



Leadville Historic Resources Survey: Phase 1

August 2017

Three Gables Preservation
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Harrison Avenue

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HISTORIC RESOURCES SURVEY: PHASE I

City of Leadville, Colorado

INTRODUCTION

PROJECT PURPOSE

The purpose of the “Historic Resources Survey: Phase I” is to identify and evaluate fifty properties on Harrison Avenue; more specifically, to conduct an intensive-level survey for forty resources, and a reconnaissance-level survey for ten resources (with construction dates from 1941 or later). These properties, located along Harrison Avenue, were identified in the 2015 *Leadville Historic Resources Survey Plan* as having the highest priority for recordation and evaluation. These resources will be assessed for their eligibility or contributing status for the existing National Historic Landmark district.

If found contributing to the existing historic district, the properties may be eligible for monetary incentives for their preservation in the form of grant funds or rehabilitation tax credits. The survey project will also provide recommendations for local landmark designation, which in addition to offering financial incentives, is a planning mechanism that can protect historic resources from demolition. The survey will also provide information that may assist the City of Leadville in other preservation planning efforts, such as the development of educational programs and heritage tourism projects.

BACKGROUND

Leadville’s unique and colorful history has long been recognized. The Leadville National Historic Landmark (NHL) district was designated on July 4, 1961 by the National Park Service of the U.S. Department of the Interior. As one of the earliest NHL districts in the nation, there were no survey forms, reports, or nomination prepared in conjunction with the 1961 designation. When the National Historic Preservation Act of 1966 was passed, the National Register of Historic Places was created. At that time, all National Historic Landmarks were automatically listed in the register. In 1968, the Advisory Board on National Parks, Historic Sites, Building, and Monuments sent a memorandum to the Secretary of the Interior presenting a verbal boundary description and map for the Leadville National Historic Landmark district. It wasn’t until 1975 that the National Park Service prepared an official “nomination” form for the “Leadville Historic District.” This nomination was intended to serve both for the National Historic Landmark district as well as the National Register of Historic Places (NRHP). Unfortunately, this was a very brief document, containing one and a half pages of physical description and three pages of historical significance. The majority of the physical description text covered only nine individual buildings (three of these buildings are located within this project area): Tabor Grand Hotel, St. George’s Church, Annunciation Church, Tabor Opera House, City Hall, Healy House, Dexter Cabin, Englebach House, and the Horace A. W. Tabor House.

The City of Leadville adopted an ordinance in 1999 to “encourage the conservation, historically appropriate and structurally sound renovation, and the creative and economically viable reuse of certain

structures and areas contained within its boundaries.” The Leadville Historic Preservation Commission (HPC) was created in 2013 in part to carry out the intent of the ordinance, thereby protecting the unique historic character of Leadville. In order to make informed decisions regarding these resources, the HPC and city staff needs a better understanding of the number of historic resources, their architectural and historical significance, and their existing condition (including integrity). A historic resource survey provides this information, and thus can serve as the basis for evaluating and then preserving Leadville’s historic properties.



Leadville's National Historic Landmark District boundaries, 1968.

WHAT IS A SURVEY?

A survey is a process of identifying and gathering data on a community's historic resources. A field survey is conducted (a physical search for resources), followed by the recording of data in a systematic fashion. Survey data is the raw information produced by the survey, and includes a property's location, architectural character, and condition. A survey also gathers historical information in order to assess the significance of the property. An inventory form is one of the basic products of a survey. It is the organized compilation of information gathered during the survey. *Evaluation* is the process of determining whether the identified properties meet a defined set of criteria of historical, architectural, archeological, or cultural significance. The findings of this evaluative process are then usually outlined in a survey report which recommends future preservation planning actions for the surveyed area.

HOW ARE SURVEYS CONDUCTED?

Both the *Secretary of the Interior's Guidelines for Identification* and the OAHIP distinguish between two general levels of survey: reconnaissance and intensive survey. Both levels may involve field work, but

they are very different in terms of the level of effort involved. While background documentary research into the community's history and architecture may sometimes be conducted with reconnaissance survey, it is always undertaken with intensive survey in order to evaluate the building's architectural and historical significance. This research is also necessary for the preparation of a survey report, in order to provide information on historic contexts and the development of a community.

RECONNAISSANCE SURVEY

Reconnaissance level survey is an overview inspection of an area that identifies the types of historic resources and their distribution within the area. These surveys can provide a general understanding of an area's historic and architectural resources and provide sufficient information to guide future preservation planning efforts. Reconnaissance surveys are useful not only for generally characterizing the area's resources but also for determining how to organize and plan more detailed survey work. It can thus serve as the first step towards the next level – intensive survey. A reconnaissance survey may involve any of the following activities:

- A "windshield survey" of the area – driving the streets and visually locating the properties. Typically, the data gathered from a windshield survey includes the general distribution of buildings, structures, and neighborhoods, as well as the different architectural styles, periods, and modes of construction. Specific properties of particular architectural or historical value can be plotted on maps, as well as concentrations of architectural or historical properties which together contribute to a sense of time and place. The natural features and topography of the area, as well as characteristics of the "built landscape," including street trees, parks, and sidewalks, may be recorded.
- A study of aerial photographs, historical and recent maps, city plans, and other sources of information that help gain a general understanding of the community's layout and environment at different times in its history.
- A detailed inspection of sample blocks or areas, which is used for extrapolating about the resources of the neighborhood or city as a whole.

Due to its cursory nature, a reconnaissance level survey usually can be completed in less time and for less money than an intensive level survey. However, the data gathered in a reconnaissance level survey should still be summarized in a report that details the types of properties identified, boundary of the surveyed area, location and distribution of significant properties or concentrations of properties, and the integrity of the surveyed area. Recommendations for future survey or planning activities should also be presented. The OAHF developed the 1417 and 1417b reconnaissance survey forms to collect a baseline level of information about historic resources and their associated ancillary buildings, structures, or objects. The two-page 1417 form focuses on geographic location and physical description of the property; the 1417b form is required for each ancillary building on a property. Therefore some properties may require two to four forms. Final products for a reconnaissance level survey prepared for the OAHF typically include a USGS map noting the location of the property, a simple sketch map and photographs. Background historical research would generally not be conducted for this form.

INTENSIVE SURVEY

An intensive survey is a close and careful look at the area being surveyed. Intensive level surveys are conducted to fully identify and document all architectural or historical properties chosen for the project; a comprehensive intensive survey records all properties within a given area, while a selective intensive survey records properties based on common associative criteria, such as age or resource type. It involves detailed background research as well as a thorough inspection and documentation of all historic properties in the field. Intensive surveys can provide the basis for designation to the National Register of

Historic Places, local historic district zoning, tax act certification, environmental review, and detailed preservation planning recommendations.

The OAHP requires grant-funded surveys to record data on their forms; most urban properties are recorded on the Colorado Cultural Resource Survey Architectural Inventory Form 1403. This form dictates gathering specific information for each resource, including:

- the location and name of the property
- its date of construction
- architectural style and description of features
- history and significance of the property
- description of its environment
- a field evaluation of its eligibility for historic designation
- sources of information

In addition to the survey forms, final products for an intensive level survey prepared for the OAHP include a USGS map noting the location of the property and photographs. Survey reports accompanying the project should include the following information:

- The distribution of architectural or historical properties within the survey area, including the number of properties surveyed and their location
- Historic contexts that are covered by the survey project.
- Property types represented within the survey area.
- Overall physical description of the survey area and common streetscape and environmental elements.
- A discussion of the integrity of the area and of those properties or concentrations of properties that retain their architectural or historic character.
- Recommendations for future preservation planning efforts, including listing in the National Register of Historic Places, local historic district designation, and other preservation planning efforts.

PROJECT FUNDING, DATES & TEAM

This project was sponsored by the Leadville Historic Preservation Commission and funded by a Certified Local Government grant. The City of Leadville became a Certified Local Government (CLG) in 2013. This federal designation recognizes the efforts of local, state and federal governments working together to save the irreplaceable historic character of communities. By receiving certification, Leadville has made a commitment to historic preservation. In turn, this enabled the Leadville Historic Preservation Commission to apply for a CLG grant. The City of Leadville was awarded a CLG grant in 2016 for the *Historic Resources Survey: Phase I* project through History Colorado, which acts at the State Historic Preservation Office (SHPO) for the state of Colorado. Certified Local Government grants originate from the Federal government, and grant projects are subject to the disclaimer on page ii.

The City selected Deon Wolfenbarger of Three Gables preservation to conduct the intensive- and reconnaissance-level survey of fifty properties along Harrison Avenue in Leadville. Wolfenbarger conducted field work and research between July 2016 and June 2017. A draft survey report was presented to the Leadville Historic Preservation Commission in August 2017 for discussion and additional comments. The results of the intensive level survey are presented in this report, and include

recommendations of individual eligibility for the National Register of Historic Places (NRHP) as well as contributing status to the existing NHL district. A summary of those findings follows.

SUMMARY OF RESULTS

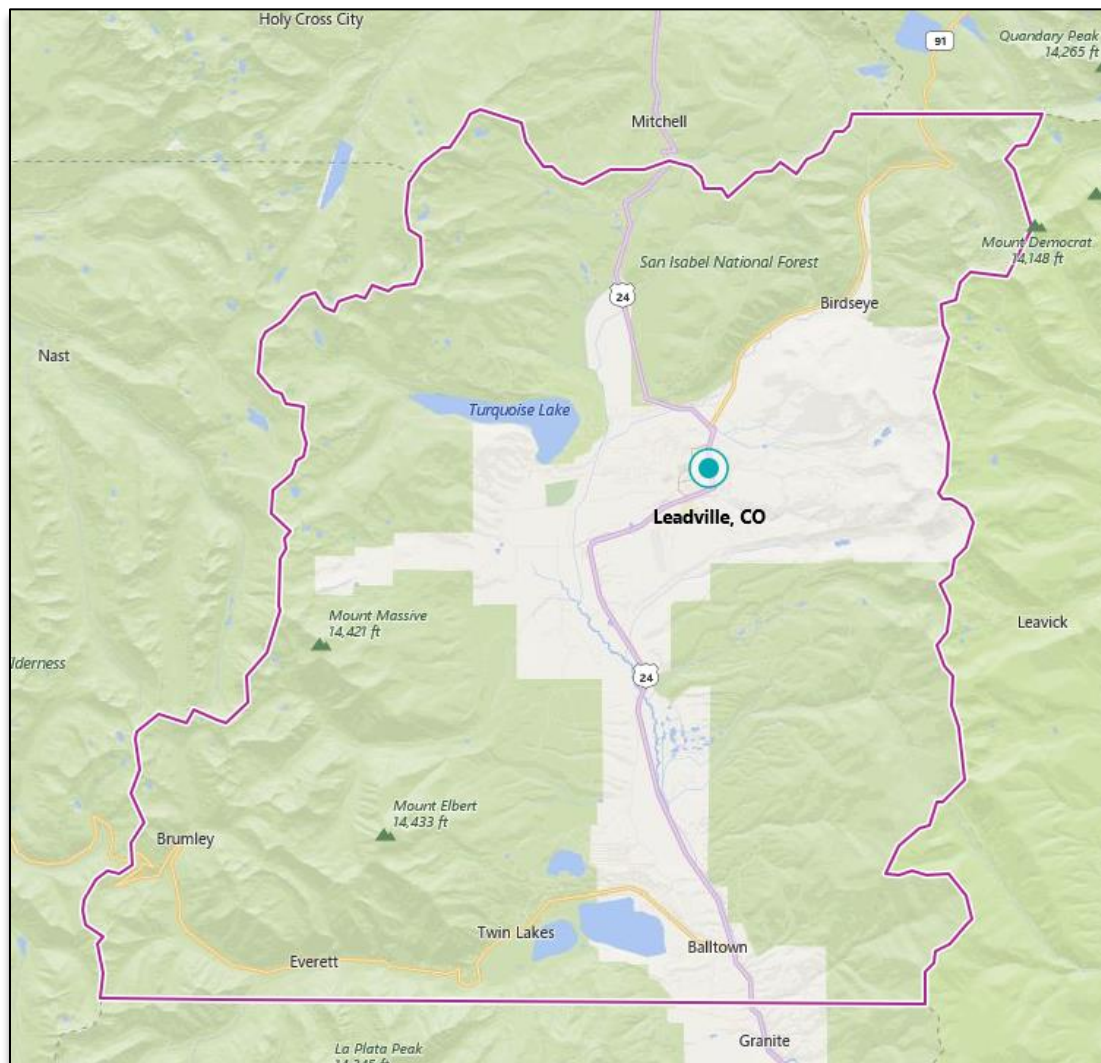
A total of fifty (50) properties were surveyed. Of the forty properties surveyed at the intensive level, fourteen (14) resources were evaluated as contributing to the existing National Historic Landmark district, twenty-five (25) were evaluated as non-contributing, and one primary building and one outbuilding required more data. Some of the non-contributing properties were non-contributing due to their age; i.e., they were constructed outside of the presumed period of significance for the NHL district, but would either be individually eligible, or would become contributing if the district nomination were amended and the period of significance extended. These include the 1908 Jos. Harwitz Building at 213 Harrison (left, 5LK.40.58), the 1901 Blossfield Block (5LK.40.34), and the 1910 Masonic Temple Building at 619-612 Harrison (right, 5LK.40.12). The Lake County Courthouse (5LK.40.67) was non-contributing due to its age, but would also be individually eligible for the National Register. Of the remaining non-contributing properties, rehabilitation work that returns the buildings to their original exterior appearance may reverse this evaluation.



There were ten properties surveyed at the reconnaissance level, in part because they were all determined to have been built outside of the district's potential revised period of significance. Several had also lost integrity from their time of construction; thus although not researched and recorded at an intensive level, they were all field evaluated as non-contributing to the historic district. Within the entire survey area, fourteen (14) buildings are field evaluated as contributing to the historic district due to their age, historical and architectural significance, and integrity; thirty-five (35) were recommended as non-contributing, either due to their age or lack of integrity; and two (2) properties needed additional research (this includes one barn.)

PROJECT AREA

The project area for the Phase I survey project covers an approximate six-block area of Leadville along Harrison Avenue. Leadville is located in the northern portion of Lake County, Colorado, in Sections 23 and 24, Township 9 South, Range 80 West of the Sixth Principal Meridian. It is the only incorporated municipality in Lake County, and serves as the county seat. Leadville is on the eastern slope of the Continental Divide, and is surrounded by mountain ranges on three sides, including several peaks over 14,000 feet. The Sawatch Range lies west and north, and the Mosquito Range is east of Leadville. The city lies at the base of the Tennessee, Fremont and Mosquito passes near the headwaters of the Arkansas River, at elevation 10,152 feet above sea level. It is one mile south and two miles north of the San Isabel National Forest.

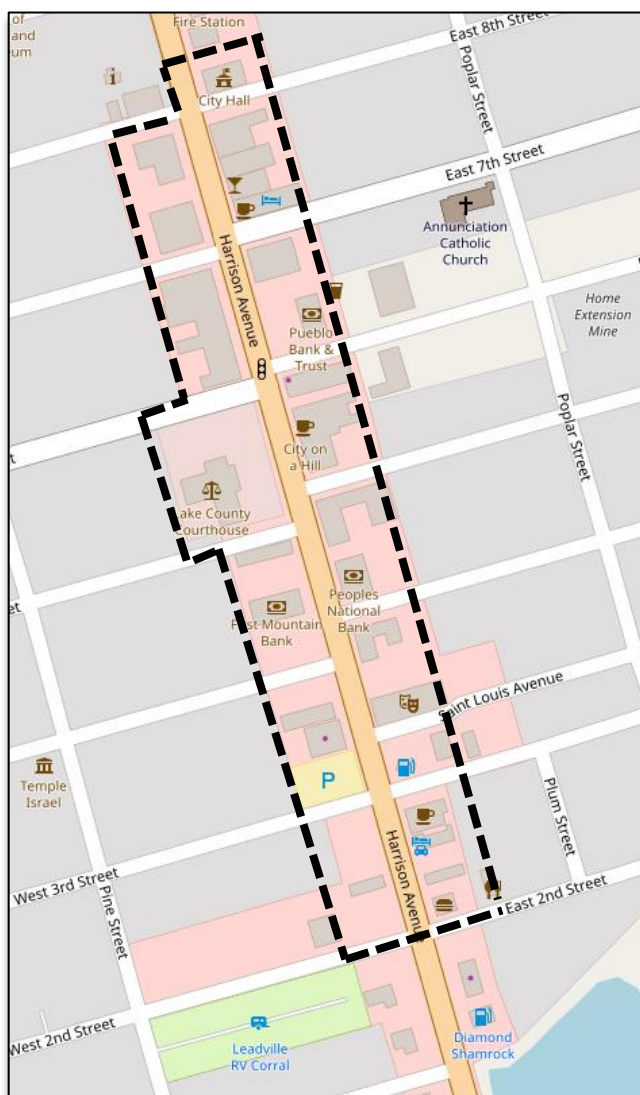


Lake County, Colorado is represented by the purple boundaries. Source: *GoogleMaps©*, 2017.

Leadville the highest incorporated city and the second highest incorporated municipality in the United States. The physical character of Leadville's environment places constraints or challenges for its historic resources. There are large temperature changes from summer to winter, and rapid changes of weather due to storms that travel west to east. Leadville's average daily high temperatures in the summer months

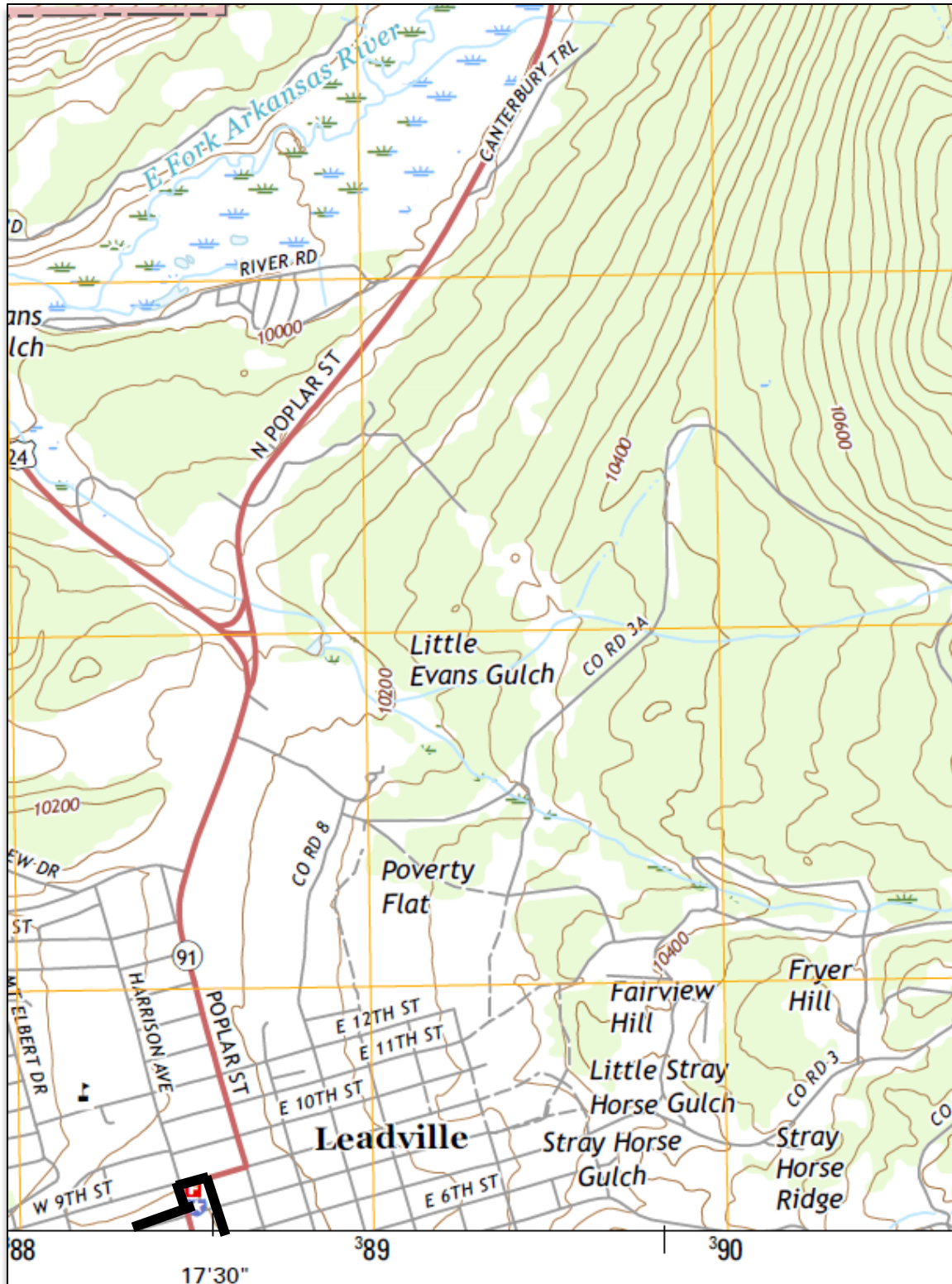
are in the 80s, and in the 20s during the winter. The average growing season is 81 days, and the average annual precipitation rate is 17.58 inches.

