



Leadville Historic Resources Survey Plan

June 2015

Three Gables Preservation



DRAFT

Leadville Historic Resources Survey Plan

June 2015

DRAFT

Prepared for:
Leadville Historic Preservation Commission
Leadville City Hall
800 Harrison Avenue
Leadville, CO 80461

Prepared by:
Deon Wolfenbarger
Three Gables Preservation
Nederland, CO

Funded by:
History Colorado
Certified Local Government Grant
CO-14-020

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for the State Historical Society of Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives Federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N. W., Washington, D.C. 20240.

TABLE OF CONTENTS

Project Goal, Background & Summary	1
Project Goal	1
Background.....	1
What is a Survey?	2
Project Area	5
Methodology.....	7
Field Survey	7
Photography	7
Maps.....	7
Archival Research.....	7
Evaluation.....	7
Factors Affecting Survey Priorities	9
Previously Documented Resources	10
Geographical distribution and number of historic resources.....	14
Funding and Staffing.....	21
Opportunities.....	22
Threats	24
Integrity	25
Historic Contexts	27
Property Types.....	35
Survey Priority Recommendations	48
<i>Priority One Survey</i> - Survey Within Five Years.....	50
<i>Priority Two Survey</i> - Survey Within Ten Years.....	60
<i>Priority Three Survey</i> - Survey Within Twenty Years.....	70
Bibliography	76
Appendices	77

Acknowledgements/Project Team

City of Leadville, Colorado

Mayor

Jaime A. Stuever

City Council

Mike Carty - Ward 1
Greg Labbe- Ward 1
Jake Mohrmann- Ward 2
Gwen Shepherd - Ward 2
Max Duarte - Ward 3
Luke Finken - Ward 3

Project Manager

Sarah Dallas, Administration Services Manager & Planning Official

Historic Preservation Commission

Judy Hinton – Chair
Andy Wuenschel- Vice Chair
Mary Bender
Victor Christian
Nicole Thompson
Curt Fladager – Alternate
Will Hottle – Alternate
Barnabas Kane – Alternate
Peggy Matthews – Alternate

History Colorado

Elizabeth Blackwell, Architectural Survey Coordinator
Office of Archaeology and Historic Preservation

Patrick Eidman, Preservation Planner
Office of Archaeology and Historic Preservation

Three Gables Preservation

Deon Wolfenbarger, Historic Preservation Consultant

HISTORIC RESOURCES SURVEY PLAN

City of Leadville, Colorado

PROJECT GOAL, BACKGROUND & SUMMARY

PROJECT GOAL

The goal of the “Historic Resources Survey Plan” is to define and prioritize future historic surveys in Leadville for the next twenty years. This includes recommendations for which level of survey is appropriate for various areas of the city, cost estimates for different survey phases, and prioritizing survey phases according to factors affecting historic resources in Leadville.

BACKGROUND

Leadville’s unique and colorful history has long been recognized. After the Leadville National Historic Landmark district was designated in 1961 by the National Park Service of the U.S. Department of the Interior, the city adopted an ordinance 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.” More specifically, the purpose of the ordinance was defined in Section 17.44.020:

- A. To protect the unique character of Leadville;
- B. To safeguard the city's historic and cultural heritage, as embodied and reflected in its designated National Historic Landmark district;
- C. To foster and enhance civic pride in the attractiveness and accomplishments of the past development eras of the city;
- D. To strengthen and enhance the economy of the city;
- E. To protect and enhance the city's historical, cultural, architectural and related attractions for residents and visitors;
- F. To stabilize and improve property values and commerce;
- G. To promote the uses of Leadville's NHL district and the designated structures therein for the education, pleasure and welfare of residents and visitors.

The NHL district, however, does not encompass of all Leadville’s historic resources. The Leadville Historic Preservation Commission was created in 2013 in part to protect the unique historic character of Leadville, including but not limited to the NHL district. In order to plan for *all of Leadville’s significant historic resources*, a better understanding of the number and extent of these resources is necessary. Historic resource surveys are the basis for evaluating and then preserving Leadville’s historic properties.

PROJECT FUNDING

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 2014 for the **Survey Plan** project through History Colorado, which acts as 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.

WHY IS A SURVEY PLAN NEEDED?

The cost of an intensive level survey for every historic building in Leadville exceeds the city's budget as well as the limits of any grants that are currently available. Therefore, it is necessary to define survey phases that can be completed in a cost-effective and timely manner, and to prioritize those phases according to the needs of the city as well as the potential threats to historic properties. The survey plan will aid the City in scheduling and writing grant proposals for survey projects.

WHAT IS A SURVEY?

A survey is a process of identifying and gathering data on a community's historic resources. There are several steps to this process. First, there must be planning and background research before the survey begins; the survey plan aids this step. Then a field survey is conducted – a physical search for resources, and the recording of data in a systematic fashion. This requires the development or use of **inventory forms**, and organization, presentation, and evaluation of survey data.

Survey data is the raw information produced by the survey, and can include a property's location, architectural character, and condition. A survey also gathers historic information in order to later 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.

WHY CONDUCT A HISTORIC RESOURCES SURVEY?

Most surveys of historic buildings have been undertaken in the United States since the passage of the National Historic Preservation Act of 1966. This Act committed federal agencies to a program of identification and protection of historic properties and established the National Register of Historic Places. Amendments to the Act required all states to "compile and maintain a statewide survey and inventory of historic properties." This survey process was mandated in order to:

- Identify properties eligible for state and federal grants-in-aid programs;
- Aid federal, state, and local governments in carrying out their historic preservation duties;
- Identify, nominate, and process eligible properties for listing on the National Register of Historic Places;
- Work with local, federal, and state agencies to ensure that historic properties are considered throughout planning and development;
- Assist as an information, education, training, and technical source for federal, state, and local historic preservation programs.

One of the primary reasons a community undertakes a survey, however, is the growing recognition by citizens and their government that such resources have value and should be retained as functional parts of modern life. To this end, city-sponsored surveys are additionally valuable for the following reasons:

- Surveys identify properties that contribute to the city's character or illustrate its historical and architectural development. As a result, they deserve consideration in planning.
- Surveys identify properties or areas whose study and research may provide information about the city's past, and contribute to scholarship and understanding about the city's growth and development.
- Surveys establish priorities for conservation, restoration, and rehabilitation efforts within the city. Each historic structure represents an investment by past generations of citizens. By protecting, maintaining, and rehabilitating these investments, the city can realize a savings in energy, time, money, and raw materials.
- Surveys provide the basis for using legal and financial tools to recognize and protect historic resources, such as easements, tax incentives, preservation ordinances, and revolving loan funds, and grants.
- The information gathered in surveys can provide a basis for decision making in community planning, as well as a data base for constructing a preservation plan.
- Survey data can provide information for education programs designed to increase public awareness of the need for preservation.

HOW ARE SURVEYS CONDUCTED?

Both the *Secretary of the Interior's Guidelines for Identification* and the OAHP 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.

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 which 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 OAHP has recently developed a reconnaissance survey form (see Appendix A). This two-page form is focuses on geographic location and physical description of the property; a separate form is required for each building on a property. Therefore some properties may require two to four forms. Also, 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. This form (Appendix B) 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 black and white 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 which 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 AREA

The project area for the survey plan project includes the entire city of Leadville (see Figure 1). It is located in the northern portion of Lake County, Colorado, in Section 23, Township 9 South, Range 80 West of the Sixth Principal Meridian. 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.

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.

Most of the developed portions of Leadville are on deep, well-drained soils referred to as Leadville sandy loam. The soils near the eastern city limits and beyond are mine pits or mine dumps. Mine pits are excavations from which soil and geological material have been removed, while mine dumps are uneven accumulations of waste rock from mining excavations or waste material from smelters.¹ Many of these have been reclaimed as part of the Environmental Protection Agency's (EPA) Superfund program.

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.²

Leadville is the only incorporated municipality in Lake County, Colorado. The City currently has no plans for annexations; therefore, the “project area” for the survey plan was contained within the city’s boundaries shown in Figure 1. However, there are potential early settlement remains (archaeology) and historic mining resources outside of the city limits. Future annexations should take into account the potential for historic resources in these areas.

¹ MJ Landers & Associates, “City of Leadville Comprehensive Plan,” (December 1998), 4-6.

² RPI Consulting, “City of Leadville, CO Comprehensive Plan,” Draft (March 11, 2015), 92.

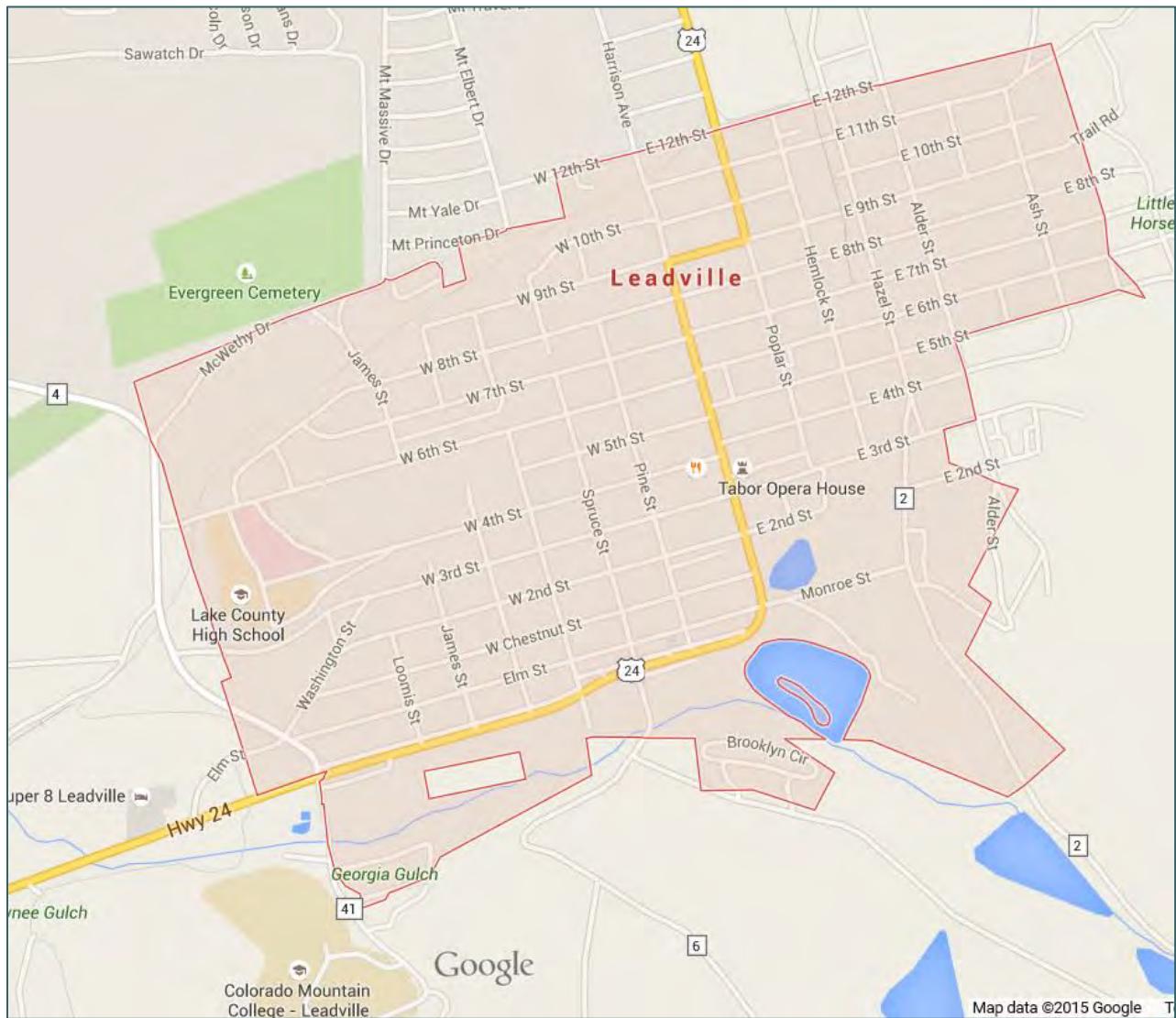


Figure 1. City of Leadville; source: *GoogleMaps*©. The city boundaries are marked with a red line.

METHODOLOGY

FIELD SURVEY

Prior to field survey, the number, location, and approximate construction date of buildings in Leadville was obtained from the Lake County assessor's office. This information was provided in list form. Using this and available aerial photographs from Google Earth©, patterns of development were discernable and approximate building counts were made for various areas of Leadville's. This was corroborated in the field with a windshield survey of every block in Leadville. The field survey was also conducted to assess general age, condition and integrity level.

PHOTOGRAPHY

Digital photographs were taken of typical properties in each street and section of Leadville, as well as selected photographs of specific property types (such as outbuildings, churches, commercial buildings, and residences). All digital images are stored in <.jpg> format at the City Hall in Leadville.

MAPS

Maps were created for areas for the various survey project, generally in the areas where comprehensive intensive survey is recommended. Since Lake County presently does not have a GIS mapping system, the maps were based on city zoning maps or those available online at GoogleMaps©. The maps for proposed survey phases are found after each phase near the end of the report.

ARCHIVAL RESEARCH

Data for the number of properties and the historic context was collected from the following repositories (future survey projects will require more detailed research):

- **Lake County Assessor's Office:** Estimated construction dates, number of buildings.
- **History Colorado:** Colorado State Historic Preservation Office, Office of Archeology and Historic Preservation. Database search for previous surveys; National Register of Historic Places nomination forms.
- **Prospector library consortium online catalog:** Publication sources on Leadville and Lake County History.

For further information regarding the data sources used to compile this study, see the bibliography at the end of this report.

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. Research into the significance of the individual historic resources was not undertaken for this project, as that is the purpose of the proposed survey projects. However, a quick evaluation of integrity was conducted as that could affect which areas of Leadville would be recommended for survey.

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 which have the potential to typically render a property ineligible for historic designation were examined. These include siding changes, window alterations, porch removal (or new porches), and large additions which detract from the historic character of the property. These alterations are generally readily apparent even in a windshield survey and without knowledge of the original appearance of the building, such as in the examples below.



FACTORS AFFECTING SURVEY PRIORITIES

There are many factors that can influence planning for future historic resource survey. The community's planning and development priorities, available personnel and financial resources, and threats to the resources all play a role in deciding upon a course of action for the survey. No single factor is necessarily more important than another, and a certain amount of subjectivity is to be expected in the evaluation of these factors. Nonetheless, they are still useful in insuring that future survey projects meet the needs of a community in the most cost-effective and timely manner. Factors which have been considered in the development of the survey priorities for Leadville are below, followed by a more detailed description on the following pages. A summary of how the factors affected the survey phases and the prioritization of each project is found within each recommended survey project. During the course of this project, a S.W.O.T. analysis (Strengths, Weaknesses, Opportunities, and Threats) was conducted in conjunction with a public meeting of the Leadville Historic Preservation Commission. The results of this analysis, summarized in Appendix C, provided additional insight into some of these factors.

The following questions were reviewed for all potential survey projects:

- **Previously Documented Resources** – Has the project area been previously surveyed? Does the survey contain sufficient information to enable planning decisions about preservation?
- **Geographical Distribution & number** - What are the geographical features or boundaries which distinguish the project area? Is there a distinct identity to an area or are there contiguous areas which share similar characteristics?
- **Funding/staffing** – Does the city have sufficient staffing or volunteers to oversee a survey project? If grant funds are used, does the city have the ability to manage a grant and provide the match?
- **Opportunities/local priorities** - Are there opportunities present to facilitate survey completion? Is the property or area listed or potentially eligible for listing on the National Register? If not eligible for the National Register, does it meet state or local register criteria?
- **Threats** - How endangered are the resources in the project area and from what actions?
- **Integrity** - Does the area retain its historic integrity, or has this integrity been compromised?
- **Incentives** – Would survey encourage the use of financial or planning incentives in the project area?
- **Historic Contexts** - What contexts exist in the survey area and how are they associated with the overall growth and development history of the city?
- **Property Types** - What property types exist in the survey area and what are their numbers and location?

PREVIOUSLY DOCUMENTED RESOURCES

Prior to initiating a survey project, it is important to first understand the extent and quality of previous historic resource inventories within a community. Determining the extent of previous survey in Leadville was challenging due to the manner in which previous surveys have been recorded in state's database at History Colorado. First, a "records search" request was filed with History Colorado staff, resulting in a list of 458 previously recorded properties. However, that list included archaeological resources (not covered by this project), as well as properties outside of the city limits of Leadville. After removing archaeological resources, the records search indicated that 257 properties have been inventoried to date; this refined list is included in Appendix D.³

In order to ascertain the quality of survey, the state's database for historic property inventory, COMPASS, was used. However, a simple search of "Leadville" in the *City* field resulted in 396 *Site ID's*, and upon closer examination, it was quickly evident that there were numerous discrepancies between the properties list provided in the official "records search" and the online COMPASS database. For example, out of the first twenty-five properties revealed in the COMPASS search, there were nineteen properties that were not included in the official "records search" conducted by History Colorado staff. As the scope of this project was not intended to correct discrepancies in the state's database, an exact number of previously recorded properties cannot be provided in this report.

