**DISTRICT DESCRIPTION**

The A.M. Ghost Historic District developed principally in the late 19th and early 20th century beginning in the 1860s when military veterans were granted permission to claim acreage from the federal government. In 1887, real estate agent Allen M. Ghost purchased the land and platted lots in the area that sold quickly due to the promise of streetcar service that was eventually established in 1888. Within the district, the most common architectural styles are Queen Anne, Craftsman Bungalows, Denver Square with Classical Revival elements, Tudor style, and Classic Cottage architecture. Brick masonry is the common building material. Often the Queen Anne Style homes feature fish scale shingles in the front facing gable with cornice returns. The Denver Square with Classical Revival elements and Craftsman Bungalow feature simpler architecture and ornamentation.

**ORDINANCE**

Ordinance #402, adopted 2010.

No special provisions.

**PERIOD OF SIGNIFICANCE**

Prior-to and including 1941.

Source: Ordinance #402, series 2010.

Contributing structures are included in the ordinance.

**LISTING CRITERIA**

- History
- Architecture
- Geography

History: Reflective of the growth and prosperity of Denver in the late 1800s and the importance of the streetcar suburbs, allowing for Denver citizens to live outside the downtown area. Associated with many prominent individuals including Howard C. Maloney, George W. Olinger, Sr., Rev. Thomas Bliss, John G. Prinzing, John D. Coplen, and Edward L. Brown.

Architecture: A distinct middle class neighborhood reflective of the building boom in the late 19th and early 20th centuries with Queen Anne, Craftsman Bungalows, Denver Square with Classical Revival elements, Tudor style, and Classic Cottage architecture.

Geography: A distinctive neighborhood in the West Highland neighborhood with uniformity of setbacks and landscape features providing a visual gateway into the neighborhood.
# A.M. Ghost Historic District

## Character-defining Features

1. Streetscape with Queen Anne and Denver Square structures. Note the relatively shallow front yards on this street, the historic sandstone sidewalk separated from the street with a tree lawn.

2. Streetscape with Queen Anne style structures. Note the uniform front yard setback, the projecting front porches, and architectural harmony of this block.

## District Layout & Composition

### Streets & Streetscape


### Sidewalks

Predominately wide sidewalks of historic red sandstone and modern concrete separated from the street with a tree lawn and mature trees.

### Land Uses

Predominately residential with two religious institutions, located at 3401 W. 29th Ave. and 2945 Julian St.

### Lot Sizes & Shapes

Lots are typically very narrow, averaging around 25 ft. in width. Lot depth is around 125 ft. Interior lots are smaller, with a small number of larger corner lots and shallow lots that front onto Irving St., Julian St., and Lowell Blvd.

### Building Placement

Buildings front primarily onto the east-west streets. The district’s large block sizes allows for a small number of homes to front onto the north-south streets, they are typically located on the interior of the lots on Irving St., Julian St., and Lowell Blvd. Building placement ranges from center placement to closer to the property line on one side of the lot.

### Setbacks

Uniform front yard setbacks. Landscaped with a variety of softscape. Side yards of varying sizes. Some side yards are very narrow while other buildings occupy multiple lots with substantial and uniform distances between houses.

## Design Review

All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.

When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character-defining features of the historic district to evaluate the project’s compatibility with the property and historic district.

The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.
A.M. Ghost Historic District

Character-defining Features

3. Simplified Classic Cottage. Note the masonry porch piers, the large overhanging roof eave, the dormer window in the hipped roof, and the jack-arch window

4. Queen Anne cottage. Note the decorative fish-scale shingles and barge boards in the forward facing gable, the spindle columns and fretwork on the projecting front porch, the arched windows on the first floor with decorative jack arch and corbels.

PRIMARY BUILDINGS

Mass & Form

Building Height: Varying from one- to two-story residences.

Building Shapes: Predominately single family residences with a few duplexes. A few homes have been converted into small apartments. Boxy residences with relative symmetry and no complex massing.

Materials

Red or beig brick is the dominant material, though a small number of wood frame buildings can be found.

Roofs

Forward facing gable roofs and hipped roofs with hipped roof dormers most prevalent. A small number of gambrel roofs can also be found. Overhanging eaves are prominent. Boxed eaves are typical on most styles, with exposed rafters and purlins on Craftsman Bungalow style. Composite roofing material is common.

Entries & Doors

Typically an offset front traditionally sized single entry with a transom window above a wooden door. Doors often feature lights.

Windows

Large rectangular first-floor single one-over-one windows are common, although grouped windows can be found on the front facade. Decorative lintels (wood or stone) are common; most have stone sills. Single, double, grouped and tripartite windows have a less vertical and “square” line appearance due to the group arrangement. Historically, windows were recessed in the wall (not flush).
### PRIMARY BUILDINGS (continued)

#### Porches

| Width | Partial and full width porches are common. Queen Anne and Classic Cottage homes generally feature partial-width porches, while other styles have full-width porches. A few of the Queen Anne homes within the district feature wrap-around porches. |
| Height | One-story porches are common. Two-story porches are only seen on the Queen Anne homes where the porch is very narrow. |
| Projecting | Predominately projecting porches. |
| Shapes | Raised square and rectangular porches with shed, gable, and hipped roofs. |
| Materials | Masonry foundations are common with wood columns or brick piers. |

#### Building Ornamentation

Fish-scale shingles in front gables is common. Ornamentation in this district is simplified and typically limited to the porch, the gable, or around the windows. Half timbering is found on some Craftsman Bungalow styles. Decorative barge boards are typical on Queen Anne homes with forward facing gables.
ACCESSORY STRUCTURES & SITE FEATURES

Outbuildings

Detached: Yes. Typically located in the rear corner of the lot.
Access: Facing onto the east-west alleyways.
Height: Typically one story in height.
Size: Single bay.
Shape: Square garages with gable roofs and flat roofs with parapets common.
Materials: Masonry construction, typically to match the primary structure. A number of garages feature non-historic stucco.

Walkways

Located in a straight path leading up to the front door, occasionally a few steps incorporated to accommodate the front yard slope. Typically 3-4 feet wide and constructed of sandstone or concrete.

Walls & Fences

Front Yards: A small number of non-historic, low profile, open style metal or wood front yard fences.
Side & Rear Yards: Wood fences enclose rear and side yards.
Retaining Walls: Retaining walls not common.