries.⁵⁴

Membership in the Highland Park Presbyterian Church at West 29th Avenue and Julian Street grew substantially during the early twentieth century, reaching a high of 402 persons in 1909 and then declining to a low of 155 in 1917. The congregation expanded to the mid-200s in the early 1920s during Rev. Charles H. Miller’s tenure, and a new wing was added to the building in 1922 (See Figure 12). The size of the congregation fluctuated in the late 1920s and 1930s, but totaled more than 600 by 1940. A church article at that time noted that “during the winter of 1934-5 it became evident that if we were to continue our program of education and evangelism, a larger plant and more equipment would be needed. Sunday School enrollment had passed the five hundred mark.” In 1935 a plan to enlarge the church was formulated and accepted, and a committee received authorization to plan a building

⁵³ City and County of Denver, Building Zone Map City and County of Denver (Denver: City and County of Denver, February 1925); Sanborn Fire Insurance Maps and Denver City Directories.

⁵⁴ Emmaus Lutheran Church, “Emmaus Lutheran Church Celebrates 100 Years of Glory,” digital video disc, 2007 and “Emmaus: The First 90 Years,” digital video disc, 1997.

program. The effects of the Great Depression and World War II delayed its implementation.⁵⁵

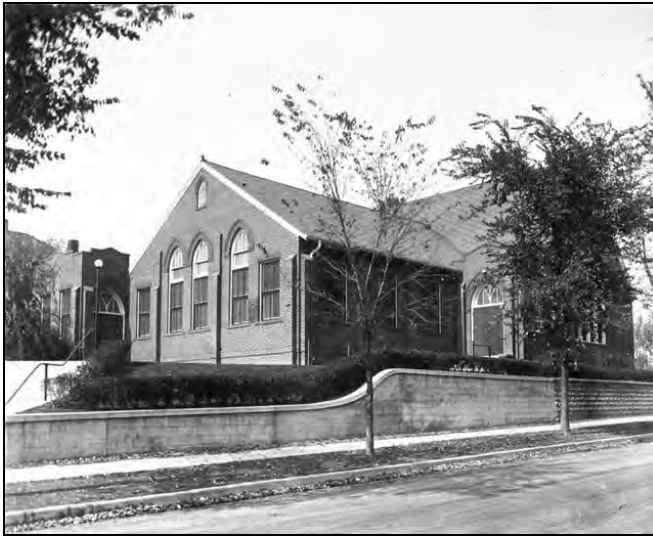


Figure 12. The 1897 Highland Park Presbyterian Church received a substantial addition to the south in 1922. **SOURCE:** Denver Public Library, photographic collection, image X-25661, c. 1920s.

Homebuilding in the Addition

Many of the vacant parcels within the district were filled between 1904 and 1930. Examination of the 1930 Sanborn fire insurance map revealed that the area was approaching build-out by that time (Figure 8). Through the early 1910s, much of the construction continued to employ styles already present, including Edwardian and Foursquare designs. In 1905-06, William R. Hildenbrand (sometimes cited as “Hildebrand”) purchased the parcel adjacent to the Motherwell/Bruce Double House and erected an Edwardian style dwelling at 3459 West 29th Avenue. Hildenbrand worked as a commercial traveler (i.e., traveling salesman) for a national

pickling company. The house had several occupants (mostly renters) from the 1910s through 1940s. Later long-term owners were Arthur and Mary E. Ross, who resided in the house from about 1950 through at least the mid-1970s. Mr. Ross worked as an operator for the Denver Tramway Company, the business that ran the city's streetcar and bus system.⁵⁶

Prominent Denver mortician George W. Olinger (Figure 13) and his new wife Margaret constructed the Edwardian style dwelling at 3380 West 31st Avenue in 1906. Olinger, born in Santa Fe, New Mexico, in 1882, came to Denver with his parents, John W. and Emma Olinger, in 1890. The Olingers had conducted an undertaking business in Santa Fe and continued their profession in Denver with the Olinger Undertaking Parlor at 15th and Platte streets. Young Olinger was educated in Denver schools and worked in the family business by age 15. After his father died in 1901, he and his mother continued to run the business. He married Margaret G. Flagg in Denver in 1905, and the couple lived in this house after its completion and were listed here in the 1910 Census. In 1908, the Olingers erected the Rocky Mountain region's first building specifically constructed as a mortuary at 2600 16th Street in Denver.

⁵⁵ Robert Olson, “Highland Park Presbyterian Church: History 1897-1955,” 2008, copy on file at Highland Park Presbyterian Church, Denver; Highland Park Presbyterian Church, *Golden Anniversary of the Highland Park Presbyterian Church, Denver, Colorado : Celebrating Fifty Years of Service to a Community, October 13-20, 1940* (Denver: Highland Park Presbyterian Church, 1940).

⁵⁶ 3459 W. 29th Avenue, 5DV.10885, Architectural Inventory form, 2009.

In 1913-14 George and Margaret Olinger moved to a larger house they built at West 29th Avenue and Wadsworth Boulevard in Wheat Ridge (demolished in 2008). George Olinger became a leader in the funeral industry and a charter member of the National Selected Morticians Association in 1916. Olinger's prided itself in "perfect preservation" and offered



Figure 13. George W. Olinger, Sr., headed Olinger's Mortuary and had wide real estate holdings.
SOURCE: North Denver Tribune, 2-15 June 2005, 2.

liberal financing for funerals. The company quickly embraced such innovations as "slumber rooms" for viewing bodies by loved ones, the use of motorized vehicles, and shipping bodies by air. Olinger's grew, absorbing other firms, and by 1953 reportedly conducted half the funerals in the Denver region.

George Olinger was also active in other fields. In 1915, he established the Highlander Boys organization, a boy's youth group. He also had extensive real estate interests, including Bonnie Brae, Wellshire, Indian Hills, Olinger Gardens, Mount Lindo, and Crown Hill Cemetery. He died in 1954. Louis C. and Frieda A. Junius succeeded the Olingers as residents in about 1918. Born in Germany, Mr. Junius came to this country in 1884 and worked his way up from clerk to president of the Sunshine Mercantile, a Denver grocery store. The Junius family lived in this house through at least the mid-1970s.⁵⁷

In August 1907 public school teacher Hattie Boyles acquired lots on the south side of West 31st Avenue (across from her family's residence) and erected as a \$2,500 investment the two-story brick Edwardian style house at 3360 West 31st Avenue. Early renters included the McPherson family recorded in the 1910 U.S. Census. William C. McPherson, a 33-year-old Iowa native, was employed as the manager of a fruit growers' association. In 1920 the U.S. Census showed George C. Dulmage, his wife Mabel A., and three children renting this house. Mr. Dulmage worked as a city fireman; he was born in Canada in 1879.⁵⁸

In 1907 railroad engineer Ridgely Wilson built a house at 2975 Irving Street as an investment. He bought the parcel for \$800 and sold the completed house to Belva A. Wearne for \$3,500. Mrs. Wearne lived here with her husband William J. Wearne, a furniture dealer, whose store was located at 15th and Platte in Denver. He advertised his business as "the Store across the Platte." Grocery salesman Henry N. Johanns and his family resided in the house from 1920 through 1944, when he sold the property to nearby Emmaus Lutheran Church. The church owned the house for more than forty years, renting it to people working

⁵⁷ 3380 W. 31st Avenue, 5DV.10893, Architectural Inventory form, 2009.

⁵⁸ 3360 W. 31st Avenue, 5DV.10891, Architectural Inventory form, 2009.

in its school. By 1956, this was the residence of Herbert W. Harms and his wife, Frieda, who were longtime members of the church and teachers in the school. The couple continued to live here, and, in 1986, the church sold the property to them for \$62,250.⁵⁹

William C. McKeown erected the Foursquare type house at 3360 West Hayward Place in 1908. The two-story brick residence cost an estimated \$2,600. McKeown served as assistant superintendent of the Wyoming Division of the Union Pacific Railroad. It is not known if he and his wife lived here when the house was completed, since in February 1909 McKeown was promoted to superintendent of the Wyoming Division and the couple moved to Cheyenne. The *Ogden (Utah) Standard* described McKeown as “an old passenger conductor on the Union Pacific and [he] has worked his way up from brakeman to the position of division superintendent.” The McKeowns rented this house in their absence. The Denver city directory for 1910 listed renters Anna H. Powell and Richard B. Powell at this address. Both were osteopathic physicians with an office in the Empire Building in downtown Denver. By 1920, the McKeowns had returned from Wyoming and were residing in the house.⁶⁰

Charles J. Starke (pronounced star'kee), a wholesale lumber dealer, built a one-and-a-half-story brick residence in 1909 at 3395 West 30th Avenue (Figure 14). The Edwardian style dwelling originally was valued at \$5,000. Mathers and Walker were listed as the contractors and Joseph Wilson served as the architect. The Starke family became the first occupant-owners of the house after its completion. Neighborhood resident Fred Hoelzle recalled that Charles Starke was

a pillar in the Emmaus Church and when he spoke at the congregation meetings--his words carried weight; his contributions were quite generous. His home 1 1/2 blocks from the church was the finest in the neighborhood--and Mr. Starke delighted in showing the various kinds of woods located in the home--one for floors--another for rails or banisters--roof window frames and fence--yes he was so interested in woods their uses and strength that he owned a Franklin car--which had a 'wooden frame' and was air cooled...It was through his generous contribution that Emmaus had a basement or meeting hall in the church built in 1911.⁶¹

Architect Joseph Wilson was listed in the Denver section of the State Business Directory in the 1902, 1905-12, and 1923 editions. The 1910 William Smith House in Aurora, designed by Wilson, was added to the National Register of Historic Places in 1985. Wilbur F. Stone in his *History of Colorado* described Wilson as “widely known as an architect of Denver, his highly developed skill and ability having gained him prominence.” Wilson, the son of a farmer, was born in Glasgow, Scotland, on 6 May 1856. He worked for an architect in Glasgow and received his preliminary training in architecture there. Moving to the United States in 1879, he lived briefly in Detroit and Chicago before settling in Denver in 1880. In 1881 he married Isabella Menzies in Bunker Hill, Kansas, a daughter of Scottish immigrants.

⁵⁹ 2975 Irving Street, 5DV.10905, Architectural Inventory form, 2009.

⁶⁰ *Ogden (Utah) Standard*, 26 February 1909, 6; 3360 W. Hayward Place, 5DV.10897, Architectural Inventory form, 2009.

⁶¹ Fred Hoelzle, “Mr. Charles Starke,” Manuscript in the files of Jane and James Hinkle (current owners), Denver, Colorado.



Figure 14. Charles J. Starke erected the house at 3395 West 30th Avenue in 1909. SOURCE: Jane and James Hinkle, Denver, Colorado.

house included the family of real estate agent Robert F. Silvas in 1920. By 1930, William J. and Jessie A. Sightler resided in the house; Mr. Sightler held the position of chief clerk for the Western Union Telegraph Company in Denver.⁶³

About 1910 the Craftsman style house at 3485 West Hayward Place was constructed. Charles E. Goodfriend and his family appeared at this address in the 1913 Denver city directory. Mr. Goodfriend, born in France in about 1859, came to this country in 1873. The Goodfriends previously had lived in Leadville, Colorado, where Charles worked as a barber. Mr. Goodfriend's fortunes improved in January 1917, when he was appointed a Deputy U.S. Marshal stationed in Denver, with a salary of \$1,200 a year. Mrs. Goodfriend continued to live in the house after her husband's death, along with Stewart A. and Blanche Housman and their son, who were listed at this address as early as 1924. Stewart Housman was an organist at Olinger's Mortuary, Blanche (Mrs. Goodfriend's stepdaughter) was a vocal teacher, and

The couple became parents of five children: Joseph W., Arthur S., Harry R., Elizabeth H., and Isabella.

In Denver, Joseph Wilson worked in architecture and purchased property on which he speculatively built and sold public buildings and houses. In 1893 he opened his own architectural office and "erected some of the principal buildings in the city and in various parts of the state." He was listed in state directories in Durango in 1893-1894 and Florence in 1894, 1896, and 1898-1901. He established the firm of Wilson & Wilson, which he operated with his sons. "Comfort, utility and beauty combine in the structures which they put up and some of the most attractive buildings in Denver are their handiwork," according to Stone.⁶²

Thomas F. Vardie, Jr., a bookkeeper and later teller at the Colorado National Bank in downtown Denver, apparently built the 1909 Edwardian style house at 3037 Irving Street. Other early owners of the

⁶² Wilbur F. Stone, *History of Colorado*, vol. 3 (Chicago: S.J. Clarke Publishing Co., 1918), 592-593; Colorado Office of Archaeology and Historic Preservation, *Architects of Colorado* (Denver: Colorado Historical Society, OAHF, October 2006); Sarah J. Pearce, William Smith House, 5AH280, National Register of Historic Places nomination, 1 June 1985 (listed 26 September 1985).