Leadville and its vicinity contained abundant mining resources, which were a key determinant of historic land development patterns. The Leadville Mining District extends between Evans and Iowa gulches, and between Mosquito Ridge and the Penderay Fault, which runs along Hemlock Street in town. While mineral resources still remain in the Leadville Mining District, much of the more easily accessible resources have already been mined. Most of Leadville's large-scale mining operations ended by the turn of the twentieth century, although smaller scale mining enterprises have continued over the past century. An exception is the Climax molybdenum mine, which currently employs 325 people and is responsible for generating \$9.1 million in local taxes to local taxing entities.¹

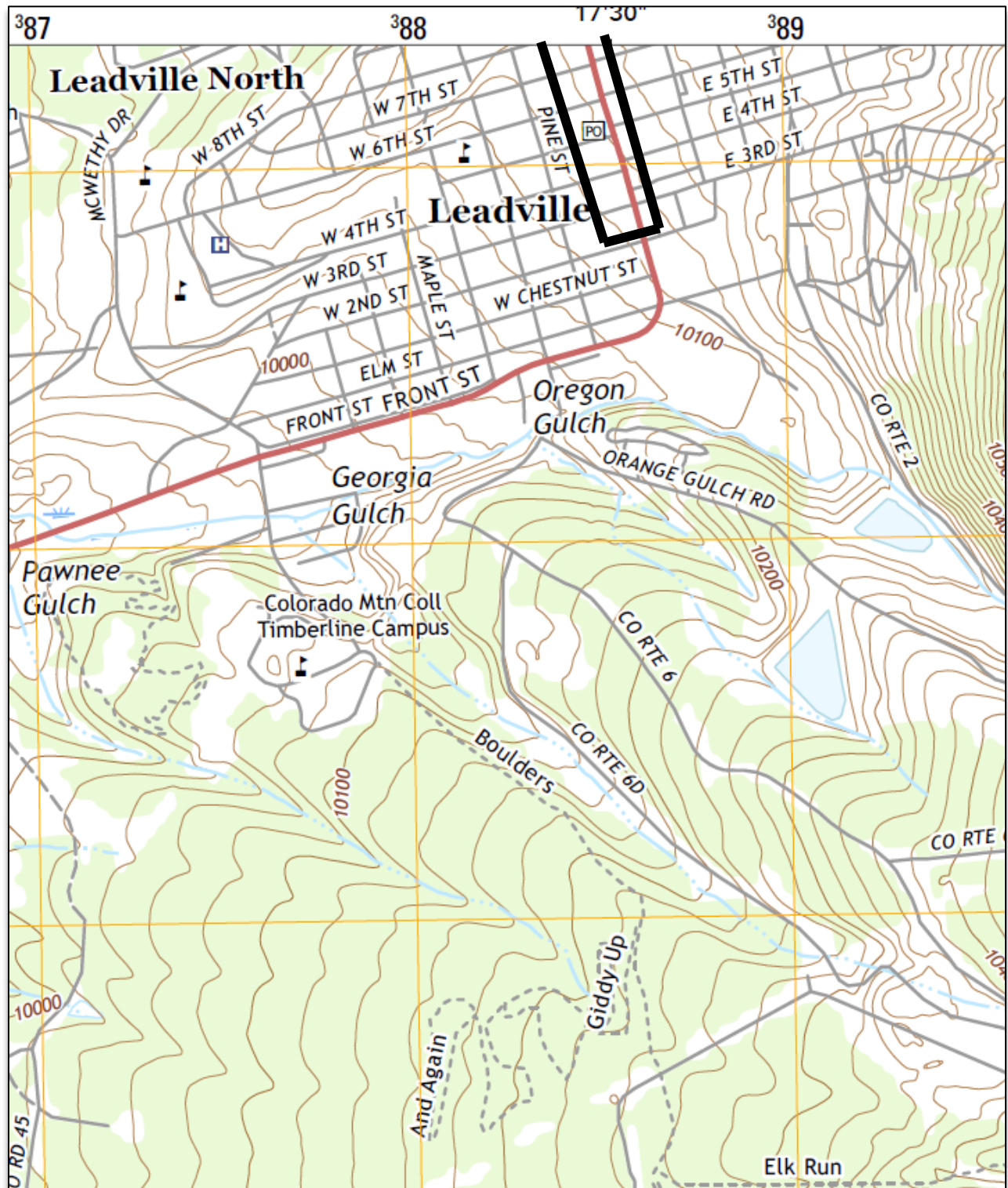


Project Area. Project area is within the heavy dashed line.
Map Source: "City of Leadville Zoning," Lake County GIS online maps.

¹ RPI Consulting, "City of Leadville, CO Comprehensive Plan," Draft (March 11, 2015), 92.



Project Area/north: USGS map. Project study area is marked by the heavy solid black line. *Map Source:* A portion of the digital U.S. Geological Survey quadrangle map: LEADVILLE NORTH, CO (2016).



Project Area/south: USGS map. Project study area is marked by the heavy solid black line. *Map Source:* A portion of the digital U.S. Geological Survey quadrangle map: LEADVILLE SOUTH, CO (2016).

RESEARCH DESIGN AND METHODS

DETERMINATION OF DOCUMENTATION LEVEL

Prior to field survey, the number and level of documentation was determined. As one of the primary goals of the project was to provide recommendations as to which properties would contribute to the existing National Historic Landmark District. The official determination of eligibility is made by the National Park Service, but the information contained in an intensive level survey would provide a sound basis for that final determination. Addition district information was provided for the National Park Service in the 1975 nomination. However, that nomination did not provide justification for the “1860 – 1900” period of significance. The 2015 *Leadville Survey Plan* included a brief outline of historic contexts, including one that ended in 1946. It was therefore decided that this latter date would be used as a starting point to determine which buildings should be inventoried at the intensive level.

Construction dates were retrieved from the Lake County Assessor’s Office; all buildings that had an estimated construction date prior to 1946 were automatically selected for intensive level documentation. Next, a chart with photographs was prepared for those buildings constructed *after* 1946. This list included eleven buildings with post-World War II construction dates. These buildings were then examined for physical integrity; i.e., did the buildings retain much of their physical appearance from the time of their construction. Of the eleven, only one retained a likely high degree of integrity: the Lake County Courthouse at 505 Harrison Avenue. This building was thus selected for intensive level survey, as it had the potential to be individually eligible for historic designation. The final list of intensive and reconnaissance level properties was approved by the Office of Archaeology and Historic Preservation (OAHP) at History Colorado, which serves as Colorado’s SHPO.



Lake County Courthouse. Source: Historic postcard, date unknown.

OAHP FILE SEARCH

A file search of History Colorado’s COMPASS database was conducted on the approved list of survey properties. This search found that thirty-nine of the forty intensive level properties had been previously surveyed, and nine of the ten reconnaissance level survey properties had been previously inventoried. (See Tables 1 and 2).

FIELD SURVEY

A field survey was conducted on foot of every building within the project area’s boundaries. This on-site examination of each property assessed the building’s architectural style and features, building materials, condition, integrity, approximate construction dates, and any obvious alterations or additions. Also, if there were any landscape features or outbuildings, these were also recorded.

PHOTOGRAPHY

Color digital images were taken of primary buildings and outbuildings. Digital images were selected to illustrate all four sides of the primary building if visible from the public right-of-way. The digital images were included within the survey forms, as were scans of any available historic photographs. The selected digital images were also printed in color on 4” X 6” Kodak Professional Endura archival paper. Photographs were labeled indicating the site number, street address and town, date, and CLG project number. The Office of Archaeology and Historic Preservation, History Colorado in Denver received the prints, while both the City of Leadville and the OAHP retain the <.tiff> and <.jpg> digital images. Photographs are labeled with **site ID** numbers, followed by the **view number** (such as **5LK.40.67-02**).

MAPS

Maps of individual parcels were created using the Lake County Assessor’s Office online GIS “Tax Parcel Viewer” application. Project area maps were also created with this system, as well as maps available online.

ARCHIVAL RESEARCH

The amount and quality of historical data varied from property to property. Some of the buildings were associated with prominent persons, and previously published manuscripts or historical newspaper articles often provided data about the building’s construction or early history. City directories and Sanborn maps were valuable sources of information, both for the types of businesses and for estimated construction dates for buildings and/or additions. The bibliography contains a complete list of secondary sources; a few are listed below, along with primary sources.

- *Lake County Assessor’s Office:* Estimated construction dates, post WW II photographs, former owners.
- *History Colorado:* Colorado State Historic Preservation Office, Office of Archeology and Historic Preservation. Database search for previous surveys; survey forms; National Register of Historic Places nomination form.
- *Lake County Public Library:* City directories (including prior research for many buildings on Harrison Avenue); historical prints.
- *Denver Public Library:* Online digital Sanborn maps, Western History/Genealogy Digital Collections (photographs).

- Griswold & Griswold, *History of Leadville & Lake County, Colorado: From Mountain Solitude to Metropolis* (1996): Extensive history (2250 pages) with text index; buildings numbers not indexed.
- Von Bamford & Tremblay, *Leadville Architecture: A Legacy of Silver: 1860-1899* (1996): information about Leadville architects and builders.

EVALUATION

When evaluating buildings, structures, or districts for eligibility for national, state or local historic designation, there are two primary areas of consideration – significance and integrity. Since these properties are located within a larger existing NHL/NRHP district, a final evaluation of significance should be undertaken when all buildings within the district have been surveyed. However, for the purposes of this project, historical significance for a building’s contributing status to the *National Historic Landmark* district was completed and included on the individual survey forms.

Integrity is the ability of a property to convey its historical associations or attributes. While somewhat subjective, the evaluation of integrity is grounded in an understanding of a property’s physical features and how they relate to its historical associations. Historic integrity, as defined by the National Register, is a composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Integrity thus can mean the retention of physical materials, design features, and aspects of construction dating from the period when the survey area attained its significance. All seven qualities of integrity do not need to be present as long as the overall sense of time and place is evident. Two of these aspects are generally critical in order for a property to retain its historic character: design and materials. Therefore, alterations that have the potential to typically render a property ineligible for historic designation were examined. These include siding changes, storefront alterations, window alterations, removal or addition of new features, and large additions which detract from the historic character of the property. These alterations are often apparent even without knowledge of the original appearance of the building, but wherever possible, historical photographs were examined to determine the extent of alterations.

SURVEY FORMS

The data resulting from this project was recorded on the OAHP’s “Colorado Cultural Resource Survey – Architectural Inventory Form 1403” for intensive level survey, and “Colorado Cultural Resources Inventory – Historical and Architectural Reconnaissance Form 1417” for reconnaissance level survey. The intensive level survey forms include information on property location, ownership, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. The OAHP assigned a unique Smithsonian identification number for each property not previously recorded; new identification numbers ranged from 5LK.122 through 5LK.131. The numbers are referenced on the survey forms, photographs and this report. Hard copies of the inventory forms, as well as Word and PDF versions, were submitted to both the OAHP and the City of Leadville. Google Earth© was used to determine the UTM coordinates for each property. Additional pages at the end of each form contained locational and site maps, Sanborn maps, and current and historical photographs if available.

The reconnaissance level survey forms contain locational information, a brief description, historical associations, and a site plan. At the end of each form, existing photographs and historical photographs from the Lake County Assessor’s office were included.

Eligibility for federal designation was evaluated according to National Register of Historic Places guidelines found in NRHP bulletins 15 and 16A, and any other applicable bulletins (e.g. bulletin 18 for historic landscapes), as well as the guidelines for National Historic Landmarks found in NR Bulletin “How to Prepare National Historic Landmark Nominations.” To be considered significant, cultural resources must be over 50 years old, possess sufficient integrity, and meet one or more of the NRHP evaluation criteria. Buildings within National Historic Landmarks must retain a higher level of integrity, but the program recognizes the same seven aspects as the National Register. These criteria listed below describe how properties are significant for their association with important events or persons, for importance in design or construction, or their information potential:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in the past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent a work of a master, or that possesses high artistic value; or
- D.** That yield or may be likely to yield, information important in history or prehistory.

According to the NHL bulletin, properties within an NHL district should possess these aspects to a high degree. The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (NHL criteria and themes) and when it was significant (periods of significance). They are features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial building. To assess integrity one must

- 1) define the essential physical features that must be present to a high degree for a property to represent its significance;
- 2) determine whether the essential physical features are apparent enough to convey the property’s significance; and
- 3) compare the property with similar properties in the nationally significant theme.



HISTORIC CONTEXTS

Historic contexts are defined as broad patterns of historical development within a community as represented by its historic resources. According to the Secretary of Interior's Standards for Preservation Planning, Identification, and Evaluation, the proper evaluation of historic resources can occur only when they are referenced against broad patterns of historical development within a community. By evaluating them in reference to historic contexts, important links can be made with local, state, or even national themes in history. An outline of Leadville's historic contexts was prepared for the 2015 *Leadville Historic Resources Survey Plan*, based on a review of secondary sources. This outline is expanded here based on the information gathered during this survey project. As this phase only covered commercial buildings along Harrison Avenue, the following contexts will be incomplete. They should continue to be expanded or altered as additional information comes to light in future survey.

GOLD DISCOVERY IN THE ARKANSAS RIVER VALLEY: 1860 – 1875

After the discovery of gold at Pike's Peak in 1858 and Gregory Gulch in 1859, prospectors scoured the mountains for other sources of gold; Abe Lee was one such prospector. In April 1860, he found gold flecks and nuggets in an area of black sand. He named the gulch where he discovered gold "California" after the gold strike of 1849. Tents and log cabins sprung up in California Gulch, and a small city housing nearly 5,000 was named for the Spanish word for gold: Oro City. Five years later, the placer mines had been stripped and the town dwindled to less than 500 residents. A small resurgence occurred in 1868 when the first underground gold mine opened in California Gulch. The gritty black sand that filled the riffles in the miners' sluice boxes continued to cause problems, and by the mid-1870s, most had given up on California Gulch. Many of the cabins in California Gulch were abandoned as the gold was believed to be played out.

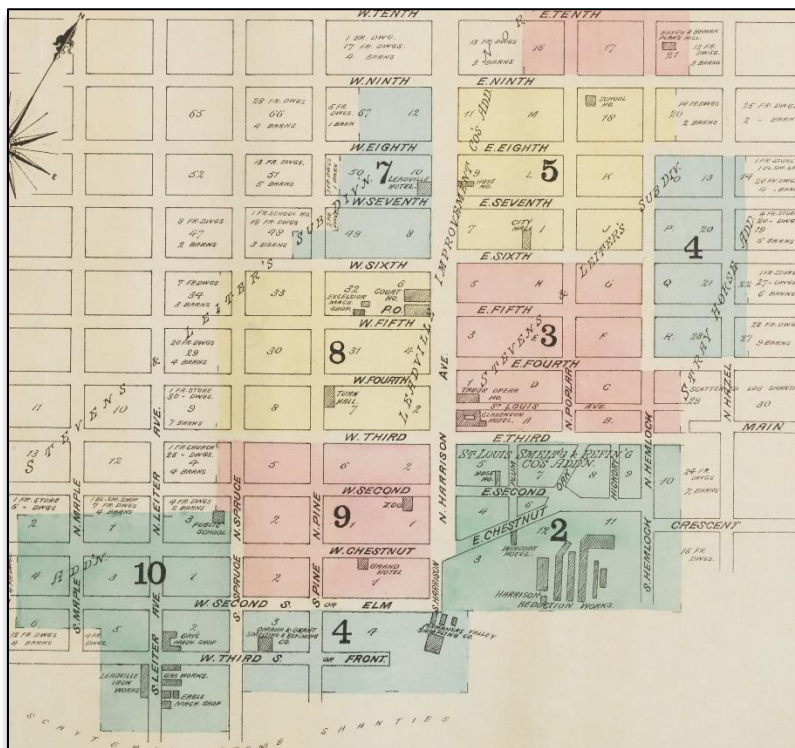
The majority of resources associated with the early prospecting and settlement years are outside of the city's boundaries and are no longer extant. No resources from this era were recorded in this survey phase. If no resources are found in future survey phases, then the starting date for the period of significance for the historic district (1860) should be reconsidered.

THE "MAGIC CITY" – LEADVILLE'S SILVER BOOM: 1877 - 1893

The black sand that plagued the miners in California Gulch would prove to be the impetus for Leadville and the silver rush of the 1870s and 1880s. In 1875, two miners decided to have the black sand assayed, and were dumbfounded to discover that was lead carbonate full of silver. William Stevens and Alvinus Wood quietly bought out defunct gold claims in the gulch for the next two years, and eventually brought in more miners to help them work the claims. Word leaked out, and a new rush was on – this one based on silver and centered on a new town, first called "Carbonate Camp" and later "Leadville" after the lead carbonate sand. The wealth that resulted from the discovery in silver was associated with the silver-backed monetary system of the United States, and Leadville's fortunes would rise and fall with this system. Well-known mines such as the Little Chief, Little Jonny, Robert E. Lee, Little Pittsburg and the Matchless made millions for their owners, such as Horace Tabor, and a vast fortune for the Guggenheim family. There were hundreds of other smaller mines in the area as well. Smelters were necessary for the mining industry, and by the 1880s and 1890s, there were twenty-one smelters in Leadville.

Leadville was organized in January 1878 when there were only about 300 residents holed up for the winter. The next fall, another thousand had arrived. By the spring of 1879, people were arriving by the hundreds *every day*, and a few months later, there were over 10,000 residents. This was in spite of the difficult and even treacherous trails to the town, included the 13,000 foot Mosquito Pass trail. In August

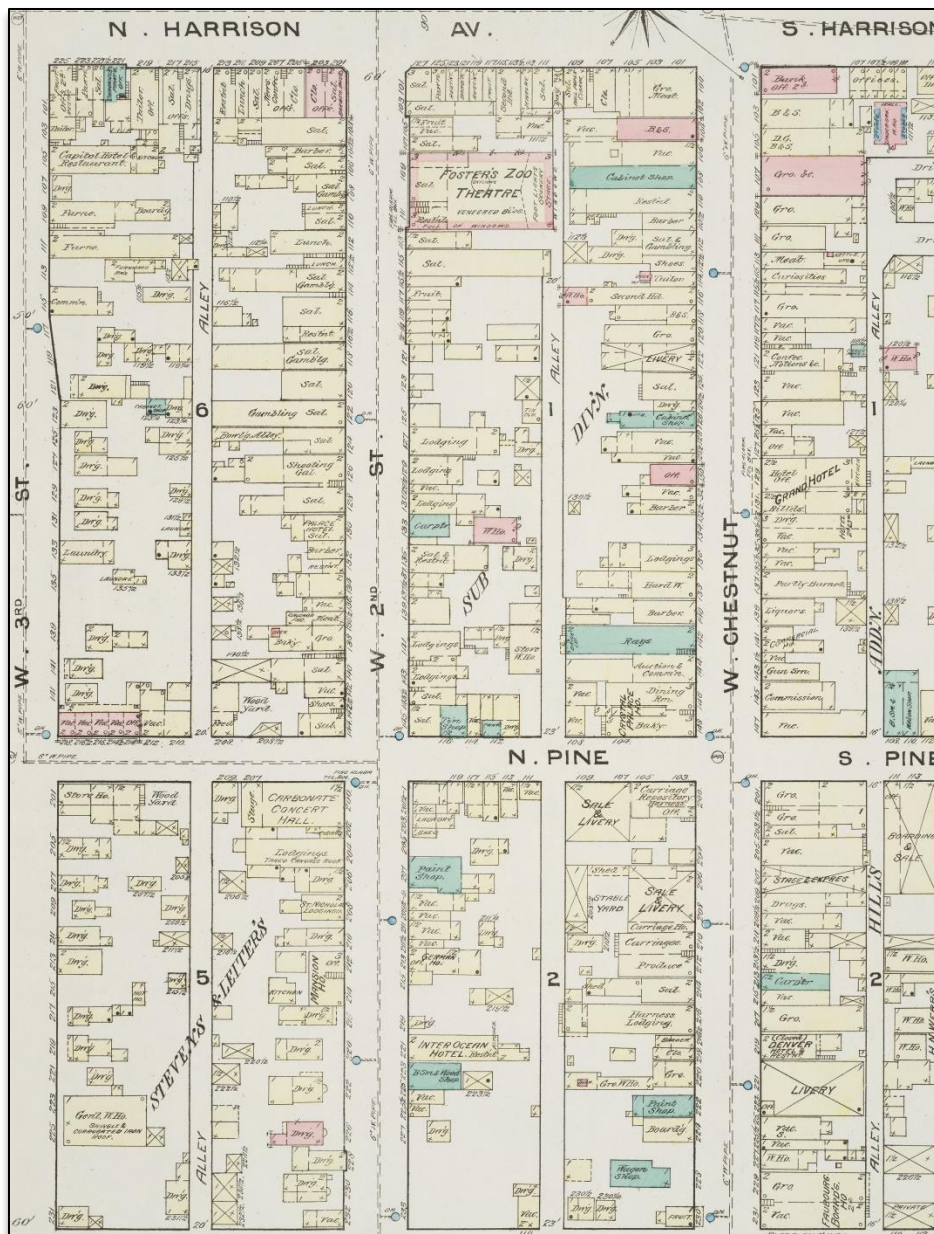
1880, the trip was shorter and safer after the Denver and Rio Grande Railroad reached Leadville. With so many newcomers arriving daily, a count was almost impossible to determine, ranging from about 15,000 to 30,000 residents in the early 1880s. Descriptions of Leadville varied wildly in nationwide editorials, ranging from an example of the American dream of fortunes gained through hard work, to a den of iniquity devoted to liquor, gambling and sex. An 1879 business census revealed how many enterprises were devoted to vice, with 120 saloons, 19 beer halls, and 118 gambling houses and private clubs (contrasted with only 10 dry goods stores, 4 churches, 4 banks, and 31 restaurants). There was a dire need of surveyors, assayers, and lawyers to prevent claim jumping. By the end of the 1870s, for example, there were over seventy lawyers and law firms listed in the Leadville City Directory.