In order to ascertain if new survey or a re-survey was required, however, it was also necessary to sample a variety of survey forms to determine the quality and depth of information. For each of the survey projects or historic designation nominations listed below, samples of the associated survey forms, reports, and nominations were reviewed for their quality.

NATIONAL PARK SERVICE "NATIONAL SURVEY OF HISTORIC SITES & BUILDINGS," 1958

In 1958, the National Park Service (NPS) conducted a cursory survey of Leadville as part of its "National Survey of Historic Sites and Buildings" project. A site visit to Leadville was conducted in October 1958 by a NPS historian, and a report prepared in December 1958. This preceded a 1960 directive where the NPS survey staff was to recommend a series of National Historic Landmarks. Even though this report preceded that directive, the findings in the 1958 report assumed that the landmark program was forthcoming. Under the section "Historical Remains," the report stated that "more of the historic buildings are situated on Harrison Avenue than on any other street. We suggest, therefore, that Harrison Avenue be declared eligible in case Leadville is given landmark status." (see Appendix E.)

The report was relatively brief: there were three pages of historic background, and the final page of the report listed seven buildings that were deemed worth of individual notation. These seven were:

- Vendome Hotel
- Elk's Opera House
- Old Pioneer Bar
- Healy House
- Dexter Cabin
- St. George Episcopal Church
- Horace A. W. Tabor House

³ This list includes a column on eligibility status. Although numerous properties within the boundaries of the National Historic Landmark district are listed with an "officially eligible" status, in fact, an official determination of which buildings are contributing or non-contributing has never occurred.

NATIONAL HISTORIC LANDMARK DESIGNATION, 1961

A National Historic Landmark (NHL) is a building, site, structure, object or district that is officially recognized by the federal government for its outstanding degree of historical or architectural significance. Out of over 85,000 places that have been listed on the National Register of Historic Places, only about 2,500 of those are recognized as NHLs.

In 1935, the U.S. Congress passed the *Historic Sites Act*, which authorized the Department of the Interior to formally record historic properties, and to designate properties as having “national historical significance.” The National Park Survey was given the authority to administer historically significant federally owned properties; *National Historic Sites* were the designations that resulted over the next decades. In 1960, the National Park Service also took on the administration of the survey data (see previous section). On October 9, 1960, ninety-two properties were designated as NHLs by the Secretary of the Interior. Although the “Leadville Historic District” was not one of the first ninety-two NHL designations, it was listed shortly thereafter – on July 4, 1961 – an indication of its significance to the nation’s heritage. There were no survey forms, reports, or nomination prepared in conjunction with the 1961 designation.

NATIONAL HISTORIC LANDMARK BOUNDARY DESCRIPTION, 1968

The 1961 National Historic Landmark designation did not include a nomination form or inventory of buildings within the district. In fact, the district did not even have defined boundaries until after the passage of the 1966 National Historic Preservation Act. 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 (Appendix F and Figure 2).



Figure 2. Leadville’s National Historic Landmark District boundaries, 1968.

NATIONAL HISTORIC LANDMARK & NATIONAL REGISTER OF HISTORIC PLACES NOMINATION, 1975

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). All resources designated as NHLs are automatically listed on the NRHP. The National Register of Historic Places is the nation's official list of properties worthy of preservation, although the vast majority of properties on the NRHP are listed as "locally" significant (versus the national and exceptional significant of NHLs). However, since Leadville had never been documented in conjunction with its designation as an NHL, the National Park Service prepared a NRHP nomination form in 1975. Unfortunately, this was also 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:

- Tabor Grand Hotel
- **ST. George's Church**
- Annunciation Church
- Tabor Opera House
- City Hall
- Healy House
- Dexter Cabin
- Englebach House
- Horace A. W. Tabor House

SCATTERED SURVEYS: 1981 THROUGH 2005

In 1982, the Colorado SHPO conducted a scattered survey of buildings within the boundaries of the NHL district (report LK.COP.R1, 1/01/1982.) These forms provided a minimal architectural description and sometimes a brief history and a photograph; a sample form is provided in Appendix G .

Other scattered surveys were conducted in the late twentieth century as part of Section 106 requirements for federal undertakings, such as a 1991 selected survey for construction associated with the Colorado & Santa Fe railroad; and surveys conducted for various EPA projects, such as the 1993 survey conducted in association with the Superfund project. For many of the EPA surveys, no new survey forms for buildings within the city boundaries were prepared.

Between 1997 and 2005, a reconnaissance-level survey was conducted by "Kids First." This was in conjunction with the EPA mandated lead clean-up. The "Kids First" form used simple checkboxes in lieu of an architectural description, and no historic research was conducted. Color photographs were included; a sample is provided in Appendix H.

SUMMARY AND EVALUATION OF PREVIOUS RECORDATION

In spite of the seemingly numerous historic property resources that have been recorded in the past fifty years, in fact, no comprehensive survey project has been conducted to date in Leadville, and today, there is no building count for the properties within the boundaries of the National Historic Landmark district.. Instead, a scattered sampling of properties has been recorded in a variety of forms. None of these forms meet the current requirements for historic resources survey.

More importantly, a critical component has been missing in all these surveys: an *official* count of resources and determination of either National Register or National Historic Landmark eligibility within the boundaries of the existing historic district. Although this *Survey Plan* was not intended as a re-survey

of the NHL/NRHP historic district, in order to provide recommendations for future survey projects, and rough estimate of primary buildings **and** outbuildings is shown below.

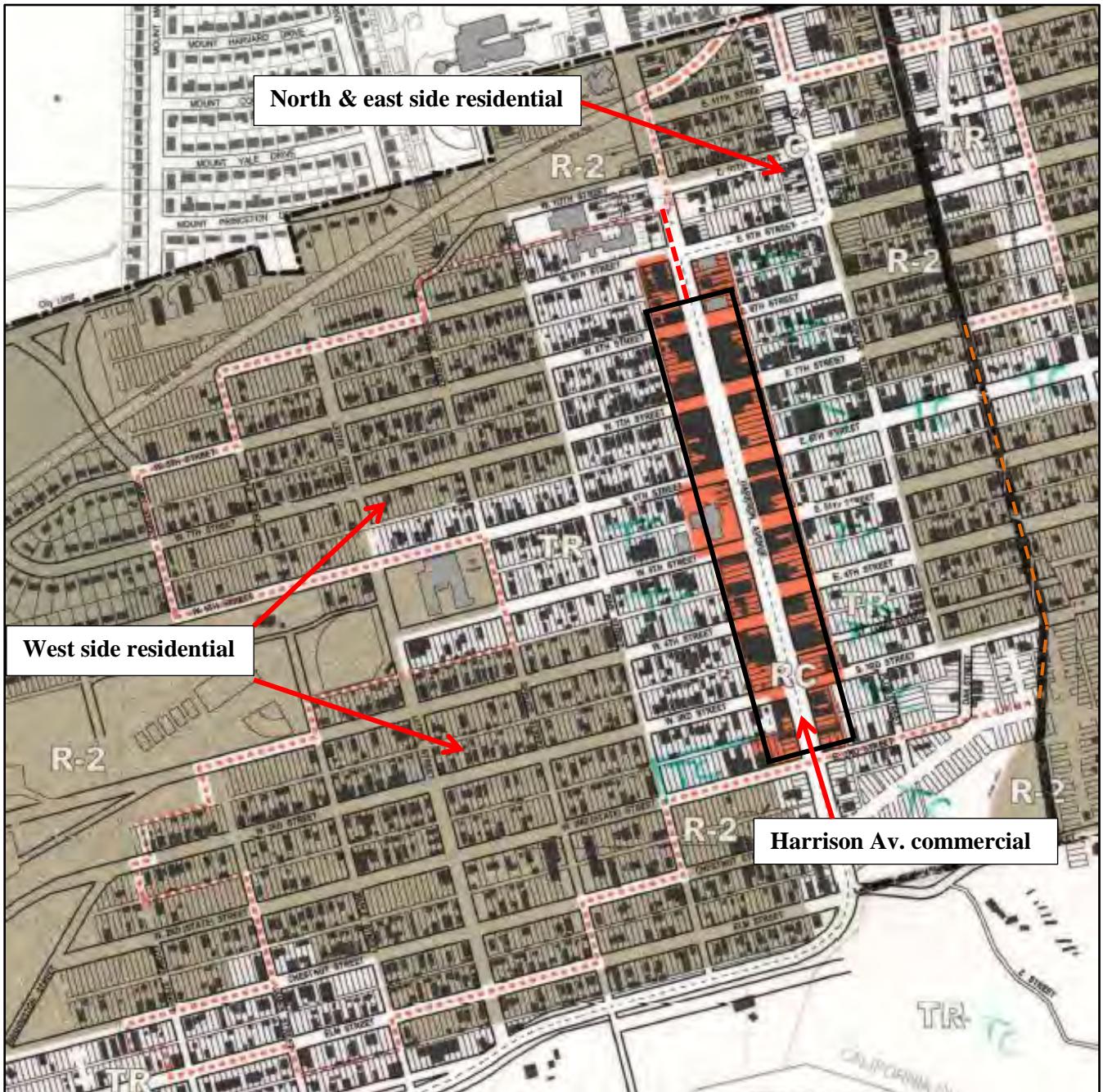


Figure xx. The National Historic Landmark district boundaries are shown as a dashed orange line.

There are approximately 911 primary buildings and 572 outbuildings with the NHL boundaries. In 2015 prices, the range for conducting an intensive-level, comprehensive survey for each property (which would include all accessory and outbuildings) would be from \$455,500 to \$911,000.

GEOGRAPHICAL DISTRIBUTION AND NUMBER OF HISTORIC RESOURCES

Leadville is small city, with 2,602 residents (2010 census) living within the 1.1 square mile incorporated city limits. The 2000 census listed 1,514 housing units for the city, while the Lake County assessor's office listed 1,572 properties within the city limits in 2014. The assessor's office has also recorded a date of construction is recorded for each property. Although nearly all of the historic construction dates are merely estimates, they nonetheless provide an initial basis for evaluating the extent of historic construction.

Using the assessor's data, there are approximately 1,074 properties (68%) built prior to 1900. There are 1,156 properties, or 74%, built prior to 1940, and 1,332 (85%) constructed before 1966.⁴ Based on the number of properties within the boundaries of the NHL district, there are *at least* another one hundred buildings constructed prior to 1900 that lie outside of the district, and at least 250 built prior to 1940 outside of the district boundaries.

However, since this survey plan is intended to serve as a guide for the next twenty years, in theory, structures built in 1985 might potentially be considered historic in 2035. There are 1,435 properties with buildings constructed 1985 or earlier, or 91% of all buildings in Leadville. Historic buildings are therefore distributed throughout the city. Numbers alone would suggest surveying all of Leadville. As the cost and time to conduct intensive level survey for such a high number is not feasible, other factors must be considered in order to establish survey priorities.

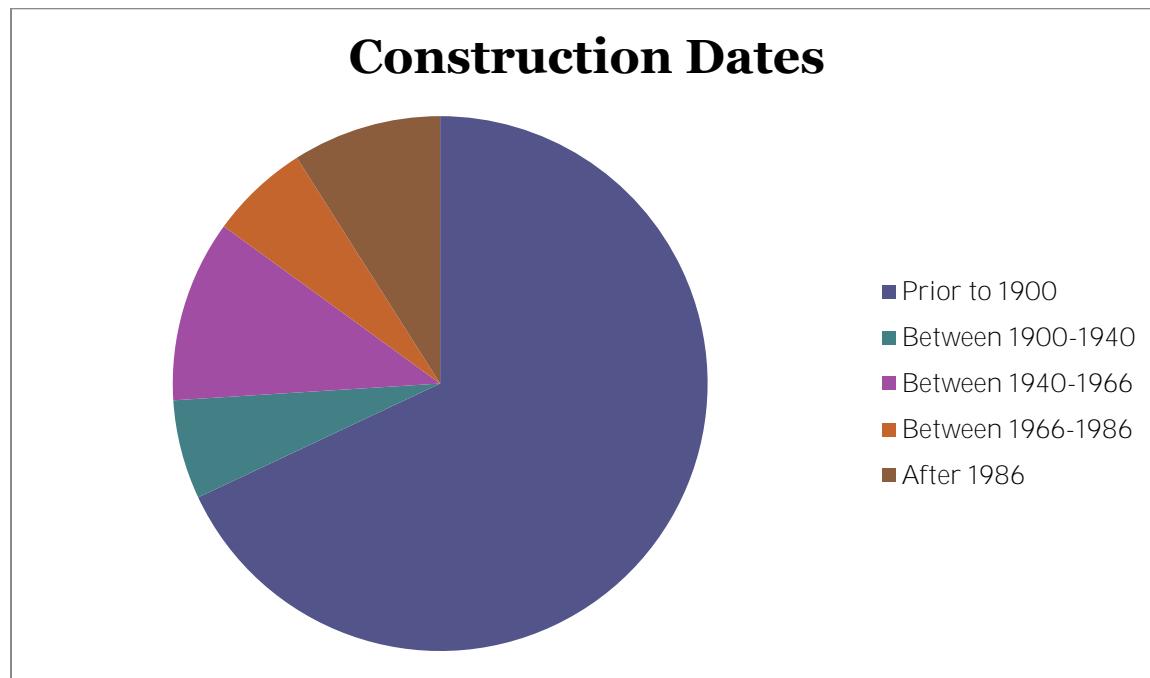


Figure 3. Construction dates for Leadville properties.

Figure 4 on the following page shows the general distribution of buildings within the city limits, with the zoning districts overlaid. As this figure illustrates, Leadville's buildings are located within a compact area.

⁴ 1966 is the current "fifty year" eligibility date.

The densest concentration of buildings is along Harrison Avenue in the commercial core (pink zone overlay), as well as on the streets located immediately west and east of downtown (brown zone overlay). This latter zone contains a mixture of commercial and residential buildings.

Residential neighborhoods are located east and west of downtown (gray zone overlay). On the eastern edge and southeast section of town, the building density thins out and development is more scattered here. The northwest section (yellow zone overlay) contains residences from post-World War II. The red zone in the south is non-historic commercial development oriented to the highway. Neighborhoods and use areas (such as commercial districts) often provide logical boundaries for phases of comprehensive historic resources survey. A brief description of each neighborhood follows.

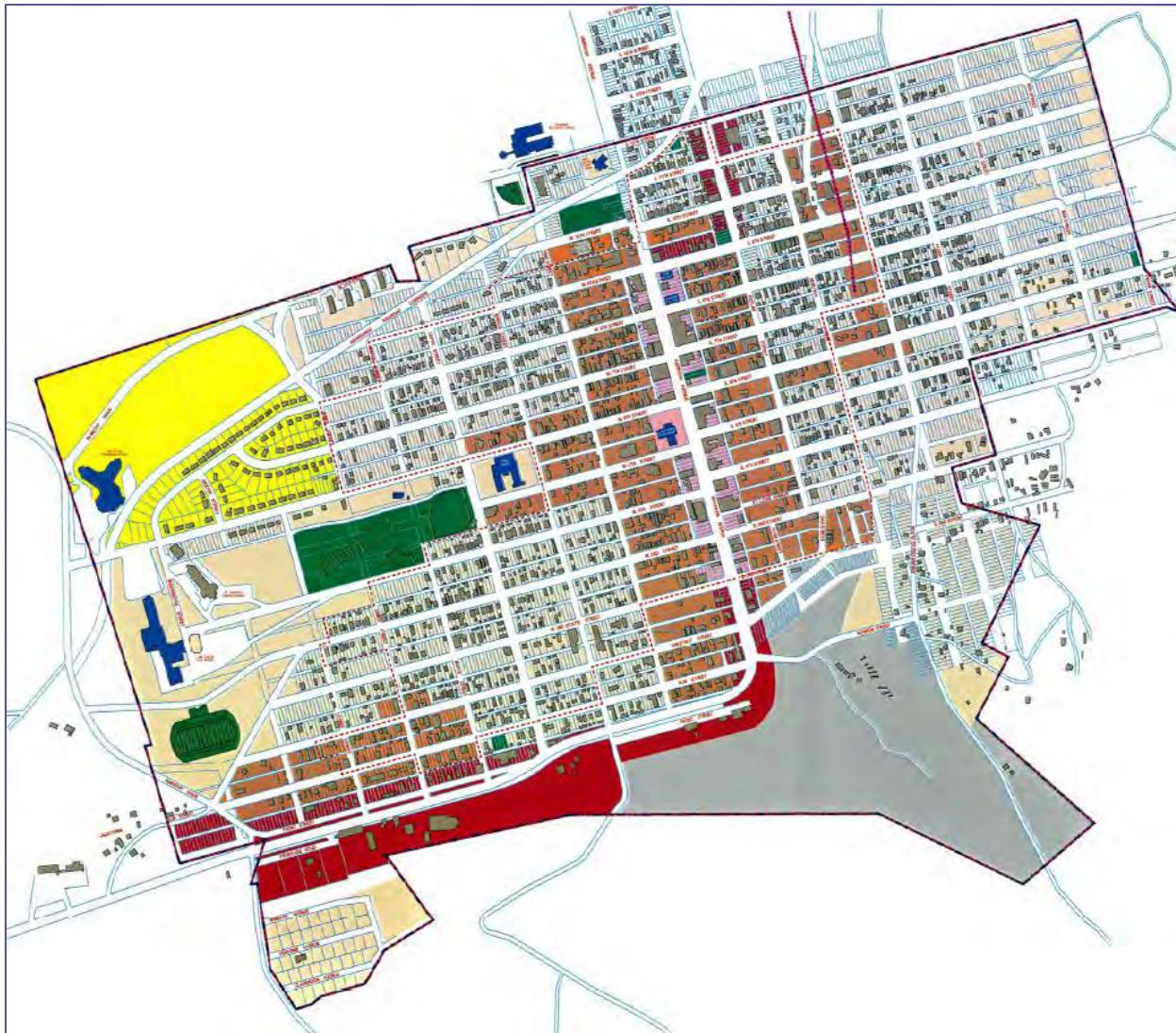


Figure 4. 1998 *City of Leadville Comprehensive Plan*, M. J. Landers & Associates. The boundaries of the National Historic Landmark district are shown in red dashed lines.