⁶³ 3037 Irving Street, 5DV.10907, Architectural Inventory form, 2009.

their 20-year old son worked as a clerk at an insurance company. The Housmans lived here until at least 1950.⁶⁴

Charles A. and Effie U. Whitmore built the Edwardian style house at 3005 Irving Street in 1911 as an investment. They sold it to Marion S. Wilson for \$4,500. Mr. Wilson, a native of Oregon, was a lawyer. His wife, Arda Frances Van Druzer Wilson, was born in Nevada about 1872 and graduated from Nevada State University with a teaching diploma. She taught at Eureka (1891-93), Reno (1893-96), and Elko, Nevada, before marrying Mr. Wilson in 1896. Mr. Wilson became a member of the Nevada Bar and also served as Speaker of the State Assembly. Antonio and Mary J. Pianfetti were longtime residents, purchasing the house in 1923 and living in it through at least 1961. Mr. Pianfetti was born in France on 30 January 1879, came to the United States in 1890, and worked as a clerk for the U.S. Post Office. Mrs. Pianfetti was born about 1882 in Italy and came to the United States as a child. The Pianfettis married in Gilpin County on 10 May 1897.⁶⁵

Bungalows of the 1910s and 1920s

Most of the 1910s and 1920s houses in the district were designed in the popular Bungalow form of the period. Much of this construction occurred in the southwestern portion of Kountze Heights where open parcels were still available. In some instances, several houses were constructed by the same developer. For example, Oria Anne (Buckingham) Stevens, born in 1863 in Quincy, Illinois, took out the building permits for three houses on the northeast corner of West 29th Avenue and Julian Street, in 1912: 3385, 3387, and 3389 West 29th Avenue. She engaged builder William H. Ladders to erect them. The one-story, brick houses each cost about \$2,000 to build. Her Massachusetts-born husband, Daniel Webster Stevens, a house painter, probably assisted in finishing the three dwellings. The Stevens family lived in Northwest Denver for at least twenty years at 3277 Meade Street, a few blocks northwest of the survey area.⁶⁶

In January 1913, Hannah J. Brown paid Oria Stevens \$3,500 for 3385 West 29th Avenue. She and her husband, Orlando W. Brown, a dentist, were living in the house at the time of the 1920 U.S. Census. Later long-term owners of the house included Francis H. and Ruby L. Dronney, who resided here from about 1924 through 1945. Mr. Dronney worked as a bookkeeper at the J. Durbin Surgical Supply Company. He grew up in Salida, Colorado, and before coming to Denver served as Salida Town Clerk and Chaffee County Clerk.⁶⁷

Clifford D. and Addie V. Ross resided in the Bungalow at 3389 West 29th Avenue for more than thirty years, from about 1920 through at least 1956. Mr. Ross was a cigar merchant, who apparently worked with his brother at the John D. Ross Cigar Store. In 1922 J.E. Cullison built a Bungalow type house at 3436 West 30th Avenue. The building permit identified Cullison as the contractor. E. Janett Church, a Missouri native, lived in this house

⁶⁴ 3485 W. Hayward Place, 5DV.10904, Architectural Inventory form, 2009.

⁶⁵ 3005 Irving Street, 5DV.10906, Architectural Inventory form, 2009.

⁶⁶ U.S. Census, manuscript returns, 1900-1930; City and County of Denver, building permit number 1162, 16 July 1912, number 1534, 26 August 1912, and number 2101, 25 November 1912.

⁶⁷ 3385 W. 29th Avenue, 5DV.10883, Architectural Inventory form, 2009.

for more than thirty years. She worked as a saleslady at a seed store. Living with her in 1930 was her sister, Adell Church, a forelady in a candy factory.⁶⁸

At least four Bungalow type duplexes were constructed in the neighborhood in the 1920s. Among them was the 1925 building at 3317-21 West 30th Avenue. John K. McBride erected the building, valued at \$6,000. For much of its history, the east unit (3317) was occupied by the owner of the entire building. The 1935 city directory listed Franklin E. and Jeanette E. Martin as owners of the building and residents. Mr. Martin sold vacuum cleaners at a shop in downtown Denver. Longtime owners Paul G. and Hermine H. Zieschang lived here from about 1950 to at least the mid-1970s. Mr. Zieschang, born in 1894, taught music.⁶⁹

S.K. Blysmas [or Bylsma] constructed the Bungalow at 3456 West Hayward Place in 1927. The one-story brick house had a full basement and a brick garage with a total value of \$4,500. Louis and Elvira G. Stefani, were renting the house for \$45 a month in 1930. The couple worked for a wholesale grocery, Mr. Stefani as a credit man and his wife as a bookkeeper. During the 1950s, the Barry family (Michael J. and Mildred M. Barry) lived in this house. In 1950, Mr. Barry worked as a busboy at the Brown Palace Hotel. He was an assistant manager at a Save-A-Nickel store in 1956, while his wife was a hairdresser. By 1958, Mr. Barry was employed as a checker at a Safeway grocery store, and Mildred worked in a beauty shop. When she died in 1972, Mrs. Barry had worked as a professional hairdresser for 35 years.⁷⁰

Construction Slows During the 1930s



Figure 15. Christian E. and Nellie Hoelzle and their children Fred and Emma were charter members of Emmaus Lutheran Church. SOURCE: Emmaus Lutheran Church archives.

West 30th Avenue represents construction at the end of the district's Period of Significance. Nellie E., Emma E., and Fred H. Hoelzle (pronounced howz'-lee) were the first owner-occupants. Nellie (or Nell) was the widow of Christian E. Hoelzle, while Emma and Fred were the couple's children. Christian Hoelzle worked in Denver for the Colorado Utah Coal Company as a yard manager.

Construction slowed during the Great Depression of the 1930s, with only five houses erected in the district between 1932 and 1941. With America's entrance into World War II in December 1941, construction, labor, and materials were directed to projects directly associated with the war effort. Residential building in the district did not resume until after the conflict ended.

The 1941 Hoelzle House at 3490

⁶⁸ 3389 W. 29th Avenue, 5DV.10884, Architectural Inventory form, 2009; 3436 W. 30th Avenue, 5DV.10889, Architectural Inventory form, 2009.

⁶⁹ 3317-21 W. 30th Avenue, 5DV.10886, Architectural Inventory form, 2009.

⁷⁰ 3456 W. Hayward Place, 5DV.10903, Architectural Inventory form, 2009.



Figure 16. A number of police and firemen lived in the district, including longtime Denver police detective Clarence Jones, who resided at 3469 West Hayward Place in the early 1940s. SOURCE: *Rocky Mountain News*, 31 March 1945, 11.

Fred and his sister were both born in Denver, he in 1900 and she in 1903. The Hoelzles were all charter members of Emmaus Lutheran Church, a short distance to the east. During World War II, Fred served in the Airborne Glider Infantry. In the 1950s, Fred was the announcer for Emmaus Lutheran Church radio broadcasts over radio station KDEN. Nellie Hoelzle died in the 1950s, and in 1961, Fred married Hilda Wilke. Fred was employed as an interviewer and veterans employment representative by the Colorado Department of Employment Security. A committee on employment of the handicapped recognized him as Public Personnel Worker of 1965. His sister, Emma, who continued to share the home with Fred and his wife, worked as a cashier at Daniels and Fisher Department Store and later for the State of Colorado. She sang with the Emmaus Lutheran Choir.⁷¹

The Occupational Mix

The 1930 manuscript Census reveals occupations held by district residents. The workforce was overwhelmingly male, with few women working outside the home. By broad categories white collar/service positions accounted for about 55 percent of the total jobs, blue collar 30 percent, and manager/professional/entrepreneur just 15 percent. The most numerous occupations within the white collar/services category were clerk (thirty-three residents), salesman/lady (thirty-two residents), bookkeeper, stenographer, and teacher (both public and private). Dozens of occupations were held by five or fewer inhabitants, including telephone operators, ministers, musicians/ choir directors, accountants, janitors, waitresses, and artists/sculptors.

The blue collar sector, also split among many categories, was led by mechanics (nine residents), Tramway motormen, truck drivers, bakers, and machinists (with four residents each). Seventeen neighborhood residents were employed by railroads, working as brakemen, boilermakers, welders, machinists (or machinist helpers), and stockmen. Twelve inhabitants of the area worked in factories in such jobs as iron works machinist (three residents), machine operator, cabinet maker, molder, lathe operator, tire pressman, and glass cutter.

Managers, professionals, and small business owners accounted for the smallest proportion of occupations. Seventeen of the forty-seven residents in this sector worked as managers, supervisors, or foremen (including two “foreladies” at confectioneries or candy factories). Professionals in the area included five nurses, two doctors, two lawyers, a university teacher, and five engineers (civil, stationary, petroleum, heating, and a plant engineer for the telephone company). Entrepreneurs included a druggist, an optician, two real estate agents,

⁷¹ 3490 W. 30th Avenue, 5DV.10890, Architectural Inventory form, 2009.

three owner/managers of apartments or rooming houses, and merchants operating furniture, cigar, sporting goods, and auto accessory businesses. Also included in this classification are the elite of railroad workers: locomotive engineers (two) and conductors (one).⁷²

Post World War II Developments



Figure 17. The West 32nd Avenue business district north of the district was a busy neighborhood shopping area in 1950, the year streetcar lines to the area were abandoned. SOURCE: Richard H. Kindig photograph, 13 May 1950, view east-northeast of the 3600 block, in Robertson, et al, *Denver's Street Railways, 1901-1950*, vol. 2 (2004), 520.

A small amount of additional residential construction occurred in the district during the later 1940s on undeveloped lots. After the war, Highland Park Presbyterian Church decided to proceed with construction of a new building as its membership grew to more than 2,000 persons. In November 1947 the church announced plans to construct a \$175,000 building at the northeast corner of West 29th Avenue and Lowell

Boulevard. W. Bruce McLeran, chairman of the promotion committee, stated that the construction would include a sanctuary seating 650 persons, a wedding chapel, Sunday School auditoriums and classrooms for 1,000 students, and an adjacent \$50,000 youth center that would be open five nights a week for basketball games, scout meetings, recreational activities, and theater and youth programs.

Although newspaper articles of 1947 indicated that ground had already been broken for the new church, at some point the congregation abandoned the idea of a complex at West 29th Avenue and Lowell Boulevard. In 1951 the original church building received a 37' X 48' wing on the west to be utilized as a nursery for primary level education classes. The congregation purchased four lots across the alley to the north at Hayward Place and Julian Street, and in 1955 a new \$99,500 sanctuary of Modern design at 2945 Julian Street was completed.⁷³

With the district almost fully developed by 1941, the new sanctuary represented one of only eight buildings erected by the end of the century. In the 2000s new residents rediscovered many of the reasons that made Ghost's 1887 streetcar suburb a thriving residential area, including an unsurpassed location with convenient access to Downtown Denver, finely-

⁷² Compared to the Wolff Place Historic District to the west, Kountze Heights had more white collar workers, fewer managers/professionals, and slightly more blue collar jobs.

⁷³ 3401 W. 29th Avenue, 5DV.616, Architectural Inventory form, 2009; *Rocky Mountain News*, 8 November 1947, 12; *Denver Post*, November 1947.

crafted and solidly-built houses within an attractive landscape, and a nearby commercial district providing goods and services.

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7. Geography of the District

The Ghost Historic District is an established, familiar, and orienting visual feature of the city. Developed as a streetcar suburb, the residential district contrasts with the historic commercial area along West 32nd Avenue to its north. Rows of houses facing outward on the western, southern, and eastern borders of the district serve to differentiate it from other parts of the neighborhood and distinguish it from such entities as the historic Mullen Home to the west and Emmaus Lutheran Church and School to the east. The topography of the district drops abruptly along West 29th Avenue, providing the view to the south cited as a major amenity in the subdivision's early advertising. Several large and architecturally distinguished residences were sited along the north side of West 29th Avenue to take advantage of the views (Photograph 6).

Lots in the district vary in the degree of elevation above the street, with some having gently sloped terraces and others level terrain. The slope of the front yards in some blocks varies from one side of the street to the other. Houses with front yards that include sloping terraces in some instances display retaining walls of stone, ornamental concrete block, or other materials (Photographs 13 and 14). Several of the properties have tooled sandstone or concrete steps leading from the public sidewalk along the front (Photographs 5, 6, 20, 40, 46, and 48).

Blocks of houses in the Ghost Historic District display a generally uniform setback from the streets and sidewalks (Photographs 1 through 5 and 7 through 11). Distances between houses are generally similar, although in a few instances the eaves of houses appear to be very close to each other and other properties occupy multiple lots. Garages and carriage houses are typically located at the back of the lots facing the alleys.

Trees (including some maples and some evergreen species) are of a variety of ages, with some appearing to date to the early years of the district and some recently planted, are present in the treelawns (Photographs 2, 12, 16, 17, 19, 20, 27, and 28). The older trees provide a shading canopy above the streets and sidewalks. Many of the individual yards contain large specimens of evergreen trees, fruit trees, and other mature trees (Photographs 4, 6, 15, 18, 23, 39, 40, 46, and 47). Based on information in historic newspaper articles that reported the subdivision being landscaped with shade trees and on historic photographs of several of the houses soon after their construction, it is likely that some of the trees date to the nineteenth century. A number of the older trees have been removed and replaced over the years. The treelawn along Lowell Boulevard appears to have been narrowed as a result of street widening. Sidewalks include stretches of flagstone paving, as well as concrete (Photographs 2, 5, 9, 10, 12, 13, 14, 16, and 17). A number of front and side yards are enclosed with fences, including historic wrought iron fences and wood picket fences (Photographs 3, 4, 15, and 27). Street curbs throughout the district are concrete.

Porches in the district have traditionally played an integral role in social interaction of the residents, and most of the houses from all eras of construction include prominent porches facing the street (Photographs 18, 19, 20, 25 through 28, et al). Most of the porches display

architectural details reflecting the style of the house. Duplex houses have a separate porch for each dwelling unit (Photograph 47).

