

Central City Survey Update

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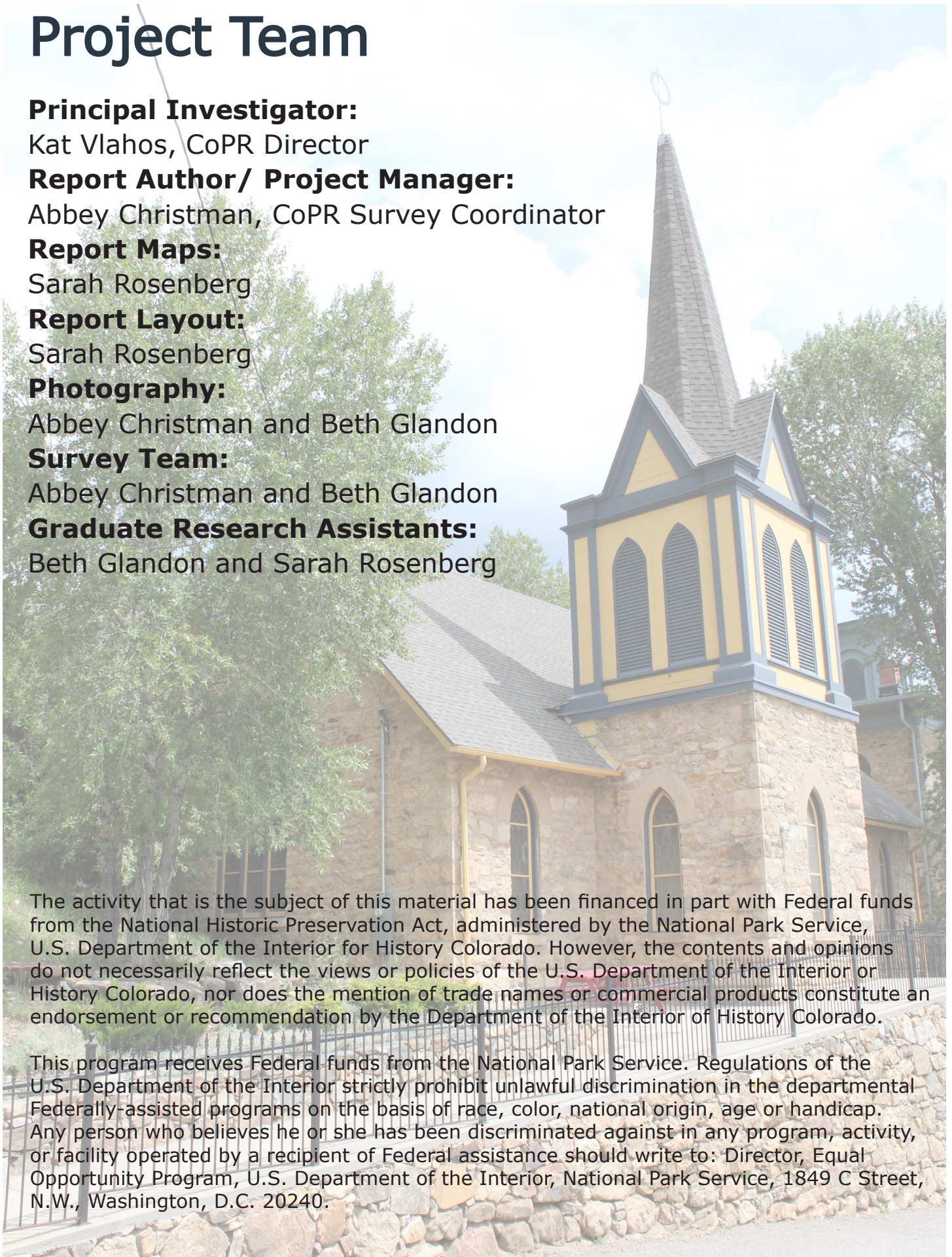




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Introduction

Project Background and Purpose

The Central City-Black Hawk Historic District was designated a National Historic Landmark in 1961 and listed on the National Register of Historic Places in 1966. The nomination was updated and the boundaries expanded in 1991. When the 1991 nomination was completed, there were a total of 294 contributing resources within the Central City portion of the district (47 commercial buildings, 17 community buildings, 213 domestic buildings, 7 industrial buildings, and 10 sites and objects). The nomination also recorded 27 non-contributing resources. A three-phase survey update was conducted by Heritage Research Center, Ltd. from 1998 to 2000 to re-evaluate resources within the district.

Central City is a Certified Local Government (CLG). One of the requirements of this program is maintaining a system for survey and inventory of historic properties. According to the CLG guidelines:

A city or county-wide survey of historic properties is the ongoing process of locating and describing buildings, sites, structures, and districts of potential local, state, or national importance. It is organized, accessible, up-to-date, and usable.

1. The CLG shall initiate and/or continue a process for survey and inventory under local law of buildings, sites, structures, and districts within the local jurisdiction. The local survey and inventory system shall be compatible with federal and state established methods and consistent with Colorado's historic preservation planning processes. The SHPO will provide the CLG with state survey and inventory guidelines, instructions, and

forms to ensure that survey data produced can be readily integrated into the statewide cultural resources data bank. All surveys shall be conducted according to the Historic Survey Manual produced by the SHPO.

2. The CLG must maintain a detailed inventory of the buildings, sites, structures, and districts that it has designated under local law. Alternatively, the CLG may combine the designation data with the inventory data.

3. Duplicate copies of materials from all survey efforts conducted by the CLG shall be provided to the SHPO unless already in the files of that office.

4. All inventory materials shall be updated periodically to reflect alterations and demolitions.

5. All inventory materials shall be accessible to the public (excluding restrictions on locations of archaeological sites).

In order to continue to meet the requirements of the CLG program, in fall 2013 Central City applied for a CLG grant to conduct a survey update. It is generally recommended that re-evaluations of historic districts be conducted approximately every ten years. In addition, to re-evaluating Central City's historic resources, the survey update would also digitize information on Central City's historic resources including the production of a Access database with all of the survey results and the incorporation of survey results into GIS mapping. Central City was awarded the CLG grant in spring 2014 and contracted with the Center of Preservation Research (CoPR) at the University of Colorado Denver to complete the survey project.

Project Goals

- Fulfill CLG requirements
- Responsible for maintaining inventory of historic properties and periodically updating the inventory to reflect alterations and demolitions
- Digitize information on Central City's historic resources
- Compile survey results into Access database that can be maintained and updated by city staff
- Map survey results in ArcGIS
- Support historic preservation efforts in Central City and guide future planning
- Identify preservation threats and areas of concern
- Update list of contributing and non-contributing resources and record changes to the district since the 1998-2000 survey

Funding

The survey update project was funded through History Colorado's CLG grant program.

Project Dates

Central City contracted with CoPR in May 2014. The project began with a review of the nomination materials, previous survey update, and information on COMPASS. During summer 2014, information from these sources was incorporated into an Access database. Field survey began in July 2014 and was completed in January 2015.

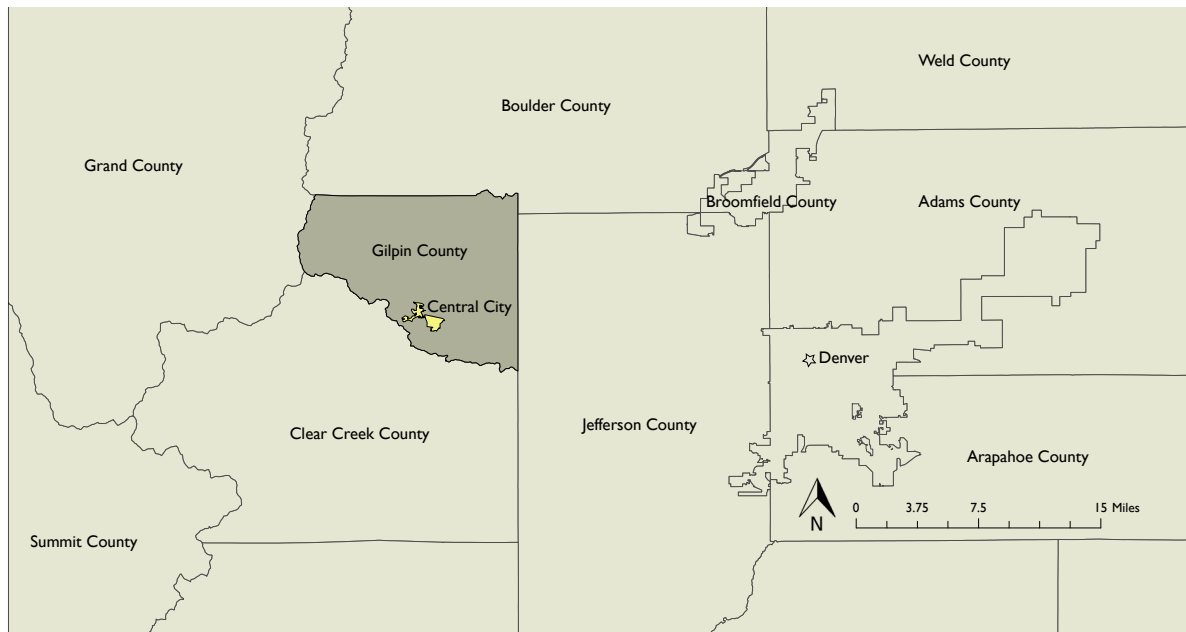
Project Team

The survey was conducted by the Center of Preservation Research (CoPR) at the University of Colorado Denver. CoPR Director Kat Vlahos was the Principal Investigator. CoPR Survey Coordinator Abbey Christman managed the survey project. Initial project research was conducted by Abbey Christman and research assistant Beth Glandon. The Access database was

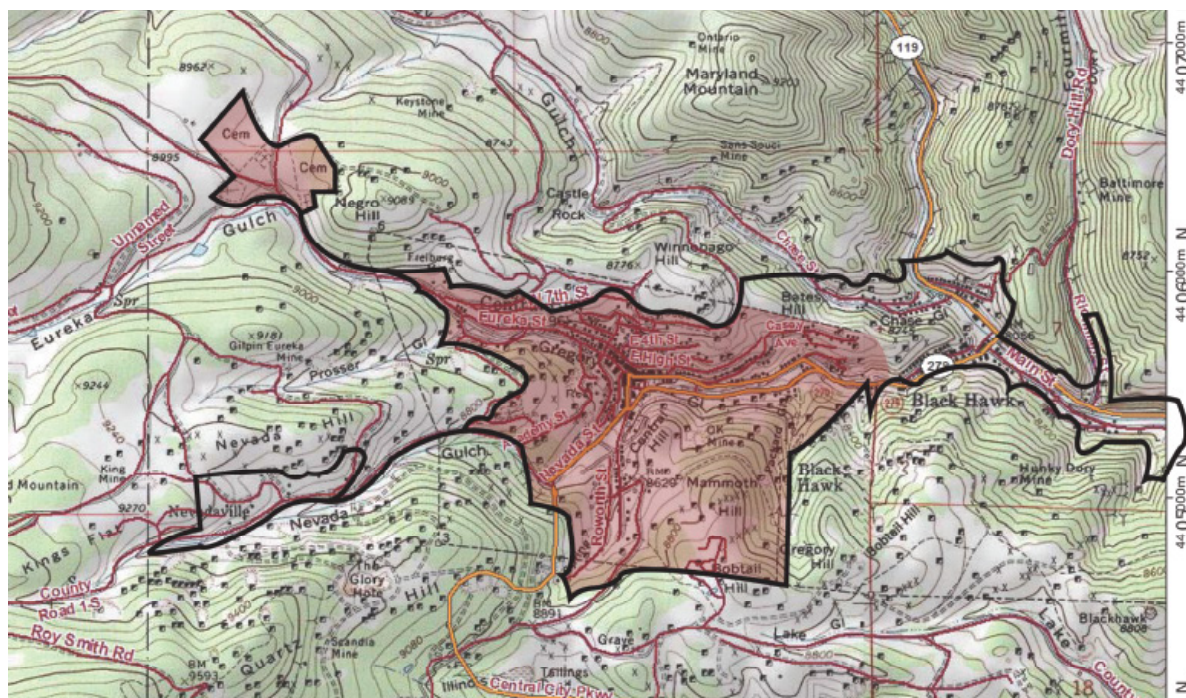
created by Beth Glandon. Field survey and evaluation was carried out by Abbey Christman with assistance from Beth Glandon. The GIS mapping of survey results was started by Beth Glandon and completed by Sarah Rosenberg. The survey report was written by Abbey Christman.

Summary of Results

A total of 322 resources were surveyed. Of these, 243 resources were evaluated as contributing to the district and 79 were evaluated as non-contributing. Of the non-contributing resources, 32 were determined non-contributing because they were constructed outside of the district period of significance (1859-1918). The remaining 47 buildings were determined non-contributing due to a loss of integrity.