DOWNTOWN

Leadville's downtown is the historic center of commerce and civic life. Downtown also contains a high percentage of historic buildings. The buildings here may be eligible for both federal and state commercial tax credits, and some potentially eligible for State Historic Fund grants. As a result, it would rank high priority for a historic resource inventory.



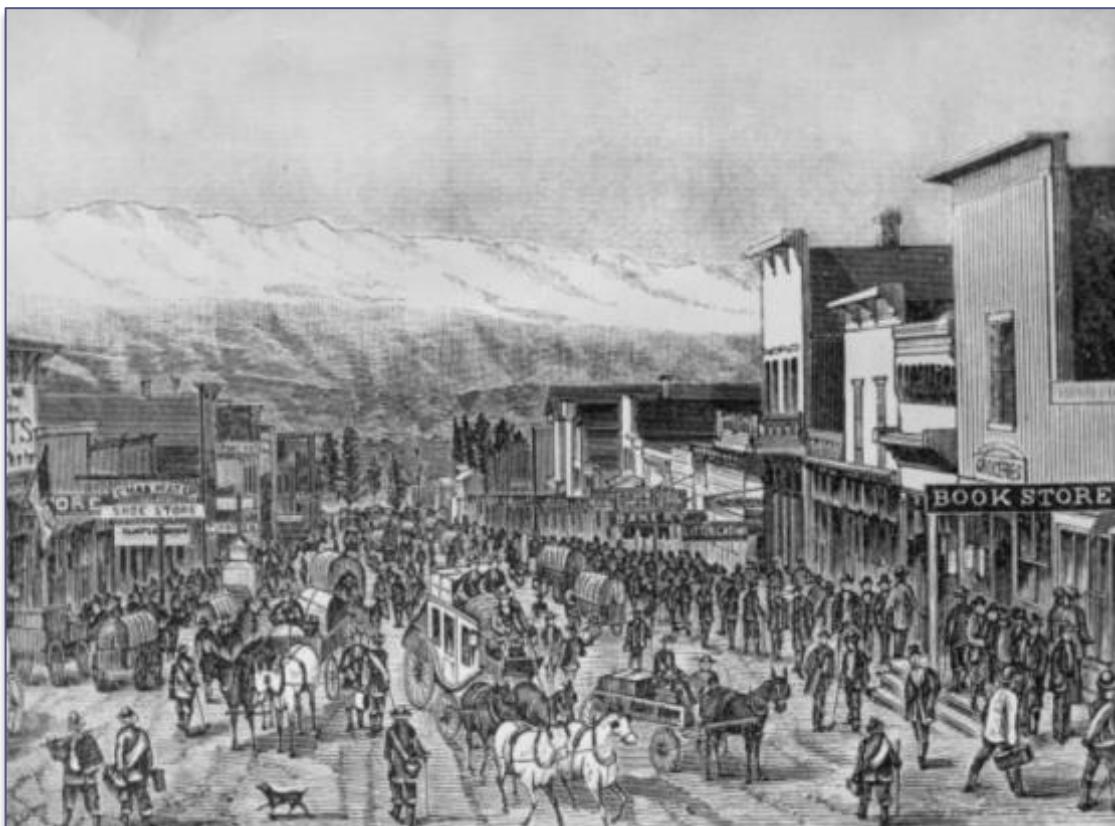
The majority of historic commercial buildings are located on Harrison Avenue between E. 10th Street on the north and Chestnut Street on the south. Harrison Avenue runs roughly north/south, and serves as part of U.S. Highway 24. The north and south ends are defined by curves in Harrison Avenue leading out of town. Most commercial buildings extend to the sidewalk along their façade, and fill the small lots from side to side. 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.



Historic commercial buildings are also located on the blocks immediately east and west of Harrison Avenue. While the Harrison Avenue buildings have facades facing east or west, the buildings on the side streets adjoining Harrison face north/south. Some of these commercial buildings are frame construction. All of Harrison Avenue from 2nd to 9th Street lies within the boundaries of the National Historic Landmark district. Between 2nd and 8th Streets (the extent of the commercial construction), there are fifty properties.

CHESTNUT/STATE STREET

The oldest historic commercial thoroughfare was located on Chestnut Street. Chestnut Street originated as a rough trail located in front of Charles Mater's store, the first in Leadville (then called Slabtown). The boom that Leadville experienced in the next few years soon resulted in a town thronged with crowds day and night. Lots that sold for \$50 to \$100 in 1878 were selling for a thousand dollars or more in 1879-'80. One lawyer wrote that it took him a half an hour to walk from Harrison Avenue to the post office on Chestnut, and vaudeville entertainer Eddie Foy commented that "Chestnut Street was a babel—a tangle of human beings on foot"



View of Chestnut Street in 1880, when Leadville was about two years old.

Chestnut Street ran east and west off of Harrison Avenue. Historically, commercial buildings filled the lots from Harrison west to Spruce Street; further west from Spruce to Maple, commercial buildings were scattered among residences. Most of these buildings were frame construction; as a result, either fires or neglect resulted in a high loss over the years, so that today only a few historic commercial buildings remain. In the years that followed, residences were built on vacant lots, and some of these are now historic. A majority of these residences have been resided. Closer to Harrison Avenue are a few historic motels from the mid-twentieth century.





The National Historic Landmark boundaries do not include all of Chestnut Street. The historic commercial buildings in the photograph on the left above are *not* within the district boundaries, while the one below *is* located in the NHL district. Due to the inconsistencies of the designation and various integrity issues, and inventory of Chestnut street should include the blocks just outside of the NHL district boundaries on both the east and west sides.

One block north of Chestnut was State Street (later renamed 2nd Street), which quickly gained a notorious reputation for gambling and prostitution; the number of saloons on State Street were almost too high to count, particularly in the first block west of Harrison. Like Chestnut, lots on the first two blocks west of Harrison were filled with frame commercial buildings, but further west, residential development similar to that in the larger west side residential neighborhood to the north can be found. Early Sanborn maps do not cover the western portion of State/2nd Street. Survey of 2nd Street between Harrison and Spruce could be included with the inventory of Harrison Avenue as the scattered extant commercial buildings share historic associations with that street.



WEST SIDE RESIDENTIAL

The principal residential neighborhoods in Leadville are often referred to simply as the West and East Side neighborhoods. Both contain numerous historic homes sited on a grid street pattern. The majority of houses are built on the east/west numbered streets, and thus face either north or south. The relatively small lots and setbacks add to the historic character of both neighborhoods.

The West Side neighborhood extends from U.S. 24 north to the railroad and from Harrison Avenue west to McWethy Drive. This side of town contains some of the oldest and most ornate Victorian era residences in Leadville; a few of these are located on Harrison Avenue. A greater percentage of the National Historic Landmark district falls in the West Side, but the boundaries appear arbitrary on some streets.



Although elaborate and fanciful Victorian era cottages are found throughout the neighborhood, the largest and most ornate houses are located in the northwest corner of the West Side neighborhood. This includes the stately homes on W. 9th Street, also known as “Capitol Hill.” This area also contains the densest concentration of historic homes, with few non-historic infill buildings. Due to these factors, it is recommended that the survey of this residential neighborhood be divided into phases, with the blocks north of and including 6th Street in the first phase.



There were at least two small ethnic enclaves in the west side of Leadville. On the far west side of town, near the lower end of California Gulch, were the Cornish; their colony was called “Jacktown” after their nicknames of “Cousin Jacks.” African Americans also settled in Leadville, forming a small colony on W. State Street. Thus, even though the historic buildings are more scattered in this end of town, historic survey is warranted in order to cover the often-overlooked ethnic dwellings.

EAST SIDE RESIDENTIAL

The National Historic Landmark District extends two to three blocks east of Harrison Avenue. These blocks contain a mixture of commercial and residential Victorian buildings, and should be included in early phases of survey. Some of the small Victorian cottages between Harrison and Poplar have been converted to commercial use, but still retain their residential character. Further east, the historic residences are more scattered, with vacant lots or non-historic infill. However, this area contains some of the oldest residences in Leadville, as evidenced by the



construction that occurred in the historic Stray Horse Addition – a plat in Stray Horse Gulch. Historic Sanborn maps show that there were several small frame commercial buildings in the East Side, particularly along E. 6th Street. These may have catered to the various ethnic groups in the neighborhood. The Irish, for example, historically settled on East 6th Street. They were also found on Chicken Hill, located in the southeast corner of Leadville. The Irish in Chicken Hill were later supplanted by Swedish and Norwegian residents. The percentage of extant historic buildings is lower in Chicken Hill, and a number have been altered. A scattered survey is therefore recommended for the Chicken Hill area.



FUNDING AND STAFFING

Available grants or funding, staffing, and public interest for survey projects should be considered when initiating survey activities. **Leadville's Historic Preservation Commission is currently staffed by the Administrative Services Manager & Planning Official.** This position is responsible for several other duties in Leadville, leaving little time for conducting historic research. Therefore the most likely scenario is hiring outside consultants, or a full-time survey coordinator.

There are five Historic Preservation Commission (HPC) members and two alternates. The commission members have an expressed interest in historic buildings and could be tapped for reconnaissance survey projects, or for background research to assist with comprehensive survey. Colorado Mountain Colleges, a network of eleven community colleges in western Colorado, has a campus in Leadville. A project utilizing college students could also be developed. Finally, residents of Leadville may be interested in volunteering for a survey project. For example, if residents of a particular neighborhood have expressed interest in documenting their historic properties, they may volunteer their time to sponsor and assist in surveys. With professional guidance, volunteers can complete reconnaissance survey forms, research, photography, and mapping. The use of volunteers in a survey area is beneficial because it utilizes people with an intimate knowledge of the area's history and resources. It can also boost public support and awareness of the survey effort. Professional supervision is necessary for final evaluation of the results.

The most likely scenario for conducting a historic resources survey in Leadville would be to hire a professional consultant that meets federal regulations 36 CFR 61 for historic preservation. This consultant could be utilized in one of two methods: the consultant would be responsible for conducting all the survey in a project; or the consultant could complete forms for all the historic buildings, and volunteers or HPC members could complete reconnaissance forms for non-historic buildings.

There are presently two grant funding sources in Colorado for such survey projects: the State Historical Fund and Certified Local Government grants. The State Historical Fund (SHF) was created in 1990 that allowed gaming in Colorado. A portion of the gaming tax revenues are directed to historic preservation projects in the state. Funds are distributed through a competitive grant application process. Projects must demonstrate public benefit and support, and range in size up to \$200,000. A variety of projects are eligible, including rehabilitation of buildings, historic structure assessments, education and training programs, and survey of historic resources. These grants require a minimum cash match of twenty-five percent. Projects are grouped into two separate review tracks: those under \$35,000, and those above \$35,000.

Certified Local Government (CLG) grants are available only to local governments that have enacted a local historic preservation program and have received federal certification. In Colorado, CLG grants do not require a cash or in-kind match, although projects that include a match are often more competitive. In order to insure that more communities can take advantage of the grants, projects that require \$25,000 or less of grant funds are recommended. Leadville became a CLG in 2013, and is eligible to apply for these grants. The phases recommended in this report are divided into projects that could be funded by a CLG grant. If the city utilizes another funding source, then a larger project could be considered, such as combining two phases into a single project.

Finally, other funding sources could be explored. The National Park Service, although generally **not** considered a source of grant funding, does provide technical assistance for National Historic Landmarks. Since this agency was responsible for the NHL designation in 1961, it could be approached about potential survey projects within the National Historic Landmark district.

OPPORTUNITIES

Survey priorities may be influenced through the opportunities that exist in Leadville. Survey efforts can be motivated by the interest of a neighborhood group, historical agency, or private citizens. For example, **tourism is an important facet of Leadville's economy**, responsible for thirteen percent of employment in Lake County. Data from the Colorado Tourism Office indicates that tourism will become an increasingly important part of the economy in the future, not only because of Leadville's proximity to established tourism markets in Eagle, Summit, Chaffee, and Pitkin Counties, but for its own amenities as well. Heritage tourism will play a key role in this economic sector. The majority of buildings likely to be affected by tourism are commercial buildings and rental residential (such as bed & breakfasts, and summer homes). As noted in the 2015 *Comprehensive Plan*:

The Historic Downtown Core of Leadville is one of the city's greatest assets. The city possesses some of the most representative and best-preserved architectural examples of mining heritage in the state. These buildings and the compact development pattern tell a story of where Leadville and its people came from, and the preservation of this precious resource is an important economic-development goal. Capitalizing on these resources by improving and maintaining assets within the historic core will pay dividends in the form of increased heritage tourism and momentum for a long-term strategy for enhancing the downtown.

The 2015 *Comprehensive Plan* has several goals for promoting heritage tourism as well as sensitive development downtown. To support these goals, inventory of the historic commercial streets (Harrison, State and Chestnut) would therefore be a high priority, followed by the blocks adjoining downtown on the east or west. Promotion of the National Historic Landmark designation would logically endorse survey **within the district's boundaries**.

In 2014, Leadville was selected as a *Colorado Main Street* affiliate, and intends to apply for full designation in 2015. The Main Street program was developed by the National Trust for Historic preservation in 1977 as a response to continuing threats to Main Streets' commercial architecture as well as the need to stimulate economic activity in small-city downtowns. One of the focuses of the Main Street approach is the rehabilitation of historic commercial buildings. **Leadville's success in this program** will partly depend on an accurate inventory and database of the historic buildings in its commercial area. **Leadville's downtown has the capacity** to create jobs, incubate small businesses, and provide space for the sale of goods, services and entertainment. The ability to use historic preservation tax credits and grants will also require an accurate and comprehensive survey of downtown.

In 2015, Colorado will initiate a revised state tax credit program for rehabilitation. While this program has existed in the past, only a few residential property owners in Leadville have taken advantage of the program to date. The new tax credits are transferable, which may make the program more attractive to residential property owners. This opportunity will require that the residences be designated either individually, or as part of a larger district. While historic buildings within the National Historic Landmark district are technically eligible for the residential tax credits, there are large numbers of historic residences that are outside of the district. Residents of these neighborhoods may express an interest in the state tax credits, and would require the information provided by a historic resource survey in order to determine if their building were eligible for designation. The phased survey priorities that are established in this report are intended to be flexible enough to change should public opinion or support for survey changes. In other words, residential blocks in the far West Side or East Side neighborhoods may move up

in priority should a majority of citizens express an interest in survey in the future, due to the opportunities afforded by the state tax credit program.



THREATS

Threats to historic neighborhoods, commercial districts, and individual resources should be considered in establishing survey priorities. Properties which are demolished prior to survey will never have the opportunity to be fully assessed or included in preservation planning efforts. Streets or blocks that experience demolition, property abandonment, and new development may over time lose their integrity and historic character. Identification is the first step to help stem the loss of historic resources.

Threats to properties can be both immediate and long term, and survey priorities must be flexible to respond to these threats. **Threats** identified in the SWOT analysis at a public meeting included: severe weather, high UV exposure, poor economy, neglect, low real estate values, realtors flipping properties, and deteriorating properties.

Deteriorated properties may be the result of either property abandonment or neglect. This can sometimes reduce a building's integrity and in turn, its eligibility for historic designation, and extreme deterioration may eventually result in "demolition by neglect." However, areas of deteriorated properties may benefit from a survey project by generating interest in historic preservation, especially if the survey results in making a building eligible for the tax credits.



New construction can also impact historic properties. New infill construction within a historic district may be compatible and sympathetic to its historic surroundings; this can have a positive impact by encouraging maintenance and repair of historic buildings. However, new construction may also be a threat to historic resources. If new buildings within a historic neighborhood are out of scale or otherwise incompatible with the surrounding buildings, it may impact that area's eligibility for historic designation. Sometimes zoning changes within a historic district may allow new uses that could significantly alter historic buildings, as when residential buildings are changed to accommodate commercial use. It is therefore recommended that any rezoning should be accompanied by a survey of that neighborhood – thus potentially changing the priorities outlined in this plan.

Public initiatives such as road projects may also result in the demolition of historic properties. Even federally funded projects may result in the demolition of historic resources if no other prudent or feasible alternative is available. Examples of this type of action are road-widening or improvement projects and construction of new transportation corridors, which all have the potential to impact historic properties. Some historic resource surveys have occurred in Leadville as a result of EPA cleanups associated with the mining industry. Any future projects involving a federal agency may require additional historic resource survey. While these types of survey projects are often funded by outside agencies, the priorities established within this report may need to be re-evaluated if such survey occurs.