Geographic Characteristics



Southern edge along W. 29th Avenue



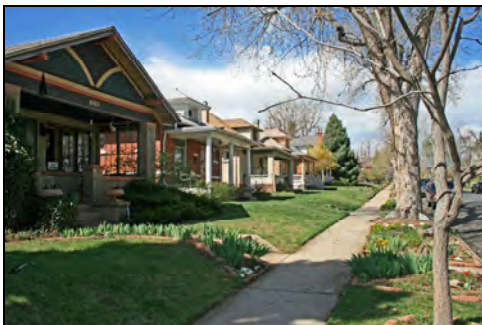
Stone retaining walls/steps, W. 29th Avenue



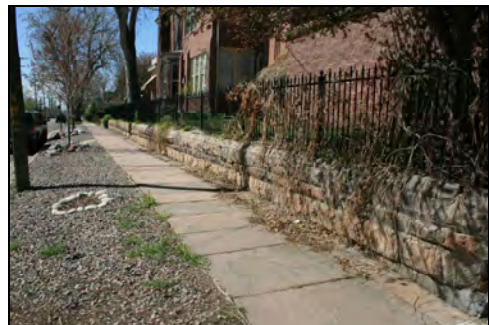
Eastern edge, Irving Street



Western edge, Lowell Boulevard



Uniform setbacks, W. 31st Avenue



Flagstone sidewalk, Irving Street



Treelawns, Julian Street



Sloping lawns and steps, W. 30th Avenue

8. Outreach Efforts

A group of residents of the study area initiated the preparation of a State Historical Fund grant to examine a portion of the West Highlands neighborhood and to determine whether a potential Denver Landmark District existed within its boundaries. The successful grant application was sponsored and managed by Historic Denver, Inc. The grant application was supported by the West Highland Neighborhood Association, City Councilman Rick Garcia, and City Auditor Dennis Gallagher.

Fundraising for the required community match for the State Historical Grant involved a significant awareness-building effort. In addition to cash donations from neighborhood residents, two fundraising events were held at the Highland's Garden Café. The Café owners donated the food and preparation for a dinner and a lunch. Each event included a silent auction of goods and services donated by businesses along the West 32nd Avenue neighborhood business district and residents. Between July 1 and December 1, 2008, these fundraising efforts raised \$9,277.16 to meet the required community match (\$9,252) and partially offset postage costs of the survey of property owners. Even those who did not contribute were apprised of the work to be performed and the intent of pursuing designation. Additional fundraising is underway to raise the \$1,000 Landmark Preservation Commission review fee.

Outreach to build awareness and support for the proposed Ghost Historic District encompassed six conduits for providing publicity and information: 1) regular presentations and status updates at monthly meetings of the West Highland Neighborhood Association (the only Registered Neighborhood Organization with boundaries overlapping the proposed District); 2) two public meetings to which all residents of the proposed District were invited; 3) published articles and letters to the editors of the *North Denver News* and the *North Denver Tribune* (the only two "neighborhood" newspapers); 4) two fundraising events at which information and progress were reported to attendees; 5) periodic email updates to residents who provided their email addresses; and 6) an opinion survey with postage-paid response card was mailed to all owners of record in July 2009. Forty-five percent of owners returned the survey, with the following results: Favoring historic district – 66%, Opposed – 28%, Neutral – 6%. Both public meetings were announced by invitational flyers delivered to each house within the proposed district several weeks in advance of the meetings, followed by reminder notices several days in advance. A detailed timeline of outreach efforts is included as an appendix to this application, along with examples of invitational flyers, reminders, meeting agendas, newspaper articles, Frequently Asked Questions, the survey, and other communications that were distributed widely.

Presentations to the West Highland Neighborhood Association began when the State Historical Fund grant application was received and continued through the fundraising and research phases. A formal presentation of research results was made on April 6, 2010. Links to the Power Point presentation and the draft Historic District Survey report have been posted on the West Highland Neighborhood Association website.

Within the next month, letters will be mailed to all property owners of record to update them on the status of our Landmark District application. Each owner will receive the historic survey form for their property, which provides information about the age of the home, its

architectural style, and its original owners. Owners of the 35 homes selected for intensive study will also receive those detailed reports.

APPENDICES

**LIST OF OWNERS OF RECORD
OF PROPERTIES WITHIN THE DISTRICT**

**GHOST HISTORIC DISTRICT
LIST OF OWNERS OF RECORD OF PROPERTIES WITHIN THE DISTRICT**

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number
		3303	W	29TH	AVE	DENVER	CO	80211-3609	
3303 W 29th Ave	PROPP, MICHAEL AND HANSON, KRISTINE	3303	W	29TH	AVE	DENVER	CO	80211-3609	0229314019000
3311 W 29th Ave	KOTARBA, FRANK P JR & SUSAN E	3311	W	29TH	AVE	DENVER	CO	80211-3609	0229314020000
3317 W 29th Ave	CHIPMAN, DOROTHY I	3319	W	29TH	AVE	DENVER	CO	80211-3609	0229314021000
3321 W 29th Ave	FEDER, JANET	3799		WILLIAMS	ST	DENVER	CO	80205-3491	0229314022000
3327 W 29th Ave	O'CONNOR, MICHAEL J AND O'CONNOR, KATHY R	1713		FORESTVIEW	LN	MARTINSVILLE	IN	46151-6521	0229314023000
3335 W 29th Ave	CAMPBELL, SHERI	5137		RIVER LAKES	PKWY	WHITEFISH	MT	59937-7804	0229314024000
3345 W 29th Ave	BARKER, THOMAS A & ALLEN, JENNIFER E	3345	W	29TH	AVE	DENVER	CO	80211-3609	0229314025000
3349 W 29th Ave	ELLJOTT, ROSSLYN	3349	W	29TH	AVE	DENVER	CO	80211-3609	0229314026000
3355 W 29th Ave	ABBOTT, JOHN R & RUTH A	3355	W	29TH	AVE	DENVER	CO	80211-3609	0229314027000
3361 W 29th Ave	DUBINSKI, IAN M & HANNAH M	3361	W	29TH	AVE	DENVER	CO	80211-3609	0229314028000
3365 W 29th Ave	STILES, GARLAND D & COOPER, DONALD A	3365	W	29TH	AVE	DENVER	CO	80211-3609	0229314029000
3373 W 29th Ave	MCDERMOTT, HELEN & MARTENS, LAUREN W	3373	W	29TH	AVE	DENVER	CO	80211-3609	0229314030000
3385 W 29th Ave	ORTON, TOM V	3385	W	29TH	AVE	DENVER	CO	80211-3609	0229314031000
3387 W 29th Ave	KING, RICHARD A & MARGY L	3387	W	29TH	AVE	DENVER	CO	80211-3609	0229314032000
3389 W 29th Ave	BACKMAN, DOUGLAS	3389	W	29TH	AVE	DENVER	CO	80211-3609	0229314033000
3401 W 29th Ave	HIGHLAND PARK PRESBYTERIAN	3401	W	29TH	AVE	DENVER	CO	80211-3611	0229313015000
3423 W 29th Ave	HERSHBERGER, WILLIAM C & GORMAN, MAUREEN A	3423	W	29TH	AVE	DENVER	CO	80211-3611	0229313016000
3427 W 29th Ave	TWEEDY, CHRISTOPHER	3427	W	29TH	AVE	DENVER	CO	80211-3611	0229313017000
3435 W 29th Ave	KRUSE, CARA T	3435	W	29TH	AVE	DENVER	CO	80211-3611	0229313018000
3439 W 29th Ave	KRUSE, MICHAEL J	PO BOX		732		WHEAT RIDGE	CO	80034-0732	0229313032000

