



DENVER
THE MILE HIGH CITY

To: Denver City Council, Chris Herndon President
From: Kara Hahn, Senior City Planner, Community Planning & Development (CPD)
Date: June 23, 2016
RE: Landmark Designation for 1899 York Street – Ghost/Rose House

Staff Recommendation:

Based on the findings of the Landmark Preservation Commission (LPC) that the property meets the criteria for designation of a structure set out in Section 30-3 of the Denver Revised Municipal Code, Landmark Preservation staff in Community Planning and Development Department recommends approval of this application.

Landmark Preservation Commission Motion:

The LPC recommended landmark designation of the structure 1899 York Street – Ghost/Rose House, application #2016L-004, based on History Criterion 1c, Architecture Criteria 2a and b and Geography Criterion 3a, citing as findings of fact for this recommendation the application form, public testimony, and the May 17, 2016 staff report. Vote 8-0.

Request for Landmark Designation:

Application: #2016L-004
Address: 1899 York Street
Zoning: G-RO-3
Council: #9, Albus Brooks
Blueprint Denver: Area of stability, single family residential
Applicant: Ryan Rose

Legal Description:

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

Case Summary:

On January 22, 2015, CPD received a Certificate of Non-historic Status application for the property at 1899 York. The applicant withdrew the application on February 17, 2015, after Historic Denver and members of the public expressed an interest in landmark designation. In August 2015, there was a zone lot amendment that split the lot and the structure was subsequently sold. Ryan Rose purchased the structure, with the intent of preserving it, and on April 22, 2016 submitted a Landmark Designation application for 1899 York Street – Ghost/Rose House to CPD.

Staff performed an investigation and found the application to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission. The Landmark Preservation Commission held a public hearing on May 17, 2016, and recommend the landmark designation be forwarded to City Council.

On May 25, 2016, the Neighborhood and Planning Committee voted to forward the case to the full City Council. At first reading, Denver City Council ordered the bill published and the public hearing is set for June 27, 2016.

Comprehensive Plan 2000, Blueprint Denver, and Uptown Neighborhood Plan:

The comprehensive plan envisioned Denver in 2020 as vibrant, with well-preserved and appropriately used structures representing every era of the city's history. It included strategies (1-C) that "Preserve Denver's architectural and design legacies while allowing new to evolve."

This property is located in an Area of Stability in Blueprint Denver. Within Blueprint Denver, landmark preservation is identified as a tool to reinforce stability. For areas of stability, Blueprint Denver noted that it is important to respect valued development patterns and attributes of area, including existing buildings, particularly those adding distinctive character and identity.

The proposed landmark structure is also within the boundaries of the Uptown Neighborhood planning area. The plan recognizes the rich history and legacy of the architecturally significant buildings that help create the distinctive character of the neighborhood. The plan emphasizes the need for historic preservation and calls for additional historic survey and designation.

Designation Criteria and Evaluation, Chapter 30, DRMC:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, a property must be more than 30 years old....and meet the following criteria:

1. Maintain its physical and historical integrity
2. Meet one designation criteria in two or more of the following categories:
History, architecture, and geography
3. Relate to a historic context or theme

Period of Significance and Integrity:

Based on the application's historic context and statements of significance, the proposed period of significance for the Ghost/Rose House extends from the date of construction, ca.1906, until 1911 when the Allen Ghost no longer resided in the house.

Chapter 30, DRMC requires that a landmark designated property maintain is historic and physical integrity, defined as "the ability of a structure...to convey its historic and architectural significance...recognized as belonging to its particular time and place in Denver's history." The seven qualities that define integrity in Chapter 30 are location, setting, design, materials, workmanship, feeling and association.

The house retains a very high degree of integrity. The original features and architectural elements appear to be intact, retaining the integrity of design, workmanship, and materials. As the property is still situated in a residential neighborhood, on a corner lot, fronting York Street, and across from City Park, the property also maintains integrity of location, setting, feeling, and association.

