



1899 York Street – Ghost/Rose House

2016L-004 – Landmark Designation Application

Neighborhood and Planning Committee
May 25, 2016

How are applications submitted?

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

Who Can Apply?

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

Design Guidelines for Denver Landmark Structures & Districts



Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

DESIGN AND DEMOLITION

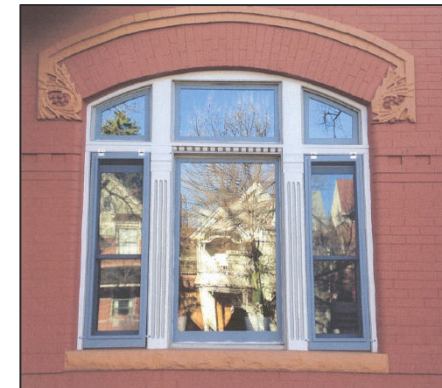
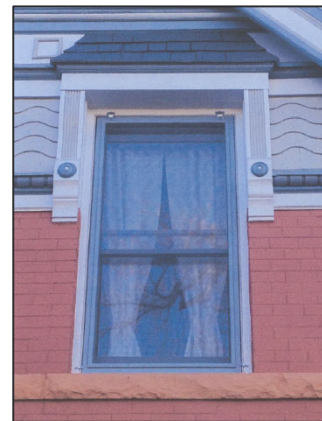
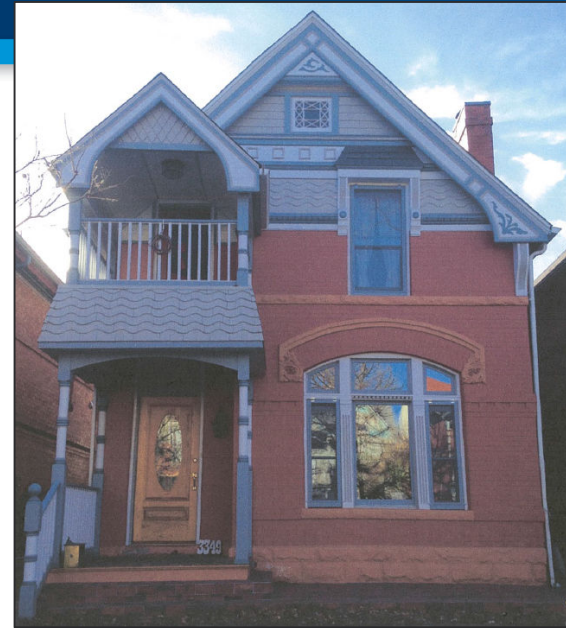
REVIEW:

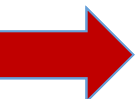
- Properties designated “as is” – no improvement requirements
- Required for exterior changes tied to a building permit **ONLY**
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors or paint colors
- Demolitions discouraged

BENEFITS TO PROPERTY

OWNER

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





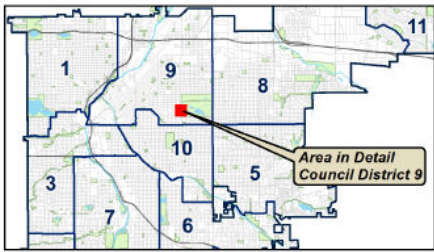
	Benchmark	Date
1.	Applicant/Owner Submitted application	04-22-2016
2.	Landmark Preservation Commission	05-17-2016
3.	<i>Neighborhood and Planning Subcommittee of City Council</i>	05-25-2016
4.	<i>City Council First Reading</i>	06-20-2016
5.	<i>City Council Second Reading</i>	06-27-2016
6.	<i>Effective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

Landmark Designation Process


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


1899 York Street – Ghost/Rose House

Proposed Landmark Designation



Proposed Landmark Designation
1899 York St.

 See attached legal description

 0 25 50 100 Feet
Aerial Photo: 2014 Map Date: 4/28/2016

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

Chapter 30, DRMC - PROPERTY REQUIRED TO:

Maintain its Historic and Physical Integrity

Meet One Designation Criterion in Two or More of the Following Categories:

- History
- Architecture
- Geography

Relate to a Historic Context or Theme

Maintain its Historic and Physical Integrity

...the ability of a structure...to convey its historic and architectural significance....recognized as...belonging to its particular time and place and Denver's history."