Property Address	Owner Name (s)	Owner Mailing Address						Schedule Number	
3443 W 29th Ave	SPARKS, JASON CAMPBELL	3447	W	29TH	AVE	DENVER	CO	80211-3611	0229313031000
3447 W 29th Ave	SPARKS, JASON C	3447	W	29TH	AVE	DENVER	CO	80211-3611	0229313020000
3451 W 29th Ave	COTTON, ROBERT TODD & COTTON, JENNIFER READING	2645		TAFT	CT	LAKewood	CO	80215-7041	0229313021000
3459 W 29th Ave	ORTIZ, PATRICIA ANA	3459	W	29TH	AVE	DENVER	CO	80211-3611	0229313030000
3467 W 29th Ave	NIELSON, E KAREN & PETER H	3467	W	29TH	AVE	DENVER	CO	80211-3611	0229313024000
3316 W 30th Ave	SOMAN, TERESA L	3316	W	30TH	AVE	DENVER	CO	80211-3616	0229311014000
3317 W 30th Ave	SATHER, SHARMAN O	3317	W	30TH	AVE	DENVER	CO	80211-3615	0229306039000
3321 W 30th Ave	GASTON, ELIZABETH M	3321	W	30TH	AVE	DENVER	CO	80211-3615	0229306040000
3326 W 30th Ave	DIMARIA, DAVID & MARYANN	3326	W	30TH	AVE	DENVER	CO	80211-3616	0229311013000
3329 W 30th Ave	TYLER, GEORGE M & MARIANNE R	3329	W	30TH	AVE	DENVER	CO	80211-3615	0229306044000
3330 W 30th Ave	FRANZ, VIKKI LUFKIN	PO BOX		883366		STEAMBOAT SPRINGS	CO	80488-3366	0229311012000
3331 W 30th Ave	LEGG, TRACY SIMONTON	4411		SUMAC	LN	LITTLETON	CO	80123-2742	0229306045000
3333 W 30th Ave	WISE, ARTHUR	3826		NEWTON	ST	DENVER	CO	80211-1941	0229306024000
3336 W 30th Ave	WOLFE, STEPHEN W	3336	W	30TH	AVE	DENVER	CO	80211-3616	0229311011000
3341 W 30th Ave	CANNING, MICHAEL & CANNING, CHERESA	3341	W	30TH	AVE	DENVER	CO	80211-3615	0229306041000
3342 W 30th Ave	VOLKMAN, JUDITH M	3342	W	30TH	AVE	DENVER	CO	80211-3616	0229311010000
3343 W 30th Ave	OBRIEN, SEAN	3343	W	30TH	AVE	DENVER	CO	80211-3615	0229306042000
3345 W 30th Ave	SILCHTER, JENNIFER & COUSINO, DACK J	3345	W	30TH	AVE	DENVER	CO	80211-3615	0229306043000
3346 W 30th Ave	STIPE, ROBIN L & PARKER, JANET E	3346	W	30TH	AVE	DENVER	CO	80211-3616	0229311009000
3351 W 30th Ave	WISHON, ZACK & MELISSA	3351	W	30TH	AVE	DENVER	CO	80211-3615	0229306026000
3352 W 30th Ave	ALQUIST, JAMES A	3352	W	30TH	AVE	DENVER	CO	80211-3616	0229311036000
3353 W 30th Ave	GRANT, CHARLES J III	3353	W	30TH	AVE	DENVER	CO	80211-3615	0229306027000
3354 W 30th Ave	SCHNEIDER, KYLE R & HALEY L	3354	W	30TH	AVE	DENVER	CO	80211-3616	0229311005000
3358 W 30th Ave	LICHT, JACOB & ALTHEA	3358	W	30TH	AVE	DENVER	CO	80211-3616	0229311004000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number
3362 W 30th Ave	HEFFNER, KENNETH P & JEFFREY P	3362	W	30TH	AVE	DENVER	CO	80211-3616	0229311003000
3363 W 30th Ave	CARTER, MATTHEW R & CARTER, STACY E	3363	W	30TH	AVE	DENVER	CO	80211-3615	0229306046000
3365 W 30th Ave	DAKER, CASEY J & GOODWIN, MARGARET E	3365	W	30TH	AVE	DENVER	CO	80211-3615	0229306047000
3366 W 30th Ave	LONG, LAURINE M TRUST	3366	W	30TH	AVE	DENVER	CO	80211-3616	0229311002000
3370 W 30th Ave	HORAN, KAREN M	3370	W	30TH	AVE	DENVER	CO	80211-3616	0229311038000
3371 W 30th Ave	WILLIAMS, LORIL	3371	W	30TH	AVE	DENVER	CO	80211-3615	0229306028000
3383 W 30th Ave	SORG, MICHAEL E & KAY E	4845	W	27TH	AVE	DENVER	CO	80212-1316	0229306029000
3395 W 30th Ave	ALBERS, FAY & HINKLE, JAMES D & JANE A	3395	W	30TH	AVE	DENVER	CO	80211-3615	0229306030000
3401 W 30th Ave	HESTER, DEBORAH A	3401	W	30TH	AVE	DENVER	CO	80211-3617	0229305018000
3413 W 30th Ave	BAXTER, LARA A & DAVID A	3413	W	30TH	AVE	DENVER	CO	80211-3617	0229305019000
3420 W 30th Ave	BEST, SUSAN L	3420	W	30TH	AVE	DENVER	CO	80211-3618	0229312010000
3421 W 30th Ave	CREHAN, KEVIN	2212		FENTON	ST	EDGEWATER	CO	80214-1130	0229305020000
3424 W 30th Ave	EPLER, BONNIE BETH	3424	W	30TH	AVE	DENVER	CO	80211-3618	0229312009000
3425 W 30th Ave	GRIFFIN, KAY	3425	W	30TH	AVE	DENVER	CO	80211-3617	0229305021000
3435 W 30th Ave	HUGGARD, SEAN & BUSCH, JENNIFER D	3435	W	30TH	AVE	DENVER	CO	80211-3617	0229305022000
3436 W 30th Ave	PINA, GENOVEVA TRUST	3436	W	30TH	AVE	DENVER	CO	80211-3618	0229312008000
3439 W 30th Ave	ROOT, DARRELL DEAN JR	3439	W	30TH	AVE	DENVER	CO	80211-3617	0229305023000
3443 W 30th Ave	PETIT, PEDRO C & JENNIFER L	3443	W	30TH	AVE	DENVER	CO	80211-3617	0229305024000
3446 W 30th Ave	DUNCOMBE, NATHAN & WHITTLE, SUSAN	3446	W	30TH	AVE	DENVER	CO	80211-3618	0229312007000
3450 W 30th Ave	DEHERRERA, JOSEPH W & RUTH D	3450	W	30TH	AVE	DENVER	CO	80211-3618	0229312006000
3451 W 30th Ave	MCDONALD, EDWARD L & JENNIFER M	3451	W	30TH	AVE	DENVER	CO	80211-3617	0229305025000
3456 W 30th Ave	PETERSEN, FRANK L	3456	W	30TH	AVE	DENVER	CO	80211-3618	0229312005000
3457 W 30th Ave	BARATH, LEXIE C	3457	W	30TH	AVE	DENVER	CO	80211-3617	0229305026000
3461 W 30th Ave	HERTZMAN, RANDALL L & ARNDT, REBECCA B	16146		GRANGE	RD	PAONIA	CO	81428-7110	0229305027000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number
3466 W 30th Ave	MILLER, MARGARET JEAN	3466	W	30TH	AVE	DENVER	CO	80211-3618	0229312004000
3471 W 30th Ave	COLT, SONJA S	8801	W	10TH	AVE	LAKEWOOD	CO	80215-4806	0229305028000
3473 W 30th Ave	BERG, WILLIAM R & HEATHER A	3473	W	30TH	AVE	DENVER	CO	80211-3617	0229305029000
3474 W 30th Ave	COLT, SONJA S	8801	W	10TH	AVE	LAKEWOOD	CO	80215-4806	0229312003000
3478 W 30th Ave	ZWARTVERWER, LAWRENCE P & SOLOMON, DONNA J	3478	W	30TH	AVE	DENVER	CO	80211-3618	0229312002000
3490 W 30th Ave	HEARN, AXEL & GILLESBY, JESSICA	3490	W	30TH	AVE	DENVER	CO	80211-3618	0229312001000
3491 W 30th Ave	JORDAN, JANICE M	3491	W	30TH	AVE	DENVER	CO	80211-3617	0229305030000
3495 W 30th Ave	HARDY, BARBARA L	3495	W	30TH	AVE	DENVER	CO	80211-3617	0229305031000
3310 W 31st Ave	LOAR, CYRIL-JARRETT NEWTON & LOAR, HELEN ANNE	3310	W	31ST	AVE	DENVER	CO	80211-3620	0229306013000
3323 W 31st Ave	SCHILLER, GREGORY T	3323	W	31ST	AVE	DENVER	CO	80211-3619	0229303019000
3325 W 31st Ave	MEADES, JAYNE	3325	W	31ST	AVE	DENVER	CO	80211-3619	0229303020000
3330 W 31st Ave	FREEMAN, ROGER L	3330	W	31ST	AVE	DENVER	CO	80211-3620	0229306012000
3333 W 31st Ave	WILLIAMS, WESLEY & WOLF, JULIE	3333	W	31ST	AVE	DENVER	CO	80211-3619	0229303021000
3338 W 31st Ave	HUTTON, KRISTIN Y & GREBENC, DOUGLAS M	3338	W	31ST	AVE	DENVER	CO	80211-3620	0229306011000
3339 W 31st Ave	LACHER, STEVEN R & KISKEN, SYBIL R	3339	W	31ST	AVE	DENVER	CO	80211-3619	0229303022000
3344 W 31st Ave	KAISER, CHARLES F	3344	W	31ST	AVE	DENVER	CO	80211-3620	0229306010000
3350 W 31st Ave	WYMAN, MADONNA MILLER & WYMAN, PATRICK D	3350	W	31ST	AVE	DENVER	CO	80211-3620	0229306009000
3354 W 31st Ave	MAES, CARL WAYNE & MARY LUCILLE	3354	W	31ST	AVE	DENVER	CO	80211-3620	0229306008000
3356 W 31st Ave	HERTER, LISA J & OLSON, GREGORY	3356	W	31ST	AVE	DENVER	CO	80211-3620	0229306007000
3357 W 31st Ave	MARQUEZ, JOSEPH G & CARMEN C	3357	W	31ST	AVE	DENVER	CO	80211-3619	0229303023000
3360 W 31st Ave	QUINN, THOMAS J & MARILYN B	3360	W	31ST	AVE	DENVER	CO	80211-3620	0229306006000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number
3361 W 31st Ave	GUBSER, SASHA & KURZEL, BRIAN	3361	W	31ST	AVE	DENVER	CO	80211-3619	0229303024000
3365 W 31st Ave	SADLER, SHERYL KAY	10050	W	13TH	AVE	LAKWOOD	CO	80215-4566	0229303038000
3366 W 31st Ave	CHASTULIK, TRACY L & BOHNET, ROBERT	3366	W	31ST	AVE	DENVER	CO	80211-3620	0229306005000
3374 W 31st Ave	PETERNELL, MARK A & SARA D	3374	W	31ST	AVE	DENVER	CO	80211-3620	0229306004000
3375 W 31st Ave	BUFFALO CREEK FAMILY	15		WILLOWLEAF	DR	LITTLETON	CO	80127-3569	0229303025000
3380 W 31st Ave	CECCANTI, BRIAN	3380	W	31ST	AVE	DENVER	CO	80211-3620	0229306003000
3383 W 31st Ave	LANGEGGER, SIEGMUND J & LANGEGGER, ANNA J	3383	W	31ST	AVE	DENVER	CO	80211-3619	0229303026000
3384 W 31st Ave	WERITO, ROSE	3384	W	31ST	AVE	DENVER	CO	80211-3620	0229306002000
3395 W 31st Ave	JOSEPH, PHILIP E & SILVERMAN, GILLIAN D	3395	W	31ST	AVE	DENVER	CO	80211-3619	0229303027000
3396 W 31st Ave	FARLEY, CONOR F & BARBARA M	3396	W	31ST	AVE	DENVER	CO	80211-3620	0229306001000
3410 W 31st Ave	SCHNEIDER, GARY B	3410	W	31ST	AVE	DENVER	CO	80211-3622	0229305015000
3411 W 31st Ave	DIXON, RYAN D	4119		DECATUR	ST	DENVER	CO	80211-1717	0229304020000
3413 W 31st Ave	JONES, HALINA W	22339		BLUE JAY	RD	MORRISON	CO	80465-2662	0229304021000
3414 W 31st Ave	BARRY, DAVID D	3414	W	31ST	AVE	DENVER	CO	80211-3622	0229305014000
3416 W 31st Ave	GALLAGHER, SEAN	3416	W	31ST	AVE	DENVER	CO	80211-3622	0229305013000
3419 W 31st Ave	ANDERST, HEIDI D & TUCKER, REID A	438	W	GRAND	AVE	OAKLAND	CA	94612-2336	0229304022000
3420 W 31st Ave	TACCINI, THOMAS L	3420	W	31ST	AVE	DENVER	CO	80211-3622	0229305012000
3424 W 31st Ave	HAHN, ROBERT S	PO BOX		2134		AVON	CO	81620-2134	0229305011000
3425 W 31st Ave	LAPPLY, JOSHUA R & COURTNEY, BEORN A	3425	W	31ST	AVE	DENVER	CO	80211-3621	0229304061000
3428 W 31st Ave	CRUMP, THOMAS E & HUNTER-CRUMP, CHARISA L	3428	W	31ST	AVE	DENVER	CO	80211-3622	0229305010000
3429 W 31st Ave	CHATHAM PROPERTIES LLC	858		NORTH RIDGE	CT	GOLDEN	CO	80404-9175	0229304062000
3432 W 31st Ave	TARACIDO, FRANK & MCCLEAN, MICHELLE	3432	W	31ST	AVE	DENVER	CO	80211-3622	0229305009000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number
3441 W 31st Ave	SCHMIDT, JOHN P & ELISA & SCHMIDT, DENNIS	3441	W	31ST	AVE	DENVER	CO	80211-3621	0229304078000
3443 W 31st Ave	DAVIS, LUKE B & DAVIS, ALLISON	3443	W	31ST	AVE	DENVER	CO	80211-3621	0229304077000
3447 W 31st Ave	SCHINTZ, BARBARA A	3447	W	31ST	AVE	DENVER	CO	80211-3621	0229304026000
3453 W 31st Ave	HARTMAN, LEA ANNA	3453	W	31ST	AVE	DENVER	CO	80211-3621	0229304027000
3456 W 31st Ave	REIDHEAD, CHAD H & AMY C	3456	W	31ST	AVE	DENVER	CO	80211-3622	0229305008000
3459 W 31st Ave	LUSK, KELLY	3459	W	31ST	AVE	DENVER	CO	80211-3621	0229304028000
3460 W 31st Ave	HOWELL, ANDREW	3460	W	31ST	AVE	DENVER	CO	80211-3622	0229305007000
3465 W 31st Ave	MYERS, SYLVIA L	3465	W	31ST	AVE	DENVER	CO	80211-3621	0229304029000
3466 W 31st Ave	KEPLER, ANDREW K	3466	W	31ST	AVE	DENVER	CO	80211-3622	0229305006000
3469 W 31st Ave	RIPPLINGER, KEVIN G	3469	W	31ST	AVE	DENVER	CO	80211-3621	0229304030000
3473 W 31st Ave	RUMPELTES, ALAN H & VICKI R	3473	W	31ST	AVE	DENVER	CO	80211-3621	0229304031000
3474 W 31st Ave	SCANLAN, AMY & GESLER, DAVE	3474	W	31ST	AVE	DENVER	CO	80211-3622	0229305005000
3475 W 31st Ave	BAY, GABOR	2730	W	41ST	AVE	DENVER	CO	80211-1702	0229304032000
3315 W Hayward Pl	BARBER, SETH P & MERCADO, ELIZABETH	3315	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311040000
3317 W Hayward Pl	PETERSON, JOHN E	3317	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311041000
3318 W Hayward Pl	LUND, MICHAEL E	3318	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314014000
3321 W Hayward Pl	DIGNAN, PHILLIP & KATHERINE	3321	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311042000
3322 W Hayward Pl	WELLES, SUZANNE & SKIP JOHN	PO BOX		25899		SILVERTHORN E	CO	80497-5899	0229314013000
3323 W Hayward Pl	FULLER, JOSHUA & REBEKAH	3323	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311043000
3326 W Hayward Pl	KOEHLER, KENNETH L	3326	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314036000
3327 W Hayward Pl	CHANUTE REAL ESTATE COMPANY	7429	S	TURKEY CREEK	RD	MORRISON	CO	80465-9518	0229311021000
3328 W Hayward Pl	GREENWALD, STEVEN	3328	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314011000
3332 W Hayward Pl	GREGORY, R TRAVIS	3332	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314010000
3333 W Hayward Pl	COYNE, WILLIAM C & LAUREN T	3333	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311022000

Property Address	Owner Name (s)	Owner Mailing Address						Schedule Number	
3336 W Hayward Pl	COX, PATRICK R & MICHELLE F	3336	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314009000
3337 W Hayward Pl	RIVERSO, MARY LOUISE	3337	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311023000
3340 W Hayward Pl	STERN, CAROL A	3340	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314008000
3341 W Hayward Pl	TOBEY, LAURA BATES	3341	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311024000
3346 W Hayward Pl	GALLEGOS, ALFONSO E & ERCILIA B	506		ROYAL CREST	DR	PUEBLO	CO	81005	0229314007000
3349 W Hayward Pl	ORTIZ, ARMANDO & JEANETTE A	3349	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311025000
3353 W Hayward Pl	STOKES, JENNIFER J	3353	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311026000
3359 W Hayward Pl	MARKWITH, DEBRA & MARKWITH, JOSPEH K	3359	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311027000
3360 W Hayward Pl	KLEJWA, FRANK J & MARGARET M	3360	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314006000
3362 W Hayward Pl	MULKEY, MICHAEL B & MULKEY, BARBARA B	7123		DODGE TRAIL		ALBUQUERQUE	NM	87120-2965	0229314005000
3365 W Hayward Pl	JASKO, BRIAN & FORTE, JULIANA L	3365	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311028000
3368 W Hayward Pl	BRUGEMAN, JOHN D & STACEY L	3368	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314004000
3369 W Hayward Pl	NAPLES, STEVE & HEIDI BENDIKSEN	3369	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311029000
3375 W Hayward Pl	WALKER, CHRISTIAN A	3126		PERRY	ST	DENVER	CO	80212-1477	0229311030000
3377 W Hayward Pl	MARTINEZ, JUDITH D	3377	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311031000
3380 W Hayward Pl	CEDERLUND, ERIK & BAROWAY, HOLLY M	3380	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314003000
3383 W Hayward Pl	JUNE, KATHLEEN C	3383	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311032000
3386 W Hayward Pl	BAILESS, ROBERT R JR & KAY, GRETCHEN H	3386	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314002000
3391 W Hayward Pl	NADELSON, AMANDA J & KAO, DAVID P	3391	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311033000
3392 W Hayward Pl	SINGLETON, ALISHIA E & SINGLETON, WILLIAM P	3392	W	HAYWARD	PL	DENVER	CO	80211-3624	0229314001000
3395 W Hayward Pl	GUERRERO, ISMAEL & BUHS, LAURA E	3395	W	HAYWARD	PL	DENVER	CO	80211-3623	0229311034000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number	
3400 W Hayward Pl	HIGHLAND PARK PRESBYTERIAN	3401	W	29TH	AVE		DENVER	CO	80211-3611	0229313029000
3405 W Hayward Pl	SALZMAN, JASON & BUTTON, ANNE	3405	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312028000
3409 W Hayward Pl	DUFLEY, DANIEL A	3409	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312016000
3412 W Hayward Pl	WOLF, BERNARD A & WEBER, ERIKA L	3412	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313028000
3415 W Hayward Pl	CLARK, RANDALL W & GAIL P	3415	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312017000
3418 W Hayward Pl	SKAHAN, MICHAEL J & MELISSA A	3418	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313033000
3420 W Hayward Pl	ROSSANO, ALEC A & CATHERINE S	3420	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313034000
3423 W Hayward Pl	STUEVE, MATTHEW J & SARA A	3423	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312018000
3428 W Hayward Pl	GARBARINO, ANTON LOUIS	2419	S	HOLMAN	CIR		LAKWOOD	CO	80228-4893	0229313011000
3429 W Hayward Pl	BELTZ FAMILY REVOCABLE TRUST	3429	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312019000
3435 W Hayward Pl	STONGE, MARTHA M & MARTIN, TONILYNN	6465	W	38TH	AVE	#201	WHEAT RIDGE	CO	80033-4973	0229312020000
3438 W Hayward Pl	MCCOY, CHARLES D & VICKI M	3438	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313010000
3444 W Hayward Pl	COLVIN, TINA M	3444	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313009000
3445 W Hayward Pl	KUMMER, DAVID WAYNE & LINDA M	3445	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312021000
3449 W Hayward Pl	BAUMAN ELIZABETH A	3449	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312022000
3450 W Hayward Pl	NORRIS, FRED JOHN & NORRIS, MICHAEL EUGENE	2161	S	YATES	ST		DENVER	CO	80219-5011	0229313027000
3456 W Hayward Pl	COOK, TIMOTHY ROY	3456	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313008000
3457 W Hayward Pl	RED TIDE HOLDINGS LLC	1777	S	HARRISON	ST	#780	DENVER	CO	80210-3966	0229312029000
3461 W Hayward Pl	RED TIDE HOLDINGS LLC	1777	S	HARRISON	ST	#780	DENVER	CO	80210-3966	0229312023000
3464 W Hayward Pl	MADDEN, ELWIN L & ARLEEN E	3464	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313006000
3469 W Hayward Pl	HARRIS, ROBERT HILL & HARRIS, SUSIE NAGI	3469	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312024000