1883 Sanborn Map

Chestnut Street was Leadville's first commercial street. From an early account by Captain Robert Dill, "From daylight till the return of daylight again, the street was thronged with pedestrians and freighting teams, the latter sometimes blocking it for its entire length . . ." In 1879, it took one visitor almost two hours to traverse its length. It originated as a rough trail located in front of Charles Mater's store, the first in Leadville, but rapidly grew from that single store. Lots that sold for \$50 to \$100 in 1878 were selling for a thousand dollars or more in 1879-'80. After the blocks were filled on Chestnut, commercial growth began to expand onto other streets. One of these was State Street (now Second Street). State Street was the location of many of the brothels, saloons and gambling houses in Leadville.

As can be seen on the map on the following page, by 1883, both Chestnut and Second Streets were filled with frame buildings devoted to various businesses. This map illustrates the dizzying growth of Leadville that started just six years earlier. An entrepreneur in this period did not have many options to locate a new business on these two streets. Rather than continue to extend further west along Chestnut and Second, some took advantage of Harrison Avenue's proximity and began constructing business houses north from Chestnut.

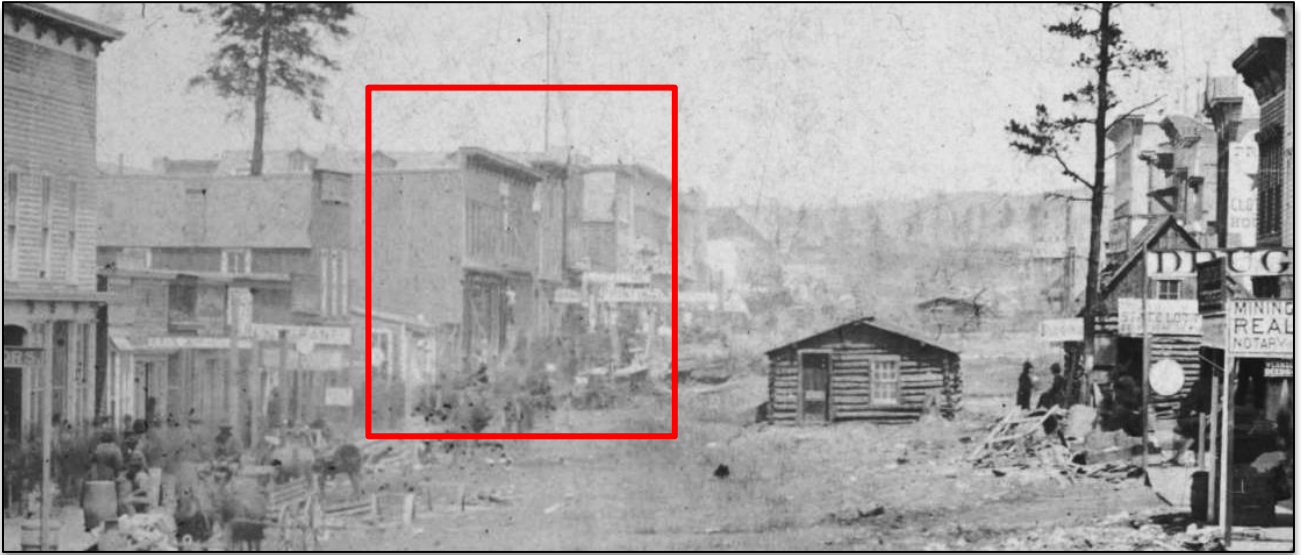


W. Chestnut & Second streets in the 1883 Sanborn Map.

The first commercial buildings on Harrison Avenue in the late 1870s were also generally frame construction. Many of these lasted only a few years, such as those on the west side of the 300 block. In the early morning hours of September 10, 1878, fire swept through the block. Originating in the Jay S. Miller & Co., drug store, it completely destroyed that business and the office building next to it, and partially destroyed or damaged other businesses. This fire led to the call by the local newspapers for more brick and stone buildings; and in fact, masonry buildings became more prevalent in the following years. There were three lots left in ruins, and on October 18th, the newspaper announced:

. . . Yesterday workmen began clearing away debris to the burnt district opposite the Tabor-Bush Opera House, preparatory to putting thereon a stone or brick block. The

building is to be seventy-five feet on Harrison avenue by seventy feet deep. The ground floor is to be divided into three stores. The owners will be W. H. Bush, Geo. Trimble and C. R. Morgan. J. T. Roberts is the contractor . . .²



1879. Brick buildings being constructed to replace the frame buildings that were burned in the west side of the 300 block of Harrison Avenue. Note the log cabin in the middle of the street.

Source: CHS.X4631/X-444, Denver Public Library online digital photo collection.

Work began on the new brick Bush-Trimble Block at 309-313 Harrison Avenue on November 6, 1878. Shortly thereafter, a clothing store announced that they would be ready for business “after the first of December.” The speed that the building was constructed would shortly prove to be a problem. On the evening of April 22, 1880, employees of the Kaskel and Co.’s clothing store noticed the floor was sinking. Then the front wall began to slant forward, causing the shelves to fall. The clerks shouted for all customers to leave by the back door, and then extinguished the fires in the coal-burning stoves and turned off the gas jets; then they also ran into the alley. News of the looming collapse brought a number of bystanders. Someone found large wood beam to hold up the wall, but no one was interested in helping. Finally the crowd dispersed, but just before midnight, the front wall fell into the street and hundreds came back, either to look over the scene or to loot the stores. The collapse of this building led one contract, L.E. Roberts, to place an advertisement in the *Leadville Daily Herald* on April 24, assuring his customers that he was not involved with the construction of the Bush-Trimble block.

To the Public: Without wishing to cast any reflections upon the buildings of the Bush & Trimble block, I wish the public to know that I had nothing to do with the construction of the same, either directly or indirectly. My work on the Tabor opera house, Catholic church and other public buildings speaks for itself. L. E. Roberts.

Building collapses notwithstanding, commercial construction still continued at a harried pace on Harrison Avenue, as can be seen in the photograph above, where a log cabin sits in the middle of the street. Besides the fact that Chestnut Street was built out within a few years, the construction of the Tabor Opera House helped encourage commercial growth on Harrison Avenue.

² *Evening Chronicle*, 18 October 1879.

Horace Tabor was one of Leadville's early residents who saw an opportunity to promote expansion on Harrison Avenue. Horace and Augusta Tabor came to Leadville from Oro City and the surrounding small settlements. He first lived in a rough-hewn building on Chestnut Street that served as a combination grocery and miner's hardware store and post office. His wife baked bread and served meals to miners. In late 1877, he built a frame house at 312 Harrison Avenue. Tabor's eventual wealth came from his investment in mines, including the Little Pittsburg, the Chrysolite, and the Matchless mines. Tabor then turned his sights on civic projects, and financed the constructing of the Bank of Leadville (demolished) and the Tabor Grand Hotel at 701 Harrison (5LK.40.13). The most prominent building on Harrison that was associated with Horace Tabor was the Tabor Opera House (5LK.40.19). With his newfound wealth, Tabor decided to build an opera house in 1879 for the booming town of Leadville, bringing "civilization" to the rough and tumble mining town. Construction began in July 1879, and purportedly took only one hundred days to complete. At this point, the town was growing so fast that businesses moved into the first floor before it was even finished.



1879, Tabor Opera House under construction. The Clarendon House hotel is on the right, and frame commercial buildings extend south to Chestnut Street. *Source:* George D. Wakely, X-6370, Denver Public Library Digital Collections.

The site for the new opera house had many favorable factors favoring its selection, not the least of which was Tabor already owned the lot. His modest frame house was located here, and he had it moved to a nearby lot at 116 E. 5th Street. Other residential buildings were located on Harrison at this time; in fact, the town's growth was so rapid and unexpected that log cabins remained in the middle of Harrison even after frame commercial buildings were constructed on either side. Tabor's decision to build the opera house on Harrison played a role in changing the direction of commercial growth in Leadville. Instead of

18 •

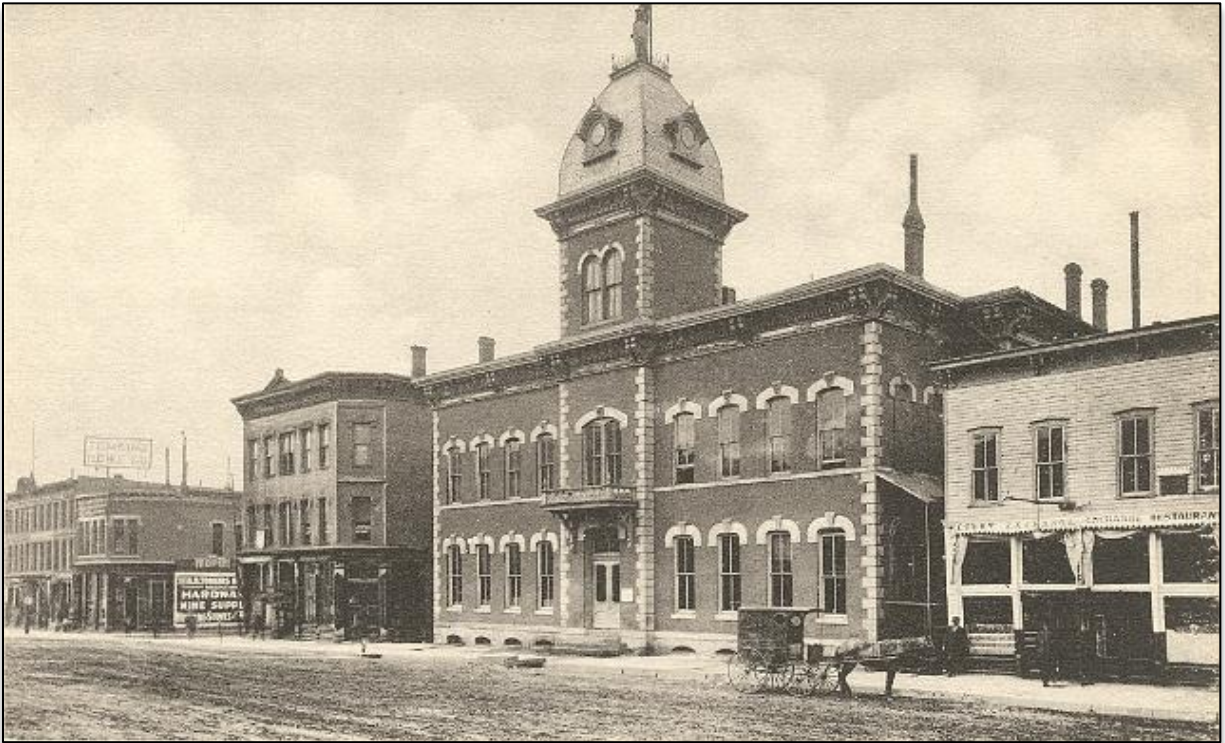
the rough boarding houses found on Chestnut and Second streets, hotels catering to a higher clientele were built on Harrison Avenue. Banks and other businesses soon followed. Many of these “second wave” commercial buildings were constructed of brick, reflecting the town’s transition from a rough mining camp into a mature city – all in less than a decade.



Harrison Avenue in 1883, between E. 3rd Street (left) and E. 6th Street (right)

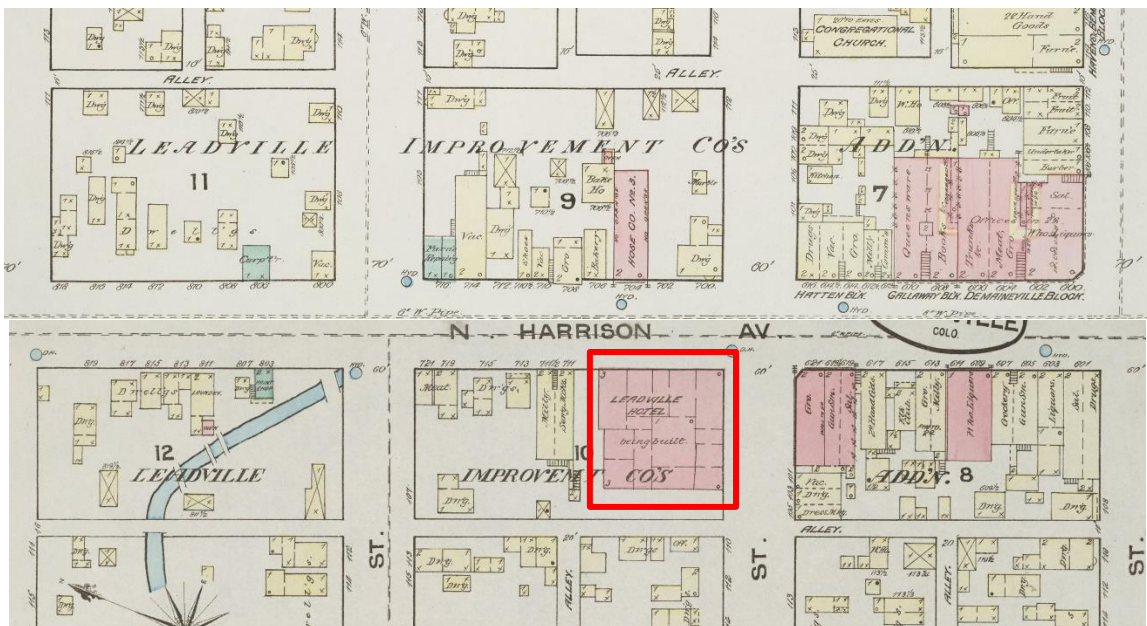
The map above shows Harrison Avenue between 3rd and 6th Streets in 1883. The Tabor Opera House was constructed in 1879 on a block that already contained frame commercial buildings. Its construction spurred commercial growth on the north (left side of map) as well as east up along the adjoining blocks of E. 4th, 5th and 6th streets. While there are a number of saloons here, the percentage is much lower than on Chestnut and State streets. There is also a large number of brick buildings in this area, showing that by 1883, Harrison Avenue had become the prime and more desirable commercial thoroughfare in town. The construction of the Lake County Courthouse in 1880 sealed the fate of Harrison Avenue. Designed by George E. King, architect, it was the most imposing building in Leadville. With details from both the Beaux Arts and Second Empire styles, the brick building featured polished granite details. However, the

initial growth along Harrison was clearly spurred by its proximity to Chestnut Street on the south, as seen by the Sanborn maps below.



Lake County Courthouse on Harrison Avenue. Date unknown. *Source:* Historic postcard.

The north side of Harrison Avenue still contained residences in 1883, with houses scattered along the street from the mid-700 block on north. However, the still unnamed “Leadville Hotel – being built” seen below would spur commercial expansion in the next two decades up to 8th Street.



Harrison Avenue in 1883, between E. 6th Street (left) and E. 9th Street (right)



Left: Part of the 1878 Bush-Trimble Block. Right: Manville & McCarthy's Hardware store (1881)

The Bush-Trimble Block (5LK.40.2, built 1878) at 309 Harrison Avenue and Manville & McCarthy's Hardware (5LK.40.5, built 1881) store at 431 Harrison Avenue are examples of the masonry Victorian era commercial buildings constructed during this period. This second wave of commercial buildings were usually constructed of brick, and replaced the initial round of frame buildings from the late 1870s and early 1880s, primarily on the south end of Harrison Avenue. While it is not unusual for historic downtowns in the West to experience this transition, what was different about Leadville was the speed in which this occurred. Some frame commercial buildings lasted only a few years before they were replaced with these more permanent representations of the town's prosperity. The Manville & McCarthy Hardware store was the second building constructed for this firm. Their first store was on Chestnut Street, but having outgrown that location, they constructed a new \$15,000 building on Harrison known as their "Upper Store." Construction began on the new building in mid-August 1881, and a local newspaper reported that:

The main wareroom is 125 feet long by 24 feet clear inside, iron and plate-glass front, the ceiling 20 feet high, a basement under the entire building and extending under the sidewalks, together with the rooms of the Leadville Mining club, occupying the second store, constitute, the building . . . The structure is substantially built of brick, and finished in keeping with its stability. . .³



Stability was an important feature of Leadville's brick commercial buildings, which served as physical manifestations of the town's transition from mining camp to a true city. Both residential and commercial growth continued at a fast pace during the 1880s, and Leadville became the second largest city in Colorado as well as the fastest growing. By the mid-1880s, buildings associated with an established town were constructed, such as hospitals, fire departments, and opera houses. The construction of the Tabor Grand Hotel (left, 5LK.40.13) at 701 Harrison Avenue was the result of a

³ *Carbonate Chronicle*, 25 October 1881.

group of civic-minded businessmen who felt that Leadville's growing stature needed a "grand" hotel, rather than the numerous and often shoddy frame boarding houses in town. A well-appointed hotel was a benchmark that all towns aspired to, serving as an indicator that they had grown beyond a rough-and-tumble mining camp. Even after just a few years into its existence, Leadville was looking beyond the mining sector in order to diversify its economy. Tourism was already seen as a desirable business, but Leadville had two shortcomings to attract tourists: high railroad fares and "miserable hotel facilities." In 1884, the Rio Grande railroad announced that it was reducing the passenger fare between Leadville and Denver to \$10. During the summer of 1884, the railroad was offering inducements to tourists and excursion parties to visit Leadville, and having adequate hotel facilities was crucial. However, construction of the hotel was still lagging in 1884 due to lack of funding. Local businesses again approached residents and companies for stock subscriptions, raising \$7,000 in one day's canvassing. It was necessary to look beyond the city to raise the additional funds, where they raised an additional \$12,000. Still short, they appealed to Senator Horace Tabor, now living in Denver. He personally pledged \$10,000. In gratitude for his assistance, the committee voted to give the name "Tabor Grand" to the new hotel.