- Seven Qualities that define integrity
 - Location
 - Design
 - Workmanship
 - Materials
 - Setting
 - Feeling
 - Association



Maintain its Historic and Physical Integrity

Minimal Changes

- Replacement of garage door

Condition

- Deferred maintenance

Retains Excellent Integrity

- Design, materials, workmanship, location, setting, feeling, and association



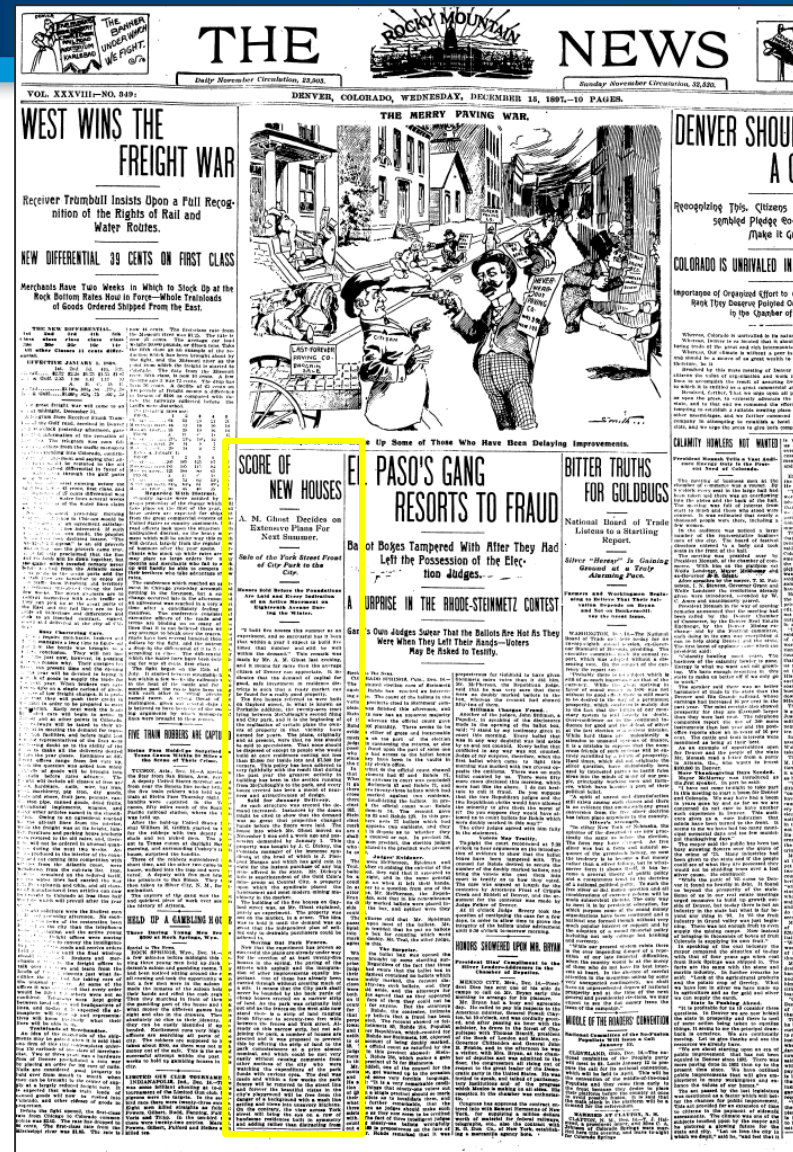
story – 30 years old, and shall:
have direct and substantial association with a
person or group of persons who had influence on
the city
Allen M. Ghost

- Prominent developer
- A.M. Ghost and Company

Purchased Park Side addition in
1880s

- Developed land in late-1890s and 1900s

Constructed 1899 York residence in
ca. 1906



Landmark Designation Criteria

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

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



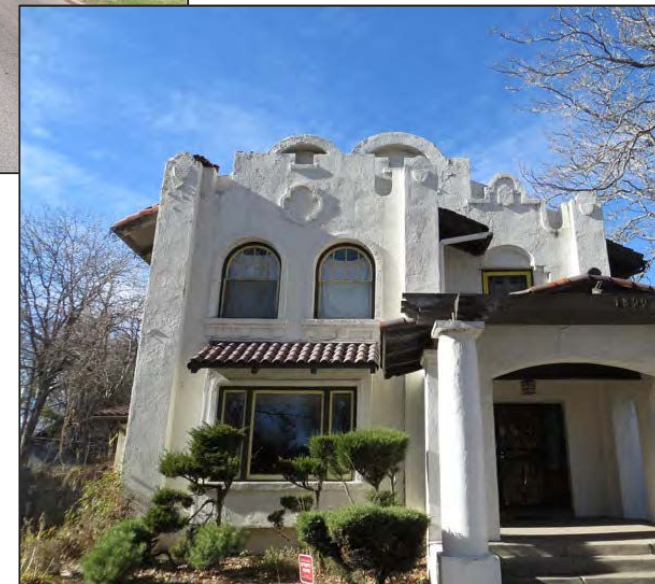
Landmark Designation Criteria

ography:
a prominent location or be an established, familiar and orienting visual
of the contemporary city;

ominent corner lot
Along York Street
Trolley line

entionally sited
Across the street from City
Park
Block from entrance to the
park

historically intended to be
owpiece for the
ighborhood



Chapter 30, DRMC - PROPERTY REQUIRED TO:

③ Relate to a Historic Context or Theme

- Early 20th Century Architecture
- Development and growth of Denver
 - Specifically the Park Side addition

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

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

LPC Vote: 8-0

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