Property Address	Owner Name (s)	Owner Mailing Address							Schedule Number	
3476 W Hayward Pl	QUALTERI, RUBY P REVOCABLE	3476	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313004000
3477 W Hayward Pl	RODGERS, JENNIFER L & ANTONELLI, PHILIP D	3477	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312025000
3482 W Hayward Pl	MILLER, CRAIG D & NELSON-MILLER, DIANNE E	3482	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313003000
3485 W Hayward Pl	ROMINE, ROBERT	3485	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312026000
3488 W Hayward Pl	MARTELL, DANIEL & MARTELL, MEGAN LANE	3488	W	HAYWARD	PL		DENVER	CO	80211-3626	0229313002000
3494 W Hayward Pl	GOLDEN, RACHEL	277	W	END	AVE		NEW YORK	NY	10023-2604	0229313001000
3495 W Hayward Pl	DIXON, JOAN E	3495	W	HAYWARD	PL		DENVER	CO	80211-3625	0229312027000
2919 Irving St	REUL, ELENA C	2919		IRVING	ST		DENVER	CO	80211-3627	0229314018000
2925 Irving St	LIPPA, JEFFREY M & SARAH E	2925		IRVING	ST		DENVER	CO	80211-3627	0229314017000
2933 Irving St	ZAVODA, RICHARD A & ZAVODA, LISA D	2933		IRVING	ST		DENVER	CO	80211-3627	0229314016000
2937 Irving St	RUSSELL, JOHN BURNS	2937		IRVING	ST		DENVER	CO	80211-3627	0229314015000
2945 Irving St	HAYWARD REVESTCO LLC HAYWARD PLACE- TRN LLC	3470	S	SHERMAN	ST	#1	ENGLEWOOD	CO	80113-2663	0229311018000
2963 Irving St	BUTTON, ANNE E & SALZMAN, JASON	3405	W	HAYWARD	PL		DENVER	CO	80211-3625	0229311017000
2971 Irving St	CURRAN, CATHERINE E	2971		IRVING	ST		DENVER	CO	80211-3652	0229311016000
2975 Irving St	MOLINE, JERRY A & YOUNGBLOOD, JACALYN K	2975		IRVING	ST		DENVER	CO	80211-3652	0229311015000
3005 Irving St	BLIESENER, MARK E & MARCHIONNE, NILDA	PO BOX		11192			DENVER	CO	80211-0192	0229306020000
3009 Irving St	BRAVEMAN, JONATHAN T & BRAVEMAN, ELIZABETH	3009		IRVING	ST		DENVER	CO	80211-3629	0229306021000
3015 Irving St	LYSAUGHT, WILLIAM E & HOLLY A	5420	W	PRINCETON	DR		DENVER	CO	80235-3129	0229306018000
3021 Irving St	MCCONNELL LIVING TRUST	3021		IRVING	ST		DENVER	CO	80211-3629	0229306017000
3025 Irving St	REESE, JUDITH MARIE	3025		IRVING	ST		DENVER	CO	80211-3629	0229306038000

Property Address	Owner Name (s)	Owner Mailing Address					Schedule Number	
3031 Irving St	GALLEGOS, DONALD JR	3031	IRVING	ST	DENVER	CO	80211-3629	0229306037000
3037 Irving St	HAHN, DAVID H	3037	IRVING	ST	DENVER	CO	80211-3629	0229306014000
2963 Julian St	WAYLAND, SUSAN	2963	JULIAN	ST	DENVER	CO	80211-3650	0229312013000
2969 Julian St	NOE, HILDE	2969	JULIAN	ST	DENVER	CO	80211-3650	0229312012000
2973 Julian St	SCOGGINS, JAMES A II & TERESA W	2973	JULIAN	ST	DENVER	CO	80211-3650	0229312011000
2990 Julian St	MEGAS, JAMES MONTE	2990	JULIAN	ST	DENVER	CO	80211-3651	0229311037000
3025 Julian St	MILLER, MARK G & LOGAN, LORALEE A	3025	JULIAN	ST	DENVER	CO	80211-3633	0229305017000
3037 Julian St	STONE, GORDON & STONE, RENEE MARTINEZ	3037	JULIAN	ST	DENVER	CO	80211-3633	0229305016000
3103 Julian St	QUIZAR, STEPHANIE O	3103	JULIAN	ST	DENVER	CO	80211-3634	0229304019000
3108 Julian St	VIGIL, PAUL J & OLSON, SHEILA E	3108	JULIAN	ST	DENVER	CO	80211-3635	0229303028000
3109 Julian St	TORDOFF, MARY A & GIELISSEN, DANA	1047 W	98TH	AVE	NORTHGLENN	CO	80260-5615	0229304018000
3020 Lowell Blvd	AIKMAN, ZORA SUSANNE	3020	LOWELL	BLVD	DENVER	CO	80211-3670	0229305032000
3024 Lowell Blvd	KIRSCHT, JAMES	3024	LOWELL	BLVD	DENVER	CO	80211-3641	0229305004000
3030 Lowell Blvd	BRANNON, SHAWN & MADDEN, DEBORAH	3030	LOWELL	BLVD	DENVER	CO	80211-3641	0229305003000
3034 Lowell Blvd	CLEEREMANS, MARK R	3034	LOWELL	BLVD	DENVER	CO	80211-3641	0229305002000
3040 Lowell Blvd	WYCHE, ALEXANDER T & RHONDA C	3040	LOWELL	BLVD	DENVER	CO	80211-3641	0229305001000
3104 Lowell Blvd	THOMAE, ELIZABETH K	3104	LOWELL	BLVD	DENVER	CO	80211-3639	0229304036000
3106 Lowell Blvd	RABER, SCOTT	3106	LOWELL	BLVD	DENVER	CO	80211-3639	0229304035000
3108 Lowell Blvd	MORRISON, HOLLY J & NEWMAN, LAURA A	3108	LOWELL	BLVD	DENVER	CO	80211-3639	0229304034000
3118 Lowell Blvd	GOODKIN, DONALD E & JESSICA N	3118	LOWELL	BLVD	DENVER	CO	80211-3639	0229304054000

NOTES: The above information was updated from the Denver Assessor's website on 22 April 2010.

**PHOTOGRAPHIC LOG
FOR PHOTOGRAPHS ACCOMPANYING APPLICATION**

Photograph Log:

Photograph Number	Description of View, Photographer, and Date	Camera Direction
1	3100 block of W. 31 st Avenue (south side) with 3360 at left. Thomas H. Simmons, April 2010.	WSW
2	3300 block of W. 31 st Avenue (south side) with 3330 at left. Thomas H. Simmons, April 2010.	WSW
3	3400 block of W. 31 st Avenue (north side) with 3411 at right. Thomas H. Simmons, April 2010.	NW
4	3100 block of Lowell Boulevard (east side) with 3118 at left. R. Laurie Simmons, April 2010.	SSE
5	2900 block of Irving Street (west side) with 2963 at left. Thomas H. Simmons, April 2010.	NW
6	3400 block of W. 29 th Avenue (north side) with 3467 at left. Thomas H. Simmons, April 2010.	NE
7	3300 block of W. Hayward Place (south side) with 3360 at left. Thomas H. Simmons, April 2010.	WSW
8	3300 block of W. 30 th Avenue (south side) with 3370 at right. Thomas H. Simmons, April 2010.	SE
9	3400 block of W. 30 th Avenue (south side) with 3446 at right. R. Laurie Simmons, April 2010.	ESE
10	3300 block of W. 30 th Avenue (south side) with 3330 at left. Thomas H. Simmons, April 2010.	WSW
11	3000 block of Lowell Boulevard (east side) with 3040 at left. R. Laurie Simmons, April 2010.	SE
12	West side of Julian Street from W. 31 st Avenue. Thomas H. Simmons, April 2010.	S
13	Sandstone sidewalk and retaining wall in the 2900 block Irving Street (west side). Thomas H. Simmons, April 2010.	SSW
14	Ornamental concrete block retaining wall associated with 3459 and 3451 W. 29 th Avenue. Thomas H. Simmons, April 2010.	ENE
15	Historic wrought iron fence in the 3400 block of W. 31 st Avenue (south side) with 3420 W. 31 st Avenue to left. Thomas H. Simmons, April 2010.	W

Photograph Number	Description of View, Photographer, and Date	Camera Direction
16	Red sandstone sidewalk in the 3400 block of W. 31 st Avenue (north side) from Julian Street. R. Laurie Simmons, April 2010.	E
17	Streetscape in the 3400 block of W. 31 st Avenue (north side) with 3473 to left. R. Laurie Simmons, April 2010.	ENE
18	3469 W. Hayward Place. Roger Whitacre, October 2009.	NNW
19	3108 Julian Street. Roger Whitacre, October 2009.	NE
20	3109 Julian Street. Roger Whitacre, October 2009.	WNW
21	3103 Julian Street. Roger Whitacre, October 2009.	NW
22	2963 Julian Street. Roger Whitacre, October 2009.	W
23	3395 W. Hayward Place. Roger Whitacre, October 2009.	NNW
24	3369 W. Hayward Place. Roger Whitacre, October 2009.	N
25	3413 W. 31 st Avenue. R. Laurie Simmons, April 2010.	NNW
26	3118 Lowell Boulevard. Roger Whitacre, October 2009.	E
27	3358 W. 30 th Avenue. R. Laurie Simmons, April 2010.	S
28	3395 W. 30 th Avenue. Roger Whitacre, October 2009.	NNE
29	3370 W. 30 th Avenue. Roger Whitacre, October 2009.	SSW
30	3380 W. 31 st Avenue. Roger Whitacre, October 2009.	S
31	3368 W. Hayward Place. Roger Whitacre, October 2009.	SSW
32	3386 W. Hayward Place. Roger Whitacre, October 2009.	S
33	3005 Irving Street. Roger Whitacre, October 2009.	WNW
34	3037 Irving Street. Roger Whitacre, October 2009.	WNW
35	3025 Irving Street. Roger Whitacre, October 2009.	NW
36	3024 Lowell Boulevard. Roger Whitacre, October 2009.	E
37	3360 W. 31 st Avenue. Roger Whitacre, October 2009.	S
38	3383 W. 31 st Avenue. Roger Whitacre, October 2009.	N
39	3390 W. 31 st Avenue. Roger Whitacre, October 2009.	S
40	3360 W. Hayward Place. Roger Whitacre, October 2009.	S
41	2975 Irving Street. Roger Whitacre, October 2009.	WSW
42	3385 W. 29 th Avenue. Roger Whitacre, October 2009.	N
43	3436 W. 30 th Avenue. Roger Whitacre, October 2009.	SW

Photograph Number	Description of View, Photographer, and Date	Camera Direction
44	3456 W. Hayward Place. Roger Whitacre, October 2009.	SW
45	3389 W. 29 th Avenue. Roger Whitacre, October 2009.	NNE
46	3485 W. Hayward Place. Roger Whitacre, October 2009.	N
47	3317-21 W. 30 th Avenue. Roger Whitacre, October 2009.	N
48	3467 W. 29 th Avenue. Roger Whitacre, October 2009.	NNW
49	3405 W. Hayward Place. Roger Whitacre, October 2009.	N
50	3490 W. 30 th Avenue. Roger Whitacre, October 2009.	SSW
51	3401 W. 29 th Avenue. Roger Whitacre, October 2009.	NNW