Large corner buildings that spanned several lots were features of commercial construction in this period; some of these were financed by the earnings from mining, while others were built purely as real estate investments. The Breene Block at 326 Harrison Avenue (left, 5LK.40.22) and the Quincy Block at 414-420 Harrison (right, 5LK.40.23) were both constructed in the 1880s. Like several businessmen in Leadville, Peter Breene came to Leadville in 1877 and acquired a fortune in mining. Also prominent in state politics, Breene used this fortune to pay for the construction of his commercial building. As the *Carbonate Chronicle* noted, "Lieutenant-Governor Breene has purchased one of the most eligible corner lots in Leadville, upon which he intends erecting a fine business block. We have an idea Mr. Breene will find this more profitable and satisfactory than politics or states craft. Men make few enemies by building monuments of this character." J. Warren Faxon built the Quincy Block a few lots north of the Breene Block. Unlike Breene, Faxon moved to Leadville solely for its real estate opportunities. He moved to town in the summer of 1879 where he established himself as a realtor. That same year, he supervised the construction of the Boston Block building (demolished) just south of the Quincy Block. He hired Denver architect Frank E. Edbrooke to design his new brick Quincy Block building.





In addition to factors such as real estate investment potential and as a result of the windfalls from mining, the final and most obvious reason for commercial construction was from business owners themselves – to house their growing and successful businesses. The Callaway brothers purchased the northeast corner of Harrison Avenue and E. 7th Street in April 1886 (left, 5LK.40.32). They were already well-known “queensware men,” with stores in both Leadville and Denver. William F., George F., and John W. Callaway had first opened a crockery store in Leadville at 122 Harrison. After purchasing the corner property on Harrison and Seventh, they

constructed the three-story brick building at 700 Harrison in 1886 and named it after their home state. The original plan was for a building that partially filled the lot; this was constructed by contractor and builder W. B. Bell. An addition was completed by contractors Colahan & Williams for the remainder of the lot just one year later in 1887, no doubt a testament to their thriving business. In addition to housing their store, there were fifty rooms on the second and third stories that were rented out as offices or bedrooms. The rooms were furnished, and the building had steam heat, hot and cold water, gas lights, baths and closets.



The American National Bank Building at 460 Harrison Avenue (5LK.40.24) was one of the last large commercial block buildings constructed prior to the crash of 1893. The company first opened in the Breene Block on January 7, 1889. While the Breene Block was in a desirable location, the directors wanted their own property upon which they could build. In early April 1891, President Morgan Williams announced plans to construct a three-story brick and sandstone business block building on the southeast corner of Harrison Avenue and Fifth Street. The building, financed by James Dexter, extended twenty-five feet along Harrison

Avenue, and 110 feet along E. Fifth Street. It was surmounted with a red sandstone 17’ tower. The bank occupied the first floor, and the second and third floors were divided into offices, “each of which had a lavatory.” The building had steam heat and electricity when it opened.

The American National Bank company moved into its new offices in early January 1892. Unfortunately for the bank, a national financial panic related to silver occurred that year, although Leadville did not feel the full force of the panic until 1893. As prices for silver declined worldwide in the early 1890s, there was a push by powerful east coast lobbyists for a gold-backed monetary system. The Sherman Silver Purchase Act was repealed in July 1893, and a silver panic hit the nation. Silver mines in the Leadville Mining District closed within a week, and Leadville banks collapsed under the gold standard. Thousands lost their jobs, and by the end of the summer of 1893, less than ten percent of the city’s workers had jobs. Nevertheless, as the period of greatest growth in Leadville (1877-1893), a large number of historic resources are expected to date from this era. The construction of some commercial buildings was caught in the midst of the panic, and projects were either delayed or abandoned completely.

THE COMPOSITE ERA: 1894 – 1919

In 1894, the price of silver had climbed slightly and a few downtown mines re-opened. While many town leaders knew the silver boom was over, others still had hope for a return to the boom years. In the winter of 1895-1896, the residents turned to a project designed to attract tourists. A Crystal Carnival was organized, centered on a huge “Palace of Ice.” Unfortunately, unusually warm weather melted the Ice Palace in early 1896 and with it the hope for tourists. Later that year, the economy suffered another blow when almost 2,300 miners were either on strike or had lost their jobs. The resulting unrest led to riots and sabotage of the mines. The Colorado State Militia was called to Leadville to stop the violence that resulted when mine owners tried to bring in scabs to replace the striking union miners. Although the miners lost their battle for higher wages, many were able to go back to work.

There remained enough prosperity from the previous decades to encourage continued development of commercial properties along Harrison Avenue. The Anheuser-Busch Building (right, 5LK.40.1) was constructed circa 1895 at 225 Harrison, shortly after the silver panic. Perhaps in part because of the events in Leadville, saloons were still popular and profitable businesses in Leadville. Mining experienced a resurgence in the early 1900s, over 4,000 miners were employed – an increase from the previous decade. The mines turned from a focus on silver to gold. Unlike the early placer mining of the 1860s, this time gold was sought in deep shafts. In fact, the financial returns on gold mining in the first decade of the twentieth century were greater than the 1860s. Lead was also produced. At the beginning of this period during the 1890s and 1900s, the hope for continued growth resulted in the construction of several new civic buildings, such as a new federal building and post office at 800 Harrison Avenue in 1905 (right, 5LK.40.37, now City Hall), as well as a new school, power plant, and library. Fraternal organizations such as the Masons and the I.O.O.F. also constructed new buildings on Harrison, following the two-part commercial block template used across the country. These new fraternal halls were constructed as typical commercial buildings, with storefronts on the first floor providing income for the organizations. Their meeting halls on the second story were often rented out to other organizations in Leadville.



Another financial panic in 1908 caused the prices of silver and lead to fall to less than fifty percent of their value a year earlier. By 1910, most mining had once again halted in Leadville. Then on Carbonated Hill located outside of town, zinc was discovered in 1911. The amount of this metal in the Wolftone Mine was so large that it was measured in acres instead of feet. At the end of the 1910s, another metal was discovered – molybdenum. Used to harden alloy steels and soften tungsten alloy, it would found in the Bartlett mine northeast of town, and the Climax mine. By 1919, though, the prices of molybdenum fell, closing the Climax and forcing other mines to cut wages.



A new commercial form came to Harrison Avenue during this period – the one-part commercial block. In part, this reflected the strain on the pocketbooks of Leadville merchants. There was less money available to build the elaborate two-story brick buildings with highly detailed architectural flourishes. Prevalent across the United States, the facades of these one-story buildings were devoted to the display window, leaving little room for architectural details. Thus the small cornice at the top remained the only area available for embellishment. The more elaborate of the two examples built on Harrison Avenue in this period is the Hart-Zaitz Mercantile Building at 714-716 Harrison (below, 5LK.40.36). Here the widely overhanging metal cornice is very similar to those constructed in the late

Victorian period of Leadville. The Jos. Harwitz Building (5LK.40.58) on the left, however, used brickwork to emulate the cornices of the previous decades.



714-716 Harrison (5LK.40.36). 1918. *Source:* GB-8324, George L. Beam, DPL Digital Online Collection.

Other factors impacted Harrison Avenue's development during the 1910s. Food prices in Leadville skyrocketed during World War I, and the influenza epidemic in 1918 killed hundreds. By the end of the 1910s, Leadville was in a downward economic spiral. Mines closed, businesses went bankrupt, railroads abandoned routes, and residents left the city in droves. By the end of this period, new construction along Harrison had come to a standstill.



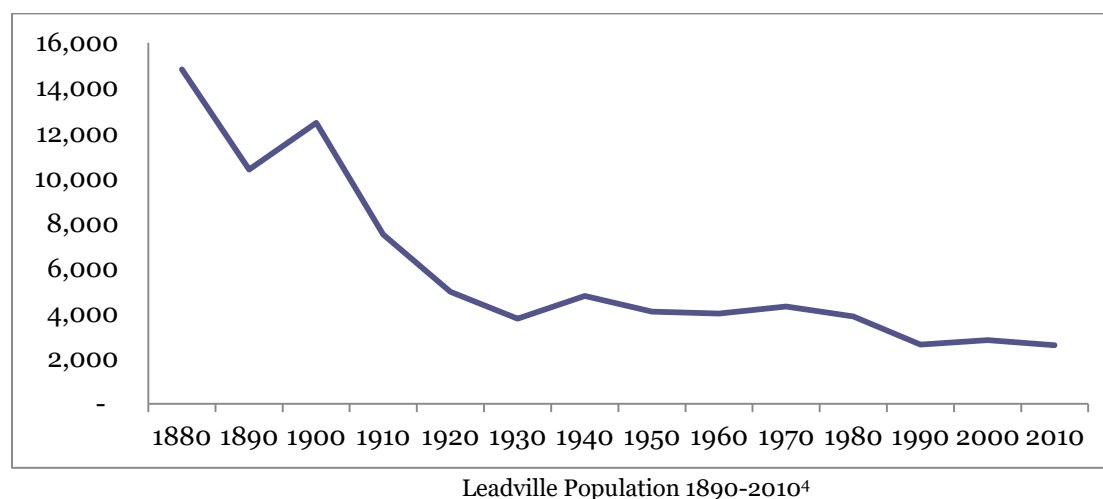
THE DIFFICULT DECADES: 1920 - 1939

Unlike the rest of the country, Leadville did not experience the financial success that others found in the Roaring Twenties, as mining never really recovered from the recession after World War I. One effort to revive the economy was the construction of a tunnel from the northwestern slope of Prospect Mountain southeast. The purpose was to remove water from the mines and hopefully discover enough ore to pay expenses. While the project, funded by stock paid by local residents, gave a few men some jobs, it failed to discover any large bodies of ore and was abandoned in the late twenties. Another project developed to unwater mines was started in 1922 by the Leadville Deep Mines Company. Using steam-driven pumps, it did allow some important mines to begin producing in 1925. By 1931, though, prices had dropped so low for everything except gold that it was closed.

During the Depression, one aspect of Roosevelt's New Deal was a gold purchase plan, and several of Leadville's gold producers upgraded their mines and begin shipping again. The Climax mine outside of Leadville continued to grow in the 1930s, and it even built a town for its employees, with a school, hospital, and recreational facilities. Most miners still chose to live in Leadville, though.

Leadville's tourism economy had its start in the 1930s, as an alternative to mining. The old grade for the Colorado Midland Railway was used as an automobile route to Aspen until 1943. The former Midland property on Leadville's west side was given to the city for recreation, and a baseball diamond and a tourist campground were built on the site. After the death of Elizabeth "Baby Doe" Tabor in 1935 in her cabin at the Matchless Mine, so many curiosity seekers visited the property and the town that the Leadville Historical Association was formed, eventually preserving the Nellie Healy and James Dexter homes (5LK.44 and 5LK.43).

The 1920 census shows that Leadville's population had dropped forty percent from the previous decade, and it would continue to drop through 1930 to only 3,771 residents (see Figure 6). The cause was the decline of all mining activities; even shipments of zinc were halted in the fall of 1920. The side streets were abandoned, and Harrison Avenue was nearly empty. The saloons and cribs were abandoned on State Street. Although skeleton crews kept the Resurrection, R.A.M., and the Greenback mines open, mining was basically non-existent. The town did not even contain a bank.



⁴ From the 2015 *Comprehensive Plan*. This chart does not show various booms or busts in population that occurred in the years between the decennial census.

There were no extant commercial buildings constructed along Harrison Avenue in the 1920s, revealing that Leadville's economy was suffering well before the Great Depression. Saloons were affected by the passage of Prohibition in 1916. When Colorado voters ratified the 22nd Amendment to the Colorado Constitution stating that no liquor shall be imported or sold after January 1916 by a vote of 129,589 vote for, and 118, 017 against, in Lake County the vote was 1,149 for and 2,420 against. As recorded on January 1, 1916 in the *Herald Democrat*:

The old order changeth today. The saloons 'pulled the pumps' last night. "To Rent," the landlord's sign of extinct business, will mark the windows where only last night electric lights burned brilliantly and the men came and went.

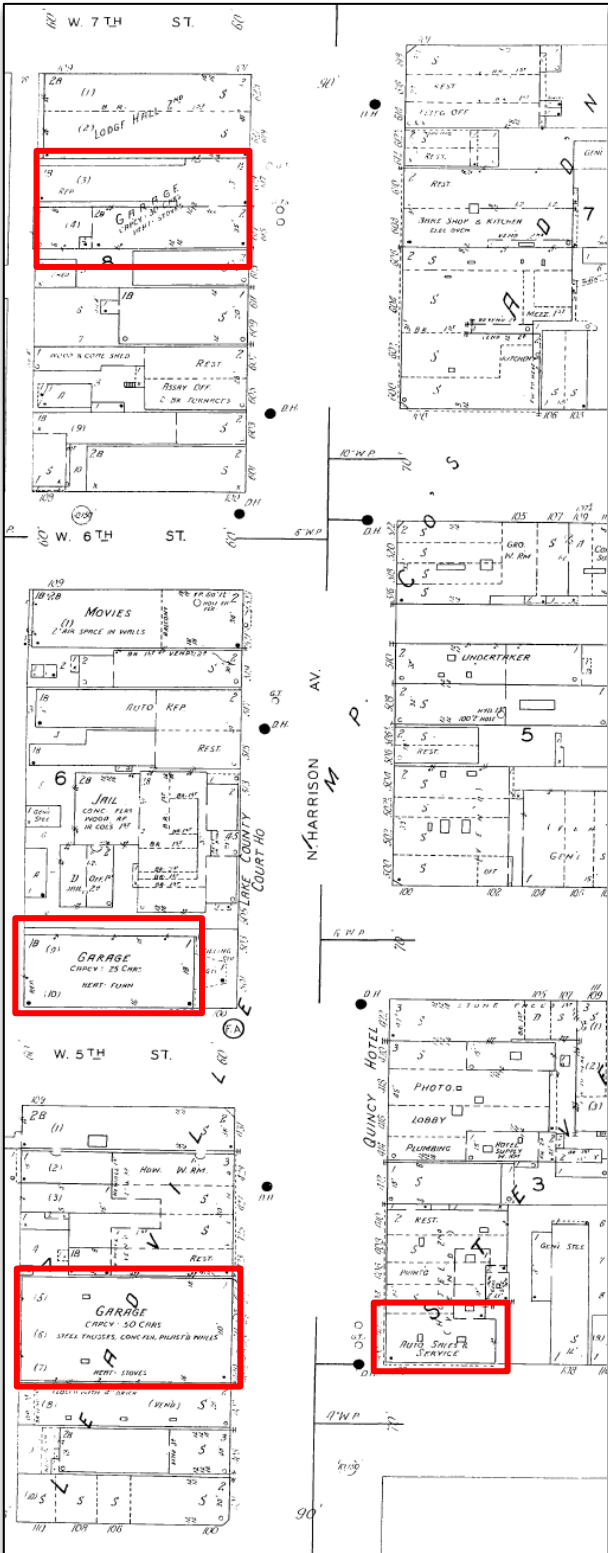
The effects of prohibition in the county was reported in the same newspaper by listing the fifty-six saloons, three wholesale liquor houses and one brewery that were closed, putting approximately 210 men out of work. To replace the saloons, soft drink parlors were announced. By the summer of 1916, twenty-eight soft drink parlors were listed in the city directory. Many of these soft drink parlors, several located on Harrison Avenue, were merely fronts for selling bootleg liquor. It wasn't until 1933 that the 18th Amendment to the federal constitution was repealed, but by that time, the Great Depression was in full force.



1924. The south end of Harrison Avenue shows the effects of the collapse of the mining economy, with soft drink parlors scattered among the vacant and demolished buildings. Harrison Avenue is still a dirt road at this point.

Source: CHS.X5368 Creator(s) Rocky Mountain Photo Company, DPL digital online collection.

The automobile industry was one of the few new facets to Leadville's economy during this period. Only one extant building was constructed in Leadville during the 1930s, and this was associated with automobiles – the Anderson Motor Company building at 317 Harrison Avenue (5LK.40.66). Other buildings along Harrison were modified as auto showrooms or gas stations, as this new use was no easily accommodated by the late Victorian commercial buildings. The boxes in the 1937 Sanborn Map on the following page show the number of buildings that were converted or built for automobile use on Harrison in this four block area. Furthermore, the city directories from this period reveal that man buildings on Harrison were vacant. However, Harrison Avenue was paved in 1930s, funded in part through New Deal work relief programs.



1937 Sanborn Map: garages and auto showrooms

WORLD WAR II AND CAMP HALE: 1940 - 1945

With the threat of war looming at the end of thirties, the price of metals went up and there were once again jobs in mining. In 1942, the U.S. Army announced it would build a training camp at Pando, about seven miles north of Tennessee Pass. The camp would cost several million dollars, and would house over 15,000 troops and personnel. Construction workers came to Leadville and purportedly doubled its population. Leadville's population had already increased slightly around 1940 with 4,774 residents, and while its exact population after 1942 is unknown, it was significant to a town that had suffered in the previous two decades.

The new army camp, named Camp Hale (5EA.197), was designed to train the military in mountain and winter warfare situations similar to what they would find in Europe. The men of the 10th Mountain Division were not allowed to visit Leadville at first, however, due to the vices that were traditionally found. Gambling was thus closed down, and prostitution was purportedly stopped as well. However, if the women were to remain, they had to submit to an examination every three weeks. By February 1943, the U.S. Army finally declared Leadville safe for the troops to visit.



The new jobs related to the United States' military expansion boosted Leadville's economy for a few years. The town was able to receive government financing for a drainage tunnel that would remove water from most of the Leadville mining district. This occurred near the end of the war, and it was abandoned in the mid-1940s. Thus the wartime boom was short lived, and most jobs disappeared after the end of World War II. Although this thematic period covers a very short time span, one commercial building was constructed on Harrison during this period, likely in response to the increased population. Safeway constructed a one-part commercial block building at 615 Harrison Avenue (5LK.40.11). A portion of this building collapsed in 2014, and only the rear portion of that building remains today. The other significant change to the Harrison Avenue streetscape was the burning of the courthouse in 1942. For a short period, the county government was accommodated in the shell of the first floor, although a new courthouse was constructed in the next period.



POST WAR YEARS AND BEYOND: 1946 – 2015⁵

Camp Hale continued to be used by the U.S. Army and even the Central Intelligence Agency up through 1965, when it was deactivated and the lands returned to the Forest Service. Mining also continued to be an important part of Leadville's economy, even through periods of declining mineral prices. Not only did mining continue in the Leadville district, but production at the Climax was over forty million dollars annually by the mid-1950s. Although it would never match the figures from the boom years, the mining economy was stable enough that Leadville began work on infrastructure and public buildings after decades of virtually no construction. A bond for a sewer system was passed in 1951, and another for new schools in 1952. A new county courthouse was built in 1955 (5LK.40.67). Most new commercial construction, however, was built just outside of town, such as a grocery store on the north side; there were few buildings constructed along Harrison in this period. After the brief population increase around World War II, the number of Leadville residents continued to fall throughout the remainder of the twentieth century.

The Chamber of Commerce and other groups looked to heritage tourism to help boost the economy. Leadville was designated a National Historic Landmark in 1961, and various efforts to lure tourists to the town were initiated. The city passed a historic preservation ordinance in 1999 and formed a commission to review alterations to historic buildings. Since Harrison Avenue served as a state highway, new construction on the street sometimes focused on serving automobiles and tourists, such as the hamburger stand at 200 Harrison Avenue (5LK.40.123), the motel at 216 Harrison (5LK.40.124), and the gas station/convenience store at 300 Harrison (5LK.40.126). All of these were located at the south end of Harrison.



The south end of Harrison Avenue in 1978, showing the effects of the automobile economy.
Source: X-461, DPL digital online photographs.

⁵ While this context admittedly covers several decades, the amount of construction that occurred on Harrison Avenue from 1946 through the present is minimal, thus warranting a single context at the present. However, future survey may provide information that would reveal additional contexts.

LEADVILLE ARCHITECTS & BUILDERS⁶

After its brief period as a tent or slab wood mining camp, the explosive growth of Leadville into a full-fledged city required more sophisticated buildings and construction talent. Builders, contractors, and carpenters came to Leadville and were important to the town-building phase of Leadville's development. The most prominent builders were Eugene Robitaille, George M. Benedict, A.O. Baily, William Bush, Jerry Irwin, Francis Colahan, William Wyber, and L.E. Roberts. Many times these master builders were responsible for the design as well as the construction of their projects.

More complex buildings required expertise and professional training in architecture; as a result, professional architects came to Leadville and were responsible for some of the high-style buildings found along Harrison Avenue. George Edward King came in 1878, followed the next year by Erastus H. Dimick and sons, and Abel E. Jones. Other architects were commissioned for special projects. A number of architects and builders were identified for the design and/or construction of buildings inventoried in this survey phase (see table below); however, a greater number were unknown. It is likely that other buildings along Harrison were designed by architects. Research of historic newspapers may reveal some of those responsible for the design and construction of these fine examples of Victorian era commercial architecture.