INTEGRITY

Integrity is defined as the authenticity of a property's historic identity, as evidenced by the survival of physical characteristics that existed during the property's historic period. A property or district retains integrity if it displays its architectural or historic qualities from its period of significance. On the other hand, it lacks integrity if there have been a number of alterations or demolitions in recent years. Integrity is an integral part of assessing a resource's historical and architectural character, and thereby its eligibility for National or state register listing, or for Leadville's local designation. In areas with high integrity, most of the original buildings and structures remain, there are few modern intrusions and vacant lots, and the alterations to the overall character of the district have been minimal. Thus neighborhoods that have retained integrity will have more opportunities for preservation planning efforts than those that do not, and will be ranked higher in survey priorities. Comprehensive (inventorying every building within a defined boundary) and intensive level survey will more likely be recommended for areas with high integrity.

Neighborhoods or commercial areas which have experienced significant losses or alterations to their original character may no longer retain sufficient integrity to warrant intensive survey and/or preservation planning efforts. In neighborhoods with high numbers of non-historic infill buildings, vacant lots due to demolition of historic buildings, or severely deteriorated or significantly altered buildings, it would be more prudent to conduct reconnaissance level survey in order to determine which individual buildings may be eligible for historic designation. However, it is important to realize that the factors which lead to low integrity may also qualify as threats, which in turn may raise an area's priority for survey. In these instances, the historical significance of a neighborhood should be taken into account. Neighborhoods associated with various ethnic groups, for example, may suffer from alterations or deterioration if the group was hampered by low socio-economic status.



Common integrity issues in Leadville are storefront alterations and replacement siding. 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.



Although there are integrity issues throughout Leadville, there are a higher percentage of integrity problems in the northeast, southwest, and eastern edge of town. In the eastern edge, the integrity issues are a combination of infill and alterations, while the other sections primarily have issues with alterations. Due to the widespread issue of siding alterations, this factor alone should not preclude survey in an area. In fact, a comprehensive survey would be necessary to identify buildings with replacement siding, and to determine if the issue was widespread enough to warrant special consideration in historic designation.

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. Cultural resources have long been examined from some sort of historic perspective, but by evaluating them in reference to historic contexts, important links can be made with local, state, or even national themes in history. Accurate appraisals of the significance of surveyed properties cannot be established with locally meaningful terms unless they are defined by historic contexts. Only then may the criteria for evaluating properties for nomination to the National Register of Historic Places be successfully applied.

Historic contexts can be used to prioritize survey phases. If no survey has ever been conducted, a community may wish to start by inventorying the oldest buildings in town. Another priority may be those resources that are important for heritage tourism, such as a historic downtown or a historic mining district. Thematic surveys or projects based on specific property types, such as churches, are often warranted for large cities. For example, architect-designed residences or post-World War II subdivisions are examples of thematic or context-led survey phases. In Leadville, mining has clearly had the most significant impact on the town's development. Within the town's boundaries, head frames, shafts, tunnels and dumps formerly existed side-by-side with a residential neighborhood. Today however, not only are many of the extant resources located just outside of the city's boundaries, but a majority have been surveyed and evaluated in recent EPA mitigation efforts.

The development of contexts can not only affect the prioritization of phases, but it can also impact the cost of a survey project. Generally, the first survey project in a community will undertake the initial and often most extensive research into historic contexts, thereby resulting in a higher "per building cost" for the project. However, later survey projects should always include some consideration of continued research and development of historic contexts, and the results of each survey should be incorporated into the existing contexts. For example, surveys of residential neighborhoods should factor in research necessary to determine the ethnic composition of the neighborhood over the decades, or to establish the significance of individual owners.

An outline of Leadville's historic contexts follows, based on a review of secondary sources. This outline can and should be elaborated on or altered as additional information comes to light. Depending on the information revealed in the survey, new contexts may be added as well.

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.

Although the majority of resources associated with the early prospecting and settlement years are outside of the city's boundaries and are no longer extant, any remaining features may be significant in a larger county-wide heritage tourism project. Also, any future annexations in these areas should be aware of the potential for historic archaeological resources.

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 around 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 the 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). Many of the brothels and gambling houses were located on State Street. Unfortunate results of these “businesses” were the bodies found in Stillborn Alley, named for the unwanted infants born of prostitutes.

Many of Leadville’s early residents came from Oro City and the surrounding small settlements. The most prominent was Horace and Augusta Tabor. In addition to mining, 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. Chestnut Street contained Leadville’s first commercial district, and 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.

Just a few years later, Harrison Avenue took over as Leadville’s main commercial thoroughfare. 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. Accommodations for the thousands of new residents resulted in a range of housing types, including crude boarding houses with mattresses on the floor to finer hotels on Harrison.

Growth continued during the 1880s, and Leadville was the second largest city in Colorado as well as the fastest growing. By the mid-1880s, buildings associated with an established town could be found, such as hospitals, fire departments, and opera houses. The wealth associated with the silver boom resulted in the construction of elaborate Victorian era houses. The first block of West 4th Street was known as “Millionaires’ Row” due to the bankers and prominent businessmen who lived here. The “House with the Eye” was built in 1879 by master carpenter and designer Eugene Robitaille. Various fires over the years, however, destroyed many of the early frame commercial buildings.



As prices for silver declined worldwide in the early 1890s, there was a push by powerful east coast lobbyists for a gold-back 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, a large number of historic resources are expected to date from this era. Exact construction dates may be impossible to determine, but survey should help determine if the resource dated from this era.

THE COMPOSITE ERA: 1894 – 1919

In 1894, the price of silver had climbed slightly and a few downtown mines re-opened. However, most town leaders knew the silver boom was over. In the winter of 1895-1896, the residents turned to a project designed to attract tourists. A Crystal Carnival was organized, centered around a huge “Palace of Ice.” Unfortunately, unusual 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.

By 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 great than the 1860s. Lead was also produced. However, 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 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.



Other factors impacted Leadville’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. New construction came to a standstill. However, 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 school, federal building (now City Hall), a power plant, and library. New businesses along Harrison Avenue were also built during these decades, replacing earlier frame commercial buildings. A number of historic resources built before the demise of Leadville’s mining economy are still extant.

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 rail 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.

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 5). 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.

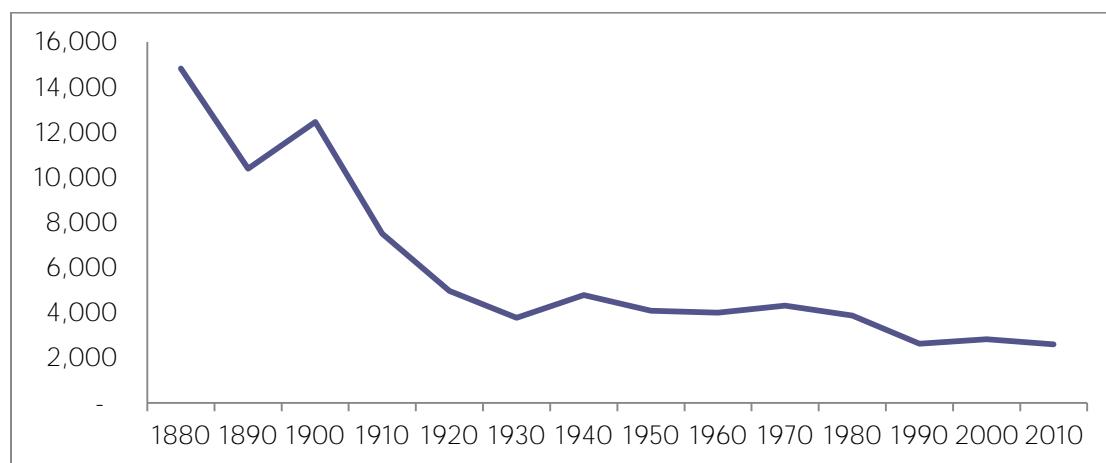


Figure 5. Leadville Population 1890-2010⁵

⁵ 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.

Few buildings were likely constructed during this period, although some alterations to earlier buildings may have occurred in these decades, as businesses were either closed or altered to accommodate different uses. The streets were finally paved in 1930s, some in part through New Deal work relief programs such as FERA, CWA, and the WPA.

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 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 works 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, was designed to train the military in mountain and winter warfare situations similar to what they would find in Europe. The men of the Tenth 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.

POST WAR YEARS AND BEYOND: 1946 – 2015⁶

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 for new schools in 1952. Two schools were built that replaced the Ninth Street and Central schools from the 1889s. A new hospital was constructed in 1954. A fire in 1942 destroyed the historic Lake County Courthouse, and a new one was built in 1955. New buildings were also built just outside of town, such a grocery store on the

⁶ While this context admittedly covers several decades, the amount of construction that occurred in Leadville 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.

north side. In spite of the above projects, figures showing Leadville's population as well as building construction dates show that there were few changes to the built environment of Leadville after World War II. About 176 buildings were constructed between 1940 through 1966, and another 100 in the next two decades (through 1985). After the brief population increase around World War II, the number of Leadville residents continued to fall throughout the remainder of the twentieth century.

Mining continued to play a role in Leadville's economy, although its prominence would decline. In 1960, Climax announced that the company town would be closed. Many of the buildings would be moved into the West Park subdivision, just north and west of the city limits. The longest continuing business in Lake County, the Arkansas Valley Smelter, closed in 1961, and workers at the Climax went on strike in 1962. **Historic buildings, such as the Liberty Bell Theatre, the old St. Vincent's Hospital, and the Hunter and Trimble's bank, were demolished, and fires in 1962 and 1963 destroyed other historic commercial buildings.**

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 and formed a commission to review alterations to historic buildings. Towards the end of the twentieth century, outdoor recreation was also promoted, and Leadville was the site of several well-known races. Construction during this period was generally focused on the edges of town along the highway entrances, and included gas stations and motels, as well as commercial properties catering to local residents.

In 1983, eighteen square miles in Lake County (including Leadville), were added to the Environmental Protection Agency's National Priorities list. **Investigation of the sites began in the mid-1980s, and cleanup began in the late 1980s.** Due to the importance of the area's mining history and heritage tourism, mitigation efforts to reduce adverse impacts were developed. Part of the mitigation efforts has been the inventory (survey) of historic mining resources and the development of a mining context.

LEADVILLE ARCHITECTS & BUILDERS⁷

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 next phase of Leadville's development. The most prominent buildings 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 in town. 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. The areas most likely to contain architect-designed buildings are in Leadville's downtown and Banker's Row, or in the blocks on the east or west side of Harrison Avenue. Also, several of the churches, which are scattered throughout various neighborhoods, may be architect-designed. Buildings constructed by master builders or contractors, on the other hand, may be scattered throughout Leadville. Future survey projects need to be cognizant of

⁷ Historic contexts may overlap. Leadville's architects and builders, for example, practiced in several periods of the town's development.

the many builders and architects that practiced in Leadville. Preliminary research into these buildings could be a project for the historic preservation commission members.

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 groups 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 towards their mining supervisors, but also towards 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.

A number of Swedish families moved into the area around William “Chicken Bill” Lovell’s cabin, which was located on a small rise east of town. This area became known as “Chicken Hill,” and its residents as “Chicken Hill Swedes.” Several immigrants from Finland settled in a Leadville suburb known as Finntown. **The Slovenes worshiped at St. Joseph’s Church on the corner of West 2nd and Maple, and likely resided nearby.** A small group of African Americans lived on W. State Street. Survey of these residential neighborhoods should confirm the extent and date of ethnic settlements in Leadville, and would aid in understanding the importance of various groups to the mining industry and the development of the city. This is another area where the historic preservation commission could assist in the survey, by conducting preliminary research into census data in various areas of the city.

PROPERTY TYPES

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 houses, commercial properties, parks, 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 houses, can reveal much about a city's historic and the historic contexts. Clearly, the period of greatest growth in Leadville was during the Victorian age of American residential architecture. The lack of other property types, such as Craftsman bungalows and American foursquares, also reveals something about Leadville's history. As these latter two property types were popular in the early twentieth century, their absence from Leadville indicates 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 and local register eligibility 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.

Property types are a major component of survey. The different types may be significant on a local, regional, state or national basis. The significance will vary depending upon their date of construction, number, distribution, design characteristics, and methods of construction. A variety of property types may be inventoried during a single survey project that encompasses a large geographic area, or a survey project may be based upon a single property type, such as an evaluation of barns and outbuildings.

Like historic contexts, it is critical that an understanding of property types occurs prior to planning for future survey; this results in a more effective use of survey grant money. Some information is gathered more efficiently when research is focused on specific property types. Works of a particular architect or is an example of historic resources that are scattered across a community, but whose background information is often centralized. Very often, these types of resources can be nominated to the National or local registers by virtue of their associative significance. However, additional property types may be identified in future surveys. It is critical that all future survey reports continue to either expand the body of knowledge of existing property types, or identify new ones. Examples of expected property types in Leadville follow.

LOG CABINS AND SLAB-SIDED WOOD BUILDINGS



In Bamford and Tremblay's book *Leadville Architecture: A Legacy of Silver: 1860 – 1899* (1996), the authors describe five phases of building in Leadville. Examples of the earliest phase, which included tents and temporary structures of pine boughs, are no longer extant. However, a few examples still remain from the second and third phases: log cabins and rough-sawn, slab sided wood structures. The roughest examples had bark still on the logs, but later buildings had round logs that had V-notched, square or dovetail notching at the corners.

The earliest cabins were quite small, and almost always one-story, and roofs were almost always gable. Original chinking might include split pieces of wood on the exterior, and newspapers on the interior. If windows are present, they are small. In Leadville, it is possible that log buildings may be found under later wood siding, or enclosed within a larger dwelling. Some may have been moved to the rear of lots and presently serve as outbuildings, although log barns, stables and other outbuildings were common.



Slab-sided, rough sawn wood buildings were constructed of the mill waste or rough-cut lumber from the earliest sawmills. Any extant examples of slab-sided wood buildings in Leadville are likely small, and possibly covered with later siding.

ROMANTIC HOUSES

In Virginia and Lee McAlester's *A Field Guide to American Houses* (1984), "Romantic Houses" were the styles that followed the Colonial era. Built between 1820 and 1880, the first popular Romantic style was Greek Revival. Although it was the predominate style in the first half of the nineteenth century, its popularity was waning by the time of Colorado's settlement. There are relatively few examples of this style in Colorado and Leadville, although one prominent Leadville example is the Healy House. In reality, the Healy House shows the transition between Greek Revival to Italianate, another Romantic style, since it combines the windows from Greek Revival with the porch features more commonly found in Italianate.



There may be a few dwellings with either Greek Revival or Italianate features, but pure or high style examples of either style will be rare in Leadville. Greek Revival features would be a pediment-shaped window lintel, transom, door sidelights, and Doric or Tuscan porch columns. Distinguishing features of the Italianate style include a low-pitched roof with wide overhanging eaves, decorative brackets set beneath the eaves, tall narrow windows, and a balustrade balcony over a one-story, one-bay wide porch. These may be found on simple, National Folk form houses, such as the gable-front house on the left. A false-front was added to provide more walls space for decorations.

VICTORIAN RESIDENCES

Leadville's greatest era of growth and prosperity coincided with the Victorian era of residential architecture; thus the vast majority of historic homes in Leadville date from the Victorian period. Several of Leadville's Victorian residences are high-style houses, and were likely designed or built by skilled professionals with an understanding of prevailing architectural styles. They are the physical manifestations of the wealth and success of some of Leadville's citizens in the late nineteenth century.





Victorian residences were not limited to the houses of the rich and wealthy, however. Throughout Leadville, in every ethnic neighborhood and on nearly every size house, Victorian architectural flourishes can be found. These architectural elements could include bay windows, decorative shingles in the gable ends, porches with spindlework or jig-sawn cut trim, and cornice line brackets.

A common subtype of the Victorian style in Leadville is the one-story cottage with gable-front wing. This wing could be attached to either a hip or gable roof, but in either case, it formed an ell in the front, providing space for a small porch. The gable-front wing usually had chamfered or angled edges, with windows on the front and two sides.



The Queen Anne style was the most popular Victorian architectural style for residential buildings in Leadville in the 1880s, and variants of this style continued to be built into the first decade of the twentieth century in Leadville. The Queen Anne style typically features irregular massing, steeply pitched multiple rooflines, and a variety of devices to avoid a smooth-walled surface. This could be interpreted through the use of various wall coverings and textures, projecting bays, and applied decorations.



The Second Empire is another Victorian era residential style. Second Empire houses have mansard roofs with dormer windows set on the steep lower roof slope, molded cornices, and decorative brackets beneath the eaves. The George E. King house, shown on the left, is an example of the square towered subtype. There are few examples of this style in Leadville.



NATIONAL FOLK RESIDENCES

This group represents the second largest group of residential property types in Leadville. They are categorized primarily by their forms as well as by their shared history, serving as modest housing for **Leadville's miners**. Once the railroads came to Leadville, the miners were no longer restricted to log cabins, but instead could use milled lumber for balloon-frame houses, as well as ready-built stylistic details that could be added to simple vernacular house forms.