**OWNER NOTIFICATION
AND CONTACT**

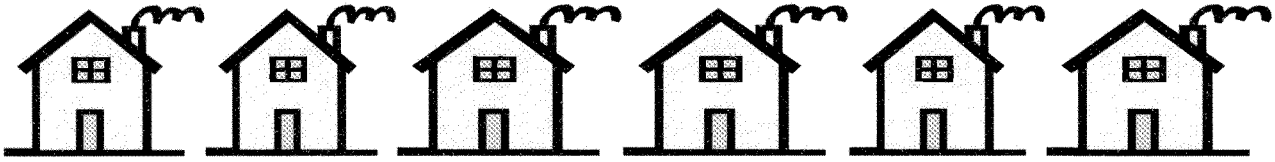
Copies of Outreach Materials

Activities related to the proposed Kountze Heights /
Ghost Historic District

Summer 2007	Initial discussions among neighbors
Sept. 27, 2007	Meeting between several neighbors and staff of Historic Denver to discuss the pros and cons of historic district status, and the designation process
October 2007	Several neighbors met with Front Range Research Associates (FRRA), an experienced and respected historic architecture research firm, to determine whether our neighborhood would be a good candidate for historic district status, and to consider boundaries. Initial thoughts were Lowell to Federal, 29 th to 32 nd .
December 2007	FRRA's initial review complete. They felt that the area would likely meet the Landmark Preservation Commission requirements, but recommended that the study area end at Irving Street because of significant differences in the age and development pattern of homes in the area East of Irving. FRRA submitted an estimate of \$37,009 for historic architectural research and preparation of a City Landmark Application.
January 2008	Historic Denver agreed to provide project management services at no charge, including: Preparation of a grant proposal to the Historical Society of Colorado (HSC) to pay costs related to historic research and City Landmark application, Maintenance of project accounting during fundraising and contract performance phases; Monitor contract deadlines; and Supporting community discussions with staff participation and information.
March 31, 2008	Historic Denver filed a grant proposal on our behalf to the HSC to help meet project costs.
June 2008	HSC approved a grant of \$27,757 (75%) with a required community match of \$9,252 (25%) to meet project costs. Discussions concerning fundraising and awareness-building began.
June 25-30, 2008	Flyers announcing the proposal and a July 16 community discussion were distributed to every home in the proposed historic area.
	Receipt of HSC grant to prepare application for historic district application announced at the

July 1, 2008	general membership meeting of the West Highland Neighbors Association (WHNA). Neighbors were advised that fundraising would begin soon to meet the required community match, and that progress would be reported on a regular basis.
July 11, 2008	Meeting reminders were distributed to every home in the proposed district.
July 16, 2008	Community meeting held at Peaberry's coffee shop on 32 nd Ave, which about 60 neighbors attended. General information was provided about historic districts, the process, and advantages and disadvantages. The following individuals provided information: Erika Warzel, Historic Denver; Fran Mishler, Denver Planning Department; and Pat DeFa, Councilman Rick Garcia's Office. Questions that could not be immediately answered were collected so that they could be addressed at the next meeting.
Aug. 7, 2008	Publication of a front page article in the <i>North Denver Tribune</i> describing efforts to pursue historic district status.
Aug. 10, 2008	"Living in an Historic District" panel discussion was held at a second community meeting. Approximately 40 residents attended. Questions that had not been answered at the July 16 meeting were addressed by a panel that included a member of the Denver Planning Department (Fran Mishler) and residents of existing historic districts (Curtis Park - Joel Noble and Rich Maginn; Witer Cofield - Marshall Vanderburg; Wolff Place - Steve Kite). Open discussion followed the panel discussion.
Sept. 4, 2008	Publication of letter to the editor of the <i>North Denver Tribune</i> in opposition of historic district efforts.
Sept. 8, 2008	Highland's Garden fundraising event (dinner, silent auction) and historic district discussion.
Sept. 11, 2008	Publication of letter to the editor of the <i>North Denver Tribute</i> correcting factual errors in 9/4/10 letter to the editor and presenting additional information.
Sept. 27, 2008	Highland's Garden fundraising event (lunch, silent auction) and historic district discussion.
Dec. 1, 2008	Fundraising goal met.
2008 - early 2009	Several informational updates e-mailed to those who had attended meetings and provided contact information
	Opinion survey and pre-paid response card mailed to

July 15, 2009	all property owners of record. Owners were asked to indicate whether they favored or opposed the historic district proposal, or were neutral. 45% of surveys were returned, with 66% favoring, 28% opposed, and 6% neutral.
Nov. 5, 2009	Meeting at Presbyterian Church of neighbors who support the historic district proposal. An update on research results to date was presented.
April 4, 2010	WHNA meeting - Report of research results and request for support of Landmark Preservation application.
May 4, 2010	WHNA meeting - Vote on support of Landmark Preservation application.



Dear Neighbor,

Are you interested in having a voice as our neighborhood is developed? Although we may have different views on development in general, I hope we can agree that growth and development should protect our investments in our homes and preserve the neighborhood character that attracted us to this neighborhood. A group of neighbors has been working for several months on ways to accomplish this. The best option available is to obtain historic district status. (See reverse for FAQ about historic district status.)

GREAT NEWS! Our neighborhood (LOWELL to IRVING, 29th to 32nd) has just received a **\$28,000 grant from the Colorado Historical Society** to pursue historic district status. The grant will pay 75% of the cost of preparation, including required research, of an application to the City.

BUT TIME IS SHORT

By the first of August, we need to raise \$9,000 as community match for the Historical Society grant. So far, we've raised over 10%.

We need your support & we want your questions! Some of the most frequently asked questions are addressed below and on the back of this letter, but for an informed discussion, come to the community meeting:

- **COMMUNITY MEETING – July 16, 2008 6:00 p.m. Peaberry's**
Join neighbors at Peaberry's (32nd Ave. between Julian & Lowell) and representatives of the City Planning Department and Historic Denver to discuss requirements and benefits.
Questions: West31stAve@msn.com
Tom & Marilyn 303-534-2121
Rob 303-717-0101
- **CONTRIBUTE!**
Donations in any amount are welcome, but gifts of \$100 or more are especially helpful, and are a good investment in your home. Send donations (checks to Historic Denver – a 501(c)(3) charitable organization) to:
Emily Ceccanti, 3380 W. 31st Ave., Denver 80211
- **PARTICIPATE!** Look for details to follow on up-coming fund-raising events
Silent Auction / Luncheon / Wine & Cheese

Advantages of owning property in a historic district

- **“Historic Districts are Good for Your Pocketbook”** – South Carolina's statewide study reports that residential **property values in historic districts increased 11% to 50%+ per year** faster than comparable homes outside historic districts.
- Historic districts encourage reinvestment because owners have some certainty that new construction or renovation will be respectful of the character of existing architecture.
- Generally, studies show that historic district designation either has no effect on property values or increased them; it does not lead to loss of value.
- Colorado preservation tax credit can be taken for up to 20% of qualified rehabilitation costs, to a maximum of \$50,000 to be taken within 10 years.

How will historic district status affect me?

Can I		
add a 2 nd story (pop-top) to my house?	YES	Use the Design Guidelines for Landmark Structures & Districts, and consult Landmark staff before submitting drawings to the Building Dept. for a building permit. Small projects are typically handled by staff; larger projects and extensive demolition requires a formal review by the Landmark Preservation Commission (LPC).
add a back or side addition?	YES	The LPC only reviews items that need a City building permit, and exterior painting does not.
paint my house any color I want?	YES	The Guidelines only require that it be located at the rear of the property and off the alley
replace my brick garage with a frame garage?	YES	Window replacement always requires a Building Permit and in historic districts requires an LPC design review. Many restoration options are as energy efficient as replacement (see www.chicagobungalow.org and search "window" for a discussion of the economics). Replacements should preserve the appearance of historic structures.
replace my windows?	YES	Demolition is allowed when the house is not considered "contributing" to the historic district, or in cases of economic hardship.
demolish (scrape) my house?	YES	

REMINDER

Historic District Community Meeting

6:00 – 7:00 p.m.
Wednesday, July 16, 2008
Peaberry's – 32nd Avenue
(between Julian & Lowell)

Have your questions answered by representatives of the City Planning Department and Historic Denver.

Save these dates for FUNdraising activities:

- Mon., **Sept. 8** Dinner & Silent Auction @ Highland Garden Cafe
 - Sat., **Sept. 27** Picnic Lunch @ Highland Garden Café
-

Rockies Club Level tickets available for select games for \$20 (normally \$42). Checks payable to Historic Denver; proceeds support Historic District community matching requirement. Contact: West31stAve@msn.com Subject: Rockies Tickets

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**Kountze Heights Historic District
Community Meeting
July 16, 2008**

1. Welcome / Guests
 - a. Erika Warzel – Historic Denver
 - b. Fran Mishler – City Planning Dept.
 - c. Pat DeFa – Councilman Garcia's Office
2. Scheduled 6-7 PM. If we need to, neighbors can stay later. Please be concise to make best use of our speakers' time.
3. Why historic district?
 - a. Residents have few tools to deal with factors that can have adverse effects on neighborhoods and our single largest investment – our homes. After looking at the options, historic district status seems the best way to:
 - i. Protect our property values (investment)
 - ii. Retain character of our neighborhood (location, location, location)
 - iii. Gain advantages (tax credits) for property owners
4. Current development atmosphere
 - a. Normally areas change over time, but we are in a time of rapid development
 - i. Hot real estate area; Only zip code that didn't lose value in 2007
 - ii. Developers share our objective of retaining property value, but not our goals of preserving the neighborhood we "bought"
 - iii. Developers look for short-term gain; they don't live here
 - b. Options
 - i. Have a voice in development decisions (set-back, roof-lines, etc.)
 - ii. Do nothing and see what happens next door
5. Hx Dist
 - a. Does NOT stop development
 - b. Does NOT stop scrape-offs
 - c. Does NOT affect density (zoning controls density)
 - d. DOES help ensure that building modifications and replacement structures don't dwarf neighboring structures – that they respect the context of the building
6. What we need from you
 - a. Attendance at 1 or 2 critical hearings within the next year
 - b. Host block meetings to spread awareness
 - c. Volunteer for fund-raising events
 - d. Donate toward the community match and pay the cost of research
 - e. Sign in, stay after meeting, email, phone me
7. Received grant from Colorado Historical Society to do required research and prepare application to City
 - a. Erika Warzel, Historic Denver, who wrote the grant
 - b. *\$37,000 - \$28,000 grant = \$9,000 community match*
8. How will this affect my decisions on altering my home?
 - a. Fran Mishler, City Planning Department – at this job since May 1
 - i. Answer questions
 - ii. If you need to research some questions, we can update all attendees who provide an email address

Becoming a Historic District: FREQUENTLY ASKED QUESTIONS

Kountze Heights* could soon join Country Club, Potter Highlands, and other desirable neighborhoods on Denver's list of Historic Districts. While many neighborhood residents understand that preserving the heritage and architecture of our community is both "the right thing to do" as well as a prudent investment decision, homeowners also have questions about the transition to Historic District status. Below are some of the most frequently asked questions and answers.

Which maintenance and renovation projects require Landmark review and approval?

Within a Historic District, Denver's Municipal Code states that any *exterior* alterations that require a building or zoning permit must also be reviewed by a staff member or full board of the Landmark Preservation Commission (LPC). In other words, any project that does not necessitate a building permit does not require Landmark approval. The exception to this is windows, which require LPC review even when they do not require a building permit.ⁱ

I've got the funds I need and am ready to start my project, how long does the Landmark approval process take?

If an applicant is only replacing a window or fence and the proposal clearly meets LPC material and design guidelines, the application could receive administrative approval by a Landmark staff member in a matter of hours or days. A full-fledged addition, on the other hand, will undergo formal review by the full Commission and could take as little as two weeks or up to two months. In the case of major renovations, working with an architect who has experience with period projects and properties within a Historic District can accelerate the Landmark review experience.

My windows need to be replaced. Does this project require approval?

In any Denver neighborhood, new or expanded window openings require a building permit and, therefore, Landmark review when the proposed project is to occur within a Historic District. In a Historic District the windows themselves are also subject to review. LPC will confirm that the replacement windows that have been chosen reflect the functional and decorative features of the original windows whenever possible (i.e. wooden, double-hung, sash windows).ⁱⁱ

How does Historic District status affect our plans to remodel the kitchen and bathrooms?

LPC does not review interior renovations. If in the process of updating interior rooms the exterior is affected (breakfast nook addition, privacy window near the shower), then Landmark review is necessary.

Do I have to seek Landmark approval for a new fence?

If the proposed fence is under 4 feet in height, it does not require a building permit and will therefore not be referred to Landmark for review. If the proposed fence is 4 feet or higher, it requires a building permit and must be submitted to Landmark first.ⁱⁱⁱ

We plan to repaint our house – do we have to use historic colors?

No. LPC does not review or specify paint colors for buildings.^{iv}

Can I put solar panels on my garage roof?

Yes. LPC will approve panels that are flush-mounted, appropriately located, and otherwise installed to minimize the visual impacts of their addition.^v

**Kountze Heights is the working neighborhood name for the area under review -- the blocks between 29th and 32nd Avenues and Irving and Lowell Streets.*

My wife and I plan to start a family and purchased our home with the intention of popping the top or adding an addition once we outgrow the existing space. Can we still do that?