Address	Builder	Architect
309 Harrison	J. T. Roberts	
311-313 Harrison	J. T. Roberts	
315 Harrison	Sands & Pelton (general) Thomas Roberts (carpentry)	George E. King
505 Harrison	John R. Pearse	R. F. Linstedt
621-623 Harrison	Charles Mullory	Eugene Robitaille
701 Harrison	Robert Murdock	J.B. Randall (1881) George E. King (1884-1885) Bell & Bartlett (4 th floor, 1887)
719-721 Harrison	Jere Irwin (excavation, brick, plaster) H.C. Dimick (remainder)	
308-312 Harrison	J.T. & L.E. Roberts	
326 Harrison	Robert Murdock	
414-420 Harrison	T.A. & L.F. Long	Frank E. Edbrooke
460 Harrison	Jeremiah (Jere/Jerry) Irwin	
500-502 Harrison	Ransom & Irwin (brick) G. A. Wunderle (Chicago; general)	George E. King
700 Harrison	W. B. Bell (1886) Colahan & Williams (1887 addition)	George E. King (attributed)
704 Harrison		Erastus H. Dimick
706 Harrison	Lynn S. Atkinson	
710 Harrison	Herbert C. Dimick	Herbert C. Dimick
800 Harrison	Thomas Lovell	F. L. Lecaff (supervising)
105-113 E. Sixth St.	Jones & Jones (general) Martin Turpin & Saum (masonry)	

⁶ Historic contexts for Leadville overlap; Leadville's architects and builders, for example, practiced in several periods of the town's development.

BUILDERS & CONTRACTORS

Most of Leadville's builders during the 1870s through 1890s were local men. Information is often limited, but many of them served as designers or architects for the buildings they constructed. Sources for the information below include Lawrence Von Bamford & Kenneth R. Tremblay, Jr.'s *Leadville Architecture: A Legacy of Silver: 1860-1899* (1996), Griswold & Griswold's *History of Leadville and Lake County, Colorado: From Mountain Solitude to Metropolis* (1996), and U.S. Census Records (*ancestry.com*).

Herman C. Dimick

Herman C. Dimick was a Leadville "architect" and contractor. Dimick came from a family of carpenters and architects. His father, Erastus H. Dimick, moved to Leadville from Boulder with his wife and two sons. The sons, Wilbur and Herbert, also assisted in the business. Erastus Dimick's office and shop were located at 519 Harrison Avenue. Erastus designed several houses in Leadville, as well as the Old Main building at the University of Colorado-Boulder (1876) and Taub Jones Hall at Ottawa University in Kansas. In the 1880 City Directory, E. H. Dimick & Son had an advertisement as architects and builders. Herbert C. was the son that participated in the business, but Wilbur Dimick was also working as a carpenter in Leadville in 1880. By 1890, Herbert Dimick had set up his own business as an architect. According to newspapers in 1890, Dimick was busy designing and constructing several other properties that year.

T. A. & L. F. Long

T.A. and L.F. Long were living in Leadville when they worked as contractors. Both men were born in Pennsylvania, and were living on Harrison Avenue in 1880. T.A. Long lived with his wife and daughter, while L.F. was a boarder with several other carpenters. Both men were lauded by the editor the *Leadville Chronicle* later that year after they remodeled the newspaper's offices.

After examining the career of these "boys" since they have been doing business in our city, and the several large structures erected by them, especially the Quincy Block, the Ide building . . . , and the *Chronicle* office, we feel that it is for the public good for us to recommend them to all who contemplate buildings as being men of sober habits and honorable business principles. If earnest ambition and speedy consummation of work with neatness of design and finish cut any figure in the achievement of success in this city, we think this firm must succeed.

The brothers continued to operate under the "Long Bros. & Co." firm name up through 1882; at that time, in addition to T.A. and L.F. Long, A. Anderson had joined the firm. By the next year, however, T.A. had left the firm, which was now called "Long, Anderson & Magee" contractors and builders; this business included Robert Magee as a partner. Towards the end of the nineteenth century, T. A. Long had switched careers and was an agent for the Fidelity Savings Association in Leadville.

Robert Murdock

Robert Murdock was born in 1840 in New York. An 1883 city directory lists his occupation as "carpenter" with offices in the Keystone Block. He built the Leadville Hotel Company, and in 1884, filed suit against the hotel company for the balance of material and labor owed him for the hotel. His best known work, however, was the Tabor Grand Hotel at 701 Harrison Avenue (5LK.40.13), but he also constructed the Temple Israel building in thirty-three days; the Breene Block (5LK.40.22); the Armory building at 140 E. Fifth Street; and residences for B.F. Follett, J.H. Stotesbury, and Theodore Schults.

J. T. Roberts

J. T. Roberts was likely “Joshua T.” Roberts was listed in the 1880 Leadville Directory as a carpenter, and not the brother to L.E Roberts, who was also a carpenter. He was born in Maryland in 1842, and in 1880, he was living at 114 E. Seventh Street. The 1880 census listed his occupation as a contractor. By 1900, he was no longer listed as living in Leadville.

L. E. Roberts

L. E. Roberts was born about 1848 in Vermont. In 1880, he was living with his wife Katie and his brother John. L.E’s occupation was listed as “contractor and builder” while his brother was a carpenter. His largest and best known building was the Lake County Courthouse (1800, demolished). Designed by architect George E. King, it was likely the most prominent building on Harrison Avenue due to its large mansard roof tower. By 1900, he was no longer listed as living in Leadville.

Jeremiah Irwin

Jeremiah Irwin (a.k.a, Jere, Uncle Jerry) was born in Pennsylvania in 1834, and moved to Ohio with his parents when he was two years old. He learned building, carpentry and brick manufacturing there, and prior to the Civil War, worked as a boat builder. Although his obituary stated that he came to Leadville in 1879, and there is a May 1879 advertisement for the “Ransom & Irwin” brick company in a Leadville newspaper, Irwin does not show up in the Leadville directories as a resident until 1882. At that time, he was still working with W. Z. Ransom as “Ransom & Irwin.” By 1883, he was in business with his son Charles E. under “J. Irwin & Son,” brick manufacturers. The brick yard was at the corner of 4th and Maple. Irwin was elected as Mayor of Leadville for two terms, starting in 1885, and also served as a county commissioner. He was better known for his buildings, which included the Methodist church on 6th Street, the Breene Block, the Webber Block, the Limberg house at 810 Harrison, the High School, and the majority of brick kilns in this part of Colorado. He also built commercial buildings in other nearby communities, such as Aspen.

Robert Murdock

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Ransom & Irwin

The local firm of Ransom & Irwin included W. Z. Ransom and Jeremiah (a.k.a. Jere, Uncle Jerry) Irwin (see above). There is a May 1879 advertisement for the “Ransom & Irwin” brick company in a Leadville newspaper. By 1883, Irwin had opened his own firm with his son Charles E. under “J. Irwin & Son,” brick manufacturers.

ARCHITECTS

As with Leadville's buildings, information on the city's architects is often limited. Many of the early architects were also contractors. Sources for the information below include Lawrence Von Bamford & Kenneth R. Tremblay, Jr.'s *Leadville Architecture: A Legacy of Silver: 1860-1899* (1996), Griswold & Griswold's *History of Leadville and Lake County, Colorado: From Mountain Solitude to Metropolis* (1996), and U.S. Census Records (ancestry.com).

Erastus H. Dimick

Erastus H. Dimick moved to Leadville from Boulder with his wife and two sons. The sons, Wilbur and Herbert, also assisted in the business. Erastus Dimick's office and shop were located at 519 Harrison Avenue. Erastus designed several houses in Leadville, as well as the Old Main building at the University of Colorado-Boulder (1876) and Taub Jones Hall at Ottawa University in Kansas. In the 1880 City Directory, E. H. Dimick & Son had an advertisement as architects and builders. Herbert C. was the son that participated in the business, but Wilbur Dimick was also working as a carpenter in Leadville in 1880. By 1890, Herbert Dimick had set up his own business as an architect. According to newspapers in 1890, Dimick was busy designing and constructing several other properties that year.

Frank E. Edbrooke

Born in Illinois in 1840, Edbrooke learned about architecture from his English-born father, Robert J. Edbrooke, who rebuilt many of the structures lost during the 1871 Chicago fire. Frank Edbrooke first worked in Chicago, then designed depots and hotels for the Union Pacific Railroad. He came to Denver in 1879 to supervise the construction of the Tabor Block and the Tabor Grand Opera House in that city. These projects work obviously brought him in contact with Horace Tabor of Leadville, who perhaps introduced him to J. W. Faxon. After completing the two Tabor buildings in Denver, Edbrooke remained in that city and became known as the "dean" of Denver architecture. He was a founding member of the Colorado AIA and was the final architect for the Colorado State Capital. He is credited with the design of numerous commercial, institutional and residential buildings in Denver.

George E. King

George E. King was Leadville's preeminent architect. He was born in England in 1852 and came to the United States in the late 1860s or early 1870s. He lived and worked briefly in Boulder, then came to Leadville by 1878. In 1879 his office and residence was in Dix's grocery store building at 29 Harrison Avenue. In 1880, his office was above Haswell's Drug Store, but by 1881, he had moved to the new Howell Block building at 502 Harrison. There are several buildings in Leadville that are attributed to King, including the Lake County Courthouse, Central School, Temple Israel, the Clipper Building, and the Tabor Grand Hotel. By 1890, King had moved to El Paso, Texas where he had an office; he later opened a second office in Mexico City, Mexico.

R. F. Linstedt

R. F. Linstedt graduated from the University of Colorado in 1945, where he was with the Naval Reserve Officers training Corps. He also belonged to the collegiate chapter of the American Society of Civil Engineers. His Denver firm of Peterson & Linstedt designed four buildings at the University of Colorado/Boulder in the 1950s. Fleming Hall was designed with Trautwein & Howard in 1954 [Nichols, later Cheyenne Arapaho]. In 1955, Peterson & Linstedt designed Libby Hall, Music, and Willard Hall.

Eugene Robitaille

Eugene Robitaille was a French-Canadian carpenter who originally operated a small cabinet shop where he built architectural detailing. His best known buildings in Leadville were the Robitaille Theatre and the House with the Eye. He is also credited with building the Old Presbyterian Church.

ETHNIC HERITAGE

While many early immigrants to Leadville came from other American cities in the east, many more were lured to Colorado from Europe. The Irish tended to be the first group of miners to immigrate to Colorado, followed the Cornish. The Cornish brought with them a different set of traditions in hard-rock mining, as well as valuable technical skills. Strongly individualistic, they also had different values towards authority, not only toward their mining supervisors, but also toward union leaders. Nevertheless, in the 1880s and 1890s, the Irish, Cornish and American miners joined together to protest an influx of southern and eastern European miners who were willing to work for lower wages. By the late 1880s, though, the Knights of Labor assemblies had purportedly wiped out ethnic and color prejudices from its members. Other ethnic groups that settled in Leadville were Finns, Germans, Italians, Slovenes, and other immigrants from European countries; most all ethnicities, except Chinese, were welcome in Leadville.

Since genealogical research is not typically conducted for a historic building survey, the inventory of commercial buildings along Harrison Avenue did not identify any associations with a particular ethnic group except for Jewish residents. The availability of information on Leadville Jews was solely due to the excellent documentation available at the Temple Israel website and research conducted by some of its members. As noted on the website's introduction page, Jews migrated to the West and Leadville for the same reasons that people of other cultures came – to improve their social and economic status. At Leadville's peak population of nearly 30,000 residents, about 300 were of Jewish descent.⁷ While the image of a Jewish merchant is stereotypical, in fact several in Leadville became quite successful, rising to become successful merchants in one generation. The Guggenheim family, one of the most prosperous in Leadville and later the United States, made their fortunes primarily from mining. The extant buildings on Harrison Avenue that were built for or contained businesses run by families of Jewish descent include 213 Harrison (Joseph Harwitz), 223 Harrison (Maurice Stager), 316 Harrison (Mannie Hyman), 322-324 Harrison (Jacob Schloss), 508 Harrison (Samuel Berry and Alfred Hoffman), and 510 Harrison (Alfred Hoffman). History of a few of these buildings and their owners follows.



Jacob Schloss constructed the commercial building at 322-324 Harrison Avenue (5LK.40.21) in 1889. Jacob Schloss and his wife Henrietta were both born in Germany. They immigrated to the United States in 1855; by 1879 the family moved to Leadville and established a “whisky depot” on State Street. The Schloss family made significant contributions to Leadville's economic, civic and social life, and were prominent among the many local liquor wholesalers as well as in the Jewish community of Leadville. Schloss was one of the incorporators of the Leadville Electric Light Company in 1881, and he joined with other businessmen in 1884 to help underwrite the construction of the Tabor Grand Hotel. After a fire

at the Schloss liquor business at 108-110 Harrison, Schloss and druggist J.S. Miller built the new brick building at 322-324 Harrison in 1889. Schloss occupied the larger portion of the building at 322 Harrison. The liquor business stayed at this location until 1908. However, the city directories show the first occupant of 322 Harrison as the Rialto saloon, followed by the Abbey saloon. According to the directories, in 1897 David Cohen had a clothing store at 322 Harrison. Then from 1895 through 1908, the

⁷ “Leadville Jews,” *Temple Israel*, <http://www.jewishleadville.org/leadvillejews.html>.

Schloss Bros. saloon & liquors operated from the building. The directory listings do not reveal the entire story of the Schloss family. Jacob Schloss and his wife moved to Denver around 1893, which corresponds with the dramatic downturn in mining and silver prices. Schloss' sons, Simon and Abraham, remained behind to take care of the liquor business. Instead of living in the family home, however, they lived above the store. By 1905, both sons had moved from Leadville, and the business was taken over by Adolph Schayer in 1905 and C.W. Sundquist in 1907; by 1909, a restaurant had replaced the liquor business. The change in the Schloss family's fortunes corresponds directly with the economic downturn in Leadville.

The Hyman Block building at 316 Harrison Avenue (5LK.40.20) was constructed in 1890 by Mannie (Manie) Hyman. Hyman was born in Schwersenz, Germany (Prussia) in 1851, emigrating to the U.S. in December 1865. His name first appeared in Leadville newspapers in 1880 when he attended a local Jewish wedding; prior to Leadville, he had tried his luck in Kokomo, a mining camp on Fremont Pass. Jews emigrated to Leadville for many of the same reasons as other ethnic or religious groups – to improve their economic status or to start a new life. However, unlike others, the Jewish people in Europe were facing increasingly repressive practices. The opportunities in a mining boom town provided opportunities for starting anew, and many Jews in Leadville found economic stability in the role of merchant.



Mannie Hyman found prosperity in Leadville by operating a saloon and gambling hall, one of the most popular types of businesses in nineteenth century Leadville. It was located at 316 Harrison Avenue and was called "Hyman's Club Rooms." As seen by the advertising card on the right, they were purportedly the finest in the city! A cigar shop was located next door at 314 Harrison. Although this cigar shop did not list Hyman as the proprietor, after leaving Leadville, Hyman was the president of his own import and wholesale/retail cigar business. He may therefore have also been involved in the cigar trade in Leadville. His saloon was quite notorious for its patrons' behavior. In 1884, the last gun fight of the legendary "Doc" Holliday occurred when Holliday shot and wounded William Allen over a five dollar debt. This notoriety did not follow Hyman into his civic life, though, as he was one of the Incorporators and directors of the Leadville Base Ball and Athletic Association in 1883. He became a naturalized citizen before the District Court of Lake County in Leadville in December 1885. In 1886, he remodeled the one-story frame saloon, and had a grand opening complete with brass band. The dinner held at the grand re-opening was described in the local newspaper as being attended by hundreds and "fit for the fastidious Falstaff."



In 1887, Mannie Hyman sold a half interest in lot 6, block 1 for \$10,000; the sale was described as the Hyman block adjoining the Tabor Opera house. The newspaper further elaborated that it was "one of the

most valuable of the avenue possessions.” This sale may have helped finance the construction of a new two-story brick “Hyman Block” building at 314-316 Harrison Avenue in 1890, and the 1890 city directories do not list any businesses during the year of this building’s construction. Unfortunately, like all other businesses in Leadville, Hyman’s fortunes were tied to mining. Only a year after completing the Hyman Block building, Hyman had moved to Denver and was working in the cigar business. In 1891, Marcus Frankle’s men furnishings had moved into the building’s south storefront, and the Arcade Saloon was in the north. Reflective of the downturn in the city’s economy, businesses did not last long in either location. The Bon Ton restaurant was listed in 1892, and then in 1894 through 1901 the Sands Bros. clothing store filled both storefronts.



Initially, the west side of the 200 block of Harrison Avenue contained frame commercial buildings. On October 1, 1907, when 213 Harrison Avenue was owned by Joseph Harwitz, a fire in 200 block damaged or destroyed several building. Joseph Harwitz was born in Russian Poland in about 1886. He married his wife, Cecillia, prior to the family’s immigration to Leadville in 1886. Harwitz started as a self-employed tailor and Cecillia as a housekeeper, but she soon was needed to help manage the tailoring shop. An article in the January 1, 1904 *Leadville Herald Democrat* noted that from the store’s

“humble beginnings this fine stock of clothing, gents’ furnishings, hats, caps, boots and shoes, has grown to its present proportion and quality entitling it to distinction as one of the leading retail house of our city.” Harwitz sold clothes, boots and shoes at 213 Harrison Avenue (5LK.40.58) until 1918.

The one-story building at 223 Harrison Avenue (5LK.40.62) was likely built for Maurice Stager around 1914; it is significantly altered from its original appearance, but was one of the later commercial buildings constructed on Harrison during its historic period, but Stager came to Leadville comparatively later. He was born in Austrian Poland and immigrated in 1902. By 1903 he was in Leadville, and employed as a clerk at Isaacs & Mitgang and using the name Morris. Maurice opened his own store selling clothing in 1914 at 223 Harrison. His business continued to operate at this address until 1930.

RESULTS

A total of fifty properties along Harrison Avenue were evaluated during this survey project, with fifty primary buildings and one outbuilding recorded.⁸ Harrison Avenue runs roughly north/south, and serves as part of U.S. Highway 24. The north and south ends are defined by curves in Harrison Avenue leading out of town. The entire area is zoned RC: Retail Core. As such, all of the buildings were built as commercial properties with the exception of two civic/community buildings: the Lake County Courthouse and the Leadville City Hall building. Some commercial buildings have residential use on the upper stories, and one building is currently used entirely as multi-family residential.

The retail core is relatively level, with ground rising up toward the residential blocks on the east, and down on the residential blocks to the west. Some buildings may therefore have either exposed foundations or shorter walls at the rear. All of the historic commercial buildings extend to the sidewalk along their façade, and fill the narrow lots from side to side. Non-historic commercial buildings and the two civic buildings, however, do not extend to the front sidewalk. The vast majority are brick, with flat roofs and well-defined storefronts. The building height varies from one to three stories, with some of the larger and more elaborate historic buildings located on street corners.

A summary of some of the key features of the surveyed properties follows. Of key interest to property owners is the evaluation of contributing status. However, in addition to contributing status, other characteristics of the surveyed properties may reveal historical or architectural significance. These additional characteristics include construction date; style/form; and building material.



⁸ In the following statistics within the “Results” section, the frame barn/outbuilding located behind 719-721 Harrison (5LK.40.15) is not included in the charts.

CONSTRUCTION DATE/THEMATIC PERIOD DATE

The date of construction for the buildings along Harrison Avenue is one of the features key to determination of its contributing status. A contributing property (or resource) is a building, object or structure that adds to the historical integrity or architectural qualities that make the historic district significant. Two key aspects of a contributing property is the date of construction and historic *integrity*.

A district is defined as having a “period of significance.” Since the National Register of Historic Places recognizes districts for their historic significance, that district must be associated with a discrete chronological period: the *period of significance*. A district may have multiple periods of significance, but those periods must be strictly demarcated by year. Buildings that were constructed *within* the period of significance for a district are said to be “contributing resources,” and those that fall *outside* the period of significance are “noncontributing resources.”

The lack of a well-defined period of significance for the National Historic Landmark District (designated in 1961 and listed in the National Register of Historic Places in 1966) complicated the evaluation process. Additional district documentation completed in 1975 and on file with the National Park Service appears to define the district's period of significance as 1860-1900 and was used as the basis for evaluation.