Location of Central City



District boundaries indicated in black and survey area shaded in pink



Survey Methodology

Project Scope and Deliverables

The re-survey project included the following elements:

- **Field Survey:** A reconnaissance-level survey of all buildings within the Central City portion of the historic district was conducted. This included building photography, identification of key features, and evaluation of condition and integrity. Following the precedent of previous surveys, this project focused on the primary building on a property and did not survey outbuildings. New construction within the district was included. The survey was conducted from the public right-of-way. Only the portions of the buildings visible from the right-of-way were evaluated. Alterations or other features not visible from the road were not addressed in the survey forms. Additionally, resources that were not visible from the public right-of-way were not surveyed. Resources within Central City, but outside the National Register district boundaries were also excluded (primarily the new developments at Prospector's Run and on Gold Mountain Road). The survey focused on architectural survey and did not include any archaeological evaluations. Additional historical background research on properties was also outside the scope of this survey project.
- **Access Database:** An Access database of Central City resources combining essential information from the National Register nomination, previous survey update, and COMPASS files with information from the current survey update was created. The database was also set up to produce reconnaissance-level survey forms to be submitted to History Colorado and entered into COMPASS. These forms include a resource photo, key building features, previous district status, and recommended current status.
- **GIS Mapping:** Information from the field survey was added to a GIS map of Central City.



Methodology

Database

All essential project information was organized into an Access database. The project database combined key information from the National Register nomination, HRC survey update, and COMPASS with the information collected during the current survey update. The database was also used to produce field survey forms and the final inventory forms.

The project began with the creation of the database using information from the nomination. Information from the HRC update was then added to the database and any inconsistencies or changes between how buildings were recorded in the two sources was indicated in the notes section. When there were inconsistencies in the addresses, site numbers, or other property information, COMPASS, the Gilpin County assessor website, and Google Earth were also used as references to attempt to resolve these. Discrepancies in the resource data were noted in the database.

Field Survey

The field survey was conducted on foot, walking all roads in Central City within the National Register district. Field survey forms were created in Access. Information pulled from the database into the forms included the previously assigned site number, address, construction date, name, previous district status, and notes from previous surveys. During the survey, the field forms were used to record key building features (number of stories, exterior wall material, roof configuration, style and/or type, and current use). The form also noted the surveyor's evaluation of the building condition and integrity. Based on the evaluation of integrity, a recommendation of contributing or non-contributing to the district was made. The survey photographs from the previous re-evaluation conducted in 1998 to 2000 were attached to the field survey forms. Since addresses were often not clearly labeled or there were variations in address labeling, this ensured that the correct building was surveyed for each site number. The photos were also used to compare the current appearance of the property with that recorded in the previous survey. Any alterations in appearance were noted on the field survey form.

Inventory Forms

The results of the field survey, along with key information from previous surveys, were presented on inventory forms designed for this project using Access. The forms provided single page overviews of each district resource and were designed to be a quick reference for district information, with the database easily searchable by site number or address. Additional information on individual resources can be found on the forms completed during the previous HRC survey (available in the Central City planning office or on COMPASS). The inventory form included the following fields:

- *Resource number*: All recorded cultural resources are identified with a Smithsonian number. This is a trinomial number with a state numerical designation (Colorado is #5), a two letter designation for the county, and a sequential number for the resource. Most of the resources in Central City had already been assigned numbers during previous surveys. New numbers were assigned to resources not included in previous surveys.
- *Name*: This field included any historic or current names that the property is known by. If the building did not have a name or the name was unknown then the resource type was listed in this field.
- *Address*: This is the street address of the resource. There were some inconsistencies between previous surveys and assessor records. If an address was indicated on the building, the survey used that number. Otherwise the addresses from the previous survey were generally used. Street numbers were not available for all properties.
- *Block, lot, parcel*: This locational and legal information was obtained from the online version of the Gilpin County assessor records. It was not available for all properties.
- *Year built*: This is the year in which the resource was constructed. When available this

information was pulled from the National Register nomination. The nomination appears to have acquired most dates from the Gilpin County assessor records. For this survey, dates were also pulled from the Gilpin County assessor records when they were not in the nomination. Some of the assessor dates appear to be incorrect (for example a review of Sanborn maps revealed some construction dates that were earlier than buildings appeared on the map), but additional research into construction dates was beyond the scope of this survey. When the survey team happened across additional date information, it was noted on the inventory form. It is recommended that the dates in the database be considered as estimates or circa dates.

- *Roof Configuration*: This field records the type of roof. This is the primary or original roof type.
- *Style/Type*: This section records both building styles and types. The style refers to a building's aesthetics and how they reflect national architectural trends. The type is the basic arrangement of a building's floor plan and massing of structural components. Building types generally reflect heritage and tradition rather than aesthetic ideals. A building can have both a style and type, with decorative elements applied to a traditional form. Both styles and types were included in this survey in order to allow for more detailed classification of buildings and to more fully record Central City's architectural trends. If the original style or type of a building had been altered but original design and/or form was still evident, then the building was classified according to the original appearance (i.e. a hipped-roof box with later side addition was still recorded as a hipped-roof box). The term Gabled Ell was used to refer to any house with a front facing gable connected to a side gable. This included a mix of one-story, one-and-a-half story, and two-story houses.
- *Original Use*: This field was generally pulled from the National Register nomination.
- *Exterior Wall material*: This field was based on observation during the field survey. Depending on the distance from the street to the building, it was sometimes difficult to determine the material from the public right-of-way. Distinguishing between wood siding and fiber cement siding could be especially difficult. If the material of horizontal siding was unclear, then the material was just indicated as horizontal siding without a material.
- *Recommended Status*: This was the district status recommended by this survey update. This was based on the evaluation of the building's integrity during the field survey. This included an evaluation of the building's integrity of location, setting, association, feeling, design, materials, and workmanship. The integrity of location, setting, and association was largely good. The primary concern was when extensive alterations to the building had destroyed the integrity of design, materials, workmanship, and feeling. Generally, this was when it was determined that the historic character of the building had been lost, due to the cumulative impact of alterations.
- *Official Status*: This was the district status in the National Register nomination. No amendments have been made to the nomination, so this remains the current status of the resource.
- *Previous Status*: This was the district status recommended by the previous survey update project completed by HRC.
- *Condition*: This was the physical condition of the house. Three categories were used. Good meant no apparent repairs needed. Fair meant that some repair or maintenance was needed. Poor meant that there are major issues that need to be addressed soon in order to maintain the structural and historical integrity of the building.
- *Integrity*: Integrity means the ability of a property to convey its significance. This evaluation was based on a field evaluation of the property and was primarily an evaluation of the property's physical appearance or architectural significance. This included evaluating building materials, looking for materials and/or design features that appeared to date to after the period of significance (1859-1918). Based only on a field survey it was often impossible to definitely determine whether alterations dated to within the period of significance or after the period of significance, but the alterations were evaluated to determine if they appeared that they could have been done within the period of significance and whether their design

was compatible with the historic district. Three categories were used. Good meant that the property had a high degree of architectural integrity, retaining all of its character defining features. Fair meant that some integrity had been lost but the property still retained sufficient architectural integrity to be contributing to district—this meant that the property still retained most of its character defining features. Poor meant that the property had lost considerable integrity and the historic character had been lost; thus the property was no longer contributing to the significance of the district.

- *Categories:* Three categories were used. Good meant that the property had a high degree of architectural integrity, retaining all of its character defining features. Fair meant that some integrity has been lost but the property still retains sufficient architectural integrity to be contributing to district; the property still retains most of its character defining features. Poor meant that the property had lost considerable integrity and the historic character has been lost; thus the property is no longer contributing to the significance of the district.
- *Current Use:* This was current function of the building. This was based on the field survey and what was visible from the street. It was sometimes difficult to tell if a building was vacant or in use, especially with dwellings. All dwellings owned by the Central City Opera House Association were listed as season dwellings since these are generally just used during the summer opera season.
- *Notes:* This section included any significant information from the previous survey update and any inconsistencies with site numbers, addresses, or other key property information. It also summarized the field evaluation of the property.

GIS Mapping

GIS files were used to aid in the planning and implementation of the survey. Because Central City did not yet have data related to their streets and buildings available in a GIS format when the project began, shapefiles (geographical data) available on the Gilpin County Assessor website were downloaded for use as the base layer for the GIS mapping. Conversations with Patrick Duffy, Central City GIS staff person, revealed that county data related to Central City was not perceived to be completely accurate, but no other more accurate building information was available in a GIS format. The following shapefiles were downloaded from the Gilpin County website to aid in the project:

- Municipal boundaries
- Address points
- Building footprints
- Road centerlines

Building footprint and road centerline shapefiles were aligned with a Google Earth satellite view of Central City to verify accuracy. Where building footprints did not match up with the satellite view, the building footprints were edited to more closely align. For example, in several cases the building footprint shapefile showed only one large building, where the satellite view showed that there were actually two separate buildings. In these cases, the footprint in the shapefile was divided into two separate resources.

Custom fields were added to the building shapefile to record survey data, and to allow data in the shapefile to be joined to the survey database. The following information was added:

- Year of construction
- Address
- Architectural style or type
- Recommended district status (contributing or non-contributing)
- Site number
- Resource name

These custom fields will allow Central City to display or map the buildings in ways that are most useful to them. For example, they can display buildings by age of construction, architectural style, or district status. Additional information can also be added to the GIS map in the future.

Survey Challenges

There were some challenging aspects to the survey. First were inconsistencies in the previous survey data, with many discrepancies in site numbers, addresses, and other property information. COMPASS, the Gilpin County Assessor files, and field survey were used to try to resolve these issues. Notes were included on the inventory forms in order to help resolve these issues for any future survey updates. Additionally, some properties lacked addresses or clear locational information, making them difficult to identify. Second, the topography of Central City meant that survey from the public right-of-way was often very challenging. Views of properties were frequently obstructed due to the steep topography. This made clear photography difficult. Dense vegetation also obstructed views and photography. Additionally, the facades of some properties face onto the hillside rather than the road. The only view of these facades was from below, making survey and photography challenging.





Survey Results

A total of 322 resources were evaluated during the survey. Overall, the buildings within the district retained an impressive degree of integrity. Central City comprises a remarkably intact collection of buildings from the second half of the nineteenth century, featuring a core of commercial buildings surrounded by residential buildings. The commercial core is set on mostly level ground. The buildings are primarily brick, two-storied, and often feature Italianate detailing such as bracketed cornices. The majority of the buildings are either occupied by casinos or vacant. The surrounding residential buildings line the hills surrounding the commercial district. The single-family houses are mostly of frame construction. They range from simple, one-story hipped-roof box and Gabled Ell type dwellings to more substantial two-story Greek Revival and Gothic Revival style dwellings. The dwellings are typically set above street level with historic stone retaining walls holding back the hillsides.

Several issues of concern were noted during the survey:

- **Vacant Buildings:** The commercial district had a very high proportion of vacant buildings. Many of these buildings appeared to be suffering due to deferred maintenance
- **Casino Development:** Several new casino resources have been constructed within the historic district. The scale of these buildings is out of proportion with the historic resources and harms the historic character of the district.
- **Need for maintenance:** Central City's harsh climate is tough on its buildings, especially its wood-framed residences. The majority of residences surveyed needed some maintenance, especially repainting and roof repairs
- **Buildings owned by the Central City Opera House Association:** The association is Central City's largest property owner, including numerous houses scattered around Central City. These houses are used seasonally to house performers and staff during the opera season. However, many of these houses were observed to be badly in need of maintenance and

repair. The upkeep of so many buildings is likely a strain on the resources of the association and the seasonal use (without upkeep or heating during the winter) may be exacerbating issues.

- Insensitive alterations: Though overall integrity of the district was good, there are many resources that have lost integrity due to insensitive alterations. These alterations did not follow the Secretary of the Interior’s Standards for Rehabilitation.

Resources Not Included in Survey Update

Site Number	Notes
5GL.7.3	Chain-O-Mines Mill and Tramway: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.4	OK Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.5	Quartz Hill Tunnel: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.6	Main-Hamlet Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.7	Newfoundland Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.8	Corydon Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.10	Freedom No.1 and 2 Mines: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.12	Belden Tunnel: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.13	Casto Vein: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.15	Next President Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.17	Gregory Lode: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.18	Mountain City Trestle: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.19	222 Spring, Central City Depot: Addition has been constructed connecting this to 220 Spring, so property was surveyed with 220 Spring.
5GL.7.27	125 Pine: Built 1866. Demolished.

Resources Not Included in Survey Update(cont.)