Relate to a Historic Context/Theme, Integrity, and Period of Significance:

The property relates to the historic contexts of: Early 20th Century Architecture and the development and growth of Denver, specifically the Park Side addition

Criteria Evaluation:

The Landmark Preservation Commission found that the property met History Criterion 1c, Architecture Criteria 2a and 2b, and Geography Criterion 3a.

1. Historical Significance

To have historical significance, the structure or district shall be thirty (30) or more years old or have extraordinary importance to the historical development of Denver, and shall:

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

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

2. Architectural Significance

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

b) Be a significant example of the work of a recognized architect or master builder;

The house is a significant example of the work of the Denver architectural firm of Wagner & Manning, established in 1904. Ghost's house at 1899 York was one of Wagner & Manning's early commissions. In 1908, Wagner & Manning received recognition for their work designing sanitariums, receiving the Roosevelt Medal of the International Congress of Tuberculosis for their design of a sanitarium constructed in Washington, D.C. Other firm projects in Denver included St. Thomas Episcopal Church (Denver Landmark), Grant Avenue Methodist Episcopal Church (within the Grant Street Historic District), and the Moffat Mansion (demolished). Wagner died in 1910 and Manning primarily worked on his own for the rest of his successful career

3. Geographic Significance

To have geographic importance, the structure or district shall have design quality and integrity, and shall:

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

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

Boundary:

The designation application proposes to designate the legal parcel as described above.

Notifications:

Community Planning & Development has met or exceeded all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC. Landmark preservation staff worked closely with the owner, toured the property, and has kept the owner informed of key hearings, meetings, and dates related to this case.

The required notifications include:

1. *Posting Signage for Landmark Preservation Commission Hearing*
2. *Owner Notifications and Letters*
3. *City Council Notifications*
4. *Registered Neighborhood Organization Notifications*
 - The Points Historical Redevelopment Corp
 - Denver Neighborhood Association, Inc.
 - Five Points Business District
 - City Park Friends and Neighbors
 - City Park West Neighborhood Organization
 - Inter-Neighborhood Cooperation (INC)
 - Uptown on the Hill
 - Capitol Hill United Neighborhoods, Inc.
 - South City Park Neighborhood Association

Landmark Preservation Commission Public Hearing Summary:

The Landmark Preservation Commission held a public hearing on May 17, 2016. The LPC found that the application met the criteria for landmark designation, and has forwarded a recommendation for landmark designation to the City Council. The public hearing and deliberations lasted approximately 1 hour.

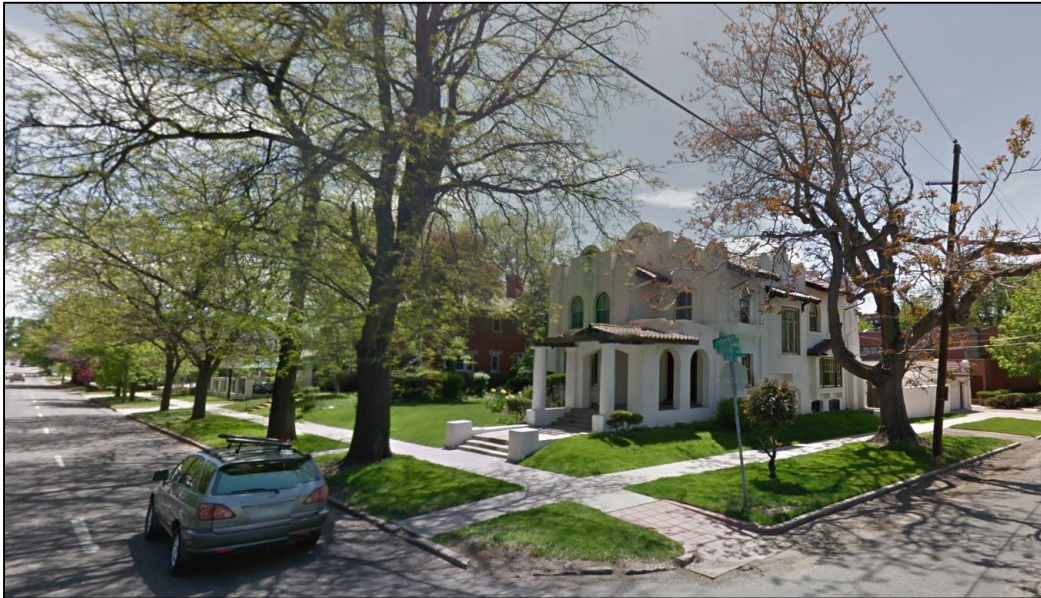
At the LPC public hearing, the LPC chair allocated the speaking time as follows:

1. Ten minutes to the applicant/owner
2. Three minutes to all other interested parties

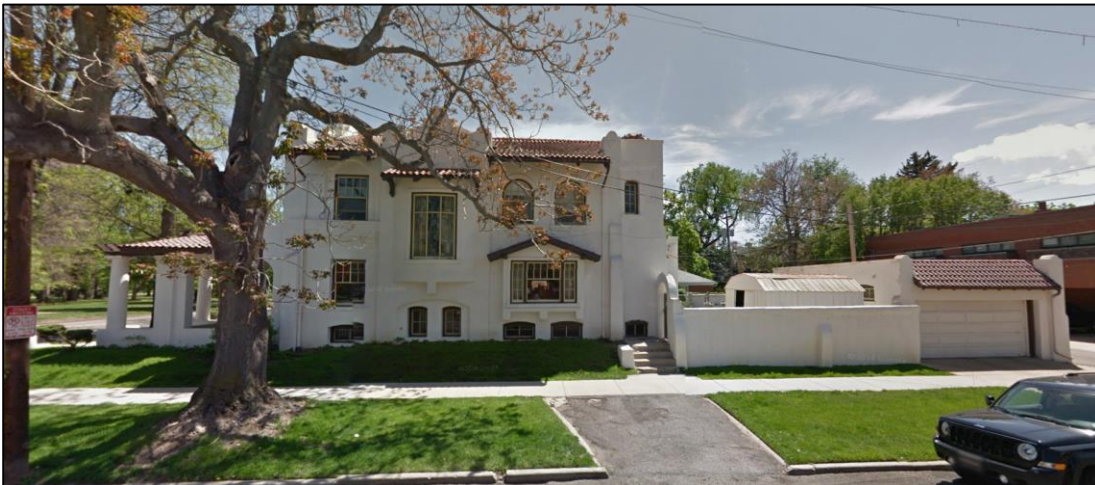
The owner's presentation was made by Ryan Rose. There were three speakers at the public hearing and all were in support of the designation.

Attachments Provided by CPD:

- Designation Application
- Public comments submitted CPD by noon, June 23, 2016
- LPC Public Hearing meeting record



1899 York Street - Ghost/Rose House, West and North Elevations



1899 York Street - Ghost/Rose House, North Elevation



1899 York Street - Ghost/Rose House, West Elevation
Photographed by Mason Seymore, 2016



1899 York Street - Ghost/Rose House, West Elevation
Photographed by Phyllis Smith, 1973
History Colorado Architectural Inventory Form, 5DV.2721

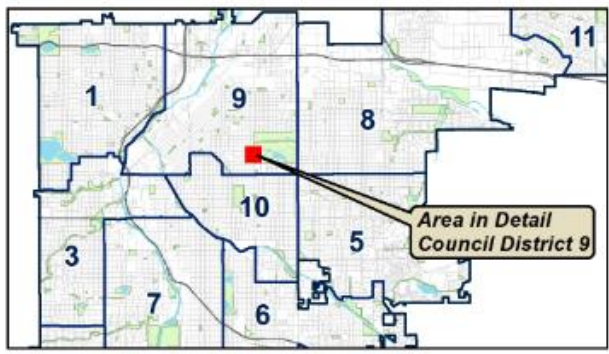


1899 York Street - Ghost/Rose House, South Elevation
Photographed by Mason Seymore, 2016




1899 York Street - Ghost/Rose House, South Elevation
Photographed by Phyllis Smith, 1973
History Colorado Architectural Inventory Form, 5DV.2721

Proposed Landmark Designation



Proposed Landmark Designation
1899 York St.

 See attached legal description

0 25 50 100 Feet

Aerial Photo: 2014 Map Date: 4/28/2016

END