The lack of a well-defined period of significance for either the National Historic Landmark district (listed 1961) or the National Register of Historic Places district (listed 1966, certified 1979). The latter nomination is used as the “official” NHL nomination. However, that documentation includes contradictory information. While the period 1860 – 1900 is listed in the “Specific Dates” box (used as the P.O.S.), within the argument for significance, the text describes several other mining booms, including one that lasted from 1901 through the end of World War I, and another in the 1930s. Additional attempts to update/revise the NHL nomination were undertaken by the National Park Service in 1983 and 1987. That nomination form also began with an 1860 date, but recommended an ending date of 1917 for the period of significance. That nomination amendment was never officially approved. Thus the purpose of this survey is not only to define the contributing status of individual properties, but to see if the extant resources either support or refute any discrete dates for the overall district’s period of significance.

The two tables on the following page list the number of surveyed properties by their construction date. The first table shows the properties by the decade of construction, while the second tables shows the number of properties built within each of the thematic historic context periods. These tables reveal important trends about the extant buildings along Harrison Avenue. The Silver Boom era from 1877 through 1893 was, indeed, the period of greatest growth in the historic commercial core of Leadville. However, it also reveals that a significant percentage of extant buildings (24%) were built up through 1919, making the case for extending the period of significance in the area of *Architecture* at least up through this period. Furthermore, as there were no commercial buildings constructed during the 1920s, this justifies 1919 as a significant and discrete end of commercial architecture built as a result of Leadville’s mining economy. In the area of *Industry* (mining), an even broader period of significance based on activity or events associated with the area's various mining booms may be appropriate. Additional research may therefore show that a period of significance in industry might extend through the end of the first molybdenum boom.

Missing from this evaluation is the number of commercial buildings that have been demolished in Leadville’s historic retail core. When were they constructed? Were they replaced by another historic, or non-historic commercial building? Also, it is important to note that not all of the extant commercial buildings in Leadville are on Harrison Avenue. There are a few along Chestnut and Second (State) streets, as well as along the east side streets for a few blocks from Harrison. Although these are few in number, it

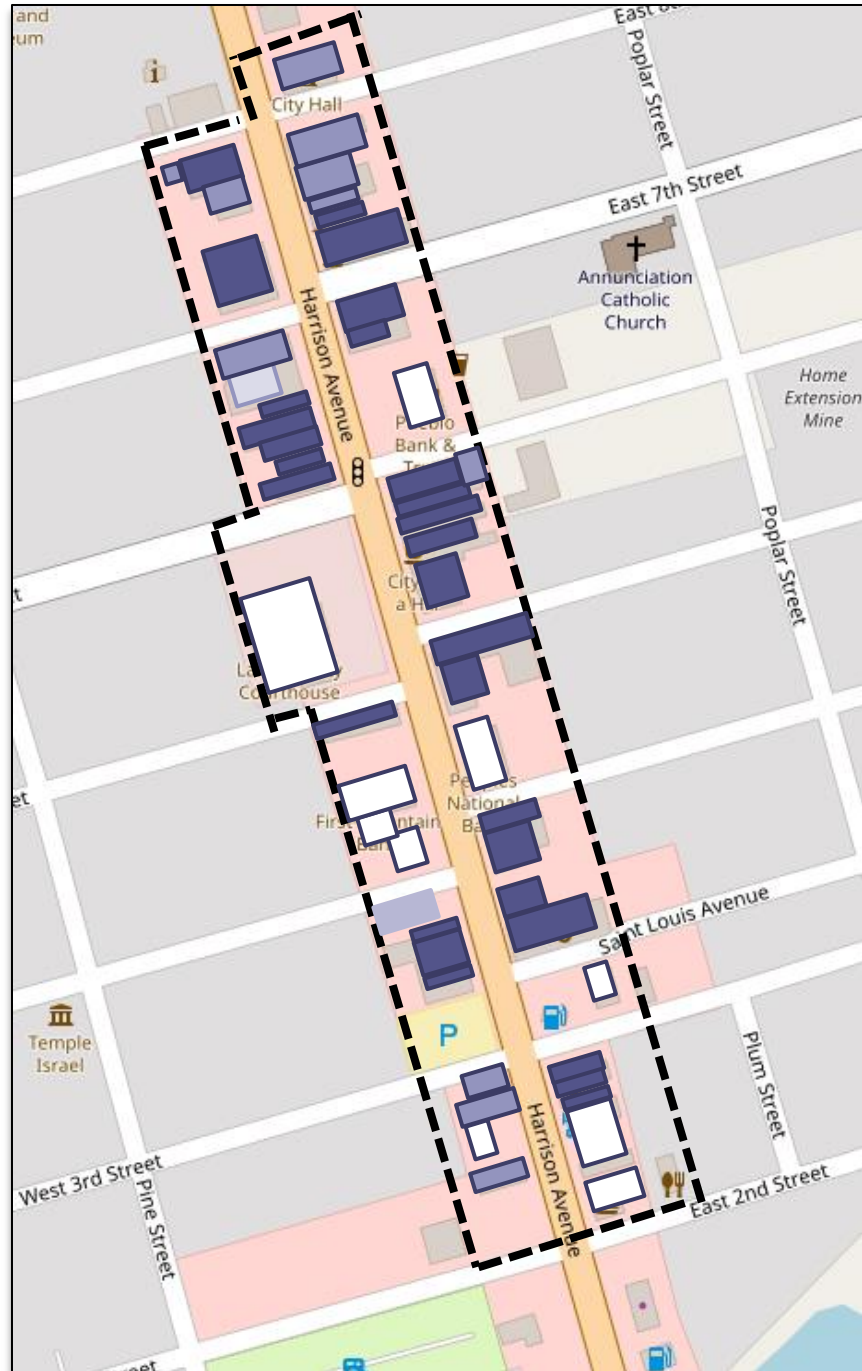
would still be important to complete the inventory of these and other scattered commercial buildings, as well as Leadville's residential structures, to finalize a recommendation for a period of significance based on commercial growth based on activity and events associated with Leadville's various mining booms.

Decade of Construction	Number of Resources
1870s	5
1880s	15
1890s	11
1900s	4
1910s	3
1920s	0
1930s	1
1940s	1
1950s	4
1960s	2
1970s	3
1980s	0
1990s	1






Thematic Period of Construction	Number of Resources
Gold Discovery: 1860-1875	0
Leadville's Silver Boom: 1877-1893	28
Composite Era: 1894-1919	10
Difficult Decades: 1920-1939	1
WWII & Camp Hale: 1940-1945	1
Post War Years & Beyond: 1945-2015	10

While the number of commercial buildings constructed per decade is information, of greater interest is the number of buildings constructed either prior or post-crash of 1893. It is clear that the period of greatest commercial construction occurred from 1877 through 1893.⁹ The map on the following page shows where these buildings are concentrated. Buildings that were constructed in the *Composite Era: 1894-1919* are generally found at the north and south ends. In both cases, these commercial building generally replaced earlier commercial buildings, most often frame buildings. Buildings constructed in the post-war years, however, were usually located on lots that had been vacant for a while. The two blocks that contain the oldest buildings in the district are the 300 block of Harrison (both sides), and the southwest side of the 600 block.

⁹ Included in the building count for the context "Leadville's Silver Boom: 1877-1893" are buildings where construction began *prior* to the crash of 1893, even if construction was completed afterwards.



Thematic Period of Construction. Boxes do not represent accurate footprint. *Map source:* Lake County GIS online maps.

1877-1893		1940-1945	
1894-1919		1946-2015	
1920-1939			

PROPERTY TYPES: FORM & STYLE

Whereas historic contexts broadly define cultural/historical themes within geographical and chronological limits, property types are the physical examples of those themes within a city. The individual buildings and other resources are the actual reflections of the history of Leadville's building environment. The number of examples within a specific property type, such as the extremely high percentage of Victorian commercial buildings, can reveal much about a city's development and the historic contexts. The lack of other property types, such as Mid-century Modern commercial buildings, is associated with the drastic reversal in the economic fortunes of the community during this period.

A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types connect the historic contexts to specific historic properties so that National Register can be accurately assessed. A property type might be defined by physical characteristics such as style, structural type, size, scale, proportions, design, architectural details, method of construction, orientation, spatial arrangement or plan, materials, workmanship, artistry, and environmental relationships. A property type may also be defined by associative characteristics, such as the property's relationship to important persons, activities, and events, or based on dates, functions, and cultural affiliations. Lastly, a property type may be defined by a combination of any of the above mentioned characteristics.

NINETEENTH CENTURY (VICTORIAN) COMMERCIAL

The results of the survey of Harrison Avenue clearly show that the Victorian era was the most prolific period of construction for commercial buildings. The nineteenth-century commercial buildings were usually either two or three stories tall with a flat roof. While there may be a variety of ornamental detailing, all have the classic two-part commercial block arrangement as defined by Richard Longstreet in *The Buildings of Main Street*. This classification is based on the form of the building and the arrangement of the façade (street-facing wall).

TWO-PART COMMERCIAL BLOCK (FORM)

Historically, Two-Part Commercial Blocks were the most common property type (based on a typology of facade arrangement) for small and moderate-sized commercial buildings throughout the country for nearly a century.¹ They were prevalent from the 1850s to the 1950s across America, but in Leadville, they constructed from the late 1870s up through the 1910s, thus spanning both the nineteenth and early twentieth century commercial buildings.

Most of the two-part commercial block buildings in Leadville are two stories in height, although there are some multi-story examples. The prime defining characteristic of this property type is a horizontal division of the facade into two distinct zones. The lower zone at the first-story indicates public use, such as a retail store, restaurant, saloon or bank. The upper zone suggests more private spaces, which in Leadville were generally offices, rooms for let, or meeting halls. The lower and upper may have some similar architectural treatments, but the features still reflect the differences in use.

On Harrison Avenue, the two-part commercial block buildings filled the entire width of the lot and usually shared a wall with the adjacent building. This utilized all of the available land fronting the main commercial street, which was a valuable commodity. As all of the lots on Harrison Avenue are narrow

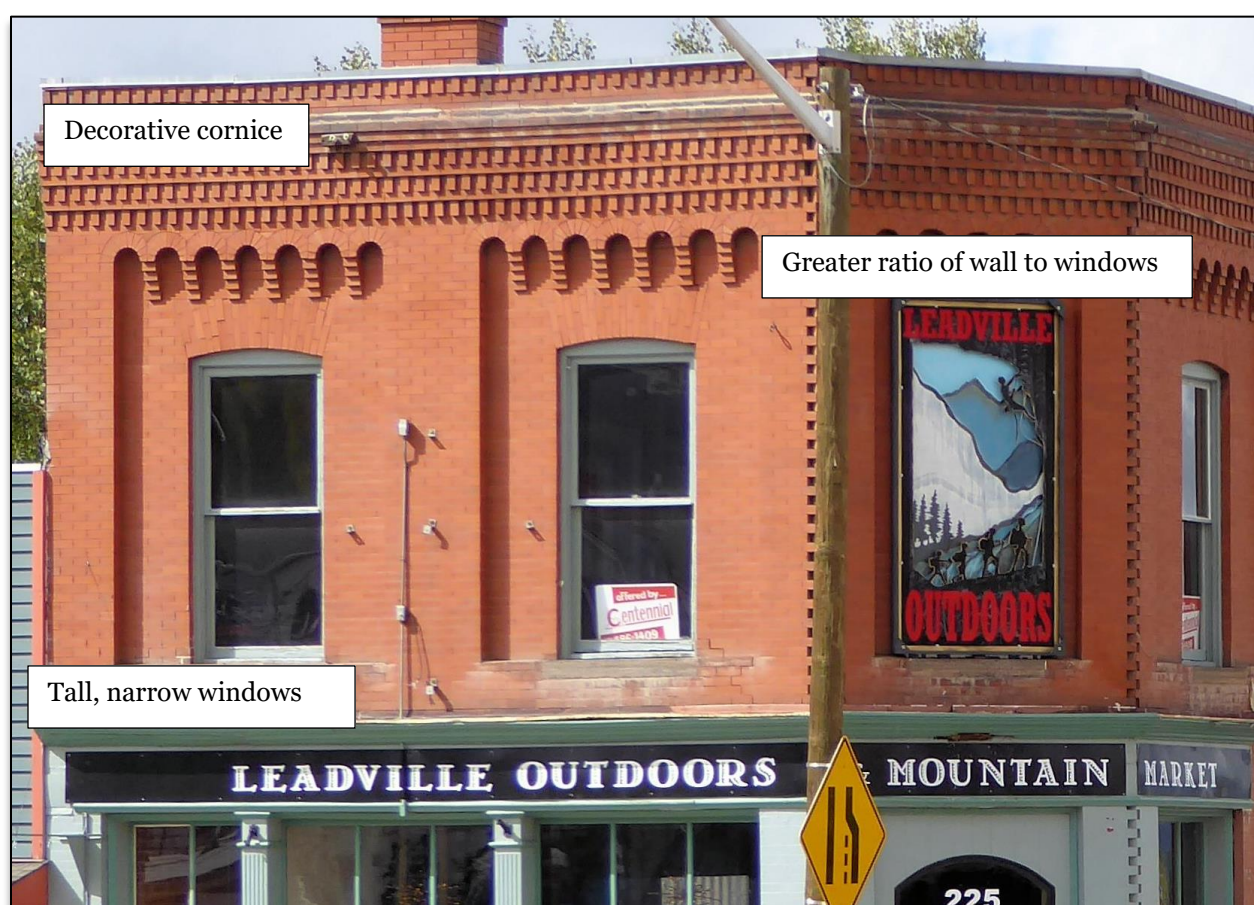
¹Richard Longstreth, *The Buildings of Main Street* (Walnut Creek, CA: Alta Mira Press, 2000) p.

and rectangular in dimension, the buildings are always longer than they are wide. However, they do not always fill the lot to the rear alley, especially when first constructed. Often the first owners built the size they could afford at that time, adding more rooms to the back of the building.

Besides the distinction between the first and second story, the arrangement of the storefront facade of the two-part commercial block is another character-defining feature of this property type. There is an accentuated primary entry that generally features a recessed door. There are large display windows for merchandise, with kickplates or bulkheads below to protect the windows from the feet of passersby, and to form a sound base for the windows. There are transoms above the entry and display windows, extending the full width of the storefront. The transoms allow for additional light in the storefront, but were also often covered with awnings in order to control the amount of light. Usually a steel lintel was above the transoms, and a signboard area above that. Pilasters, often cast iron on late nineteenth century buildings, enframed the storefront and provided visual support for a storefront cornice, which separated the first from the upper stories.



Although the first story was open in order to provide a display for merchandise, the upper story walls were more solid. Depending on whether the building had frame or masonry construction, the upper stories were clad in either brick, stone, or wood siding. The second-story windows were tall and narrow, and more closely resembled those of residential buildings in that they were usually double-hung, rather than fixed panes of glass. These upper story windows tended to take their design cues from whatever was the popular style of residential architecture at the time; therefore the two-part commercial blocks employed a variety of fenestration openings in order to provide visual interest. While these were usually tall and narrow, they did vary in their shapes and sizes. Due the late Victorian era, they were frequently embellished by decorative surrounds or caps, and were sometimes set within arched, recessed openings. The second story windows were arranged in regularly-spaced patterns across the facade, although every window opening on one building was not necessarily identical. Combinations of paired and single windows were typical. Almost all two-part commercial block buildings had some form of elaboration at the cornice area.



There was often a continuous cornice or other horizontal device separating the first floor from the upper stories. Some buildings also had decorative vertical treatments on the sides, serving to enframe either the first floor only, or sometimes the entire structure. The first and second story of one building usually featured slightly different forms of architectural treatment, to further emphasize the distinction between the two zones of the facade. However, the design of banks was generally distinguished by having a greater consistency in the treatment of all the stories. Fraternal halls, or buildings with meeting halls and theaters above, were sometimes taller than the norm. Usually, though, retail shops were included as part of

fraternal hall buildings in order to generate additional revenue, and therefore differed little in overall visual appearance from their commercial neighbors, save for an embellished entry or sign.³

The architectural details of Leadville's two-part commercial block buildings' facades were similar to those found across the United States, and varied depending upon the prevailing fashionable style at the time of their construction as well as the means of their owners. The underlying desire was for these commercial structures to look urban and "up-to-date," even if the amount and/or lavishness of detailing may have been restricted by the available resources of an individual property owner in Leadville. They run the gamut from simple vernacular expressions (usually frame) to high-style representatives, some of which were architect-designed. The two-part commercial blocks can thus be further categorized by their architectural style, if present. The styles found in Leadville are listed below.

³Ibid.

ITALIANATE (STYLE)

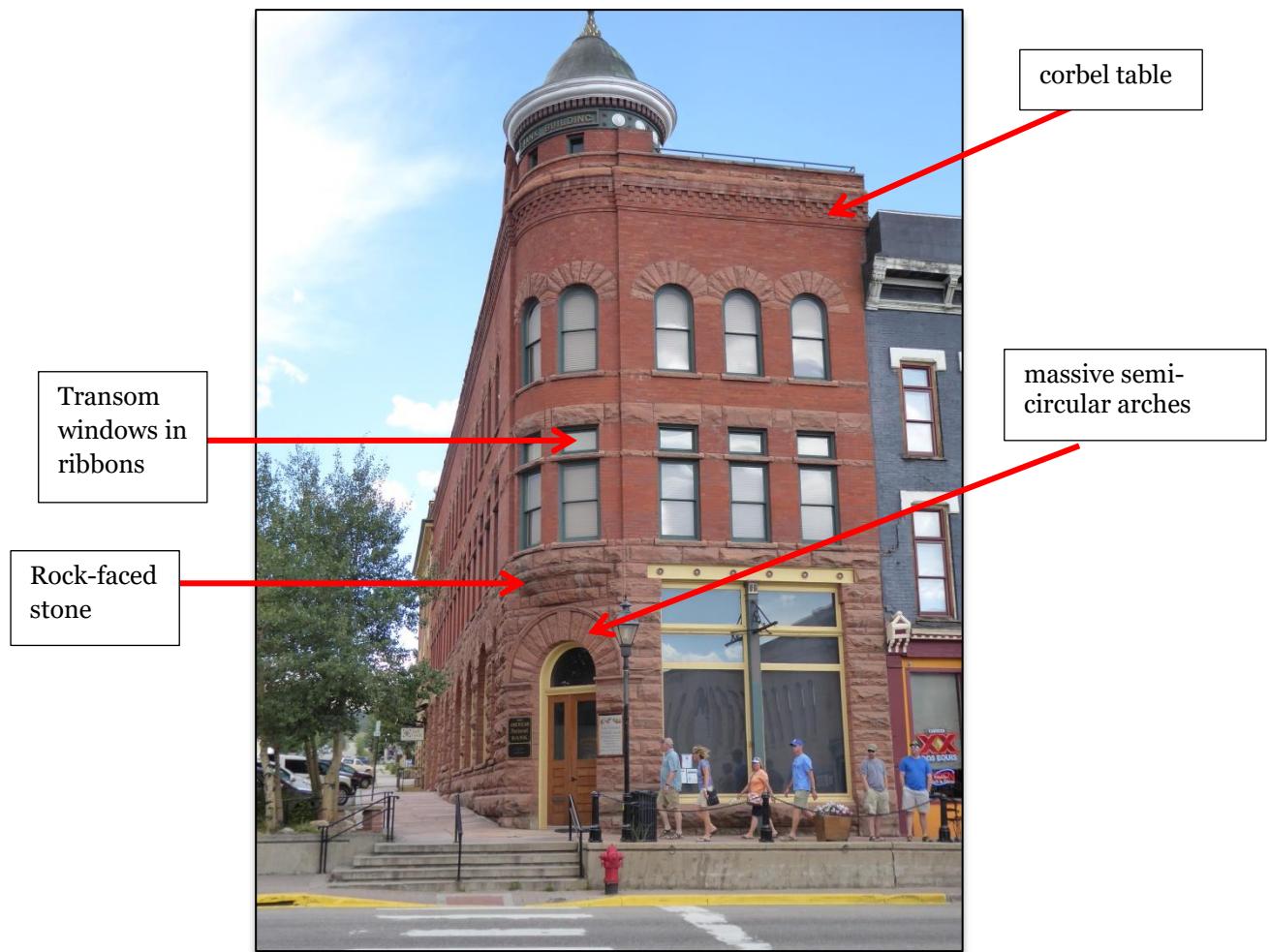
Like many Victorian styles, the Italianate emphasized vertical proportions and rich decorative details. In commercial buildings, it is characterized by wide overhanging, bracketed cornices, a variety of fenestration (usually very tall, narrow, 1/1, double-hung), and molded window surrounds. The development of cast iron and pressed metal in the nineteenth century allowed for economical mass production of decorative features for storefronts that merchants could not have afforded otherwise.⁴ Thus elaborate storefront columns and heavy bracketed cornices are found in this material in Italianate commercial buildings. Tall, narrow upper story windows with hood moldings and corner quoins are other typical features of this style. Buildings in this style also sometimes featured accentuated string courses, but were always defined by the wide cornices with large brackets. The Tabor Opera House at 308-312 Harrison (5LK.40.19) is the most significant example of the Italianate commercial style in Leadville, although several other buildings have a few elements of this style. The Opera House has a projecting center bay capped with a bracketed pediment rising above the cornice. There is a large, semi-circular transom window featuring radial muntins above the entry door; above is a semi-circular, decorative lacework cast concrete crown featuring a keystone. A second story balcony above the entry is supported by brackets and features stout carved balusters. Serving as an elaborate terminus to the building, the façade is crowned with an projecting cornice entablature with classical features such as oval panels, a dentil row, large scrolled brackets, and smaller flat brackets supporting the overhang.