Site Number	Notes
5GL.7.40	120 Eureka, Assay Office: This resource was surveyed with the Teller House (5GL.7.9) since a large addition has been constructed to connect the two buildings.
5GL.7.63	Gregory Diggings Monument, Gregory Street: This appears to be in Black Hawk rather than Central City
5GL.7.93	360 Virginia Canyon: Built 1890. Demolished.
5GL.7.96	Robert Emmett Mine: Archaeological resources and resources not visible from the public right-of-way were not included in the survey.
5GL.7.172	435 Gregory, Western Mining Consultants: Built 1966. Demolished.
5GL.7.220	151 Lawrence Street: Built 1955. Demolished.
5GL.7.242	117 Main: Address has two site numbers in COMPASS. Recorded property under 5GL.7.56
5GL.7.287	340 Eureka Street, Barn: Previously listed as deteriorating and non-contributing. Could not locate.
5GL.7.289	Cabin across from 200 C Street: Not included because cabin was not visible from the street and the survey was conducted from the public right-of-way
5GL.7.319	390 Roworth: This was incorrectly surveyed as a separate resource previously. It is actually the rear of 345 Spring.
5GL.7.321	530 Gregory: Appears to be an outbuilding for 532 Gregory. Assessor files list as part of the same property. Unclear why previously surveyed individually.
5GL.7.328	139 Nevada: Appeared to be 2 entries for 139 Nevada. Assessor lists buildings as same property, two COMPASS listings both for 139 Nevada. Used 5GL.7.44 for the building.
5GL.7.527	Engine 71 and cars: Resources not visible from the public right-of-way were not included in the survey.
5GL.7.529	Ruins of Mack's Rocky Mountain Brewery. Unclear if resource in boundaries. NR map boundary map shows district boundary reduced to following Eureka St/ Upper Apex Rd between the Reservoir and the cemeteries, which would exclude this resource.
5GL.7.530	711 Eureka: Located adjacent to new housing development. Unclear if resource in boundaries. NR map boundary map shows district boundary reduced to following Eureka St/ Upper Apex Rd between the Reservoir and the cemeteries, which would exclude this resource.



Styles and Types

The buildings of Central City are an exemplary collection of architectural styles and types from the second half of the nineteenth century. Central City is exceptional in the unified nature of its built environment with limited new construction in the town after the first decade of the twentieth century. Central City grew rapidly during the initial mining boom and following decades of mineral development but stagnated in the twentieth century with the decline of mining. This is clearly illustrated in the following table of construction dates by decade.

The architecture of Central City displays both key nineteenth century design trends (such as Greek Revival, Gothic Revival, and Italianate) as well as common vernacular types (such as Gabled Ell and Hipped-Roof Box). Grand displays of mining wealth are intermingled with much simpler worker housing. However, the most significant difference between such buildings is scale, with similar design features seen throughout the town. The level of wealth tended to be indicated by the building's size and the amount of decorative detailing. The housing of Central City had some unique features. The Greek Revival and Gothic Revival styles remained popular in Central City after they had been replaced with later Victorian styles elsewhere in the United States. Central City also had some distinctive variations on common types such as hipped-roof box houses with a projecting front gable section added on one side (creating an appearance somewhat similar to a Gabled Ell). The steep topography of the town also presented challenges, leading to design adaptations such as houses constructed on a slope with the single-story rear of the property facing the street and the multi-story façade facing out onto the hillside (these were referred to as slope houses for classification purposes). The following table presents totals of styles and types observed in the survey. Some buildings were recorded with both a style and type such as a Greek Revival house with a Gabled Ell form. The following table presents the styles and types identified during the survey, followed by guides to some of the most common styles and types identified in Central City. Maps illustrating distribution of building by decade and style/type can be found at the end of this section.

Decade Built

Decade	# of district resources built
1850s	3
1860s	26
1870s	59
1880s	71
1890s	71
1900s	58
1910s	1
1920s	1
1930s	3
1940s	0
1950s	7
1960s	2
1970s	3
1980s	4
1990s	3
2000s	6

Style & Types

Most Common Styles & Types in Central City	# of resources surveyed
Gabled Ell	64
Hipped-Roof Box	42
19th Century Commercial	41
Italianate	32
Folk Victorian	27
Gable Front	20
Greek Revival	11
Massed-Plan, Side Gable	10
Gothic Revival	9
Slope House	9
Hall and Parlor	5

Guide to Style and Types

19th Century Commercial: One-Part Block and Two-Part Block

During the mid-19th century, commercial buildings developed standardized forms. The two most common types are the One-Part Block and Two-Part Block. Featuring two distinct facade divisions, the Two-Part Block was the most common form for commercial buildings in the U.S. The Two Part-Block generally ranged from two to four stories. The street-level featured large storefront windows and was used for commercial space while the upper portion had smaller window openings and was typically used for apartments, meeting halls or offices. The One-Part Block was common for neighborhood businesses and in smaller towns. This simple, one-story building was adapted from the lower portion of the Two-Part Block and contained only commercial space.

Key Features of a One-Part Block and Two-Part Block

- Rectangular plan with a narrow street frontage
- Flat roof
- Positioned on the lot line with little or no setback from the sidewalk
- Street-level storefronts with large plate glass display windows
- Cornice at the roof line
- Can range from very simple to ornate
- May feature a variety of stylistic influences from Italianate to Art Deco



Folk Victorian

The term Folk Victorian refers to simple vernacular houses (such as Gable Front and Gable Front and Wing) embellished with Victorian Style trim. The Folk Victorian was predominantly a 19th century housing type, but continued into the early 20th century, especially in rural areas. With industrialization and the expansion of the railroad network, decorative details previously available only to those who could afford a skilled carpenter became much more widely available with machine-made building ornaments shipped to lumber yards across the country. Though often inspired by the Queen Anne Style, Folk Victorian houses can be distinguished by their regular plans, absence of varied wall surfaces, and less elaborate decoration.

Key Features of a Folk Victorian

- Frame construction most common
- Boxy shape compared to the curves, towers, and bays of the Queen Anne Style
- Decorative features may include any of the following: Spindework porch detailing, brackets under eaves, gigsaw cut trim, and decorative shingles.



Gable Front/Gabled Ell

The Gable Front house type is a common vernacular form popular throughout the 19th century and much of the 20th century. Rectangular plan, Gable Front houses are oriented with the primary entrance in the gable end. Orienting the gable end to the street created long, skinny dwellings that were ideal for narrower, less expensive town lots. In the first part of the 19th century, the Gable Front type was often used for Greek Revival houses with the gable end used to echo the Greek temple form. A variation of the Gable Front type is the Gabled Ell, which consists of a side-gable wing placed at a right angle to a Gable Front section, creating an L-plan. The Gabled Ell type was often the result of building expansion, created when an addition was constructed on a Gable Front, but houses were also built in this form originally.

Key Features of a Gable Front/Gabled Ell

- Rectangular plan
- Low-pitch gable front roof
- May have a porch



Hipped Box

The Hipped-Roof Box (also called a Pyramidal Cottage) is named for its square plan, which generally contained four rooms and was topped by a hipped or pyramidal roof. Popular in the late 19th and early 20th century, this simple and economical form can be found across the Great Plains. It was also common in the mining, lumber, and railroad towns of the West, where it was often built as worker housing. The construction of a pyramidal roof was more complex than a gable roof but required fewer long-spanning rafters, making pyramidal roofs cheaper to construct. Many examples survive, but most have been expanded beyond their original four rooms. A popular variant in Central City is a hipped-roof box with a projecting front gable.

Key Features of a Hipped Box

- Square plan
- Usually constructed of milled lumber
- Often includes a porch, original or a later addition
- Center chimneys are common
- Roof peak may be flattened



Massed Plan, Side Gable

The Massed Plan, Side Gable house was a common vernacular type during the first half of the twentieth century. It is similar to the Hall and Parlor house but larger with a more flexible floor plan. The Massed Plan, Side Gable house is two rooms deep and features a gabled roof that is oriented parallel to the street. The eaves may be closed or open with exposed rafter tails.

Key Features of a Massed Plan

- Side gable roof
- Gable ridge parallel to the street
- Rectangular plan
- May have a small front porch

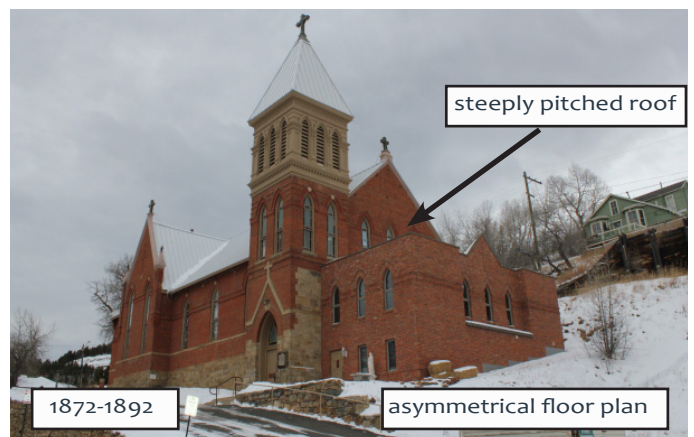


Gothic Revival

The Gothic Revival style was part of the Picturesque movement, an aesthetic movement that rebelled against architecture's previous strict adherence to classical forms and symmetry. The Picturesque sought to break free from the rigid geometric nature of classicism and to create more naturalistic and romantic buildings and landscapes. The movement also reflected American's desire for greater individuality in building styles, with several architectural styles becoming popular concurrently in the mid-nineteenth century. For the first time it was desirable to have buildings of distinctively different, yet complimentary styles as part of the same streetscape. Inspired by medieval architecture, the Gothic Revival was popular for residential architecture between 1840 and 1860, with the Gothic Revival houses in Central City late examples of the style. Central City's Gothic houses are also atypical for their placement on city lots, since the style's often irregular forms were more popular for larger, rural lots. This period of Gothic Revival is often referred to as Carpenter Gothic for its prominent use of wood decoration. Carpenter Gothic houses commonly feature vertical board and batten wood siding, pointed arch openings, and incised wood trim. The Gothic Revival style remained popular for religious architecture for much longer, continuing well into the twentieth century.

Key Features of a Gothic Revival

- Steeply pitched roof with deep overhanging eaves
- Wall surface extends into gable without break
- Cross-gabled roof
- Decorated verge boards
- Pointed arch windows
- Windows commonly extend into gable ends
- Porches with flattened, Gothic arches
- Tall and slim chimneys, sometimes medieval in character
- Asymmetrical floor plans



Greek Revival

The Greek Revival style developed around 1820, part of a larger interest in Neoclassical architecture. In the early nineteenth century, Americans started to look to Greece rather than Rome for architectural inspiration. Roman architecture was associated with England, and English influenced designs were unpopular after the War of 1812. The American interest in Greece was inspired by sympathy for the Greek War of Independence in the 1820s and new archaeological finds. The Greek Revival became the dominant style in America between 1820 and 1850, often referred to as the national style. The Greek Revival houses in Central City are late example of the style. Promoted by Thomas Jefferson, Greek Revival architecture became a symbol of American democracy. The Greek Revival style was used for all types of building and there was a wide range in the style from elaborate mansions to simple cottages. The primary common feature was an emphasis on the triangular pediment form.

Key Features of a Greek Revival

- Gable or hipped, low-pitch roof
- Porch supported by square or rounded columns
- Often a gable-front floor plan
- Temple-front entryway surrounded by rectangular transom and sidelights
- Generally symmetrical facade, though entry may be to one side
- Gable returns on the gable ends
- Pedimented windows surrounds
- Prominent cornice line



Italianate

The Italianate style was also associated with the Picturesque Movement. The Italian Villa style first emerged in the 1830s, inspired by rambling medieval Italian farmhouses. It featured an asymmetrical (picturesque) composition, projecting towers, and shallow pitched roofs with deep eaves. The Italianate style followed in the 1840s, featuring the same low pitch roof, generally supported by prominent decorative brackets, and more regular in plan. Italianate residences were popular through the 1870s. Easily adaptable, it also became popular for commercial buildings, where it remained in use until the end of the nineteenth century. The Italianate style came to define the main streets of the new western towns constructed during this period, with commercial streetscapes marked by a continuous line of distinctive bracketed cornices. Some decorative elements were of cast iron, a newly developed technology in this period.

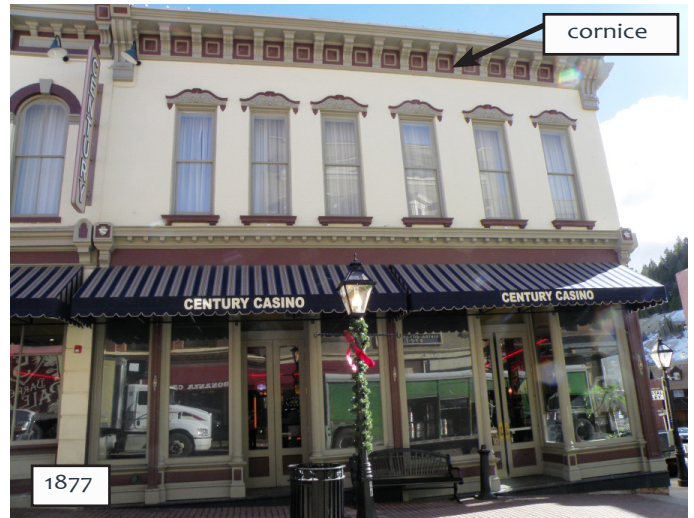
Key Features of a Italianate Residential and Public Buildings

- Typically asymmetrical, two-story L- or T-shaped plans
- Low-pitched roof
- Widely overhanging eaves
- Large eave brackets dominate cornice lines arranged singly or in pairs
- Narrow windows, commonly in arched openings
- Windows frequently embellished with heavy crown molding
- Porches common, centered, or full-width; small entry porches most common
- Wide, overhanging eaves supported by decorative brackets
- Tall, arched windows



Key Features of Italianate Commercial Buildings

- Brick construction
- Flat roof
- Two to three stories high
- Large storefront windows
- Buildings were constructed side by side often with a shared common wall
- Windows are tall and narrow and evenly spaced on the building with decorative hoods over the top
- Cornice with brackets is the most embellished part of the building



District Evolution and Non-Contributing Resources

Historic districts evolve over time. Materials are replaced, buildings are expanded, new buildings are constructed, and other buildings are demolished. The most common alterations noted within the district were changes in roofing, siding, and windows. Also common were porch alterations and building additions. However, with careful planning, historic districts can retain their character while still evolving to meet changing needs. The Secretary of the Interior's Standards for Rehabilitation provide guides for this change. The standards define "rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." When alterations follow the standards, the changes should not impact the contributing status of a building within a district. Central City also has local design guidelines to guide the evolution of the district.