Leadville contains some National Folk residences, primarily of two subtypes. Often these were adorned with Victorian turned and jig-sawn decorative features. In many cases, the individual National Folk buildings may lack architectural distinction, but when located within a district and viewed from a larger historic context, they provide a more complete understanding of **Leadville's architectural history**. A discussion of the character-defining features for the predominant subtypes found in Leadville follows.

GABLE-FRONT HOUSES



Among National Folk houses in Leadville, the **gable-front** subtype is the most prevalent in Leadville. It evolved from the Greek Revival style, where its front-gabled shape mimicked the pedimented temple facades. The form was best suited for narrow lots; since residential land was at a premium in Leadville, the lots in the residential areas of town were quite narrow. Most of Leadville's gable-front houses are one story, although there are some two story examples scattered throughout town.



GABLE-FRONT & WING



Like the gable-front dwellings, *gable-front-&-wing* residences are also thought to have descended from Greek Revival houses. This occurred when wings were added to gable-front houses after the initial construction. However, since most residential lots in Leadville were narrow, there was rarely room for expansion to one side. As a result, this is a rare property type, and is most likely found on the eastern or western edges of town.

RANCH HOUSES

Ranch houses are typically found in tract-housing developments, and were built in large numbers after World War II. These one-story buildings feature a low horizontal outline, side gable roof, asymmetrical façade, attached garage, and few decorative details. Unlike Victorian era houses that were oriented to the street with large front porches, these houses have small porches as the emphasis switched to the back yard. The façade sometimes had a picture window, and non-functional shutters. Most examples of *ranch* houses are located on the western side of town, **outside of the city's boundaries**. Any future annexation in this area should consider survey of this area, as some of the ranch houses were moved from Climax and have historical associations with the molybdenum mining era.



MOBILE/MANUFACTURED HOMES



Although mobile homes had their beginnings as travel trailers, they have evolved over time into permanent housing. Both during and after World War II, it was used as emergency housing on military bases and employee housing for factories. By the 1950s and 1960s, mobile home parks were found on the outskirts of many U.S. cities. In **June 1976**, “mobile” was officially replaced with “manufactured” housing. In Leadville, manufactured homes are primarily found as infill in various parts of town, although primarily on the east side of town and along northern edge, and also in southwest Leadville. They may be found as a single building, or in small clusters. These buildings are not associated with the period of significance for the National Historic Landmark district, although they may be associated with housing for later mining periods. This type of housing would not currently rank as a high priority for survey.

NINETEENTH CENTURY COMMERCIAL



Much like Leadville’s residential housing, the Victorian era was the most prolific period of construction for commercial buildings. However, due to various fires that occurred over the years, they are not necessarily the most numerous type of extant historic commercial buildings; historic survey would confirm the number of nineteenth century commercial buildings remaining. In Leadville, historic commercial buildings are found on or near the two main historical thoroughfares: West Chestnut Street and Harrison Street, as well as a few blocks east or west of Harrison.

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*. The first floor storefront has a centered recessed entry flanked by large display windows on either side. Below the windows are kickplates, and above both windows and doors are transoms. A cornice separates the first story from the upper stories. Windows on the upper level are smaller, and may resemble residential windows in build (i.e., double-hung windows instead of large fixed sash). The architectural features thus represent the distinction between the commercial aspect of the first floor and the upper level offices, apartments, or hotel rooms.



The Field Guide to Colorado's Historic Architecture & Engineering further categorizes this property type by its size: the single storefront (usually twenty-five feet wide with single entrance); double storefront; corner building, sometimes with entrances on two sides and/or a corner entrance; and the “commercial block” which has multiple entrances and covers several lots. Leadville has several double storefronts and “commercial blocks,” indicative of the wealth of Leadville’s merchants in the late nineteenth century. These are all located on Harrison Avenue, with some of the corner buildings extending nearly a full block to the east or west.

HIGH STYLE VICTORIAN COMMERCIAL BUILDINGS

Leadville has several examples of high style commercial buildings from the Victorian era, with architectural features from the Italianate or Richardsonian Romanesque style found in the upper story window decorations, entry door, and cornices. The windows usually feature molded or decorated surrounds, or radiating brick or stone voussoirs. The upper cornice is frequently an area of elaboration, with brackets, dentils, decorative panels, parapets, and finials forming the crowning element of the building. Cast-iron storefronts are common, with grooved or decorated columns separating the door from display windows, and framing the sides.



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.

COMMERCIAL-RESIDENTIAL BUILDINGS

In most cities, this property type often arose from development pressure resulting from residential streets receiving automobile traffic in the twentieth century, resulting in the transformation of residences into commercial buildings. In Leadville, however, this type of combination commercial-residential building occurred to boom-town development pattern of the city. With the explosive growth of mining in the late nineteenth century, the earliest development was haphazard, and commercial buildings were constructed next to (and sometimes, adjoining) houses. These are most often found in the older commercial blocks in Chestnut or State streets.



EARLY TWENTIETH CENTURY COMMERCIAL



Early twentieth century commercial buildings in Leadville retain some elements of nineteenth-century buildings, such as first floor storefronts with recessed entrances and door or window transoms. However, they often differ from their earlier counterparts by simpler ornamentation, with decorative brickwork at the cornice or parapet serving as the only embellishment. A few may be constructed of light colored brick as well.

COMMUNITY BUILDINGS

This property type is comprised of churches and government buildings, such as city hall, the library, and schools. Although few in number, their prominent location and high level of architectural detailing make community buildings important visual and historical landmarks in Leadville. Many are architect-designed, and most are brick or stone, although a few churches are wood. The church spires are especially key visual landmarks in Leadville. Due to the decline in population since their construction, as well as declining attendance in recent decades, some of the churches may face threats of abandonment. Thus any churches that are not within the boundaries of a comprehensive survey should be added to the first priority phase.



TRANSPORTATION RESOURCES



Train stations, railroad tracks, gas stations and motels comprise this property type; thus there are few common architectural features. Gas stations and motel in Leadville date from the mid- to late twentieth century, and would not rank as high in survey priorities as those transportation resources dating from the late nineteenth to early twentieth century. The gas stations and motels are typically found on the north or south side of Leadville.

OUTBUILDINGS & AGRICULTURAL BUILDINGS

This property type includes agricultural buildings, sheds, carriage houses, and cribs; early twentieth century examples of this property type also include garages. They are often found in the alleys or rear of residential lots. Leadville's "cribs" have a more disreputable function than agricultural cribs, serving as houses of prostitution. They were historically located at the lower end of Harrison Avenue, State Street (now 3rd), and Chestnut, while the more reputable brothers were on West 3rd and 5th, and blocks known as French Row, Coon Row, and Tiger Alley. The vast majority of outbuildings are wood, although the property known as the "goat farm" has several brick buildings.



MINING RESOURCES

Mining resources, although primarily located outside of the Leadville's city limits, may include shaft or tunnel mines, mills, worker housing, tailings, head frames, and assay offices. While the vast majority of mining features outside of Leadville have been inventoried for Section 106, any scattered resources located within the city limits should be inventoried. Not only are they significant historically, they would be key resources to feature for heritage tourism related to Leadville's mining history.



SURVEY PRIORITY RECOMMENDATIONS

Priorities for survey efforts in Leadville have been established for the next twenty years in the *Survey Plan*. This twenty year span of projects has been calculated with projected funding costs and grants, levels of survey, and the number of properties to be surveyed. Potential survey areas of Leadville were examined and assigned a priority level after analysis according to the survey factors, and with input from the Historic Preservation Commission and members of the public. This analysis reflects current information; future opportunities, constraints, and unknown factors may and *should* result in changes to these priorities. The *Survey Plan* should remain a flexible document--responsive to whatever may affect historic resources in the future. As a result, it should be reassessed every five years to insure that it continues to meet the needs of the citizens of Leadville.

Priorities for future survey activities in Leadville are grouped into three phases: Priority One is recommended survey over the next five years; Priority Two is survey recommended in the next ten years; and Priority Three is survey recommended for completion within twenty years. The priority phases were guided by the factors detailed in the previous section.

Estimated Costs

Estimated costs are based upon the number of properties to be inventoried, level of survey efforts, and typical labor and expenses for survey projects. In 2015, intensive level survey forms are estimated to cost between \$500 to \$1000 per inventory form/property (including photos, maps and survey report). The range in costs indicates the amount of time required for various property types. Large complexes with multiple buildings require more mapping and photography, while surveying every building on a street often results in some savings in research and field work. Survey of ethnic neighborhoods, on the other hand, may require additional census research. Each survey will require research and further development of historic contexts for Leadville. If the consultant travels from a considerable distance, some additional costs may be needed for travel. Nonetheless, the lower range of survey costs was used in determining survey phases due to the large number of historic resources in Leadville.

Reconnaissance level surveys are recommended for many areas where the significance is unknown and the integrity varies. The OAHP has recently developed a *Historical and Architectural Reconnaissance* survey form (see Appendix H). As this form also requires two sets of black and white photographs, mapping, and two pages of information, the cost for a reconnaissance survey form is not significantly less. Furthermore, each building on the property, such as garages and outbuildings, require a separate form. The only significant savings is that the historical research for these properties is minimal. The cost for completing a reconnaissance survey form is \$250 per building.⁸

Volunteer Survey vs. Professional Preservation Consultants

If the survey is to be used as a planning tool, the project should be reliably accurate and of professional quality. It is thus important that qualified professional personnel be involved in all phases of a survey project. The National Park Service has defined minimum qualifications for these professional personnel in the **Secretary of the Interior's Standards for Preservation Planning**, 36 CFR Section 61. The level of involvement of professional personnel can vary, but they should be responsible for all major decisions affecting the survey. While it is not necessary that professionals gather all data, they should provide guidance to volunteer surveyors, define districts and properties of potential significance, evaluate and interpret data gathered, and oversee the production of graphic documentation.

⁸ If costs rise over the years, then the survey phases may require adjustment.

Although a survey should be supervised by professionals, volunteers and others without professional training in the preservation disciplines can carry out much of the survey work. The use of volunteers is important because it can bring to the project people with specific knowledge of the **community's history**, help ensure public support for the project, and reduce costs. The latter factor is particularly important due to the high number of historic buildings in Leadville.



There are several ways that a volunteer survey could be utilized in Leadville. Residents of a block, such as the 100 block of W. 7th Street, may volunteer their time to prepare reconnaissance level survey forms, including photographing and recording basic physical description of their dwellings. Some historic research could also be conducted in a volunteer survey. By reducing the scope of a volunteer survey project to a limited number of buildings, the residents could still produce information that would help increase the knowledge of extant historic properties.

Members of the Leadville Historic Preservation Commission have expressed interest in historic buildings, and several have attended training sessions in historic preservation. Like the above example, the HPC could either focus on a limited geographic area, or could work in conjunction with a professional consultant. In this latter instance, HPC members could prepare reconnaissance level survey forms for the non-historic buildings in a survey area, thereby reducing the overall costs for that project.

PRIORITY ONE SURVEY - SURVEY WITHIN FIVE YEARS

Priority One Survey projects are recommended for completion within five years. Areas designated as Priority One have one or more of the following characteristics:

Previously Documented Resources

Project areas may have been previously inventoried, but either these older inventories are outdated and contain little information, or the survey is scattered (i.e., not comprehensive). A re-survey is needed to determine which buildings are considered “contributing” to the National Historic Landmark district, what historic features remain on the buildings, and what alterations have occurred over the years (such as storefronts).

Geographical Distribution & number

With 911 primary buildings and 572 outbuildings, the National Historic Landmark district contains the majority of Leadville’s historic buildings. However, this number is too great for a single comprehensive survey. Therefore, a high priority is assigned to areas with the greatest concentration of historic buildings.

Funding/staffing

The City of Leadville currently has one staff whose duties are divided among several departments, and does not have the funding required to pay for surveys without grant assistance. Certified Local Government grants are recommended as the funding source for the Priority One surveys. In the meantime, the City of Leadville’s Historic Preservation Commission could approach the National Park Service about providing technical assistance for completing survey in the remainder of the NHL district.

Opportunities/local priorities

Project area contain individual properties or districts which are presently listed on, or may be eligible for listing, on the National, state, or local registers; support for survey projects such as neighborhood or business interest is high. Although Leadville already has a large National Historic Landmark district, that district has not been documented. Thus, the greatest opportunity for finding resources that are eligible for designation would be within the NHL district. Other opportunities, such as heritage tourism or the Main Street program, would encourage survey for the areas most likely to benefit. Many of these opportunities lead to the most support for survey within the commercial center along Harrison Avenue.

Threats

Historic properties in Priority One areas are being lost, or may be threatened, through neglect, blight, inappropriate alterations, new commercial development, and other factors; although appearing to conflict with the next factor below, integrity in these areas may be threatened and survey is recommended to identify significant properties which remain. Portions of the NHL district that are threatened either by new infill construction or demolition lie in the north entrance to Leadville or the southwest section of the district.

Integrity

Project areas should generally retain a high degree of historic and architectural integrity that contribute to its significance. Based on windshield survey of the National Historic Landmark district and the remainder of Leadville, the areas of highest integrity are along Harrison, and approximately two to three blocks east and west of this commercial street.

NATIONAL HISTORIC LANDMARK DISTRICT: HARRISON AVENUE COMMERCIAL

Survey factors: 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. Harrison Avenue is the most visible historic portion of the NHL district. It is the area most visited by tourists; it serves as the start of many of the athletic races in town; and it is the commercial center for area residents. Furthermore, the Leadville Historic Preservation Commission currently has the duty of reviewing all alterations in the 300 to 900 block of Harrison Avenue (see Appendix I). However, the HPC is hampered by lack of adequate information about these buildings. The need for current survey forms and contributing status of Harrison Avenue buildings is further confirmed by the number of business owners desiring to take advantage of Colorado's newly revised historic rehabilitation tax credits. Without knowing if their building is contributing to the district, each owner must submit proof of their building's eligibility for the tax credits in Part 1 of the tax credit form. Survey is thus necessary in order to evaluate the contributing status for these buildings, and to provide Leadville's Historic Preservation Commission with a sound basis for making decisions about applications for alterations.

Level of survey: Comprehensive, intensive-level survey within the boundaries shown in Figure 6. Historic photographs will need to be consulted and included within the survey documentation to determine the alterations that have occurred over the years, particularly to storefronts.

Boundaries: All buildings facing onto Harrison Avenue between 2nd Street and 8th Street (200 to 700 blocks), plus 800 & 801 Harrison.

Number of properties: Fifty (50) properties are within the boundaries seen in Figure 6. Commercial "blocks," such as the Quincy Block on the right, are counted as a single property, although they may contain more than one storefront and/or building address, as well as multiple property owners. These buildings will require more research to cover the histories of the individual businesses located within the block.

Estimated cost: \$25,000 to \$50,000.⁹



⁹ All costs are based on 2015 figures. The lower estimate should be feasible, as all of the buildings are within a very close distance, generally fill the lot, and rarely have accessory buildings. As they are also all commercial, cost savings should be realized with the historic research focused only on businesses.



Figure 6. Phase One priority, “Harrison Avenue commercial,” is contained within the heavy black lines.

NATIONAL HISTORIC LANDMARK DISTRICT: WEST END RESIDENTIAL #1 (8TH & 9TH STREETS)

Survey factors: As with the previous survey project, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each individual building is unknown, but the potential for a high level of integrity at the district level is high along these streets. This area of Leadville contains the Mining Museum and a number of high-style Victorian buildings. There are several bed & breakfast inns, and is thus an area that is highly visible to heritage tourists. The possibility for use of rehabilitation tax credits is high in this area.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the remainder of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations.

Boundaries: Generally west of Harrison Avenue, east of James Street along 8th and 9th Streets.

Number of properties: The area within the heavy black lines in Figure 7 contains approximately 105 primary buildings, with an additional 45 accessory or outbuildings. At least three historic buildings beyond the west edge of both 8th and 9th Streets should also be included in this survey as well, in order to determine if the original NHL boundaries were correct. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 153 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$230 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps.





Figure 7. Phase One priority, “West End Residential #1 (8th & 9th Streets),” is contained within the heavy black lines.

NATIONAL HISTORIC LANDMARK DISTRICT: WEST END RESIDENTIAL & COMMERCIAL (WEST ELM, CHESTNUT, AND 2ND STREETS)

Survey factors: This area lies within the National Historic Landmark district. The integrity level and contributing status of each building is unknown; however, a windshield survey conducted for this *Survey Plan* revealed several integrity issues in this section of the NHL district, varying from new infill construction, vacant lots and significant alterations. A survey of this area may reveal that some blocks no longer retain enough integrity to warrant their inclusion in a historic district designation. The likelihood for use of rehabilitation tax credits is unknown for this area, although there are a few historic commercial buildings (possibly some of the oldest in Leadville) that could potentially combine both federal and state credits. Due to the potentially threatened status of this neighborhood, and its historic significance as the oldest commercial streets in Leadville, it is recommended for Priority One survey.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations. A combination of comprehensive survey within the NHL boundaries and scattered survey on the edges is recommended.

Boundaries: W. 2nd Street between Harrison Pine Streets; both sides of W. Chestnut between James and Pine Streets; the north side of W. Elm from two lots west of Loomis through Spruce Street; and the south side of W. Elm between James and Maple Street.