⁴John C. Poppeliers, S. Allen Chambers, Jr., and Nancy B. Schwartz, *What Style Is It? A Guide to American Architecture* (Washington, D.C.: The Preservation Press, 1983) p. 47.

ROMANESQUE REVIVAL (STYLE)

The prime character-defining feature of the Romanesque Revival style is the semi-circular arch, used for window and door openings. The round arched window openings are sometimes formed by molded brick or stone impost courses. The arches may also be used to decorate the belt or string courses.⁵ A variant of the style, Richardsonian Romanesque, is characterized by heavy rusticated stone, round masonry arches, and contrasting colors. In Leadville, most of the commercial examples are built of quarry-faced limestone. There is only one example of this style in Leadville – the American National Bank Building at 460 Harrison Avenue (5LK.40.24, built 1891-1892). Character-defining features of the Romanesque Revival style found on the American National Bank building include massive semi-circular compound arches, rock (quarry-) faced stone, a corbel table, and transom windows in a ribbon pattern.



⁵John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville, TN: American Association for State and Local History, 1981) p. 43.

LATE VICTORIAN (STYLE)

The extant commercial buildings from late nineteenth century that are not examples of the Italianate or Romanesque Revival styles tend to have less elaborate details, but nonetheless still indicate Victorian stylistic influences. Late Victorian commercial buildings may have brackets, parapets, finials, or simple parapet at the primary roofline. Windows are still tall and narrow, and may have less elaborate sills and lintels. There may be masonry details, such as raised courses, recessed window surrounds, or panels near the cornice area. Cast iron columns may be present on original storefronts. In the examples below, note the varying treatments of the second story windows and cornices.



225 Harrison (5LK.40.1)



431 Harrison (5LK.40.5)



316 Harrison (5LK.40.20)



222 Harrison (5LK.40.18)

FALSE FRONT COMMERCIAL BUILDINGS

False front commercial buildings are iconic symbols of the pioneer west and mining towns in Colorado. Built of wood, their façade features a parapet with an elaborated cornice that extends above the roof line, these buildings were less expensive to construct than a brick commercial building. However, they presented a more impressive appearance than the simple wood structure at the rear. There is usually a storefront on the façade, with recessed entrance and large display windows. While these buildings were quite prevalent in Leadville during the late 1870s and 1880s, few remain today. The frame building at 601 Harrison, built in 1881, is one of the rare surviving examples of a false-front commercial building in Leadville. At one time, the town was filled with examples of this icon of the American West. They were typically among the first type of commercial buildings that were constructed, following the log cabin. In mining boom towns like Leadville, owners were reluctant to spend much money in the uncertain economy. These one story frame buildings were cheaper than masonry, but the false-front arrangement (a large front wall often rising to two stories in the front) presented a more impressive sight.¹⁰ The large front wall also provided a place for advertising, and the false cornice above made it appear more urban.



601 Harrison (5LK.40.6)

¹⁰ Colorado Historical Society, *Field Guide to Colorado's Historic Architecture & Engineering* (Denver, CO: State Historical Society of Colorado, 2008) 147.

EARLY TWENTIETH CENTURY COMMERCIAL

There are only a few examples of early twentieth century commercial buildings in Leadville; their forms are related to either the two-part commercial block (described earlier) or the one-part commercial block (on following page). The two-part commercial block example below retains the distinction between the lower and upper zones, with first floor storefronts featuring recessed entrances and display windows. However, this differs somewhat from the earlier counterparts by simpler or classically-inspired ornamentation, such as the engaged pilasters on the second story. The window surrounds are less elaborate, and the second-story cornice is the primary area of embellishment. Materials changed slightly, as there were often constructed of light colored brick instead of the red brick that was locally fired in the late nineteenth century.



621-623 Harrison Avenue (5LK.40.12)

ONE-PART COMMERCIAL BLOCK (FORM)

A new form was established in the early twentieth century – the one-part commercial block. This building form is a single story building with a flat roof. The storefront is arranged in much the same manner as the lower zone of the two-part commercial blocks in Leadville. The main entry, often recessed, is flanked by display windows with kickplates. There is often a transom extending across the entire storefront, above the entry door and display windows. In some cases, though, the facade contains little more than plate glass display windows and an entry topped by a cornice or parapet. Most one-part commercial block buildings in Leadville have little architectural or historical references. Several are located in Leadville's historic downtown commercial area, generally on the south or north ends of Main Street, or along one of the adjacent commercial streets. One-Part Commercial Blocks were constructed in Leadville from the late 1900s up through the 1960s. However, the two historic examples of this type were constructed in the after the turn of the twentieth century. These buildings tended to exhibit few stylistic references, and focused on brick work at the cornice area.

The storefront of 213 Harrison (left below, 5LK.40.58)) is primarily comprised of a large area of plate glass across the front, with little embellishment except for the cornice area. There is little historical references in the brick pattern work. The cornice of 714-716 Harrison (right, 5LK.40.36) on the other hand, harkens back to the Victorian era that preceded its construction.



COMMUNITY BUILDINGS

There were two examples of this property type in this survey project: Leadville City Hall building and the Lake County Courthouse. Although few in number, their prominent location and design elements make these buildings important visual and historical landmarks in Leadville. These two buildings were of brick construction and were architect-designed; as such, they were both examples of a style prevalent during their period of construction. The Leadville City Hall (5LK.40.37) is a Classical Revival style building. It has a high, light tan brick foundation with a wide dressed-face stone sill separating the basement from the first story. The tan brick continues up to the bottom of the first story window sills, and is repeated as decorative panels beneath the second story windows, window keystone accents, and as a continuous lintel course connecting the second story window. The large first story windows are recessed, and set within a semi-circular comprised of a wide band of radiating brick voussoirs. The entry door has a semi-circular transom that is visible above an enclosed pedimented gable porch with classically inspired pilasters at the corners. The second story windows have semi-elliptical arched tops with a row of radiating brick voussoirs and tan brick stretchers forming keystones. The steeply pitched slate roof has flared eaves and an overhanging boxed cornice with flat bracket/modillions and a molded frieze board.



Leadville City Hall, 800 Harrison Avenue

The Lake County Courthouse (5LK.40.67) is an International style building with a modified (offset) cross-plan. Typical of the International style, the building has smooth, unornamented surface, a flat roof, and bands of windows. There is also a wide concrete band on the cornices of both the central block and wings; this concrete band extends forward to form an overhang. The central block's overhang is supported by a brick curtain wall on the south and four unadorned concrete columns near the entry, but the north end of the overhang is cantilevered. At either end of the two wings, the overhang is supported by a brick curtain wall. The southern 2/3's of the central block has a window wall with metal mullions forming a grid pattern; there are two paired entry doors set within the glass fenestration pattern.

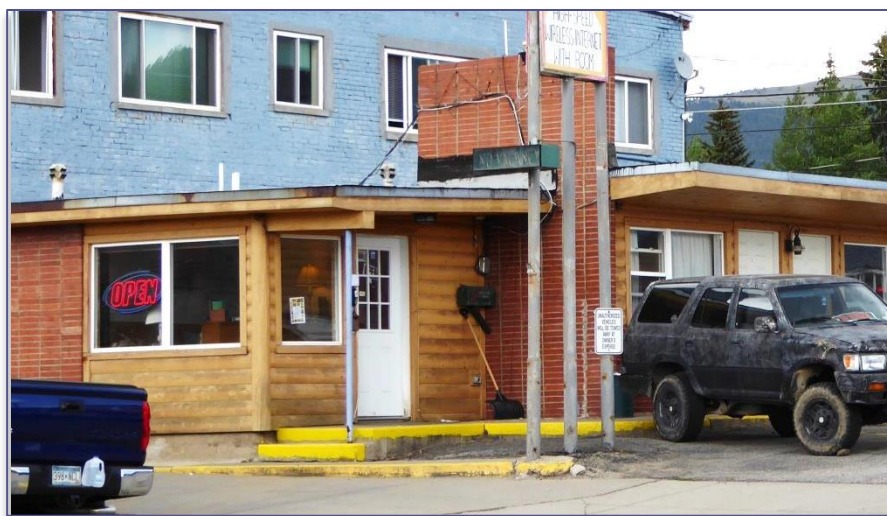
The south wing has a row of windows with four horizontal sashes divided by wide mullions; the lower sashes are hinged. Beneath the windows is a continuous brick sill course. These elements (concrete cornice, band of windows, brick sills), combined with a concrete foundation sill, emphasize the horizontal lines of the building. The shorter north wing has a band of high clerestory-like windows beneath the concrete coping. The end walls (north & south) of both wings are solid brick.



Lake County Courthouse, 505 Harrison Avenue

LATE TWENTIETH CENTURY COMMERCIAL BUILDINGS

All examples of this property type were evaluated as non-contributing to the historic district due to their date of construction. A few were pre-manufactured buildings that would not have architectural significance. Several of these had also lost integrity as well. The 1950s motel at 216 Harrison (5LK.40.124, below) still retains some features from its Modern style, such as the vertical curtain wall separating the office from the motel rooms and the long, horizontal brick cladding, but additions and alterations have impacted its integrity.



Leadville's late twentieth century banks were most likely to retain integrity from their period of construction. The bank at 409 Harrison (5LK.40.130) had stylistic elements of the Brutalism style, but has an entry bay added to the façade. The other two banks at 400 Harrison (5LK.40.127) and 600 Harrison (5LK.40.131, below) retain more integrity, but are of recent construction.

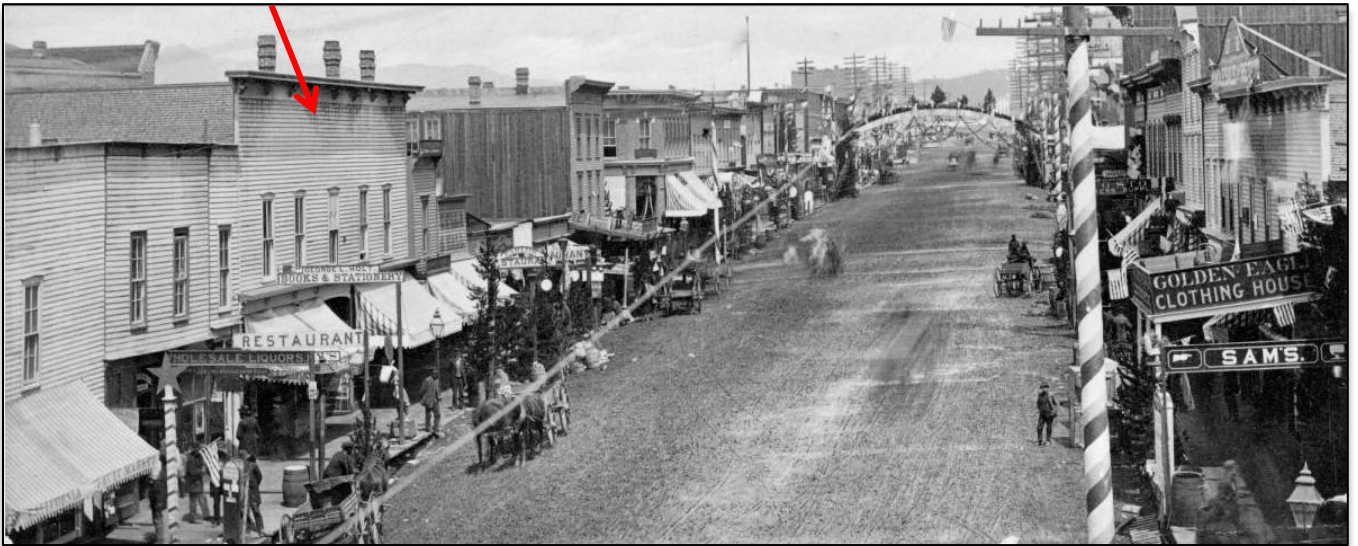


BUILDING MATERIAL

All of the earliest commercial construction along Harrison Avenue was wood. Some of these were log cabins, simple frame false-front buildings, or residential buildings converted to commercial use. Three views below of the same stretch of Harrison Avenue, looking north from Chestnut Street, show how quickly the street evolved once commercial growth moved onto Harrison. For reference, an arrow points to the same building in each view.



1879. Source: CHS.X4631/X-444, Denver Public Library online digital photo collection.



Powers lines are now evident, but a large percentage of the commercial buildings are still wood construction.

Source: X-471, Denver Public Library online digital photo collection.

Construction material can reveal a few facts beyond the obviously material type: date of construction; whether or not fires occurred in this block; and economic status of owner at time of construction. Of the wood commercial buildings that are still extant on Harrison, a few represent the first construction on the lot. Some of the extant frame buildings, although of early construction date, nevertheless represent the second building on that lot.

Due to extreme weather in Leadville, all building materials suffer from its effect, although the wood buildings are the most likely to see the effects of extreme temperatures, wind and ultra-violet light. Of the extant wood buildings, the vast majority have replacement siding. One currently has brick over the wood frame (612 Harrison, 5LK.40.30), while another has synthetic clapboard over brick (609 Harrison, 5LK.40.9). Eligibility evaluations have taken into account that wood siding dating from period of construction is virtually non-existent. However, to be considered eligible, the replacement siding must closely match the original in board size, lap characteristics, etc. Thus when the map of contributing/non-contributing is compared with building material, one may see a correlation between wood construction and contributing status.

Intensive-level surveyed buildings

Construction material	Number of Resources
Brick	30
Wood	5
Synthetic/metal	6

Reconnaissance-level surveyed buildings

Construction material	Number of Resources
Brick	6
Wood	3
Metal	1

ELIGIBILITY: INDIVIDUAL AND CONTRIBUTING VS. NON-CONTRIBUTING

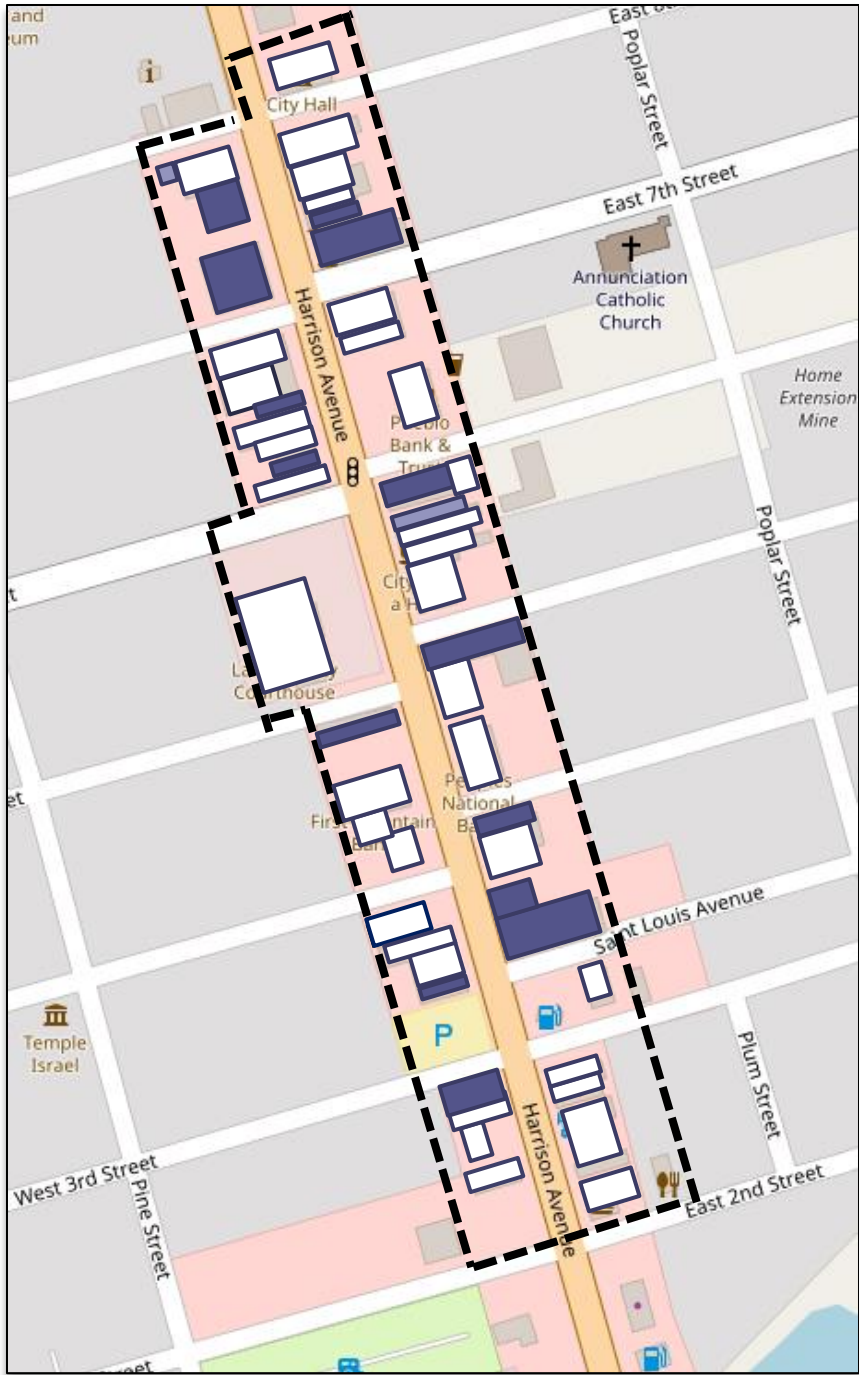
Although this area was listed as a National Historic Landmark district in 1961, the contributing status of each building within the district has remained murky for over forty years. A National Register of Historic Places nomination prepared in 1975 was an attempt to establish boundaries and provide some background history. In Section 8 of that nomination, 1860 to 1900 is listed in “Specific Dates,” although the supporting text that follows does not corroborate that date; in fact, this section discusses mining in Leadville up through the 1930s. However, lacking any other documentation, 1900 is the assumed cut-off date for the construction of contributing buildings. Therefore, some buildings that appear obviously historic would technically *not* be contributing to the historic district. These are shown in the map on page 60. The buildings that were constructed in 1900 or earlier, and that retain enough physical integrity, may be considered “contributing” to the historic district. These are shown on the map on page 59.

As defined earlier in this report, integrity is the ability of a property to convey its historical associations or attributes. While somewhat subjective, the evaluation of integrity is grounded in an understanding of a property's physical features (both as constructed and its current conditions) and how they relate to its historical associations. In practice, contributing buildings within a historic district may possess slightly less integrity than those buildings that are individually eligible, but they must retain enough integrity to add to the district's historic sense of time and place. However, since Leadville is a National Historic Landmark district, a higher designation than the National Register of Historic Places, even contributing buildings must retain a very high degree of integrity.




Common integrity issues in Leadville are storefront alterations and replacement siding for frame commercial buildings. The latter is due in no small part to the extreme climate in Leadville. High altitude, wind exposure, cold temperatures, and ultra-violet light severely impact paint and wood conditions. Many residences have replacement siding, windows and porches. Replacement siding in the mid- to late 20th century is often not compatible with the original design, and some siding replacement makes it difficult to determine the original appearance of the building.