Contributing Resources

- A contributing resource adds to the historic associations or historic architectural qualities for which the historic district is significant
- A contributing resource was present during the period of significance of the district (1859-1918)
- A contributing resource possesses historic integrity reflecting its character during the period of significance
- A contributing property does not have to be individually eligible for the National Register

Non-contributing Resources

- Does not contribute to the significance of the district
- Falls outside of the district's period of significance
- Not associated with the historic theme or time period of the district
- Resource has been modified to the point that it offers nothing to the sense of time and place evoked by the district
- Building openings have been altered using materials, profiles, and sizes not compatible with the district's period of significance
- Non-historic building additions that do not respect the materials, scale, or architectural character of the historic building design have been added

Non-contributing resources are a significant issue of concern within the district. The number of non-contributing resources has increased. The National Register nomination recorded 27 non-contributing resources within the district. The HRC survey update recorded 43 non-contributing buildings. This survey update recorded 79 non-contributing buildings. Non-contributing resources are those that, due to date of construction, alterations, or other factors, do not contribute to the district's historic significance or visual character. Of the 79 resources determined non-contributing, 32 were constructed after the period of significance with 8 of these built since the previous survey. The remaining 47 resources were determined non-contributing due to insensitive alterations. When evaluating whether a resource is contributing or non-contributing to the historic district, the building's appearance from the street was the most significant factor. Additions to the rear of a building that are not visible (or minimally visible) from the street do not have a significant impact on the overall visual identity of the district. Alterations to the façade of the building have the largest potential impact on the historic character of the district.

Key questions considered when evaluating integrity:

- Does the building appear to have been altered? Do these alterations look like they could have been completed during the district's period of significance or are they clearly more recent?
- How visible are the alterations?
- Does the form and design of the building appear to be intact? If altered, is the original form and design still visible?

- Have the original windows been replaced? If so, are the form and materials of windows compatible with the historic design of the building? Are the original window surrounds intact?
- Has the original siding been replaced? If so, is the new wall covering compatible with the historic character of the building? Does the profile/width of the new siding match that of the historic siding?
- Has the porch been altered? Are any new porch elements compatible with the historic design of the building? Have any new porch elements been added for which there is no evidence of historic precedents, giving the building a false sense of history (such as Victorian style bargeboard added to a porch that historically featured simple, Classical style posts)?
- Are there any building additions? How visible are the additions from the street? Do the additions fit the historic character of the building? Are the additions subordinate to the original building?

The table on the following pages lists the resources determined non-contributing in this survey update. There were two resources for which a change in status from non-contributing to contributing was recommended:

- 5GL.7.185: 127 Casey. The building was previously determined non-contributing due to deterioration and loss of historic character. The building remains in poor condition. However, it appears to have sufficient integrity to be contributing. The historic form is still evident and most of the historic materials appear to be intact.
- 5GL.7.246: 135 Nevada. The building was previously determined non-contributing due to alterations, but appears to have been restored to an appearance similar to the original.

Recommendations

Though the district retains a high degree of integrity overall, significant changes have occurred within the district since the National Register nomination was completed in the 1980s. As a result, the contributing/non-contributing resource list included with the nomination is outdated, with many resources added to the district, removed from the district, or having changed status within the district since the nomination was completed. It is recommended that a more comprehensive survey report and context be completed for the district in the future to more fully address changes within district since the completion of the nomination. This report should also include additional research to verify the construction dates of the buildings within the district. There are discrepancies between the dates presented in the National Register nomination and Gilpin County Assessor database and the dates that properties appear on historic maps of Central City.

Additional education of property owners on Central City's unique architectural heritage and how it can be retained is also recommended. Sensitive building maintenance and adaptation is key to the future of the district. The Secretary of the Interior's Standards for Preservation, Restoration, or Rehabilitation should guide all changes to contributing resources within the district. Workshops on applying the standards could be useful for residents, city staff, and the Historic Preservation Commission. A pattern book for Central City residential and commercial buildings that identifies key character defining features, recommends scheduled maintenance, and provides ideas on how to modify or expand buildings without destroying their integrity could be a very helpful tool. It is also essential to find occupants for Central City's many vacant buildings (particularly in the commercial core) before they deteriorate further.

Non-Contributing Resources

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.52	132 Lawrence	x				x	Built 1860. Loss of historic character due to extensive alterations for casino use including 3-story addition and large glass vestibule with 2-story deck.
5GL.7.61	141 Nevada	x				x	Built 1890. Large addition overwhelms original building.
5GL.7.62	Academy Memorial		x		x		Previous listed as contributing but memorial was constructed after the period of significance.
5GL.7.84	210 Prosser		x			x	The cabin in its current form appears to date from the 1930s-1950s. The large picture windows, scalloped trim, entry porch, and front door all appear to date from after the period of significance. The log siding also appears to be more of the type popularly used in Rustic Style seasonal dwellings rather than actual frontier log cabins.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.86	101 H Street	x				x	Built 1890. House has lost historic character due to extensive alterations including replacement siding with a wider profile, multiple additions, addition of shed roof dormer, bay windows, alteration of porch including installation of mid-20th century style metal supports and railing.
5GL.7.92	201 Havilah	x			x		Built 1958
5GL.7.97	374 Roworth		x			x	Built 1890. Loss of historic character due to extensive alterations. Original form has been lost due to large 2-story addition. Original windows have also been replaced and a new porch and balcony have been added since the last survey.
5GL.7.101	402 St. James	x				x	Built 1890. Loss of historic character due to extensive alterations including large roof addition.
5GL.7.105	110 E. 5th		x			x	Built 1889. Loss of historic character due to extensive alterations; original form no longer evident.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.110	111 Spruce		x			x	Built 1880. House has lost historic character due to extensive alterations including multiple additions, plywood siding, and new deck. Original form has been obscured.
5GL.7.111	113 Spruce		x			x	Built 1886. Due to alterations, house has lost historic character and appears more mid-20th century in character. Alterations include large shed roof garage which overwhelms the scale of the original hipped roof box house; original siding replaced with wider siding; porch added.
5GL.7.128	217 W. 4th	x			x		Built 1956.
5GL.7.129	221 W. 4th		x			x	Built 1900. Loss of historic character due to extensive alterations including modern rustic siding and roof alterations.
5GL.7.137	324 E. 4th	x				x	Built in 1900. Loss of historic character due to extensive mid-20th century additions including asbestos shingle siding.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.152	302 E. High		x			x	Built 1886. Loss of historic character due to extensive mid-20th century alterations including application of stone veneer.
5GL.7.162	219 W. High		x			x	Built 1900. A shed addition has been added to the façade- the addition is modern in character with horizontal slider windows and obscures the original form and design of the house.
5GL.7.169	361 Gregory		x			x	Built 1893. Loss of historic character due to replacement of horizontal wood siding with rolled asphalt siding designed to imitate brick.
5GL.7.170	420 Gregory	x				x	Built 1890. Loss of integrity due to move. Windows are all boarded up.
5GL.7.171	430 Gregory	x				x	Built 1890. Loss of integrity due to move. Windows are all boarded up.
5GL.7.181	123 Casey	x			x		Built 1969.
5GL.7.189	200 Casey	x			x		Built 1950.
5GL.7.190	210 Casey		x			x	Built 1889. Large, modern side addition overwhelms the original building.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.194	235 Casey		x			x	Built 1900. Loss of historic character due to extensive alterations including wood shingle siding, window alterations, and a large shed-roof addition.
5GL.7.198	301 Casey		x			x	Built 1890. Loss of historic character due to extensive alterations, including large garage addition, that have obscured original form of the house.
5GL.7.199	311 Casey	x				x	Built 1900. Loss of historic character due to extensive alterations including siding, picture windows, and additions that make the original form difficult to determine.
5GL.7.203	350 Casey		x			x	Built 1900. Loss of historic character due to large addition that has obscured original form and replacement of original windows with picture windows.
5GL.7.211	400 Spring	x			x		Built 1939.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.217	113 Lawrence		x			x	Built 1900. Since last survey, building has been incorporated into the Century Casino complex. A second story has been added to the building and an addition has been constructed on the east side.
5GL.7.222	171 Lawrence		x			x	Built 1891. Loss of historic character due to extensive alterations including new porch, replacement doors and windows, and modern metal roofing with new dormer.
5GL.7.224	212 Lawrence		x			x	Built 1900. Loss of historic character due to extensive alterations including new porch, railing, and wide profile siding.
5GL.7.228	224 Lawrence		x			x	Built 1900. Loss of historic character due to extensive mid-20th century alterations including wider siding, shutters, carport, and replacement windows.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.232	330 Lawrence		x			x	Built 1888. Loss of historic character due to alterations including replacement windows, replacement door, a front bay bump out. Currently missing siding.
5GL.7.234	350 Lawrence		x			x	Built 1900. Loss of historic character. Due to alterations, house appears more mid-20th century than early 20th century. House has been sheathed in asbestos shingle siding and original windows replaced with aluminum-framed windows and the window surrounds have been altered.
5GL.7.235	360 Lawrence	x			x		Built 1930.
5GL.7.239	440 Lawrence		x			x	Built 1898. Building has undergone significant alterations since the last survey and lost its historic character. Alterations include addition of a bay window, alteration of the porch (new porch is more Rustic in style and less Victorian), new stairs, replacement windows, and enlarged window openings.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.244	124 Main	x			x		Built 1953.
5GL.7.245	126 Main	x			x		Built 1953.
5GL.7.256	221 Eureka		x			x	Built 1880. House has lost historic character due to extensive alterations including original siding replaced with wider, modern siding; large, faux shutters added; non-historic detailing added to porch; replacement doors and windows; and additions.
5GL.7.259	224 Eureka		x			x	Built 1887. A new shed roof addition has been added to the side. It projects forward beyond the façade of the original house, obscuring the historic form and diminishing the historic character.
5GL.7.260	225 Eureka		x			x	Built 1880. The house has lost its historic character due to extensive alterations including adding a front deck, a non-compatible front door replacement, and replacement windows.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.261	227 Eureka	x				x	Built 1886. House has lost historic character due to extensive alterations including multiple large additions, replacement doors, and replacement windows.
2GL.7.262	229 Eureka		x			x	Built 1900. House has lost its historic form due to extensive additions. The roof has been popped up, a large side deck has been added, and large additions have been constructed on the side and rear. Original windows have also been replaced.
5GL.7.263	231 Eureka	x			x		Built 1976.
5GL.7.268	341 Eureka	x				x	Built 1887. House has lost historic character; impossible to determine original form. Alterations include picture windows, modern deck, enclosed porch, and multiple additions.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.273	403 W. High		x			x	Built 1890. The property appears to have been significantly altered after the period of significance. Building originally a barn and converted to apartments. Changes include altered entrance, addition of glass blocks, casement windows, garage, and deck.
5GL.7.274	407 Eureka		x			x	Built 1900. House has lost historic character due to extensive alterations. Original roof line has been altered due to a side addition and a large second story addition to the rear. A large garage has been added to the side of the building. The original porch railing has been replaced with lattice railing. The scale of the alterations overwhelm the original building.
5GL.7.280	161 Packard		x			x	Construction dates conflicting. Either built in 1900 and extensively altered or built mid-20th century. Lacks historic character.
5GL.7.285	345 Eureka	x			x		Built 1982.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.291	320 Casey		x			x	Built 1900. Loss of historic character due to extension alterations including multiple side and rear additions that do not fit with the original building and replacement of historic doors and windows.
5GL.7.294	302 W. 6th	x			x		Built 1984.
5GL.7.300	355 Spring		x			x	Built 1895. The house has lost its historic character due to extensive alterations including adding a dormer, constructing a side deck, replacement windows, and a new window opening.
5GL.7.301	110 Spring	x			x		Built 1961.
5GL.7.302	420 Spring		x			x	Built 1890. Loss of historic character due to extensive alterations including picture window on facade; modern, wide-profile siding; and alteration of window surrounds.
5GL.7.305	425 Spring	x				x	Built 1889. Loss of historic character due to extensive alterations including additions, large deck, and replacement windows.