Number of properties: The area within the heavy black lines in Figure 8 contains approximately 123 primary buildings, with an additional 96 accessory or outbuildings. Also, at least ten additional historic properties just outside of the NHL district boundaries should also be included in this phase. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 229 forms will be required for this phase. Reconnaissance level survey of non-historic infill buildings should be conducted by volunteers to reduce the costs of this phase.

Estimated cost: \$25,000 for consultant inventory of approximately 100 properties. In order to reduce costs and inventory all three streets, an additional twenty-five primary properties and thirty outbuildings should be inventoried by volunteers, such as members of the Historic Preservation Commission. The volunteer survey forms should focus on the obvious non-historic buildings, such as manufactured homes and sheds.





Figure 8. Phase One priority survey, “West End Residential & Commercial (West Elm, Chestnut and 2nd Streets),” is contained within the heavy black lines. The dashed red lines are the National Historic Landmark district boundaries.

NATIONAL HISTORIC LANDMARK DISTRICT: NORTH & EAST END RESIDENTIAL (EAST 9TH, 10TH AND 11TH STREETS)

Survey factors: As with the previous survey project, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown; however, the contributing status of these blocks may be threatened. The north entrance to this section is a state highway, and non-historic strip development is encroaching on this section and poses a threat to the historic buildings. There is new infill within these blocks, and some historic buildings are currently shuttered. On the other hand, within this project area is the Healy House Museum, a popular tourist destination, and the historic Carnegie Library, now the Lake County Civic Center's Heritage Museum. It is also the north entrance to the NHL district and historic downtown, and is the first part of the district that is visible to incoming tourists. Due to its high visibility and threatened status, it is recommended as a Priority One survey.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations and new infill. Comprehensive survey (i.e., survey of each building in the boundaries) is recommended.

Boundaries: Generally east of Harrison Avenue, west of Hazel Street on 10th, 11th and the north side of 9th Street.

Number of properties: The area within the heavy black lines in Figure 9 contains approximately 106 primary buildings, with an additional 74 accessory or outbuildings. At least three additional historic buildings south of 11th and east of Harrison Avenue should also be included in this survey as well, in order to determine if the original NHL boundaries were correct. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 183 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$230 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps.





Figure 9. Phase One priority, “North & East End Residential (East 9th, 10th, and 11th Streets),” is contained within the heavy black lines. There are a few houses on the southeast corner of 11th and Harrison that are outside of the NHL district boundaries that should also be included in this survey phase, in order to make a more informed decision about the NHL district boundaries.

PRIORITY TWO SURVEY - SURVEY WITHIN TEN YEARS

Priority Two Survey projects are recommended for completion within ten years. Also, any Priority One survey projects not completed within five years should be reconsidered for survey in the Priority Two phase. Areas designated as Priority Two have one or more of the following characteristics:

Previously Documented Resources

Project areas may have been previously inventoried, but these older inventories are outdated and contain little information. A re-survey is needed to determine which buildings are considered “contributing” to the National Historic Landmark district; what historic features remain on the buildings; and what alterations are reversible.

Geographical Distribution & number

With 911 primary buildings and 572 outbuildings, the National Historic Landmark district contains the majority of Leadville’s historic buildings. However, this number is too great for a single comprehensive survey, and is not feasible to complete with the first five years either. Therefore, the highest priority is assigned to areas with the greatest concentration of historic buildings within the NHL boundaries..

Funding/staffing

The City of Leadville currently has one staff whose duties are divided among several departments, and does not have the funding required to pay for surveys without grant assistance. Certified Local Government grants are still recommended as the funding source for the Priority Two, which limits the number of projects that can be completed in this phase. If other sources of funding become available, survey of the entire NHL district should be completed in this phase.

Opportunities/local priorities

Project areas contain individual properties or districts which are presently listed on, or may be eligible for listing, on the National, state, or local registers; support for survey projects such as neighborhood or business interest is high. Although Leadville already has a large National Historic Landmark district, that district has not been documented. Thus, the greatest opportunity for finding resources that are eligible for designation would still be within the NHL district.

Threats

Historic properties in Priority Two may be threatened through neglect, blight, inappropriate alterations and other factors; this is generally more prevalent in the southern half of the NHL district. Although appearing to conflict with the next factor below, integrity in these areas may be threatened and survey is recommended to identify significant properties which remain.

Integrity

Project areas should generally retain a high degree of historic and architectural integrity that contribute to its significance. Based on windshield survey of the National Historic Landmark district and the remainder of Leadville, the areas of highest integrity after Priority One are in the northern half of the NHL district.

NATIONAL HISTORIC LANDMARK DISTRICT: WEST END RESIDENTIAL #2 (WEST 6TH & 7TH STREETS)

Survey factors: As with the survey projects in Priority One, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown. However, a windshield survey conducted for this *Survey Plan* revealed that these two streets contain a very high number of historic buildings in close concentration; therefore the likelihood of these streets retaining enough integrity to contribute to the National Historic Landmark district is quite high. The blocks from Pine to Harrison are also contiguous to the historic commercial center of town, and are thus visible to heritage tourists. There is also a high interest in rehabilitation tax credits in this area.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations. Comprehensive survey (i.e., survey of each building in the boundaries) is recommended.

Boundaries: All of 7th Street, and the north side of 6th streets west of Harrison Avenue and east of James Street.

Number of properties: The area within the heavy black lines in Figure 10 contains approximately 118 primary buildings, with an additional 74 accessory or outbuildings. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 192 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$210 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps.



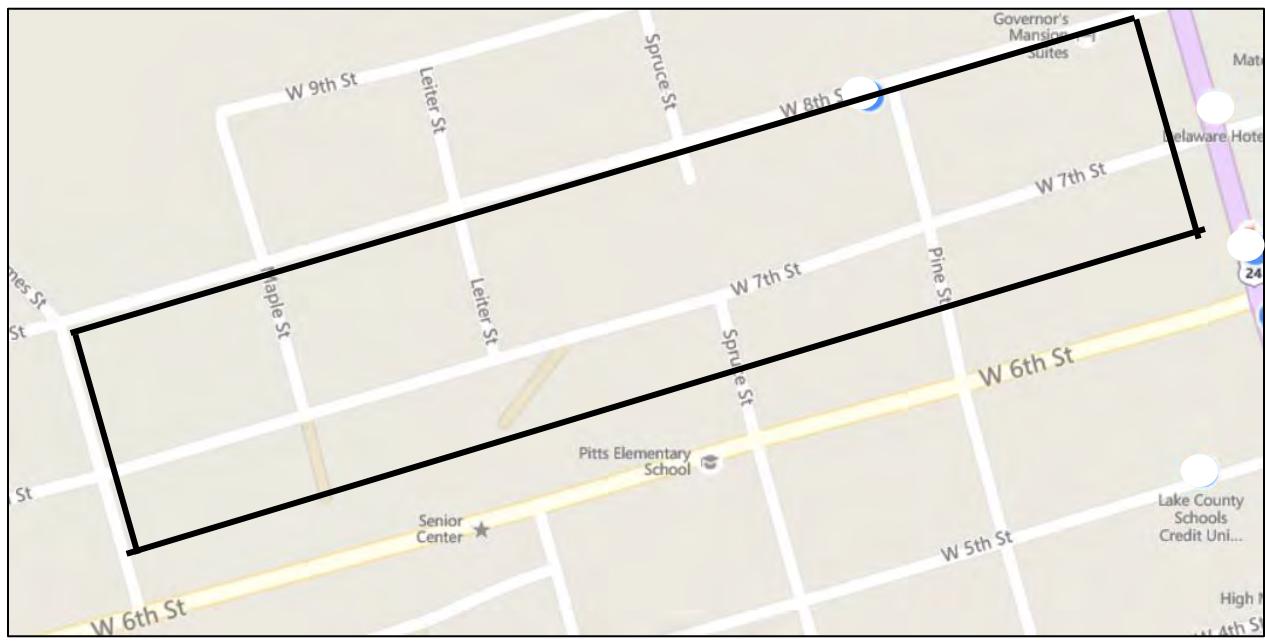


Figure 10. Phase Two priority, “West End Residential (West 6th & 7th Streets),” is contained within the heavy black lines.

NATIONAL HISTORIC LANDMARK DISTRICT: EAST END RESIDENTIAL #1 (EAST 7TH, 8TH AND 9TH STREETS)

Survey factors: As with the survey projects in Priority One, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown. However, a windshield survey conducted for this *Survey Plan* revealed that these streets contain high concentration of historic buildings in close concentration, with the blocks between Harrison and Poplar particularly dense development. These blocks are contiguous to the historic commercial center of town, and also contains the historic Leadville, Colorado and Southern Railroad depot, and is thus visible to heritage tourists.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations. Comprehensive survey (i.e., survey of each building in the boundaries) is recommended.

Boundaries: All of 7th Street, 8th and the south side of 9th Streets, east of Harrison Avenue and west of Hazel Street.

Number of properties: The area within the heavy black lines in Figure 11 contains approximately 113 primary buildings, with an additional 83 accessory or outbuildings. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 196 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$220 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps.





Figure 11. Phase Two priority, “East End Residential (East 7th, 8th & 9th Streets),” is contained within the heavy black lines.

NATIONAL HISTORIC LANDMARK DISTRICT: EAST END RESIDENTIAL #2 (EAST 2ND, 3RD, 4TH, 5TH AND 6TH STREETS)

Survey factors: As with the survey projects in Priority One, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown. However, a windshield survey conducted for this *Survey Plan* revealed that these streets contain high concentration of historic buildings in close concentration, with the blocks between Harrison and Poplar particularly dense development. These blocks are contiguous to the historic commercial center of town, and in addition to residential buildings, also contain a number of commercial buildings that would be eligible for both federal and state rehabilitation tax credits. The southeast corner may also contain a portion of an ethnic neighborhood.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations. Comprehensive survey (i.e., survey of each building in the boundaries) is recommended.

Boundaries: All of 2nd, 3rd, 4th, 5th Streets and 6th streets, east of Harrison Avenue and west of Hemlock Street.

Number of properties: The area within the heavy black lines in Figure 12 contains approximately 110 primary buildings, with an additional 49 accessory or outbuildings. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 159 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$225 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps.





Figure 12. Phase Two priority, “East End Residential (East 2nd, 3rd, 4th, 5th and 6th Streets),” is contained within the heavy black lines.

NATIONAL HISTORIC LANDMARK DISTRICT: WEST END RESIDENTIAL #3 (WEST 4TH, 5TH AND 6TH STREETS)

Survey factors: As with the survey projects in Priority One and Two, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown. However, a windshield survey conducted for this *Survey Plan* revealed that these streets contain a high number of historic buildings in close concentration; therefore the likelihood of these streets retaining enough integrity to contribute to the National Historic Landmark district remains high. The blocks from Pine to Harrison are also contiguous to the historic commercial center of town, and are thus visible to heritage tourists. The potential interest for rehabilitation tax credits is moderate in this area. This area is threatened by inappropriate alterations.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Comprehensive reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations.

Boundaries: All of 5th Street and the south side of 6th Street, west of Harrison Avenue and east of Spruce Street. Also, all of 4th Street between James Street and Harrison Avenue.

Number of properties: The area within the heavy black lines in Figure 13 contains approximately 101 primary buildings, with an additional 64 accessory or outbuildings. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 165 forms will be required for this phase.

Estimated cost: \$25,000. This is approximately \$250 per property, and is based in part on the high number of outbuildings, the lack of city/county GIS system to aid in preparing the site maps, and the lack of Sanborn maps and historic documentation of the western edge of this area.



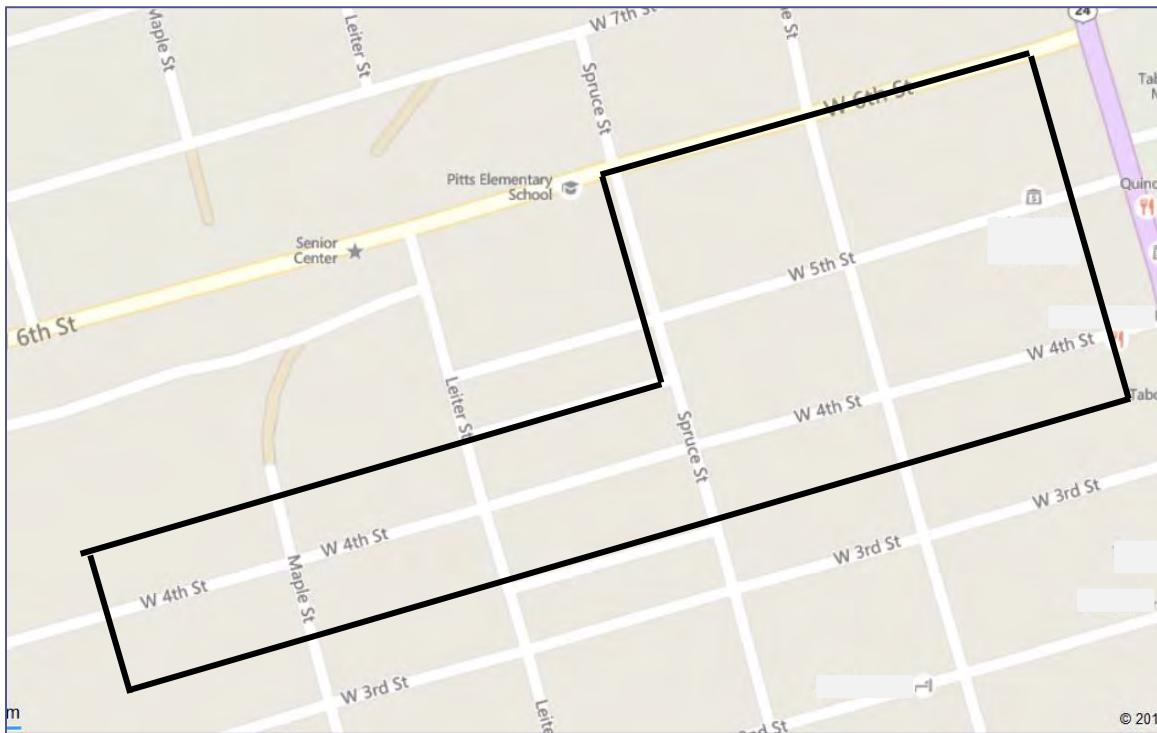


Figure 13. Phase Two priority, “West End Residential #3 (West 4th, 5th and 6th Streets),” is contained within the heavy black lines.

PRIORITY THREE SURVEY - SURVEY WITHIN TWENTY YEARS

Priority Three Survey projects are recommended for completion within twenty years. Also, any Priority One or Two survey projects not completed within the first ten years should be reconsidered for survey in the Priority Two phase. Areas designated as Priority Three have one or more of the following characteristics:

Previously Documented Resources

Project areas may have been previously inventoried, but these older inventories are outdated and contain little information. A re-survey is needed to determine which buildings are considered “contributing” to the National Historic Landmark district; what historic features remain on the buildings; and what alterations are reversible.

Geographical Distribution & number

With 911 primary buildings and 572 outbuildings, the National Historic Landmark district contains the majority of Leadville’s historic buildings. However, this number is too great for a single comprehensive survey, and is not feasible to complete with the first five years either. Therefore, even though a re-survey of the NHL district is a high priority, it is necessary to distribute the survey project over a number of years. In Priority Three, however, the final project covering the NHL should be completed. Thus additional geographic areas of Leadville should be considered in this phase. The area located east of the NHL district exhibits a less dense concentration of development, but nonetheless contains the highest number of historic buildings that date from the period of significance of the NHL district. This should be included as a scattered reconnaissance survey.

Funding/staffing

The City of Leadville currently has one staff whose duties are divided among several departments, and does not have the funding required to pay for surveys without grant assistance. Certified Local Government grants are still recommended as the funding source for the Priority Three, which limits the number of projects that can be completed in this phase. Priority Three survey could also be conducted by volunteers, particularly for the scattered reconnaissance-level survey projects.

Opportunities/local priorities

Project areas contain individual properties or districts which are presently listed on, or may be eligible for listing, on the National, state, or local registers, but there is less support for survey projects in these areas. The greatest opportunity for finding resources that are eligible for designation would still be within the NHL district.

Threats

Historic properties in Priority Three may be threatened through neglect, blight, inappropriate alterations and other factors; this is generally more prevalent in the southern half of the NHL district. Although appearing to conflict with the next factor below, integrity in these areas may be threatened and survey is recommended to identify significant properties which remain.

Integrity

Project areas generally retain less integrity as a district, but there are still scattered buildings that may retain enough integrity to be individually designated. Based on a windshield survey, the southwest section of the NHL district retains the least degree of integrity. However, ethnic neighborhoods, whose significance would be under Criterion A, may retain less integrity of materials or design and still be eligible for designation.

NATIONAL HISTORIC LANDMARK DISTRICT: WEST END RESIDENTIAL #4 (WEST 3RD STREETS)

Survey factors: As with the survey projects in Priority One, this area lies within the National Historic Landmark district. As such, the integrity level and contributing status of each building is unknown. A windshield survey conducted for this *Survey Plan* revealed some integrity issues, varying from new infill construction to significant alterations. A survey of this area may reveal that some blocks no longer retain enough integrity to warrant their inclusion in a historic district designation. The blocks from Pine to Harrison, however, are contiguous to the historic commercial center of town, and are thus visible to heritage tourists. There likelihood for use of rehabilitation tax credits is unknown for this area, although there are some commercial buildings that could potentially combine both federal and state credits.