Yes. LPC has established clear guidelines for such additions and will review architectural plans to be certain that significant features of the original structure are not removed, the shape and pitch of the added roof is compatible with the original structure, materials (brick, wood, concrete) are used that are in keeping with the materials of the primary structure, and other details for preserving the architectural integrity of a historic neighborhood are met.^{vi}

Can we “scrape” our house?

Demolition is approved for those homes that are non-contributing structures**, in the case of economic hardship, and/or houses that are determined to be dangerous to life, health, or property.

I’ve heard that there are tax advantages to being in a Historic District. What are they?

The costs associated with the preservation or rehabilitation of a contributing structure** can lead to an income tax credit of up to \$50,000. The available credit is 20 percent of \$5,000 or more of approved rehabilitation work on qualified properties and can be carried forward ten years.^{vii}

It’s great that Historic District status usually means my property value will go up, but I have a fixed income and am concerned that my taxes will also go up.

It is true that the long-term benefit of owning a home with increasing property value may also bring the short-term drawback of additional property taxes. For Seniors concerned about their fixed income, however, there is relief. A property tax exemption is available for citizens who are 65 or older, and who have lived in their home for at least 10 years.^{viii}

Does Historic District status also affect my homeowner’s insurance?

According to American Family Insurance, Historic District status makes no difference in the calculation of a premium. Premiums are based on features of the house, such as square footage, brick versus frame construction, the number of bathrooms, the kind of roof, and so forth.

***As part of the approval process, all homes within the boundary of a proposed Historic District are designated as either “Contributing” or “Non-Contributing.” If, for example, it is determined that our neighborhood is of historic significance for its 1895 to 1929 architecture, then the Victorian and Craftsman homes built during those dates would be “Contributing.” A Mid-Century Modern home built in 1960 would be “Non-Contributing.”*

RESOURCES FOR ADDITIONAL READING

City and County of Denver
denvergov.org/historic_preservation

Historic Denver, Inc.
historicdenver.org

ⁱ City and County of Denver, “Revised Municipal Code,” June 23, 2008.

ⁱⁱ Ibid.

City and County of Denver, “Projects that Don’t Require Building Permits,” n.d.

Denver Landmark Preservation Commission & Planning and Development Office, City and County of Denver, “Design Guidelines for Landmark Structures and Districts,” March 1995. Pp. 15-16.

ⁱⁱⁱ City and County of Denver, “Projects that Don’t Require Building Permits,” n.d.

^{iv} Denver Landmark Preservation Commission & Planning and Development Office, City and County of Denver, “Design Guidelines for Landmark Structures and Districts,” March 1995. Pp. 34.

^v Ibid. Pp. 25.

^{vi} Ibid. Pp. 27-30 and 37-38.

^{vii} Historic Denver, Inc., “Questions and Answers about the Colorado Historic Preservation Income Tax Credit,” n.d.

^{viii} City and County of Denver, “Senior Property Tax Exemption,” n.d.

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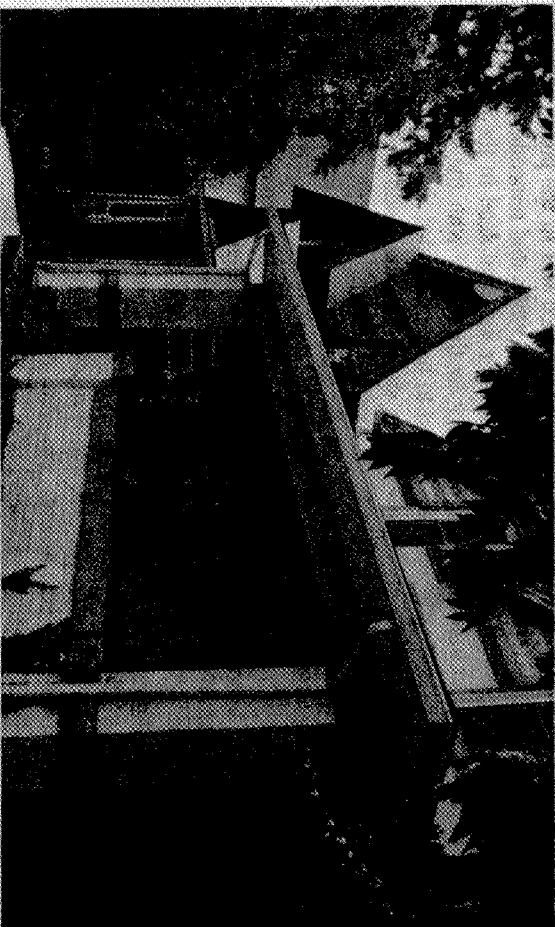
74th Year, 15th Issue / August 7-20, 2008

HISTORIC DISTRICT FOR 31ST AVE?

by Ed Mickens

WEST HIGHLANDS – In what may be the next quest for stability amid the redevelopment of West Highlands, a group of neighbors along West 31st Avenue and adjacent streets has begun the process of forming an official historic district in the area from 31st to 29th Avenues between Lowell Boulevard and Irving Street. Working in partnership with the non-profit Historic Denver, the group has garnered a \$28,000 grant from the Colorado State Historic Fund to search and document the area, which sits immediately south of the Highland Square commercial district.

"Although we may have different views on development in general," stated a flyer distributed to neighbors, "I hope we can agree that growth and development should protect our investments in our homes and preserve the neighborhood character that attracted us to this neighborhood." The flyer invited homeowners in the area to an informational meeting on July 16—and attracted a capacity crowd to the covered patio of Peaberry's Coffee. The site was ser-



Victorians, Denver Squares, and bungalows populate the proposed 31st Avenue area.

in the crowd, pointing across 32nd Ave to a new, lime-green, retro-modern building sitting blockly amid the cottages and vintage storefronts. "That's the kind of thing we want to prevent!" A murmur of recognition flowed through the crowd. (It should be emphasized that the business district along

posel, which would extend no further north than the alley between 31st and 32nd.)

Convening the meeting, Marilyn Quinn, one of the neighborhood organizers of the effort, went quickly to the point. "This is about preservation and design, not about

This home is being completely restored while another home on the block was recently scrapped.

ing the quest of demolition or scraped & raised. Demolition of a contributing

ing and density," she explained. "If you came to talk about zoning, you should probably move to another room. We think [historic district status] is the only way residents can have a voice regarding development."

The remainder of the meeting focused on, as promised, information. Representatives from Historic Denver and from the City's Landmarks Preservation office laid out the advantages and disadvantages of district designation, and answered questions. The advantages fall into two primary categories. First, it would "protect the historic fabric" of the neighborhood and the city; that is, it would legally maintain the district's look and feel—which might be described as a low-scale but closely built "recreant suburb" of the era 1895-1920 (which, of course, it was).

The second set of advantages are economic: a likely increase in property values (a recent, comprehensive study from South Carolina was cited, showing that residential property values in historic districts increased 11-50% per year faster than comparable homes elsewhere—but examples exist from all areas of the U.S.) and tax credits. Colorado law (recently extended by Governor Ritter) allows the owners of buildings that are judged "contributing" to a historic district to apply the costs of upgrading their property, up to \$30,000, against their state income taxes—and they can prorate the amount over a ten-year period.

The chief disadvantage is that any exterior work on any property in a historic district must undergo a Design Review and approval from the city. This is the part that strikes fear in the hearts of those who dread bureaucracy.

Fran Misher, representing the city, pointed out that a design review isn't anything like a suburban homeowners' association or covenant community, which make the news when they do bizarre things like force residents to remove flags or prevent them from aerisecaging their yards. In a historic district, painting the exterior of the house, for example, doesn't require any review, and the residents can paint it purple, if they care to. Minor work, like tack-pointing brick, can get a go-ahead through "administrative review," essentially a stamp from a staffer at the Weld Building's permits counter. More complex plans, like an addition, require the approval of the Landmarks Preservation Commission, a citizen board appointed by the mayor.

There has been some discontent in the past about the Commission's stance on replacement windows: the modern, double-paneled standardized units commonly offered by manufacturers are frequently deemed unacceptable in historic districts, while acceptable sashes tend to be more customized—and considerably more expensive. "The Commission is looking into that," said Misher at the meeting. In a separate conversation with this reporter, she

structure can be a difficult, but not so a "non-contributing" structure (one the district but not considered part of overall concept—like a 1960's split-level in 1895-1920 streetcar suburbs). These came down, but any plan for a replacement building needs to be reviewed and approved before any permit is issued.

(An exception showed up at 3027 Mc Street, in the nearby Wall Place Grid District, which was demolished, strong about the same day as the meeting. "It was a pretty unusual situation," explained Tyler Gibbs of Community Planning, Development, "unanimously approved by Landmarks Commission and staff, seems that city building inspectors in the building, which recently changed owners, to be a hazard to health and safety, ordered the demolition of the 'contributing' structure, no plans have been filed a replacement, but whatever does replace it will have to pass muster with the Landmarks Commission first.)

There seems to be widespread misunderstanding about what a suitable replacement structure means—perhaps because Denver has so few good examples. Not just great examples exist in historic districts across the country. One obvious (though not historic) district, designated forty years ago, Wall St. streets, and you'll see many structures built since, that are distinct "modern"—whether 1960's or 1980's—fit in splendidly with their 19th-cent neighbors.)

New structures aren't expected to shamach-up in gingerbread or imitate their historic neighbors. They can be distinctively modern—worthy of the pages of *Dwell* magazine—while respecting scale, materials or other aspects of makes the area special. You don't find solution in stock plans from pattern books. But there are limitless possibilities, depending on the imagination and skill of developer and architect.

It may take a year or more to revitalize a historic district along West 51st Avenue environs. First, consultants need to be hired to research the 200 or so structures, set clear boundaries, and sort "contributing" from non. Their findings are vetted by landmarks staff, then by the Landmarks Commission, and, ultimately, approval comes from the City Council.

Oh, but there's still an earlier requirement: money. The \$24,000 grant from state must be matched by a \$9,000 contribution, and the neighbors had to raise it by October 1 to raise it. They've planned a number of fundraisers, including a lumber & dinner and silent auction, by Highlands Gardens Cafe, and a picnic, September 27. (For more information, make a contribution, call Tom and Lyn Quinn at 303-531-2121, or Bob at 303-773-0101, or email to west51st@msn.com.) The group's next meet scheduled for August 26 at 5c, Dan (27th) and Federal at 7pm.



Historic District Community Meeting
7:00 – 8:30 p.m.
Wed., August 20, 2008
St. Dominic Church (29th & Federal)
Community Room – North entrance

Residents of Curtis Park, Wolff Place, and Witter-Cofield historic districts will talk about their experience with the Landmark Review process.

- How long does it take to get approval for a fence?
- Can I put solar panels on my garage roof?
- What changed when you became an historic district?

Tickets to FUNdraising events at Highlands Garden Café

- Monday, **Sept. 8** Dinner & Silent Auction
- Saturday, **Sept. 27** Picnic Lunch

will be available for sale at the meeting, or by contacting:

West31stAve@msn.com

Sheila: 303-455-8682



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Proposed Historic District Community Meeting

**August 20, 2008 – 7 PM
St. Dominic Church Community Room**

Agenda

1. Purpose of Meeting

- **Living in an Historic District**
Addressing questions from July 16 community meeting

2. Introductions

- Jay Scoggins, panel moderator and resident of proposed district
- Fran Mishler, Denver Planning Department
- Marshall Vanderburg, resident of Witter Cofield Historic District
- Joel Noble, resident of Curtis Park Historic District
- Rich Maginn, resident of Curtis Park Historic District
- Steve Kite, resident of Wolff Place Historic District

3. Fundraising Update – Sheila Olson

4. Panel Q&A: Questions from July 16 community meeting

5. Questions from the floor

6. Adjourn

Every Sunday in Highland Park (33rd and Federal) near Woodbury Library can-
Betsy Daniels

Historical District status a two-story pig's ear disguised as a Victorian silk purse

Dear Councilman Garcia,

I've detailed some of my concerns regarding this proposal (31st Avenue Historic District). As I understand from the last meeting the projected "period of preference" for this historic district is between 1895-1920 and only 30-40 properties within the area will be considered as "landmark structures". Isn't it true that if your address isn't on that short list then you just might be sacrificing your private property rights in exchange for more governmental oversight, the hassle of additional layers of bureaucracy and much greater potential costs in exchange for a historic designation that will only benefit an elite few.

At some level this smacks of those who have gotten theirs now trying to slam the barn door behind them by placing limits on the property rights of others. These conservation tax credits will be useful to only a wealthy few that can really take advantage of them and for many of us they won't even apply.

So, in a neighborhood that already has the strongest property values in the city this proposal simply doesn't make sense and particularly at this time.

The city is currently in the process of revamping the zoning code to incorporate the recommendations of Blueprint Denver.

That should halt most of the abominations we've seen allowed thus far and that's the way to attack the problem.

Historical district status does not address many of those issues and these proponents shouldn't be allowed to use the current zoning abuse as a smokescreen for their intentions.

Our first concern should be the foot dragging of the city. Blueprint Denver was adopted in 2002 and those changes have yet to be incorporated into our zoning laws. Our streets were classified as "areas of stability" with already high enough density levels and yet we all see what's happening on each of our blocks. Under Blueprint Denver additional density and this level of growth was never intended.

Why is the city twiddling it's thumbs six (6) years later when the degradation to this area continues to ramp up at an ever increasing pace? And why are our fundamental property rights suddenly for sale for the sake of a historic district sticker?