Non-Contributing Resources (cont.)

Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.310	455 Roworth		x			x	Built 1890. House has lost historic character due to multiple alterations including covering front gable section with stucco and alterations to the roof line (pop top). Historic form appears to have been significantly altered.
5GL.7.320	100 Gregory		x			x	Built 1890. Since last survey, building has been incorporated into the Century Casino complex. A second story has been added to the building and an addition has been constructed on the east side.
5GL.7.322	149 Gregory	x			x		Built 1973.
5GL.7.324	114 Spring	x			x		Built 1970.
5GL.7.325	445 Roworth	x				x	Built 1889. Loss of historic character due to extensive alterations including new wood shiplap siding, new roofing, aluminum windows, and addition on east side. Original form has been obscured.
5GL.7.327	321 Gregory	x			x		Built 1994.

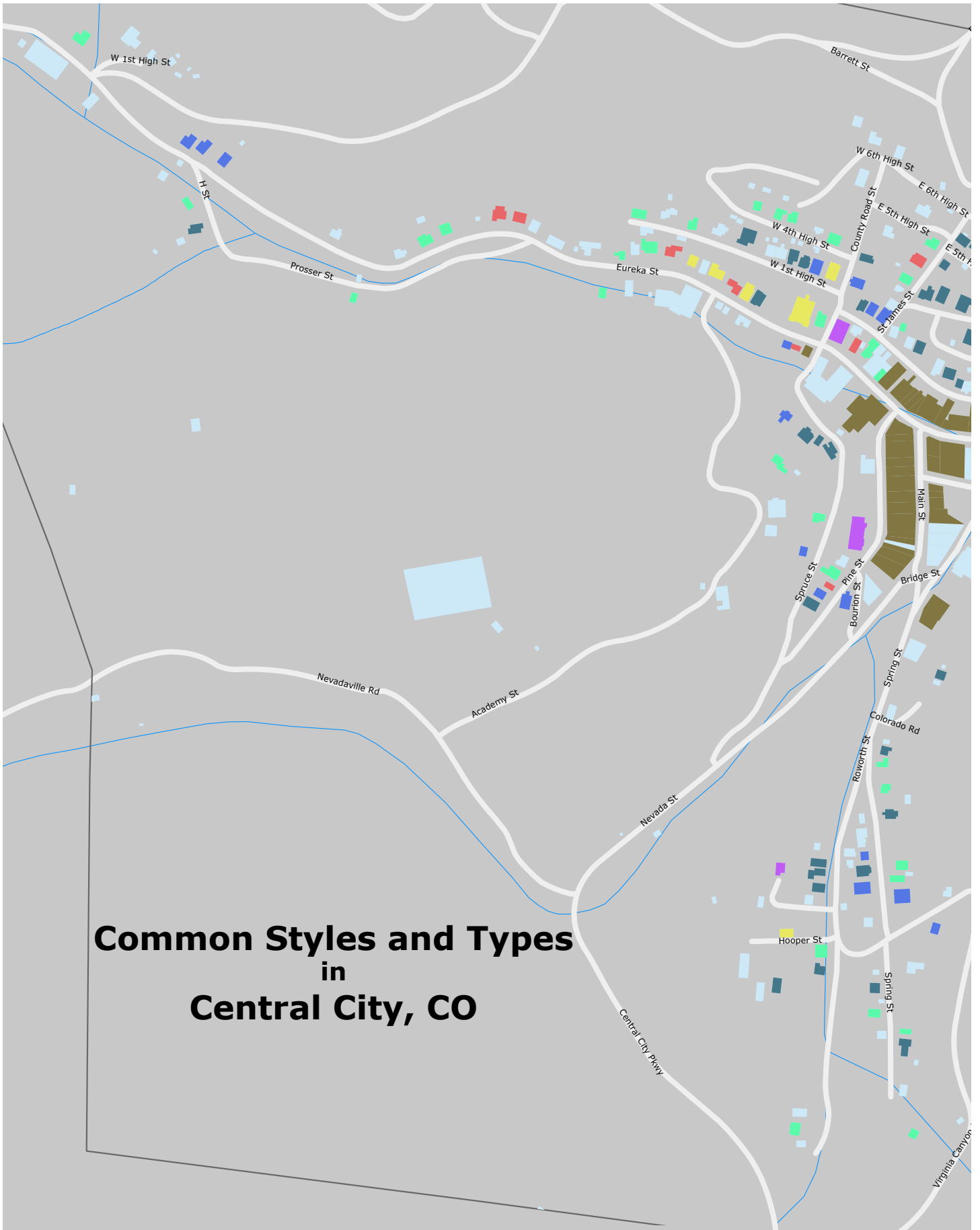
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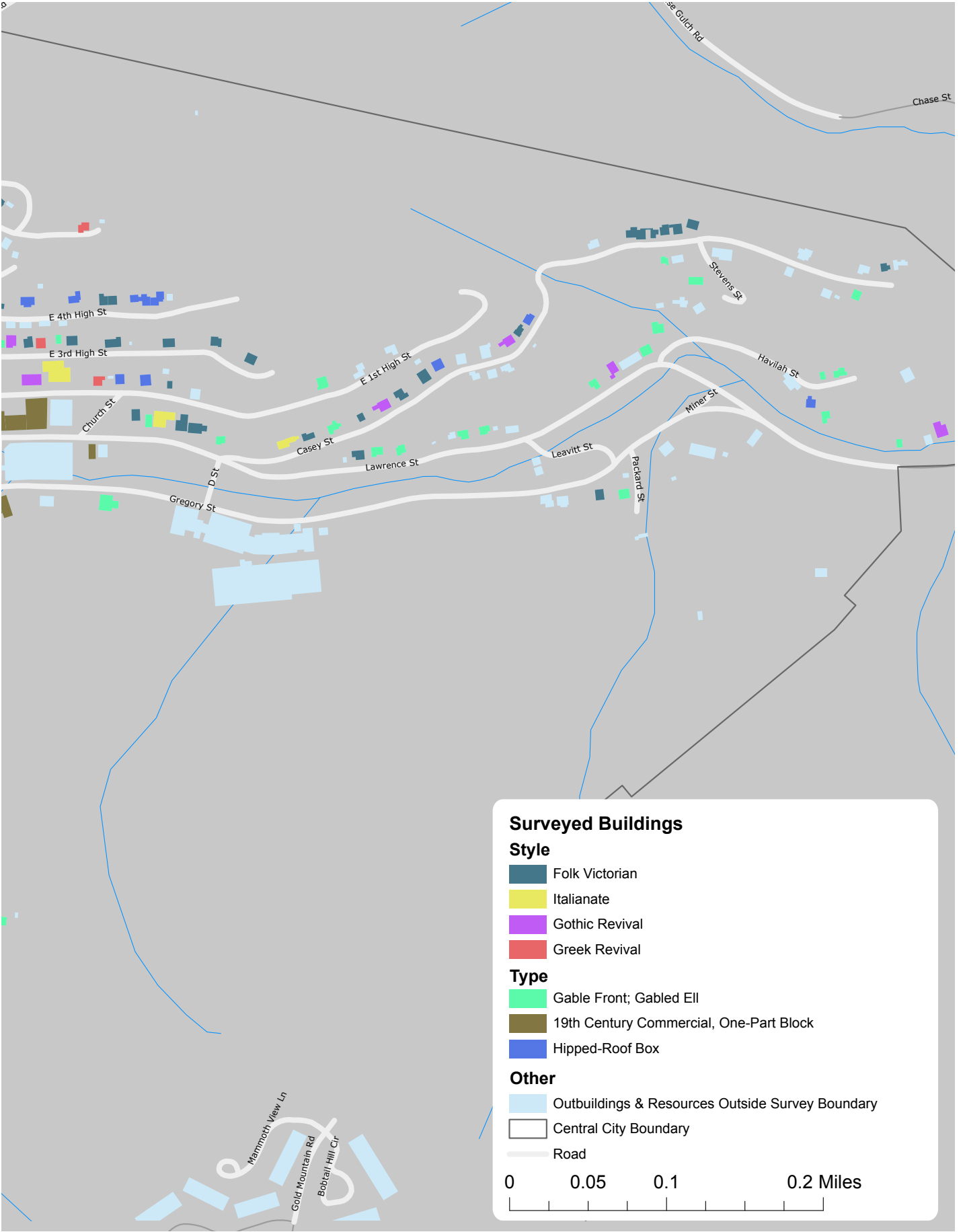
Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.330	Gregory Memorial		x		x		Built 1959. Previous listed as contributing but memorial was constructed after the period of significance.
5GL.7.528	Gaston Mine	x			x		Built 1923.
5GL.7.533	300 Eureka	x			x		Built 1930.
5GL.7.540	400 Eureka			x	x		Construction date unknown but after the period of significance.
5GL.7.541	431 Gregory			x	x		Construction date unknown but after the period of significance.
5GL.7.542	344 High			x	x		Built 2000.
5GL.7.543	340 High			x			Built 1900. House has been extensively altered and lost historic character. Changes include large, two story addition constructed on rear, side addition, new windows, replacement siding, altered porch.
5GL.7.544	220 Hooper			x	x		Built 2001.
5GL.7.545	Century Garage			x	x		Built 2006.
5GL.7.547	130 Main			x	x		Built 1992.
5GL.7.548	355A Spring			x	x		Built 1987.
5GL.7.549	8348 Virginia Canyon			x	x		Built 2005.

Non-Contributing Resources (cont.)

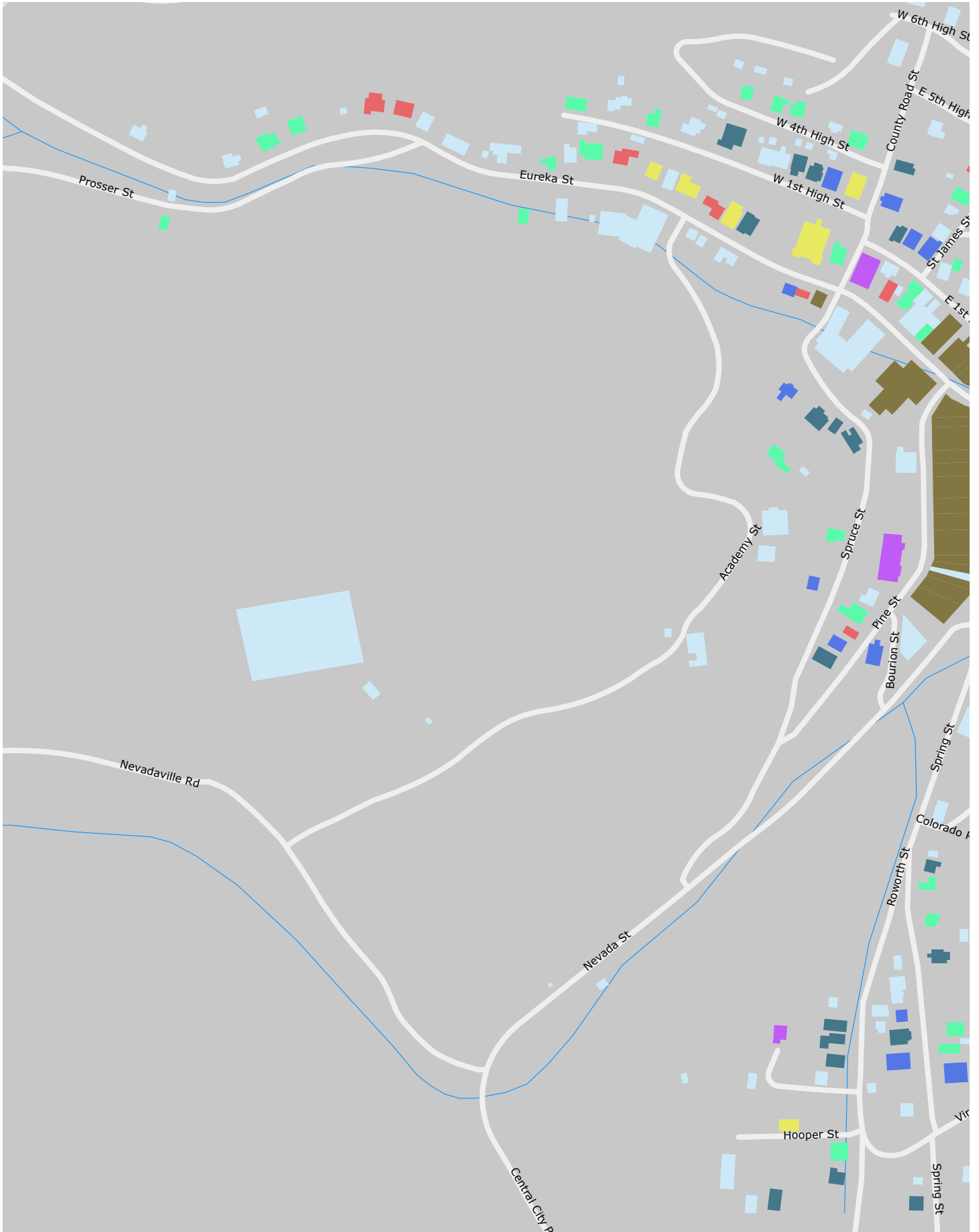
Site Number	Address	No change in status since last survey	Recommended status changed from contributing to non-contributing	Resource not included in previous survey	Constructed outside of the period of significance	Resource lost integrity	Notes
5GL.7.550	200 E. 6th			x	x		Built 2001.
5GL.7.551	333 High			x	x		Built 1989.
5GL.7.553	131 B Main			x	x		Built 1992. Previously combined with 131 Main (5GL.7.22) but separated in this survey since not historically associated.
5GL.7.554	424 St. James			x		x	According to assessor records, built 1888. However, house looks like built in 1950s. Non-contributing since building does not have historic character- either extensively altered or built after the period of significance.
5GL.7.555	205 W. 4th			x		x	Built 1890. Loss of historic character due to extensive alterations including additions and an enclosed porch; original form no longer evident.
5GL.7.556	200-202 W. 6th			x	x		Built 2000.
5GL.7.557	220 W. High			x	x		Built 1950.