Level of survey: Due to the large number of buildings in the National Historic Landmark district, it is necessary not only to divide the survey of the NHL district into separate projects, but to consider alternatives to intensive-level survey. Reconnaissance-level survey, although not preferred, is the recommended choice for the majority of the NHL district. However, a minimal amount of historic research is still recommended for these areas, including consulting historic photographs, local history publications, and Sanborn maps. This is necessary to determine the contributing status of buildings within the district, and to discover the extent of non-historic alterations. Comprehensive survey (i.e., survey of each building in the boundaries) is recommended.

Boundaries: All of 3rd Street from Loomis to Harrison.

Number of properties: The area within the heavy black lines in Figure 14 contains approximately 85 primary buildings, with an additional 77 accessory or outbuildings. Reconnaissance level forms require that outbuildings are recorded on separate forms; thus approximately 162 forms will be required for this phase.

Estimated cost: \$21,250. This is approximately \$250 per property, and is based in part on the high number of outbuildings and the lack of city/county GIS system to aid in preparing the site maps. An alternative to waiting until Priority Three survey would be to have volunteers conduct a reconnaissance level survey of this street in conjunction with the survey of W. 4th, 5th and 6th streets. The consultant leading the West End Residential #3 survey could supervise the volunteers at the same time. Alternatively, the volunteers could focus on the non-historic primary and outbuildings in a combined survey that focused on all four streets (W. 3rd – 6th).



Figure 14. Phase Three priority survey, “West End Residential #4 (West 2nd and 3rd Streets),” is contained within the heavy black lines. The dashed red lines are the National Historic Landmark district boundaries.

EAST END RESIDENTIAL: SCATTERED RESOURCES

Survey factors: This survey covers an area of town that was not included within National Historic Landmark district, but yet still contains a high number of historic residences, as well some historic outbuildings, mining, commercial and transportation resources. However, a windshield survey conducted for this *Survey Plan* revealed that the likelihood of a large historic district is low, as these resources are generally scattered (although small districts of a block or so may be possible). The potential for districts may be threatened by infill or incompatible alterations, although individual designation remains a possibility.

Level of survey: Due to the widespread nature of these resources, a selective survey is recommended. However, as most of these have not been inventoried in the past, comprehensive level is recommended.

Boundaries: East of the National Historic Landmark district boundaries (generally east of Hazel and Hemlock Streets) between 4th and 10th Streets inclusive.

Number of properties: Fifty properties with the highest integrity should be selected in consultation with city staff and the Historic Preservation Commission.

Estimated cost: \$25,000.





CHICKEN HILL

Survey factors: This survey covers an area of town that was not included within National Historic Landmark district, but contains a number of historic residences that have associations with various ethnic groups. The area is potentially threatened by incompatible alterations, demolitions, or infill.

Level of survey: A scattered survey within the boundaries is recommended due to infill; non-historic buildings, such as modular homes, should not be included. However, as most of these have not been inventoried in the past, comprehensive level is recommended.

Boundaries: East and south of the National Historic Landmark district boundaries; more specifically, east of Hemlock and south of 2nd Street to the city limits.

Number of properties: Thirty-five properties with the highest integrity should be selected in consultation with city staff and the Historic Preservation Commission.

Estimated cost: \$21,000.



BIBLIOGRAPHY

- Blair, Edward. *Leadville: Colorado's Magic City*. Boulder, CO: Fred Pruett Books, 1980.
- Blair, Edward and E. Richard Churchill. *Everybody Came to Leadville*. Leadville, CO: Timberline Books, 1971.
- Buyx, Christian J. *Historic Leadville in Rare Photographs and Drawings*. Ouray, CO: Western Reflections, Inc., 1997.
- Colorado Historical Society. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver, CO: State Historical Society of Colorado, 2008.
- Lake County Assessor's Office. Leadville, CO.
- Leadville, Colorado* [map]. "Sanborn Fire Insurance Maps, 1883, 1886, 1889, 1895, 1937, 1937 updated.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Walnut Creek, CA: Altamira Press, 2000.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York, NY, Alfred A. Knopf, 2004.
- MJ Landers & Associates. "City of Leadville Comprehensive Plan." December 1998.
- Philpott, William. *Lessons of Leadville*. Denver, CO: Colorado Historical Society, 1995.
- RPI Consulting. "City of Leadville, CO Comprehensive Plan." Draft. March 11, 2015.
- Sanborn Maps. "Leadville, Colorado." 1883, 1886, 1889, 1895, 1937, 1937 updated.
- Von Bamford, Lawrence and Kenneth Tremblay, Jr. *Leadville Architecture: A Legacy of Silver: 1860-1899*. Estes Park, CO: Architecture Research Press, 1996.

APPENDICES

- A. Colorado Cultural Resource Survey Reconnaissance Form.
- B. Colorado Cultural Resource Survey Architectural Inventory Form
- C. S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) results from public meeting
- D. Table of previously inventoried properties
- E. **“National Survey of Historic Sites & Buildings,” 1958**
- F. National Historic Landmark District verbal boundary description, 1968
- G. Sample, Colorado State Historic Preservation Office Survey
- H. Sample, “Kids First” survey
- I. Leadville Historical Building Inventory

APPENDIX A: COLORADO CULTURE RESOURCE SURVEY RECONNAISSANCE FORM.

OAHP Site #:

OAHP Form #1417

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oahp/survey-inventory-forms>

Official eligibility determination (OAHP use only)	
Date _____	Initials _____
<input type="checkbox"/> Determined Eligible- NR <input type="checkbox"/> Determined Eligible- SR <input type="checkbox"/> Needs Data <input type="checkbox"/> Eligible District - Contributing	

IDENTIFICATION

1. Property Name: Historic Current Other
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State local non-profit private unknown

LOCATION

4. Street Address:
5. Municipality: Vicinity
6. County:
- **7. USGS Quad: Year: 7.5'
- **8. Parcel Number:
- **9. Parcel Information: Lot(s): Block: Addition:
- **10. Acreage: Actual Estimated
11. PLSS information: Principal Meridian: Township: Range:
of of of section
- **12. Location Coordinates:
UTM reference: Zone ;mE ;mN NAD 1927 NAD 1983
or
Lat/Long: Latitude ; Longitude WGS84 Other

**Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
Windows	Roof	Chimney	Porch

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

14. Landscape (important features of the immediate environment):

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
 Other:

OAHP Site #:

OAHP Form #1417

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Current function/Use (if different):
 Agriculture Architecture Archaeology Art Commerce Communications Community Planning & Dev't
 Conservation Economics Education Engineering Entertainment/Recreation Ethnic Heritage
 Exploration/Settlement Health/Medicine Industry Invention Landscape Architecture Law Literature
 Maritime History Military Performing Arts Philosophy Politics/Gov't Religion Science Social History
 Transportation Other
16. Date of Construction:
 Estimated Actual (include source):
17. Other Significant Dates, if any:
18. Associated NR Areas of Significance:

19. Associated Historic Context(s), if known:

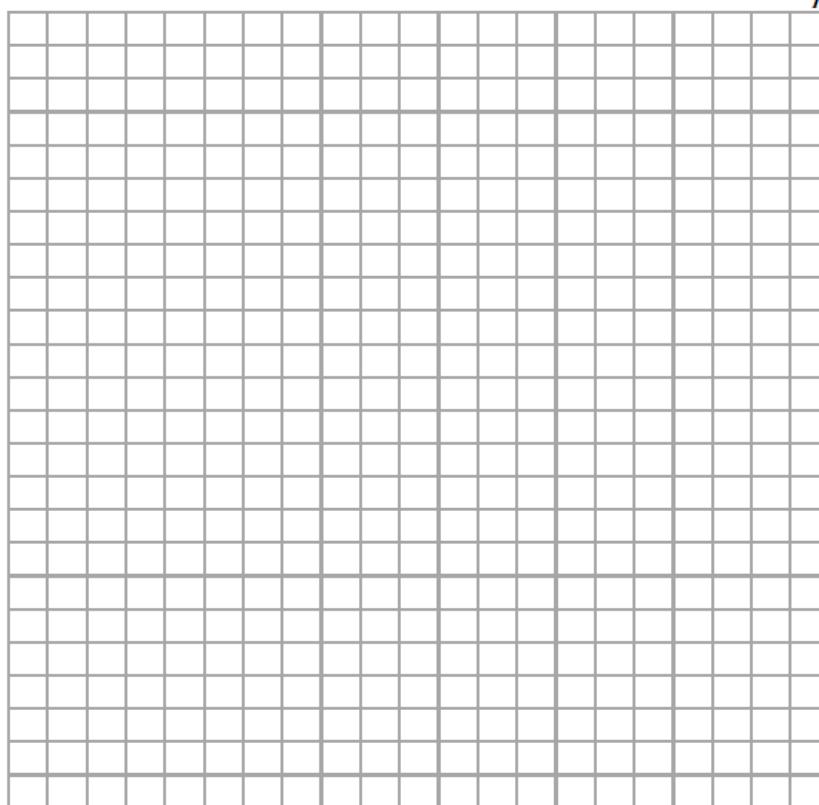
20. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

21. Notes:

22. Sources:

SKETCH PLAN include approximate scale

FIELD ELIGIBILITY RECOMMENDATION: <i>To be completed by surveyor</i>
<input type="checkbox"/> Determined Eligible – NR
<input type="checkbox"/> Determined Eligible – SR
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Survey Date:
Surveyed By:
Project Sponsor:
Photograph Log:



APPENDIX B: COLORADO CULTURAL RESOURCE SURVEY ARCHITECTURAL INVENTORY FORM

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number:
2. Temporary resource number:
3. County:
4. City:
5. Historic building name:
6. Current building name:
7. Building address:
8. Owner name and address:

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township _____ Range _____
_____ ¼ of _____ ¼ of _____ ¼ of _____ ¼ of section _____
10. UTM reference
Zone ____; _____ mE _____ mN
11. USGS quad name: _____
Year: _____ Map scale: 7.5' _____ 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification:

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length _____ x Width _____
16. Number of stories:
17. Primary external wall material(s):
18. Roof configuration:
19. Primary external roof material:
20. Special features:
21. General architectural description:

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

22. Architectural style/building type:
23. Landscaping or special setting features:
24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: _____
Source of information:
26. Architect:
Source of information:
27. Builder/Contractor:
Source of information:
28. Original owner:
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
30. Original location ____ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s):
32. Intermediate use(s):
33. Current use(s):
34. Site type(s):
35. Historical background:
36. Sources of information:

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No ____ Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
 - A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

- _____ Does not meet any of the above National Register criteria
39. Area(s) of significance:

40. Period of significance:
41. Level of significance: National _____ State _____ Local _____
42. Statement of significance:

43. Assessment of historic physical integrity related to significance:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible _____ Not Eligible _____ Need Data _____
45. Is there National Register district potential? Yes _____ No _____
If there is National Register district potential, is this building: Contributing _____ Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____ Noncontributing _____
- Discuss _____

VIII. RECORDING INFORMATION

47. Photograph numbers:
Negatives filed at:
48. Report title:
49. Date(s):
50. Recorder(s):
51. Organization:
52. Address:
53. Phone number(s):

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

APPENDIX C: S.W.O.T. RESULTS

[insert S.W.O.T. results]

APPENDIX D: TABLE OF PREVIOUSLY INVENTORIED PROPERTIES

[insert table]

APPENDIX E: NATIONAL SURVEY OF HISTORIC SITES & BUILDINGS, 1958

Form 10-317
(Sept. 1957)UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE Colorado	2. THEME(S). IF ARCHEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO. XV "Westward Expansion 1830 to 1898" (Mining Frontier of the Trans-Mississippi West)
3. NAME(S) OF SITE Leadville, Colorado	4. APPROX. ACREAGE Undetermined
5. EXACT LOCATION (County, township, roads, etc. If difficult to find, sketch on Supplementary Sheet)	

6. NAME AND ADDRESS OF PRESENT OWNER (Also administrator if different from owner)

7. IMPORTANCE AND DESCRIPTION (Describe briefly what makes site important and what remains are extant)

The Leadville district, in Colorado, is one of the richest mineral regions in the world. It has in turn produced gold, silver, lead, zinc, manganese, and molybdenum. The first boom of the region of modern Leadville was in 1860. In that year Abe Lee and other Georgians discovered very rich gold placer diggings in California Gulch on the southern limits of modern Leadville. In the same year Oro City was established and within a few months in 1860 the place had a population of 5,000. In the spring of 1861 there were approximately 10,000 miners in Oro. By the end of that year, however, the gulch had been worked out and the place was almost deserted.

Leadville's second boom was in 1878 when extensive silver deposits were located there. In that year George Fryer and his partner discovered silver in considerable quantities on what is now known as Fryer Hill. The next bonanza was the Little Pittsburgh in which H. A. W. Tabor made his fortune. Within a short time in that year many rich mines had been developed and a smelter was constructed.

Leadville boomed rapidly. By May of 1879 the population was 1,500, and by the end of the year it was 18,000. By 1880, Leadville had an estimated population of from 25,000 to 40,000. Perhaps the best known of Leadville's silver kings was H. A. W. Tabor. This Vermont born stonemason with his wife and small son came to Pikes Peak Gold Rush early in 1859 and endured several years of hardship and privation. In 1860 they came to California Gulch where he washed out several thousand dollars worth of gold dust but his claim was soon depleted. When the silver strike was made in the region, Tabor was keeping a small store and acting as a postmaster at Oro City.

Tabor's luck changed suddenly. About the time of the silver strike Tabor grubstaked 2 prospectors, August Rische, and George T. Hook, for a small amount.
(continued)

8. BIBLIOGRAPHICAL REFERENCES (Give best sources; give location of manuscripts and rare works)
Muriel S. Wolle, Stampede to Timberline: The Ghost Towns and Mining Camps of Colorado (Boulder, 1949) 41-64. State Historical Society of Colorado, "Healy House, State Museum and Miner Cabin, Leadville, Colorado" (1959)

9. REPORTS AND STUDIES (Mention best reports and studies, as, NPS study, HABS, etc.)

10. PHOTOGRAPHS* ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11. CONDITION	12. PRESENT USE (Museum, farm, etc.)	13. DATE OF VISIT October 1958
14. NAME OF RECORDER (Signature) Ray H. Mallon	15. TITLE Historian	16. DEC 19 1958	

*DRY MOUNT ON AN 8 X 10½ SHEET OF FAIRLY HEAVY PAPER. IDENTIFY BY VIEW AND NAME OF THE SITE, DATE OF PHOTOGRAPH, AND NAME OF PHOTOGRAPHER. GIVE LOCATION OF NEGATIVE. IF ATTACHED, ENCLOSE IN PROPER NEGATIVE ENVELOPES.

(IF ADDITIONAL SPACE IS NEEDED USE SUPPLEMENTARY SHEET, 10-317a, AND REFER TO ITEM NUMBER)

U. S. GOVERNMENT PRINTING OFFICE 16-74016-1

Form 10-317a
(Sept. 1957)UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as
6. Description and Importance (cont'd) . . .

Page 2

STATE	NAME(S) OF SITE
Colorado	Leadville

As a result of their labors, the Little Pittsburgh mine was discovered and ultimately paid Tabor \$1,300,000. Tabor had fabulous success in mining and he was said to have had the "Midas touch." Within a few years Tabor had a fortune estimated at more than 9 million dollars. He then embarked upon a public career. He was elected Lieutenant Governor of the State and took an active part in the campaigns of the Republican party and gave generously to many civic enterprises in both Leadville and Denver. When Henry M. Teller became Secretary of the Interior in 1883, he was appointed to the United States Senate, where he filled a 30-day term. Tabor was divorced from his wife, August, whom he had married in Maine in 1857, and married Elizabeth McCourt ("Baby") Doe, a young and beautiful divorcee to whom he became attracted in his early days. President Arthur attended the lavish wedding at the Willard Hotel in Washington, D. C. However, Tabor's fortunes were to fall as rapidly as they rose. When silver prices collapsed in 1893, his financial empire quickly crumbled. He became virtually penniless and was postmaster of Denver at his death in 1899. He advised Baby Doe to hold onto the Matchless Mine, near Leadville, which had earlier proved very profitable. Baby Doe held onto this mine until her death in 1935, when she died in poverty.

Leadville was the wide-open mining town. Nearly 100 licensed saloons and a dozen gambling houses were in full blast night and day. These were described as "the largest in the State, situated on Chestnut Street averaging profits of \$32,000 a month." The population was very cosmopolitan. One newspaper described the city on January 1, 1879 as follows:

. . . On all sides was a conglomerate mass of diversified humanity--men of education and culture, graduates of Harvard and Yale and Princeton, mingling with ignorant and uncouth Bull-whackers; men of great wealth mixing with adventurers of every degree without a sou in their pockets with which to pay for their night's lodging at the big corral down the street; men of refinement jostling against cheap variety actors and scarcely less masculine actresses, dancehall herdsmen and others with callings less genteel; representatives of the better element in all the callings of life--hopelessly entangled in throngs of gamblers, burro-steerers, thugs, bullies, drunkards, escaped convicts, dead beats and the 'scum of the earth' generally.

