

# 1899 York Street – Ghost/Rose House

#### 2016L-004 – Landmark Designation Application

Neighborhood and Planning Committee May 25, 2016





# Landmark Designation

# How are applications submitted?

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

### Who Can Apply?

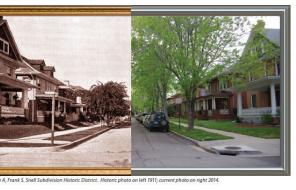
- Owner(s) of property
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who have a place of business in Denver





# Landmark Designation Impact

esign Guidelines for enver Landmark ructures & Districts





#### 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

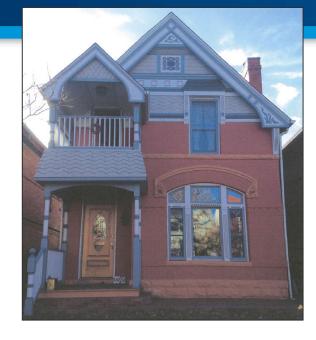


#### Landmark Designation in Denver

#### **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
- ervices viextenter repairs









### Landmark Designation Proces

		Benchmark	Date
	1.	Applicant/Owner Submitted application	04-22-2016
	2.	Landmark Preservation Commission	05-17-2016
	3.	Neighborhood and Planning Subcommittee of City Council	05-25-2016
	4.	City Council First Reading	06-20-2016
	5.	City Council Second Reading	06-27-2016
	6.	Effective Date	07-01-2016
SERVICES VISIT	CALL 311		



### 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
VIS	6.	Landmark Preservation Staff meetings with applicant and authors
Gov.or	7.	Posting on LPC and Landmark Designation Websites

#### DENVER THE MILE HIGH CITY

#### Proposed Landmark Designation



# 1899 York Street – Ghost/Rose House

- Address
  - 1899 York Street
- General Location
  - Corner of York Street and 20<sup>th</sup> 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



# hapter 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





# Landmark Designation Criteria

Maintain its Historic and Physical Integrity

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

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







# Landmark Designation Criter

#### aintain its Historic and Physical egrity

- Minimal Changes
- Replacement of garage door
- Condition
- Deferred maintenance

#### Retains Excellent Integrity

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

ervices visit | call erGov.org | 311



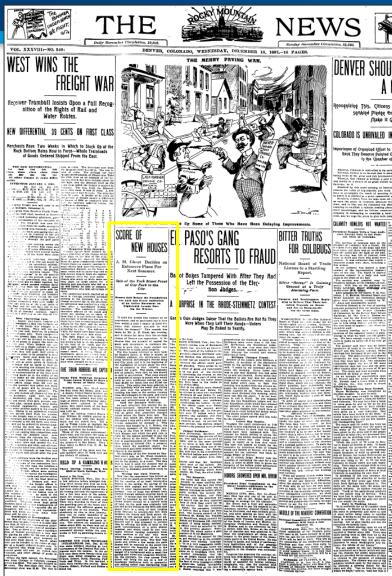




# Landmark Designation Crite

- story 30 years old, and shall: we direct and substantial association with a on or group of persons who had influence on tx 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

RERVICES VISIT CALL





# Landmark Designation Criteria



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



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









#### Landmark Designation Criteria 2. Architecture – design quality and integri

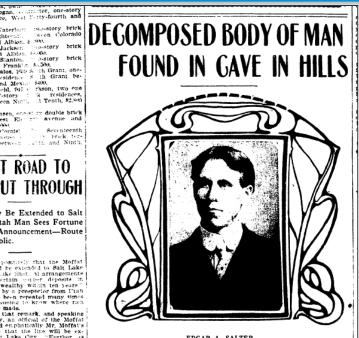
#### and

B. Be the significant work of a recognized architect

#### or master builder;

#### Wagner & Manning

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



EDGAR A. SALTER,

to of the members of the party which discovered unknown dead man in cave finding of the badly decom- (

Who the man was, where he came from and how he mot his death are questions which Coroner Davidson of Golden is try-

s blans drawn for vidences in Den-Wagner & Manen angaged twisor for the

w.ii [1.8] 115,000.

TO BUILD DSOME HOME

Lake City "Further, as of our intentions," he said, beginning the permanent exact route soon will be public, and it will be one

Lake City

Jackson, Scool

\$400.

Stanton

nd Mex.

be built at thy in the Spanred tile roof. ligh and the style of the

e ulso completed avenue Methodist

Morgan was last seen going in the diwhere the second from remnants of the cloth found in the cave the suit worn by the dead man was bine.

and how he met his ucata are questions which Corner Davidson of Golden is trying to solve. No clew to the identity of the opposite could be found, and practice which corner davidson the body lends color the opposite could be found, and practice which we have a david be determined by all the clothing was in tatters, with an analysis of the theory that it is Million D. In the gravity of the theory that it is Million D. In the gravity of the theory that it is Million D. In the gravity of the theory that it is the found any of the present living at the theory the sector of the theory of theory of theory of theory of theory of the theory of an instant, and in that instant Mrs. Grue- the manufacturer ber saw the outlines of the corpse lying Milton D. Mathews was an employ

ber saw the outlines of the corpse bing ( ) Milton D. Mathewa was an employe of the Arter of the carter of the Arter of t



# Landmark Designation Criteria

raphy:

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

minent corner lot

- Along York Street
- Trolley line

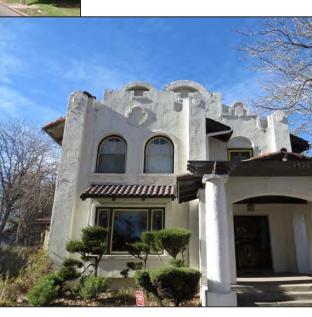
entionally sited

- Across the street from City Park
- Block from entrance to the park

torically intended to be owpiece for the ghborhood









Chapter 30, DRMC - PROPERTY REQUIRED TO:

Relate to a Historic Context or Theme

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





# LPC Public Hearing - Commen

- 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





# LPC Review Criteria

- Maintain its Historic and Physical Integrity ✓
- Ø Meet One Designation Criterion in Two or More of the Following Categories:
  - History
    - Ic associated with a person who had influence on society
  - Architecture
    - 2a embody distinguishing characteristics of an architectural style or type  $\checkmark$
    - 2b a significant example of the work of a recognized architect  $\checkmark$
  - Geography
    - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary cit
- B 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."

RERVICES VISIT | CALL CALL CALL 311