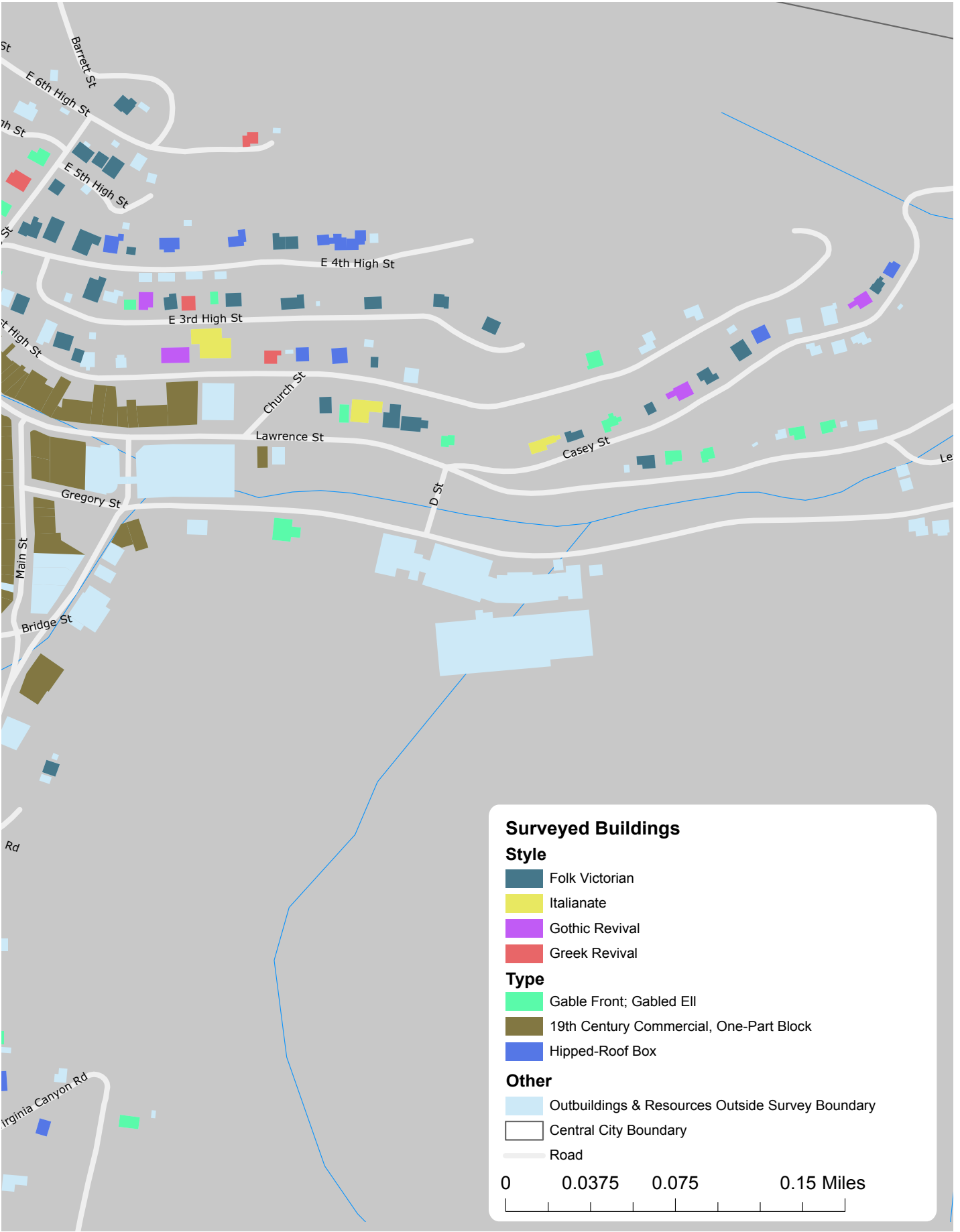
Common Styles and Types in Central City



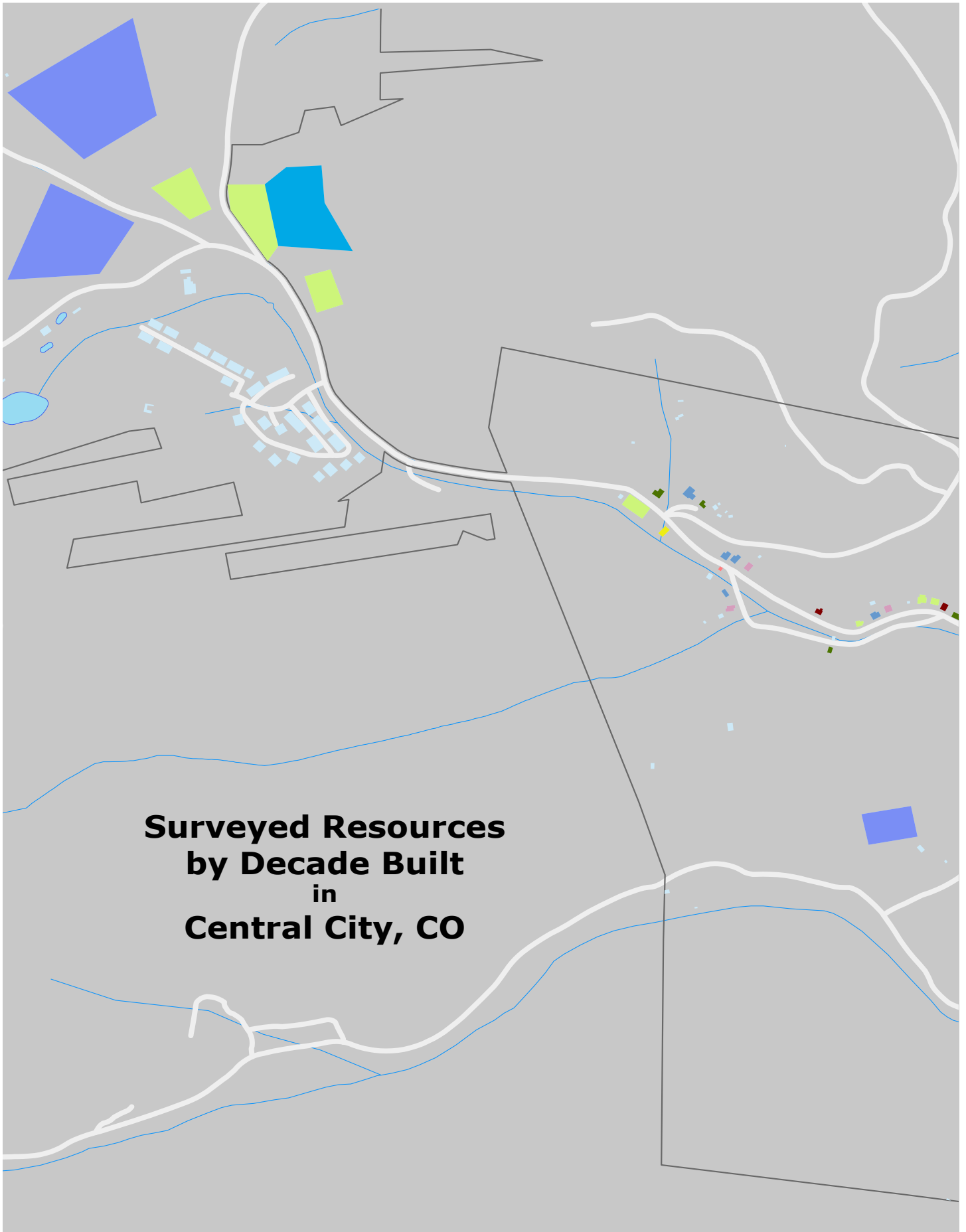


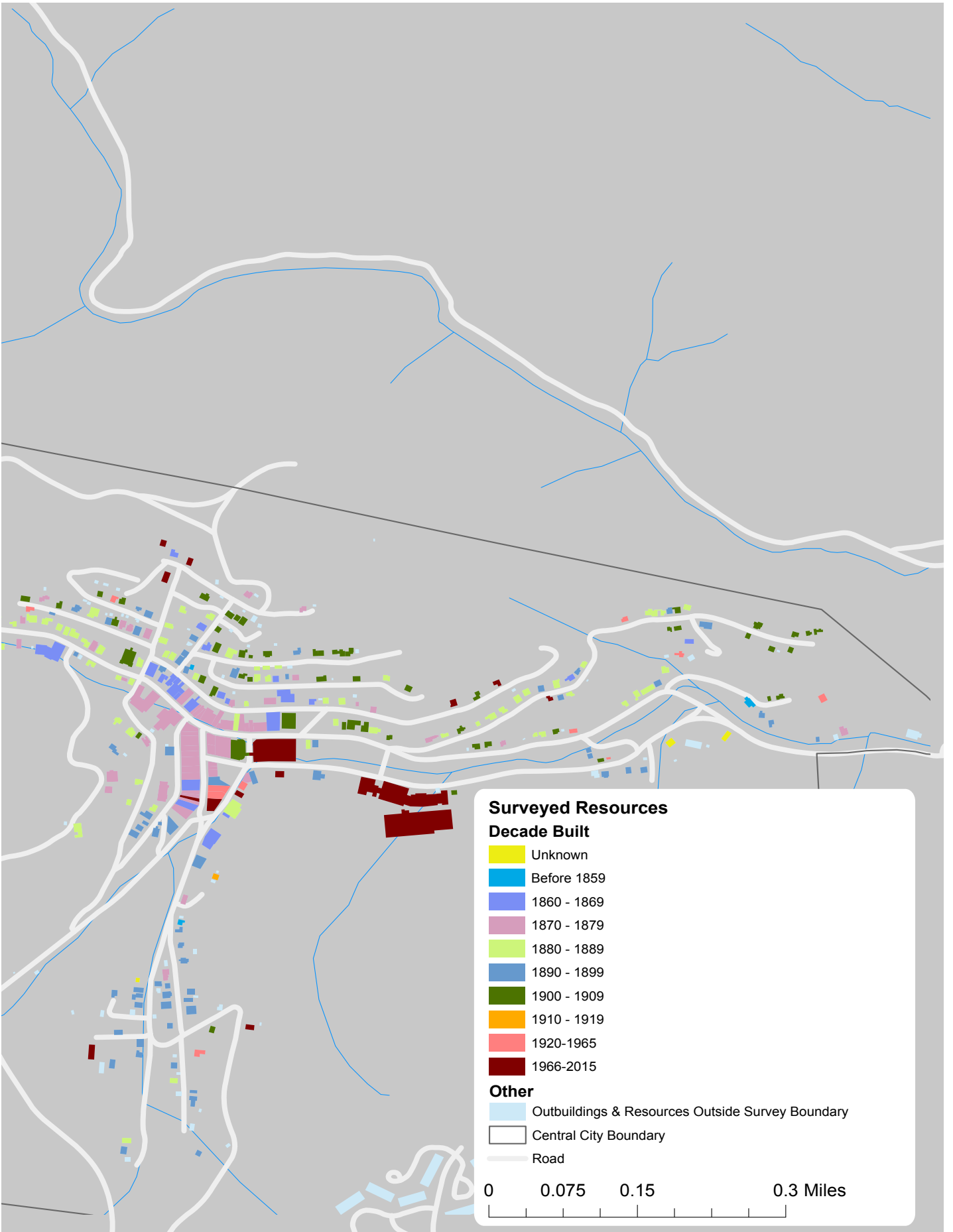
Detail of Common Styles and Types in Central City