Within a short time after the boom of 1878 began, substantial brick buildings appeared. Banks were overrun with deposits; the postoffice, however, remained the

(continued)

Form 10-317a
(Sept. 1957)UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on t regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), e.g., 6. Description and Importance (cont'd) . . .

Page 3

STATE	NAME(S) OF SITE
Colorado	Leadville

main depository of the miners who purchased money orders payable to themselves and renewed them upon expiration. Money orders averaged \$1,000 a day for a long period. Two large hotels were built, the Clarinden and the Grande. Tabor built an opera house with elaborate private boxes for himself and his friend "Bill" Bush.

Among those who found fortunes at Leadville was Meyer Guggenheim, who came to Leadville from Philadelphia in 1879. In 1880, Samuel Newhouse made a lucky strike near Leadville and later became one of the largest copper operators in the world. Alva Adams, 3 times Governor of Colorado, and father of the later Alva V. Adams, U.S. Senator from Colorado, took a fortune from the Blind Tour near Leadville. Charles Boettcher, a pioneer merchant in Leadville, later organized the Colorado Portland Cement Company and became one of the State's wealthiest industrialists.

Leadville's boom from silver was of short duration. Production of silver in 1880 reached a peak of almost \$11,500,000. The city's decline began in 1881. For several years several of the leading mines held production at about \$10,000,000. As the silver production decreased the population dwindled. However, the big collapse occurred in 1893 when the Sherman Silver Purchase Act was repealed and the depression of 1893 sent the price of silver tumbling. Ruin faced practically every silver mining man and by the middle of the 1890's the fabulous era of silver had ended. However, Leadville did not die with the decline of silver prices. In 1891, rich gold mines were discovered on the site of the city. In 1901, Leadville experienced another boom as the result of the working of the large lead, zinc, and manganese deposits in the vicinities. The working of these deposits continued until the close of World War I. In the 1930's Leadville experienced another boom as a result of the developments of the molybdenum deposits near Climax nearby and the intensive working of old gold, silver, lead, and zinc properties. From the mine near Climax approximately 85% of the world's molybdenum is procured. These are shipped all over the world. This metal's chief value is as an alloy for toughening steel. Leadville experienced its last boom during World War II when Camp Hale was established a few miles beyond Tennessee Pass. This camp became the training grounds for mountain ski troops. Hundreds of men were employed during its construction period and the camp accommodated a large number of troops after its completion. During this period Leadville overflowed with people who occupied practically every available hotel, house, cabin, and trailer.

Leadville, which in 1950 had a population of 4,081, still retains much of the atmosphere of a mining town. Quite a number of the old buildings identified with the town when it was at its heyday have survived. Among these are:

Form 10-317a
(Sept. 1957)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Colorado	Leadville

Historical Remains: Leadville, with a population of approximately 4,000, is the most populous of the Colorado mining towns. The historic buildings are widely scattered throughout the old section of the town. More of the historic buildings are situated on Harrison Avenue than on any other street. We suggest, therefore, that Harrison Avenue be declared eligible in case Leadville is given landmark status.

Form 10-317b
(Sept. 1957)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Colorado	Leadville

1. Vendome Hotel, famous Victorian hotel with a false Mansard roof which was erected by Horace A. W. Tabor, and completed in 1886. Although this building has undergone some minor alterations, it still retains many of its early characteristics.

2. Elk's Opera House. A 3-story structure which was erected by Tabor in 1879. Many famous plays were produced in this old Opera House.

3. Old Pioneer Bar, erected in 1892, and known as "the toughest spot in town" for years. It is located on State Street where there were many well-known brothels.

4. The Healy House at the northeast corner of Harrison Avenue and East 10th Street. This 3-story frame building was built in the early 1880's and was restored by the National Youth Administration. It now serves as a State museum. This building was one of the show places of early Leadville.

5. Adjacent to the Healy House is the Dexter Cabin, a 2-room log cabin such as was occupied by many of the early miners of Leadville. This structure was erected in 1878-1879 by James B. Dexter who became one of the rich mining magnates of the great silver camp at Leadville. This building likewise is a State museum.

6. The St. George Episcopal Church. This structure was erected about 1880 and is one of the most interesting buildings in Leadville.

7. Horace A. W. Tabor House at 160 E. Fifth Street. This small, 5-room clap-board house was the home of Tabor and his first wife, Augusta. Augusta viewed the family's sudden wealth with misgivings and dreaded its effect upon the lives of her family. She preferred this small house to a more luxurious establishment and her disinclination to play the grand lady was one of the causes of the couple's divorce.

APPENDIX F: NATIONAL HISTORIC LANDMARK DISTRICT VERBAL BOUNDARY
DESCRIPTION, 1968

May 1, 1968

LEADVILLE HISTORIC DISTRICT, COLORADO

BOUNDARIES

Beginning at intersection of East Eleventh and Hazel, thence south-east on Hazel to East Seventh, thence southwest on East Seventh to Hemlock, thence southeast on Hemlock to East Second, thence south-west on East Second and West Second to Pine, thence southeast on Pine to Chestnut, thence southwest on Chestnut to Spruce, thence southeast on Spruce to Elm, thence southwest on Elm to Maple, thence southwest along the back line of the properties facing on Elm to James, thence northwest on James to Elm, thence southwest on Elm to one-half block beyond Loomis, thence northwest along the back line of the properties facing on Loomis to West Chestnut, thence northeast on West Chestnut to James, thence northwest on James to one-half block beyond West Second, thence southeast along the back line of the properties facing on West Third to Loomis, thence northwest one-half block beyond West Third, thence northeast along the back line of the properties facing on West Third to James, thence northwest to one-half block beyond West Fourth, thence northeast along the back line of the properties facing on West Fourth to Spruce, thence northwest on Spruce to West Sixth, thence southwest on West Sixth to James, thence northwest on James to West Eighth, thence northeast on West Eighth to Maple, thence northwest on Maple to West Ninth, thence northeast on West Ninth to Spruce, thence northwest on Spruce one-half block, thence northeast along the back line of the properties facing on West Ninth to Harrison, thence northwest on Harrison to the C&SRR tracks, thence northeast along the tracks to Poplar, thence southeast on Poplar to East Eleventh, thence northeast on East Eleventh to Hazel, the point of beginning.

APPENDIX G: SAMPLE, COLORADO STATE HISTORIC PRESERVATION OFFICE SURVEY

STATE INVENTORY FORM

5LK 40.69
(See back-up file)
34/03/0005/01

NAME: (Historic) Tabor Home 13/388710/4345925
(Other)

LOCATION: County Lake T. R. S.
Address (street address, if city or town; distance and direction from highway, river, crossing, or other reference point, if rural)
116 East Fifth Street Leadville, Co.

Moved from original site at 312 Harrison in 1879

OWNERSHIP:

<input type="checkbox"/> Federal	Clyde F. DuCharme & Margaret E. DuCharme		
<input type="checkbox"/> State			
<input type="checkbox"/> City			
<input type="checkbox"/> County			
<input checked="" type="checkbox"/> Private			

Name of Owner
116 E. 5th St.
Street and Number
Leadville, Colorado
City/Town

CONDITION:

<input type="checkbox"/> Occupied	<input type="checkbox"/> Excellent Condition	<input type="checkbox"/> Alterations
<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Good Condition	<input type="checkbox"/> Seasonal Use (clarify)
<input type="checkbox"/> Ruins	<input type="checkbox"/> Poor Condition	<input type="checkbox"/> Moved from original
<input type="checkbox"/> Vandalized		site

PHYSICAL DESCRIPTION: ENCLOSE PHOTOS
Modest two story clapboard with shingled roof and scroll-carved eaves & bay window.

HISTORICAL SIGNIFICANCE: PLEASE GIVE HISTORY NARRATIVE ON BACK

Date: 1877 Architect:
Data Sources:

RATE SIGNIFICANCE: Local State National

DATE: July 22, 1975 PERSON COMPLETING FORM: Larry Goldberg

ADDRESS: Lake County Courthouse

SOCIETY OR ORGANIZATION: Lake

PLEASE GIVE HISTORY NARRATIVE ON BACK

This modest two story clapboard with shingled roof and scroll-carved eaves and bay window was the early home of H.A.W. and Augusta Tabor. Following their separation in 1881, Augusta remained for several years longer until the divorce and settlement became final.



APPENDIX H: SAMPLE, "KIDS FIRST" SURVEY

23062 5LK. 40.76
cont'd. 8/18/95

KIDS FIRST PRELIMINARY CHECKLIST
p. 1 of 2

I. RESIDENTIAL STRUCTURES

Owner: John & Lori Cabell
 Address: 129 W. 8th St.
 Leadville, CO 80461

Original Owner: _____
 Construction History: _____

YES	NO
-----	----

Listed on Existing Landmark District?

Not Listed but within boundaries of Landmark District?

Description of Home

1. Age of structure
 A) Generally appears old enough to be historic (more than 50 years old)

2. Construction materials
 A) brick Chimney
 B) wood
 C) stone Around foundation

3. Major modern alterations
 A) Additions
garage Addition is more than 50 yrs old (has space for both horses and carriage)
rooms Bathroom added to 3rd floor in 1965
porch Appears there used to be porch on 2nd floor front
other Front side walk heated (1930s)

B) Siding
 metal
 asbestos
 stucco
 other

C) Other Alterations

	YES	NO
4. Minor alterations		
A) Windows Original Windows (No storm windows)		X
Metal _____		X
B) Doors modern _____		
C) Other (skylights, solar panels, etc.) _____		X
		X

5. Interior Features		
A) Fireplace/mantle _____		
B) Staircase _____		
C) Moldings _____		
C) Other _____		

II. SOILS/GROUND

1. Historic trash (non-modern items such as cans, glass, ceramics, metal, etc) on surface _____		X
2. Evidence of historic features		
A) Depressions _____		X
B) Structural remains (bricks, cement, wood, etc.) _____		X
C) Foundation remains _____		X

COMMENTS: Fireplace very historic

Builder - Jesse McDondal - later became governor owned Penrose mine, lived at place for 40 years.

Windows and doors are all original w/borders.

Owners are in the process of bringing it back to original layout.

Resident Name: John and Lori Cabell
House Address: 129 West 8th Street



Resident Name: John and Lori Cabell
House Address: 129 West 8th Street
Page 1 of 3



Resident Name: John and Lori Cabell
House Address: 129 West 8th Street
Page 3 of 3



APPENDIX I: LEADVILLE HISTORICAL BUILDING INVENTORY

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.
- 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 the Office of Administrative Services, Leadville City Hall, 800 Harrison Avenue, Leadville, Co. 80461 (719) 486-2092.

TABLE 13: LEADVILLE HISTORICAL BUILDING INVENTORY

Map #	Location	Structure Name	Construction Date	Original Use	1986 Use	Current Use
1	225 Harrison	Anheuser-Bush Bldg. (Bill's Sport)	1895	Saloon	Store	Sport Shop
2	309 Harrison	Commercial Structure (Quality Liquor)	c. 1880	Unknown	Liquor Store	Liquor Store
3	313 Harrison	Commercial Structure (Tony's Hardware)	1880	Unknown	Hardware & Furniture	Market
4	315 Harrison	Clipper Building (Silver Dollar Saloon)	1883	Saloon	Restaurant/Bar	Bar
5	431 Harrison	Western Hardware & Miners' Supply	1880	Hardware Store	Vacant	Antiques
6	603 Harrison	Pizzeria	c. 1880	liquor store/saloon	Restaurant	Office
7	607 Harrison	Assay Office/Gift Shop	c. 1880	unknown	Gift shop	Pawn Shop Gift Shop
8	613 Harrison	Stickley Insurance/Victorians	c. 1880	unknown	Office/ store	Sporting Goods/Apt.
9	619-623 Harrison	Vacant/Masonic Lodge	1910	Masonic Temple	Vacant	Drug store/ gift shops
10	7 th & Harrison	Tabor Grand Hotel	1883-5	hotel	Vacant	Apartment/retail stores
11	717 Harrison	Herald Democrat Building	1895	undertaker	Newspaper office	News paper office
12	719-721	I.O.O.F. Hall	1890	lodge hall	Lodge Hall	Lodge Hall

	Harrison					
13	8 th & Harrison	First Presbyterian Church	1889	Church	Vacant	Special Events
14	220 Harrison	Commercial Structure	1890-95	garage	Vacant	Apartments
15	222 Harrison	Spanish Flea Market	1890-95	unknown	Antique Store	Vacant
16	308-312 Harrison	Tabor Opera House	1879	opera house/store	Museum	Museum
17	316 Harrison	Hyman Block/ Mode O'Day	1890	unknown	Ladies clothing	Gift shop
18	322-324 Harrison	Tommy T Shirts/Vacant	1889	Saloon/Offices	Stores	Vacant
19	326 Harrison	Brune Block (Two Mile High Apts)	1887	bank/liquor store	Apartments	Bar
20	414-420 Harrison	Quincy Block	1880	drugs\saloon	Vacant	Retail stores/restaurant
21	5 th and Harrison	American National Bank (Goodwill)	1891	bank	Vacant	Apartments/retail
22	500-502 Harrison	Howell Block (Emmet Block)	1880	unknown	Bakery/rest.	Book Store/Rest.
23	508 Harrison	Vacant	1884-86	clothing store	Vacant	Vacant
24	510 Harrison	Mortuary Moyhannan & O'malia	c. 1900	unknown	Mortuary	Mortuary
25	516-522 Harrison	Iron Building	1893	saloon	Stores/office/apartments	Apt./Retail
26	612 Harrison	J-Mar Café	c. 1880	unknown	Cafe/bar	Cafe
27	616-618 Harrison	Buckhorn Sporting Goods/Manhattan Bar	c. 1880	unknown	Store/bar	Store/bar
28	700 Harrison	Delaware Hotel	1886	hotel/stores	Hotel/store	Bed & breakfast
29	704 Harrison	Leadville Trading Co.	1882	fire station	Clothing	Vacant
30	706 Harrison	C.E. Blosfeld/Rockhut	1900-01	hardware store	Gift Shop	Gift Shop
31	710 Harrison	Golden Burro	1898	unknown	Restaurant	Restaurant
32	716 Harrison	Golden Butter	1896-1900	unknown	Bake shop/clothing	Bakery/Restaurant/Appliance Sales & Service
33	118 W. 2 nd Street	Pioneer Saloon	1882	saloon	Vacant	Vacant
34	1012 Hemlock St.	St. Vincent's Hospital	1901	hospital	Vacant	Vacant
35	E. 5 th St.	Bank Annex	1901	bank	Vacant	Being renovated for apartments/retail
36	326 East 7 th St.	Colorado and Southern Depot	1893	railroad depot	Vacant	Scenic railroad tours/gift shop
37	132 W. Chestnut	Everett Sales-East Building	c. 1880	grocery	Appliance store	Vacant
38	132 W. Chestnut	Everett Sales- West Building	1895-1900	grocery	Appliance store	Apartment
39	120 W. 2 nd St.	Pastime Club	c. 1882	bar & crib	Bar/rest.	Bar/rest.
40	210 W. 6 th St.	Leadville Co-op	1889	grocery store	Grocery store	Vacant
41	214 E. 6 th St.	Commercial Structure	c. 1880	unknown	Vacant	Vacant
42	208 E. 6 th St.	John King Mercantile	c. 1887-89	grocery	Yeager Auto Parts	Vacant
43	200 E. 6 th St.	Schrader's Market	1883	grocery store	Store/glass shop	Glass Shop
44	523 Chestnut	Zaitz Bldg.	n/a	unknown	Plumbing Shop	Vacant
45	108 W. 6 th St.	Matchless Hair	c. 1880	unknown	Bar	Vacant
46	216 E. 6 th St.	Commercial Structure	1883-86	unknown	Vacant	Vacant
47	207 E. 6 th St.	Commercial Structure	c. 1895	unknown	Vacant	Vacant
48	124 E. 5 th St.	Old Telephone Exchange	1907	telephone exchange	Apartments	Apartments
49	E. 3 rd & Oak St.	Milwaukee Hotel	1887-89	hotel	Apartments	Apartments
50	517 Chestnut St.	Frank Zaitz Mercantile Co.	n/a	saloon	Vacant	Vacant

51	700 Elm St.	Commercial Structure/Saloon	n/a	saloon	Summer home	Residence
52	4 th St. & Pine St.	St. George Church	1880	church	Church	Church
53	609 Poplar St.	Annunciation Church	1879	church	Church	Church
54	800 Harrison	City Hall	1900	government	Post office	City offices
55	E. 10 th & Harrison	Healy House	1878	residence	Museum	Museum
56	E. 10 th & Harrison	Dexter Cabin	1878-79	residence	Museum	Museum
57	815 Harrison	Englebach House	1895	residence	Residence	Residence
58	116 E. 5 th St.	Tabor House	n/a	residence	Museum/ residence	Museum
59	120 W. 4 th St.	Apple Blossom Inn	1879	Residence/ American Legion Hall	Bed and Breakfast	Bed and Breakfast

Published in the Herald Democrat March 4, 1999.