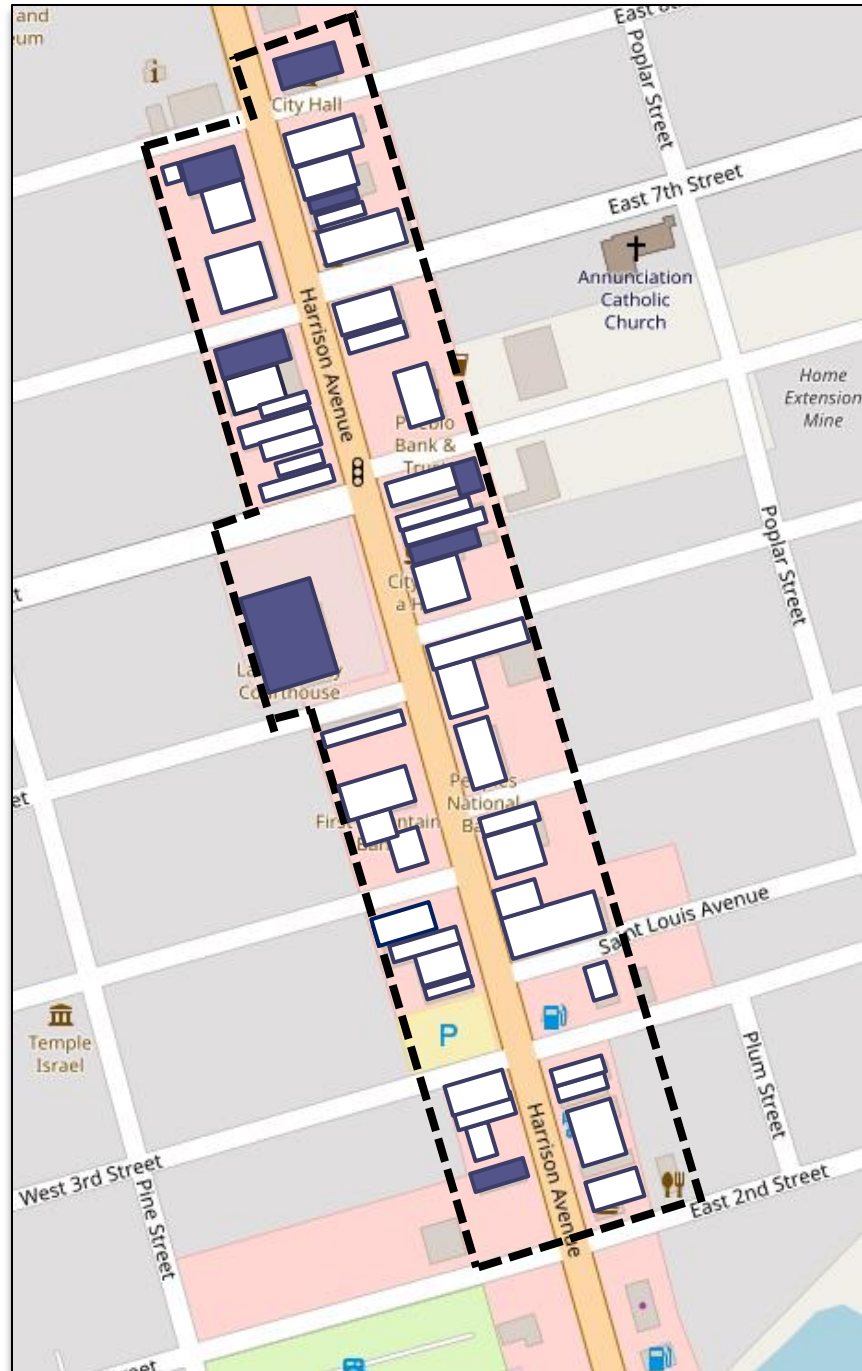
Storefront alterations in the mid- to late-twentieth are the most common cause for non-contributing status for historic buildings. It is possible that this recommendation could be changed with a sympathetic rehabilitation that restores the historic storefront. This rehabilitation work must meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation, but may result in eligibility for both federal and state rehabilitation tax credits, as well as Colorado State Historical Fund grants.

Of the fifty (50) properties were surveyed, fourteen (14) resources were evaluated as contributing to the existing National Historic Landmark district, thirty-five (35) were evaluated as non-contributing, and one primary building and one outbuilding required more data. Some of the non-contributing properties were non-contributing due to their age; i.e., they were constructed outside of the presumed period of significance for the NHL district, but would either be individually eligible, or would become contributing if the district nomination were amended and the period of significance extended. These include the 1908 Jos. Harwitz Building at 213 Harrison (5LK.40.58) and the 1910 Masonic Temple Building at 619-612 Harrison (5LK.40.12). The Lake County Courthouse (5LK.40.67) was also considered non-contributing due to its age, but would also be individually eligible for the National Register. Properties that are found to be individually eligible may be eligible for federal and state tax credits and State Historical Fund grants. Of the remaining non-contributing properties, rehabilitation work that returns the building's to their original exterior appearance may reverse this evaluation.



Contributing/non-contributing field evaluation. Boxes do not represent accurate footprint.
Map source: Lake County GIS online maps.

- Contributing 
- Non-contributing 
- Needs data 



Individually Eligible for the NRHP. This map shows those buildings that were considered non-contributing to the NHL district, but are recommended as individually eligible for the NHRP. Boxes do not represent accurate footprint. *Map source:* Lake County GIS online maps.

Individually eligible

RECOMMENDATIONS

The results of the inventory of historic buildings along Leadville's Harrison Avenue were surprising, in that the evaluation of contributing status resulted in a greater number of non-contributing buildings than expected. As noted previously, this was due to four main factors:

- 1) The 1975 National Park Service documentation for the district narrowly defined the period of significance, and furthermore did not provide any justification for the 1900 cut-off date. Therefore, some buildings that are clearly "historic" but were built after 1900 are technically considered non-contributing.
- 2) Integrity for a National Historic Landmark district is evaluated more stringently than a National Register of Historic Places district.
- 3) At least ten properties were built in the late twentieth century, and would be considered non-contributing to a potential amended district.
- 4) Several historic buildings have been altered over the years, resulting in a loss of integrity.

At the present, the City of Leadville and the Historic Preservation Commission cannot change the first three factors. They can, however, have an impact on the last factor – alterations to historic buildings. The Leadville Historic Preservation Commission currently has the duty of reviewing all alterations in the 300 to 900 block of Harrison Avenue. In the past, the HPC has been hampered by lack of adequate information about these buildings. This survey now provides the commission with adequate documentation on the historic appearances of the buildings, and summarizes those alterations that render some buildings non-contributing. The HPC should use this information in the future to not only evaluate the impact of proposed exterior alterations on an individual property, but how those alterations might impact a historic district that is already teetering on ineligibility.

It should be noted, however, that this project did not inventory all buildings on Harrison Avenue. Most of the buildings in the 800 block and all of those in the 900 block were not covered in this phase. Most of these buildings appear to retain integrity, and if included in the count, would raise the percentage of contributing/non-contributing in this section of the National Historic Landmark district.

FINANCIAL INCENTIVES FOR REHABILITATION

A number of commercial property owners have expressed interest in taking advantage of either federal or state historic rehabilitation tax credits, as well as State Historical Fund (SHF) grants. The buildings evaluated as "contributing" to the historic district would qualify for all three of these financial incentives. For buildings constructed prior to 1900 that are considered non-contributing, federal tax credits may still be a possibility. The first step for owners is to file Part 1 of the Historic Preservation Certification Application with the National Park Service (NPS) before the physical work begins. In some of the borderline integrity cases, there is a chance that during this process the NPS reviewer may find that the building *does* contribute to the district (since the NPS ultimately makes the final determination on NRHP eligibility). If so, the building would then qualify for the 20% credit. Any owners of these buildings should first file Part 1 of the Historic Preservation Certification Application with the National Park Service if they are at all interested in pursuing federal tax credits, regardless of the contributing/non-contributing finding documented by the survey.

Another option that is available to owners of buildings found to be non-contributing to the district is the 10% federal tax credit. The owner could either take the 10% credit for the entire rehabilitation, or they could consider a phased rehabilitation project. The first phase would utilize the 10% tax credit to address those features that negatively impact contributing status, such as reconstructing a storefront according to the Secretary of the Interior's Standards and Guidelines. A Part 1 of the of the Historic Preservation Certification Application could then be filed with the National Park Service; if the NPS then approves the Part 1 certification, the owner might then qualify for the 20% tax credit for the remainder of the rehabilitation. For this scenario, it is critical that the property owner consult with the Architectural Services Manager at the History Colorado Office of Archaeology and Historic Preservation *prior to initiating any project*. Assistance for eligible storefront design may be available from the Colorado Main Street program, through consultation with the Preservation Architect.

Buildings that were constructed after 1900 and evaluated as *individually* eligible for listing in the NRHP, are potentially eligible for the 20% federal tax credits if the owner is willing to list the property individually as part of the project. The argument for significance will need to be carefully crafted to demonstrate that the building's individual significance is distinct from the district's significance, and may have its own historical associations. Owners of these buildings are encouraged to consult with the National and State Register staff as well as Architectural Services Manager at the History Colorado Office of Archaeology and Historic Preservation *prior to initiating any project*.

Local landmark designation also provides financial incentives, making any locally designated properties eligible for the state rehabilitation tax credits as well as the State Historical Fund grants. All of the buildings constructed prior to World War II along Harrison Avenue were locally designated in 1999 (see Appendix A for the list of Leadville's locally designated landmarks). Approved rehabilitation work for local landmarks may qualify for a 20% state tax credit. Also, these projects are eligible to apply for SHF grants.

In most cases, the current property owners and Historic Preservation Commission were not involved with the incompatible alterations to the historic commercial buildings along Leadville's Harrison Avenue. In the future, however, they can work together to strengthen the existing National Historic Landmark district to help save Leadville's important heritage for the future.

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APPENDICES

APPENDIX A: LIST OF LEADVILLE'S LOCAL LANDMARKS

PUBLIC NOTICE

The City of Leadville, Colorado hereby gives public notice to all interested parties that in accordance with Title 17.18.040 of the Leadville Zoning Ordinance and Associated Regulations, certain buildings in the Municipal limits of the City of Leadville have been designated as historic structures.

The Structures so designated include:

A. All buildings which face onto Harrison Avenue between and including 300 through 900 blocks of Harrison Avenue, inclusive.

B. All other historic structures listed in Table 13, the Leadville Historic Building Inventory, of the Leadville Comprehensive Plan; namely, 220 Harrison Ave., 222 Harrison Ave., 225 Harrison

Ave., 118 West 2nd St., 1012 Hemlock St., East 5th St. (Bank Annex), East 7th between Hazel and Hemlock (railroad depot), 132 West Chestnut St., 120 West 2nd St., 210 West 6th St., 214 East 6th St., 200 East 6th St., 208 East 6th St., 523 Chestnut St., 108 West 6th St., 207 East 6th St., 216 East 6th St., 124 East 5th St., 160 East 5th St., East 3rd St. and Oak St. (bank), 517 Chestnut St., 700 Elm St., 4th St. and Pine St. (church), 609 Poplar St., and East 10th St. and Harrison Ave., (Healy House and Dexter Cabin)

Property owners are hereby

notified that Titles 17.18.040 A. and B. of the Leadville Zoning Ordinance and Associated Regulations contain procedures whereby a) owners of the above listed buildings may petition the City of Leadville to have buildings removed from this listing of designated historic structures and b) other property owners may petition the City of Leadville to have additional buildings added to this listing of designated historic structures.

For additional information, please contact Office of Administrative Services, Leadville Hall, 800 Harrison Avenue, Leadville, Co. (719) 486-2092.

TABLE 13: LEADVILLE HISTORICAL BUILDING INVENTORY

Location	Structure Name	Construction Date	Original Use	1986 Use	Current Use
225 Harrison Avenue	Anheuser-Bush Bldg. (Bill's Sport)	1895	Saloon	Store	Sport Shop
309 Harrison Avenue	Commercial Structure (Quality Liquor)	c. 1880	Unknown	Liquor Store	Liquor Store
313 Harrison Avenue	Commercial Structure (Tony's Hardware)	1880	Unknown	Hardware & Furniture	Market
315 Harrison Avenue	Clipper Building (Silver Dollar Saloon)	1883	Saloon	Restaurant/Bar	Bar
431 Harrison Avenue	Western Hardware & Miner's Supply	1880	Hardware Store	Vacant	Antiques
603 Harrison Avenue	Pizzeria	c. 1880	liquor store/saloon	Restaurant	Office
607 Harrison Avenue	Assay Office/Gift Shop	c. 1880	unknown	Gift shop	Pawn Shop Gift Shop
613 Harrison Avenue	Stickley Insurance/Victorians	c. 1880	unknown	Office/ store	Sporting Goods/Apt.
619-623 Harrison Ave.	Vacant/Masonic Lodge	1910	Masonic Temple	Vacant	Drug store/ gift shops
Corner of 7 th & Harrison Avenue	Tabor Grand Hotel	1883-5	hotel	Vacant	Apartment/ retail stores
717 Harrison Avenue	Herald Democrat Building	1895	undertaker	Newspaper office	News paper office
719-721 Harrison Ave.	I.O.O.F. Hall	1890	lodge hall	Lodge Hall	Lodge Hall
Corner of 8 th & Harrison	First Presbyterian Church	1889	Church	Vacant	Open for Special Events
220 Harrison Avenue	Commercial Structure	1890-95	garage	Vacant	Apartments
222 Harrison Avenue	Spanish Flea Market	1890-95	unknown	Antique Store	Vacant
308-312 Harrison Ave.	Tabor Opera House	1879	opera house/store	Museum	Museum
316 Harrison Ave.	Hyman Block/ Mode "O" Day	1890	unknown	Ladies clothing	Gift shop
322-324 Harrison Ave.	Tommy T Shirts/Vacant	1889	Saloon/Offices	Stores	Vacant
326 Harrison Ave.	Brune Block (To Mile High Apts)	1887	bank/liquor store	Apartments	Bar
414-420 Harrison Ave.	Quincy Block	1880	drugs/saloon	Vacant	Retail stores/ restaurant
Corner of 5 th and Harrison Avenue	American National Bank (Goodwill)	1891	bank	Vacant	Being renovated for apartments/ retail

500-502 Harrison Ave.	Howell Block (Emmet Block)	1880	unknown	Bakery/rest	Book Store/Rest.
508 Harrison Ave.	Vacant	1884-86	clothing store	Vacant	Vacant
510 Harrison Avenue	Mortuary Moyhannan & O'malia	c. 1900	unknown	Mortuary	Mortuary
516-522 Harrison Ave.	Iron Building	1893	saloon	Stores/ office/ apt	Apt./Retail
612 Harrison Avenue	J-Mar Café	c. 1880	unknown	Cafe/bar	Cafe
616-618 Harrison Ave.	Buckhorn Sporting Goods/Manhattan Bar	c. 1880	unknown	Store/bar	Store/bar
700 Harrison Avenue	Delaware Hotel	1886	hotel/stores	Hotel/store	Bed & breakfast
704 Harrison Avenue	Leadville Trading Co.	1882	fire station	Clothing	Vacant
706 Harrison Avenue	C.E. Blossfeld/Rockhut	1900-01	hardware store	Gift Shop	Gift Shop
710 Harrison Avenue	Golden Butter	1898	unknown	Restaurant	Restaurant
716 Harrison Avenue	Golden Butter	1896-1900	unknown	Bake shop clothing	Bakery/ Restaurant/ Appliance Sales & Service
118 W. 2 nd Street	Pioneer Saloon	1882	saloon	Vacant	Vacant
1012 Hemlock St.	St. Vincent's Hospital	1901	hospital	Vacant	Vacant
E. 5 th St.	Bank Annex	1901	bank	Vacant	Being renovated for apartments/ retail
E. 7 th between Hazel & Hemlock	Colorado and Southern Depot	1893	railroad depot	Vacant	Scenic railroad tours/Gift Shop
132 W. Chestnut St.	Everett Sales-East Building	c. 1880	grocery	Appliance store	Vacant
132 W. Chestnut St.	Everett Sales- West Building	1895-1900	grocery	Appliance store	Apartment
120 W. 2 nd Street	Pastime Club	c. 1882	bar & crib	Bar/rest.	Bar/rest.
210 W. 6 th St.	Leadville Co-op	1889	grocery store	Grocery store	Vacant
214 E. 6 th St.	Commercial Structure	c. 1880	unknown	Vacant	Vacant
208 E. 6 th St.	John King Mercantile	c. 1887-89	grocery	Yeager Auto Parts	Vacant
200 E. 6 th St.	Schrader's Market	1883	grocery store	Store/glass shop	Glass Shop
523 Chestnut St.	Zaitz Bldg.	n/a	unknown	Plumbing Shop	Vacant
108 W. 6 th St.	Matchless Hair	c. 1880	unknown	Bar	Vacant
216 E. 6 th St.	Commercial Structure	1883-86	unknown	Vacant	Vacant
207 E. 6 th St.	Commercial Structure	c. 1895	unknown	Vacant	Vacant
124 E. 5 th St.	Old Telephone Exchange	1907	telephone exchange	Apartments	Apartments
E. 3 rd St. and Oak St.	Milwaukee Hotel	1887-89	hotel	Apartments	Apartments
517 Chestnut St.	Frank Zaitz Mercantile Co.	n/a	saloon	Vacant	Vacant
700 Elm St.	Commercial Structure/Saloon	n/a	saloon	Summer home	Residence
4 th St. and Pine St.	St. George Church	1880	church	Church	Church
609 Poplar St.	Annunciation Church	1879	church	Church	Church
800 Harrison Ave.	City Hall	1900	government	Post office	City offices

Three Gables Preservation

E. 10 th St. and Harrison Ave.	Healy House	1878	residence	Museum	Museum
E. 10 th St. and Harrison Ave.	Dexter Cabin	1878-79	residence	Museum	Museum
815 Harrison Ave.	Englebach House	1895	residence	Residence	Residence
116 E. 5 th St.	Tabor House	n/a	residence	Museum/ residence	Museum
120 W. 4 th St.	Apple Blossom Inn	1879	Residence/ American Legion Hall	Bed and Breakfast	Bed and Breakfast

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SURVEY LOG

The tables on the following pages contain all the properties surveyed in Phase I, listed by the state identification number. Table 1 contains the list of properties that were surveyed at the intensive-level. It includes a current and historic photograph (when available); address; construction date and historic name; individual eligibility to the National Register of Historic Places; contributing to the NHL district; and notes on integrity/eligibility issues.



Table 2 contains the list of properties that were surveyed at the reconnaissance level. This is also ordered by the site identification number. The list contains a current photograph, address, and notes on future eligibility.

Insert Table 1 – printed on 11 x 17” paper, folded to 8.5 x 11”

Table 2. Leadville Historic Resources Survey: Phase 1 – Reconnaissance-level survey

Photograph	Site #	Address	Notes on current/ future eligibility
	5LK.40.11	615 Harrison Ave.	Constructed 1941, but after roof collapse in 2014, only the rear half of the building was retained. New façade setback from the street and design elements negatively impact integrity.
	5LK.40.123	200 Harrison Ave.	Built 1977. Does not date from likely period of significance for NRHP historic district. Original appearance unknown, therefore integrity uncertain.
	5LK.40.124	216 Harrison Ave.	Built 1953. Does not date from likely period of significance for NRHP historic district, and appearance has been altered from original design.
	5LK.40.125	221 Harrison Ave.	Built 1966-1969 & 1986. Does not date from likely period of significance for NRHP historic district. Original appearance unknown, therefore integrity uncertain. Does not possess architectural or historical significance.

	5LK.40.126	300 Harrison Ave.	Built 1974. Does not date from likely period of significance for NRHP historic district, and does not retain integrity from original construction date.
	5LK.40.127	400 Harrison Ave.	Built 1974. Does not date from likely period of significance for NRHP historic district, although estimated construction date is likely later than 1955. Retains integrity from ca. 1974.
	5LK.40.128	401 Harrison Ave.	Built 1958. Does not date from likely period of significance for NRHP historic district; also extensively altered in 2012.
	5LK.40.129	405 Harrison Ave.	Built 1958. Does not date from likely period of significance for NRHP historic district, although estimated construction date is likely later than 1958 estimate. Loss of integrity on façade.

	<p>5LK.40.130</p>	<p>409 Harrison Ave.</p>	<p>Built 1966. Does not date from likely period of significance for NRHP historic district. Enclosed front entry bay does not date from original construction, thus impacting integrity.</p>
	<p>5LK.40.131</p>	<p>600 Harrison Ave.</p>	<p>Built 1996. Does not date from likely period of significance for NRHP historic district. Retains integrity from 1996 construction date.</p>