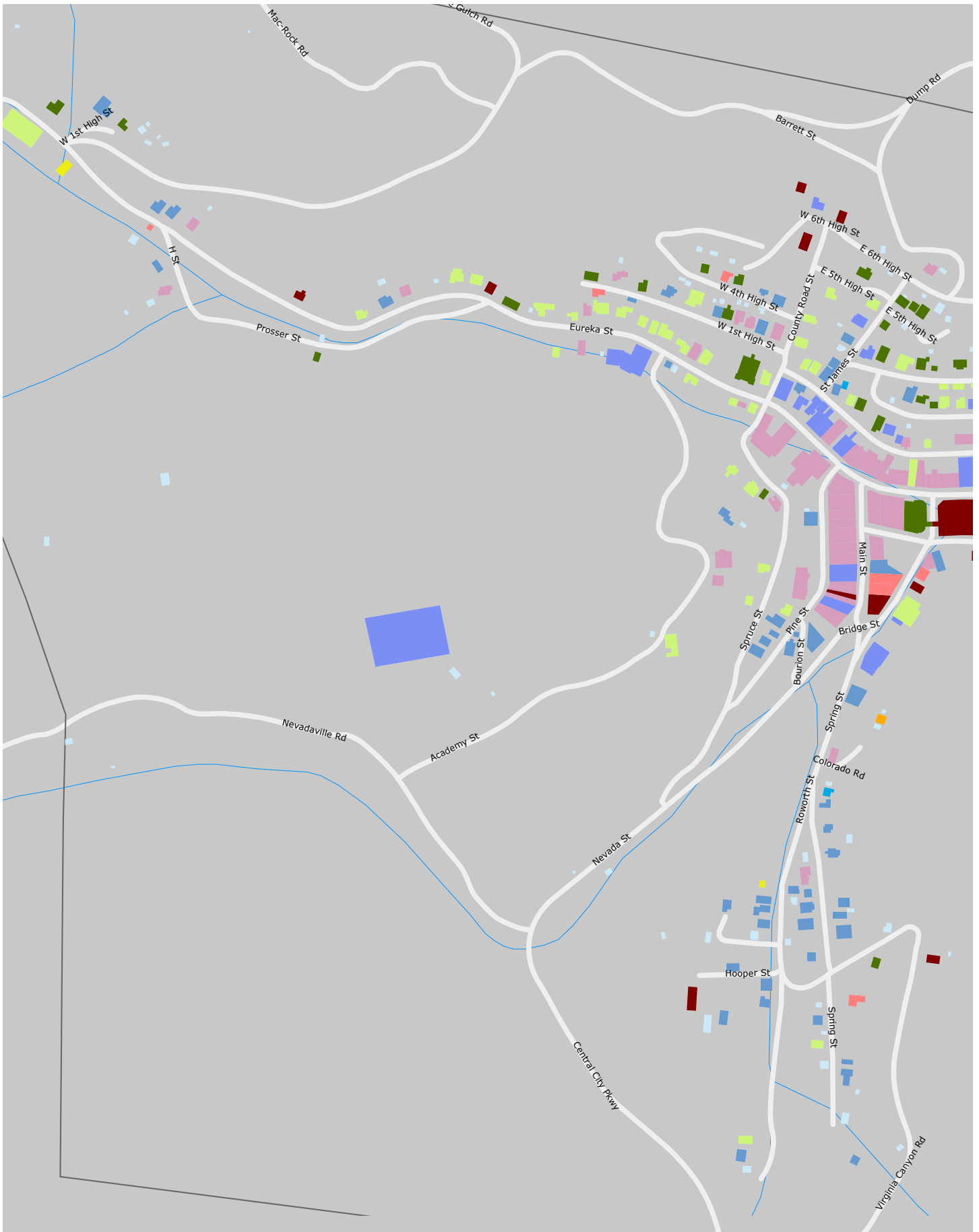


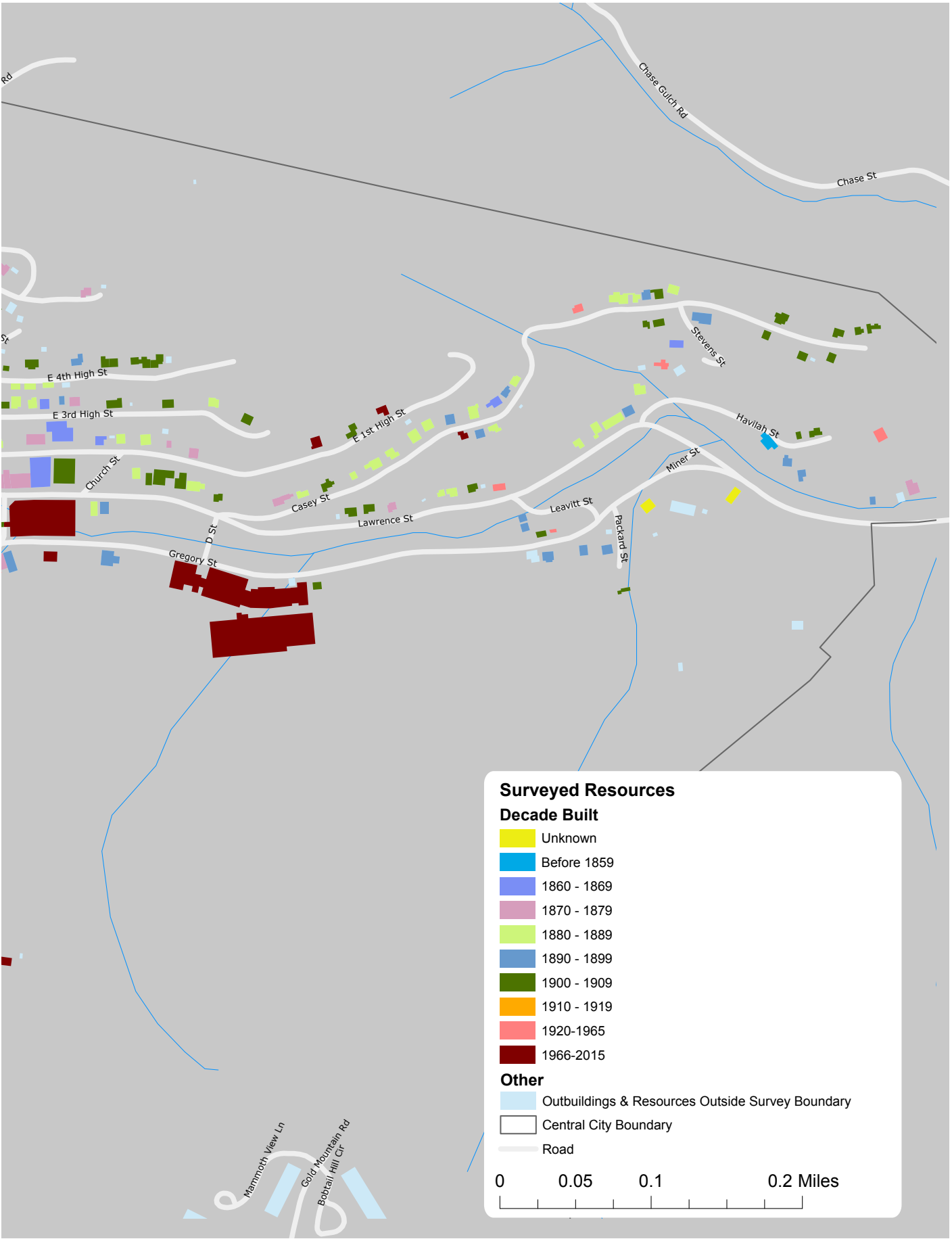
Surveyed Resources by Decade Built in Central City





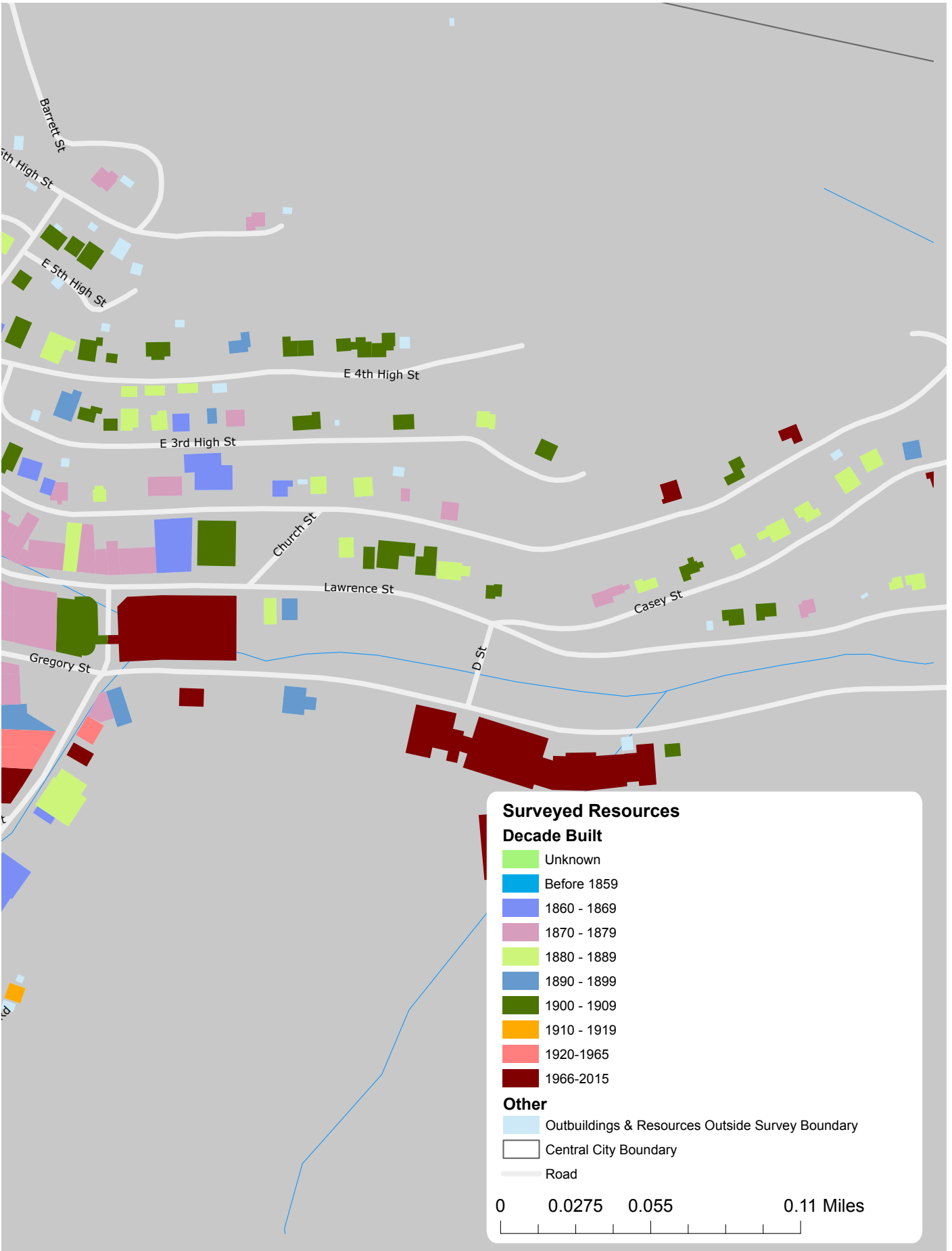
Detail of Surveyed Resources by Decade Built in Central City