Until the city gets off it's ass and protects our neighborhood by incorporating the findings and recommendations of Blueprint Denver any Historical District status is simply a two-story pig's ear with a party deck disguised as a Victorian silk purse.

Tim R. Cook

**tell them you read it in the
north denver tribune**

Letter to the Tribune Editor

As a neighborhood resident who is in favor of historic district status, I am writing in response to Tim Cook's recent open letter to Councilman Garcia.

First, let me clarify a few points Mr. Cook represented as fact. He stated that only 30-40 homes would be considered contributing structures, citing a period of 25 years in the late 18th and early 19th centuries as the period of historic significance. Neither is true. In an area of 200 homes, if the number of contributing structures were not significantly greater than 40, the area would not be a good candidate for historic district status and the project would not go forward. Research on the history of the neighborhood won't begin until the community match for the historic research is achieved. Without the research, it's impossible to estimate the number of contributing structures or the period of significance.

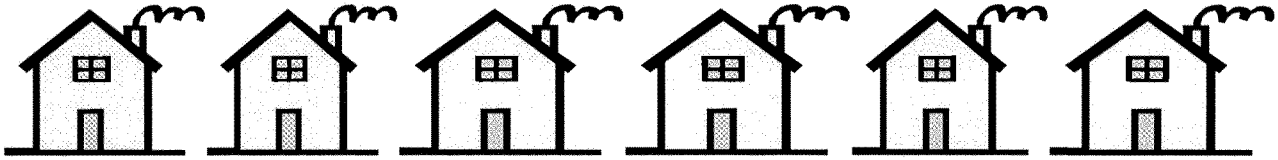
Mr. Cook is concerned about "abominations we've seen allowed thus far," "degradation to this area that continues to ramp up an ever increasing pace," and "what's happening on each of our blocks." Many of us agree. We have chosen to pursue historic district status because it is the only option that addresses the appearance of development projects. Mr. Cook suggests we rely on Blueprint Denver, which is designed to address main street / commercial , not residential, development.

Another reason that so many support historic district status is that property values in historic districts are reported to be 10 to 50 percent higher than comparable properties in areas that are not historic districts. If the real estate saying "location, location, location" is true, all properties will benefit from being in a historic district. I hope all neighbors can agree that growth and development should protect the investment we've made in our homes and preserve the environment that attracted us to this neighborhood.

As was the case with Mr. Cook's letter to Councilman Garcia, objections to historic district status are often founded on misunderstandings. I encourage anyone who has questions about this proposal to contact West31stAve@msn.com or go to the City Planning Office's historic preservation web page: denvergov.org/historic_preservation.

I'm pleased to report that the number of neighbors who favor the historic district is significant and growing. In about 6 weeks, we've raised two-thirds of the matching funds required for the Colorado Historical Society grant. A fundraising picnic lunch is scheduled for September 27 at Highland's Garden Café. For tickets or to make a donation, contact: West31stAve@msn.com

Marilyn Quinn & neighbors who support historic district status



**Join us in FUNdraising to support
Historic District Status
For our Neighborhood !!**

Highland's Garden Café, one of the best restaurants in Denver, is supporting this effort by hosting two very special events.

△ **Dinner & Silent Auction** **Monday, September 8, 2008**
\$70 / person

Wine & Silent Auction 6:00 p.m.
Dinner 7:00 p.m.

△ **Picnic Lunch & Silent Auction** **Saturday, September 27, 2008**
\$30 / adult \$8 / child

11:00 a.m. – 1:00 p.m.

The Dinner will feature locally-grown food and wine, and will be part of a harvest celebration taking place at many Denver area restaurants. Highland's Garden Café is a wonderful dining experience. Please join us for a fabulous meal in support of a great cause!!

Checks should be made payable to: Historic Denver
Historic Denver is a non-profit organization – a 501(c)(3) – and contributions to the historic district project will receive a receipt for tax purposes.

For tickets or more information, contact: Marilyn Quinn 303-534-2121



Count me in!

I'm investing in my home and neighborhood. Enclosed is my contribution toward the community match of Colorado Historical Society's grant for the required research & our historic district application (working name: Kountze Heights).

- **Make checks payable to: Historic Denver.** Historic Denver is a non-profit organization (501(c)(3))
- **Mail donations to: Emily Ceccanti, 3380 W. 31st Ave., Denver, CO 80211**

\$50 \$100 \$200+ Leadership Gift Other

I can help. Contact me at: _____

Host a meeting of your neighbors; distribute information to homes in the neighborhood; help with the silent auction, Highlands Garden Café dinner (9/8/08) or picnic (9/27/08), or other fund-raising event.



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Highland's Preservation Dinner

Highland's Garden Cafe
September 8, 2008

6:00 p.m.

Silent Auction

7:00 p.m.

Welcome & Progress Report
Marilyn Quinn

Colorado Harvest Dinner

What Makes Our Home Special

Angel Vigil

Special thanks to Patricia Perry & the staff of Highland's Garden Cafe
for their generous support &
gracious hospitality.

Fundraising Goal Met!

On December 1, after five months of hard work, we met the community match requirement for the State Historical Society grant! Thanks to everyone who participated in a fundraising event or otherwise contributed to meet the \$9,000 goal. This truly amazing feat really got the attention of the State Historical Society and Historic Denver for the speed with which we met our goal.

Our matching funds and the \$27,000 State Historical Society grant will be used to pay for research into the historical significance of homes and other structures in our neighborhood (32nd Ave to 29th Ave, Lowell St. to Irving St).

Historical documentation of the neighborhood – one of Denver’s “Streetcar Suburbs” – will be the basis of an application to the Denver City Council for historic district designation.

Historic district status addresses issues that are not addressed in the Zoning Code and can have a stabilizing effect on the appearance of a community.

As research progresses, neighbors on the email distribution list will receive updates. Anyone who wants to be added to the distribution list should send a request to:

West31stAve@msn.com

Thanks for your support of this important neighborhood project!

31st & Irving Vacant Lot Update

Neighbors in the vicinity of the Emmaus Lutheran Church at 31st and Irving have wondered what will happen in the vacant lot between 31st and 32nd Avenues on Irving, which was sold in December.

Thanks to Emmaus Church for providing the following information about the sale:

The property sold for \$1.1 million to a Berthoud, Colorado, development corporation. The corporation is planning a multi-family residential development, but for tax reasons probably won't begin construction for one year. Initial plans for retail space at the corner of 31st & Irving are apparently no longer planned.

Thanks to Emmaus Church for this information, and for expressing to the buyer their desire that any development be compatible with the character of the neighborhood.

Break Even Events Coming

Stay tuned for several events that will be scheduled to bring research results and learn more about your neighborhood.

Friends of Highlands Historic District

November 5, 2009
7 – 8 PM

Agenda

1. Survey of property owners

Surveys returned: 45%

Results

Favoring: 66%

Opposed: 28%

Neutral / Undecided: 6%

2. Historic research update

Tom & Laurie Simmons

Front Range Research Associates

3. New zoning code proposal & the historic district

Resource: Steve Kite, WHNA Zoning Committee

4. Next Steps

- ▶ Meet with undecided neighbors who requested additional information
- ▶ Attend Meetings / Speak in Support of Proposal
 - Landmark Preservation Commission
 - City Planning Committee
 - City Council Hearing

WEST HIGHLAND NEIGHBORHOOD ASSOCIATION

April 6, 2010

WHNA APRIL 2010 GENERAL MEMBERSHIP MEETING AGENDA

7:00 p.m. April 6TH at Highland Park Presbyterian Church – 2945 Julian St.

7:00 Call meeting to order

7:05 Presentations
• District 1

7:10 Introduction – City Council Candidates

7:10 Committee Reports
• WHNA Business Report (Jerry)
• Planning and Zoning (Steve)
• Social (Jana) – Next Happy Hour, April 15
• Liquor License (Kevin/Dan)
• Newsletter (Jill)

7:20 Update on Pferdesteller Park and Woodbury Park – Angela Casias,
Community Relations & Marketing Specialist for Denver Parks and Rec

7:35 Jay Scoggins – Update on historical district application

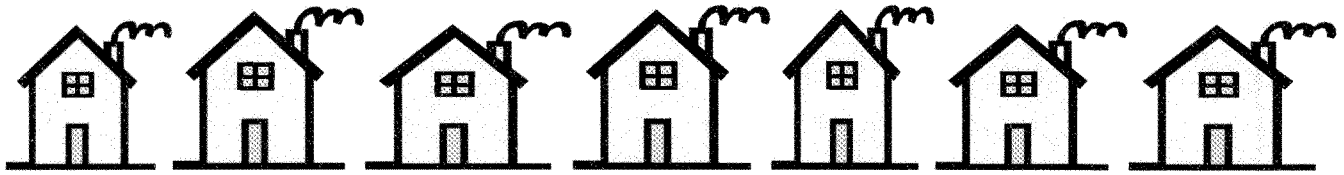
7:50 WHNA Annual Meeting – May 4th
Nominating Committee Report
Any other nominations?

7:55 New Business

8:00 Introduction – City Council Candidates

8:00 Adjourn meeting

WHNA*Box 12431*Denver, Colorado*80212
www.westhighlandneighborhood.org



July 15, 2009

Property owners within the proposed Highland historic district:

Most residential property owners are aware that the area between 32nd Ave & 29th Ave from Irving Street to Lowell Boulevard is being considered for historic district designation. This survey is being sent to all property owners of record to ensure that everyone concerned is aware of the proposal. Frequently Asked Questions are printed on the reverse of this letter, and a survey postcard is enclosed. Return the postcard by **August 31** to ensure your views are recorded.

During the past year, many attempts have been made to inform the community:

- Flyers distributed to all houses between June 25-30, 2008, and again on July 11
- Public information meeting on July 16, 2008
- Panel discussion on "living in an historic district" on August 10, 2008
- Fundraising events Sept. 8 & 27 at Highlands Garden Cafe
- Email updates to those who signed in at meetings and events
- Presentations at July, October & November West Highland Neighborhood Association meetings
- Articles and letters to the editor in the North Denver Tribune & North Denver News

Thanks to a grant from the State Historical Fund and matching funds donated by many of you, research on our architectural history is being conducted by historic architecture professionals. You can contribute to their research by providing old photos, abstracts, or background for your property. Contact Tom or Laurie Simmons, Front Range Research Associates, by phone (303-477-7597) or email (fraden@msn.com or at www.frhistory.com). We are grateful for the support of Historic Denver, which administers the State Historical Fund grant on our behalf. Early results include:

- Our neighborhood is one of Denver's "streetcar suburbs"
- Originally part of the Town of Highlands, it was later annexed to Denver
- The period of historic significance is the late 1880's – 1941
- 88% of the 206 buildings within the area are considered contributing (that is, maintain historic physical integrity). This rate is considered very high.
- Principal architectural styles: Foursquare, Bungalow, Edwardian, & Queen Anne
- During the 1890's, residents of the area pursued occupations such as teacher, druggist, miner, salesman, business owner, policeman, physician, watchmaker, and lawyer
- Allen M. Ghost, who developed most of the area, named it Kountze Heights in honor of the family from whom he acquired the land

If it is determined that the area qualifies for designation, an application will be prepared and submitted to the Denver Landmark Preservation Commission (LPC), which will make a recommendation to City Council.

Thank you for your interest and continued support!

Friends of Highland Historic District

In short, it is a beautiful place for a home and many fine residences will be put up

SURVEY OF PROPERTY OWNERS
32nd Ave – 29th Ave, Lowell Blvd to Irving St

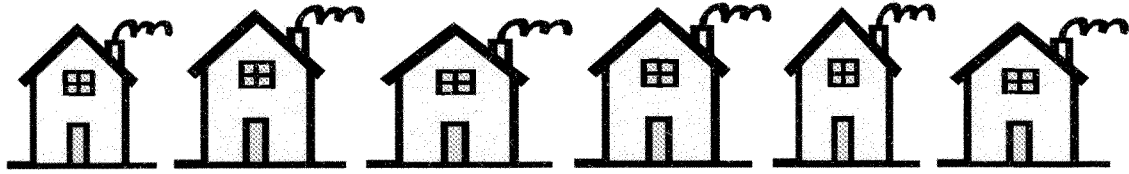
Proposed Historic District

One of Denver's "streetcar suburbs," the area of the proposed historic district was initially platted in 1887. Today, 88% of its 206 homes retain the physical integrity of the period of significance – late 1880's to 1941. Historic district designation has tax advantages, can protect or increase property value, and preserves neighborhood character with minimal burden to property owners. This survey (not a petition) seeks owners' views. Please return the survey postcard by August 31, 2009 to ensure your opinion is recorded.

- YES** I favor the historic district proposal
- NO** I oppose the historic district proposal
- I'm undecided & would like more information. Contact me at:

Return Survey by August 31, 2009

Friends of Highland Historic District
P. O. Box 140779
Edgewater, CO 80214



Thanks for your response to the Historic District Survey!
Response to date has been overwhelmingly positive.

As a result of research done to date, 35 neighborhood properties have been identified for intensive research. I enclose a list of the properties for your information. As neighbors, we are invited to submit comments on the properties identified. If you have any questions or comments about the properties selected, or would like to review the report, please contact me at:

West31stAve@msn.com

303/534-2121

Information about all properties in the proposed historic district has been collected as part of the first research phase. Here is the year your home was built and the name of its historic residents.

To help us keep you informed in the next phases of the historic district process, please provide your email address and / or telephone number.

RECONNAISSANCE SURVEY FORMS