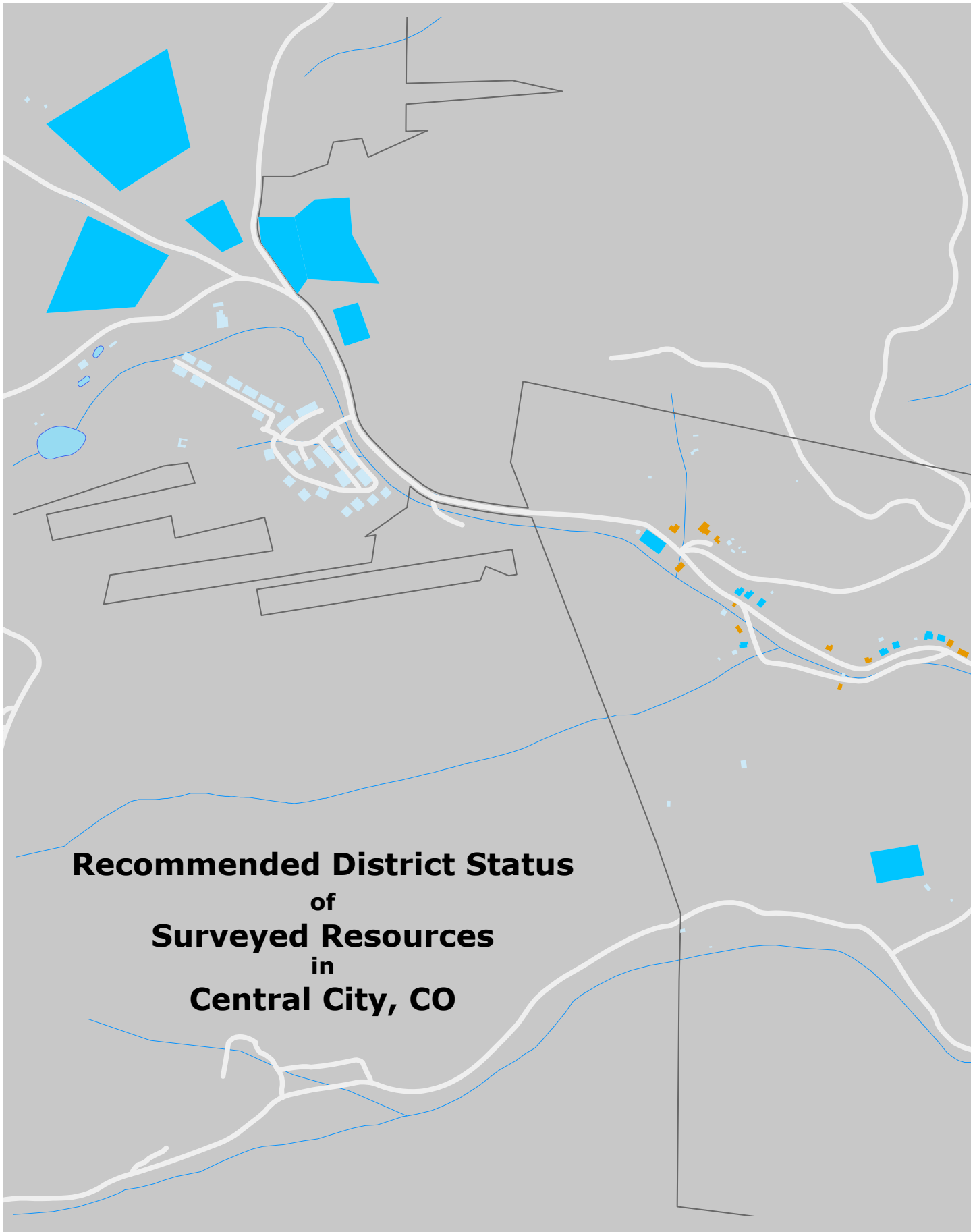


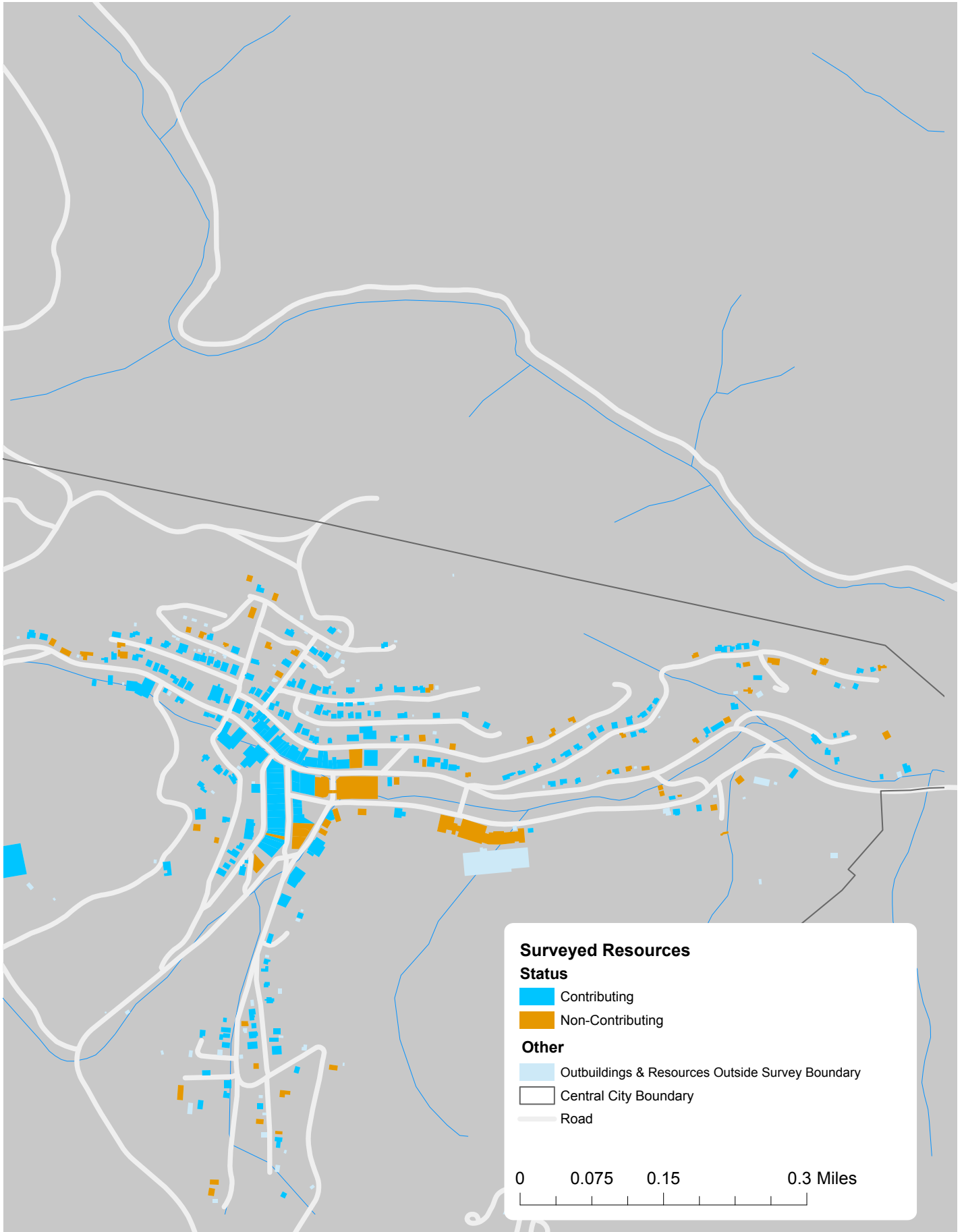
Detail of Surveyed Resources by Decade Built in Central City





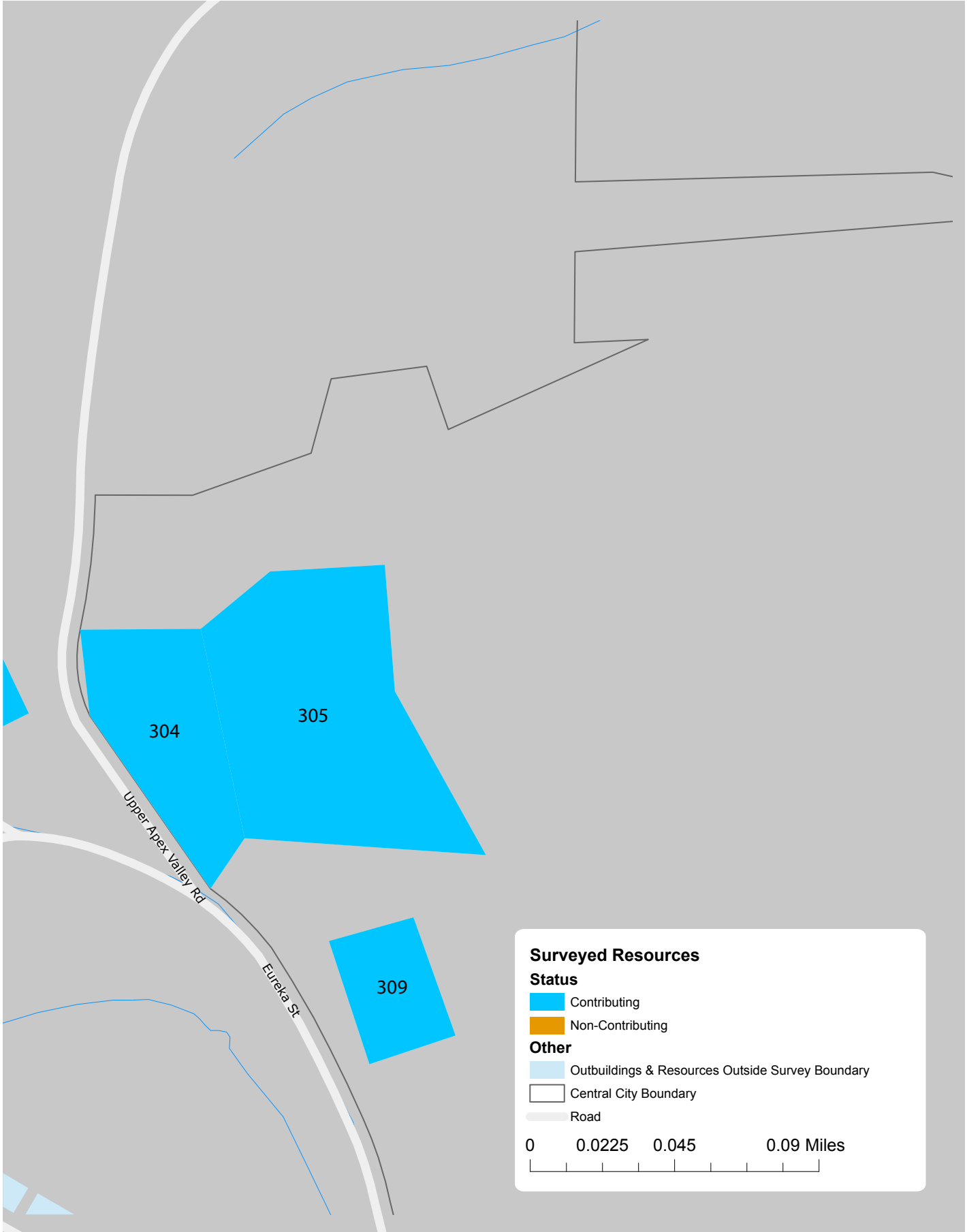
Recommended District Status of Surveyed Resources in Central City



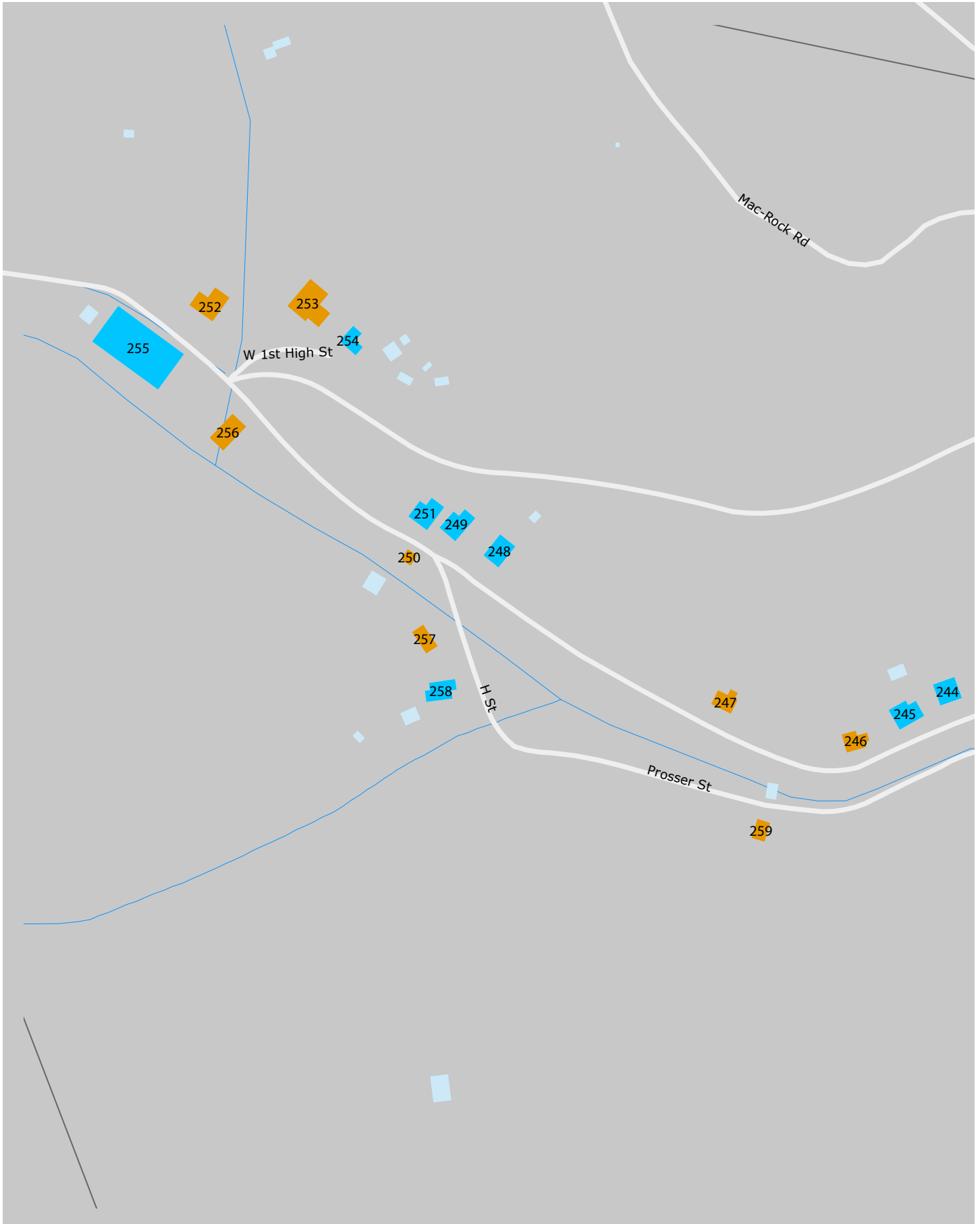


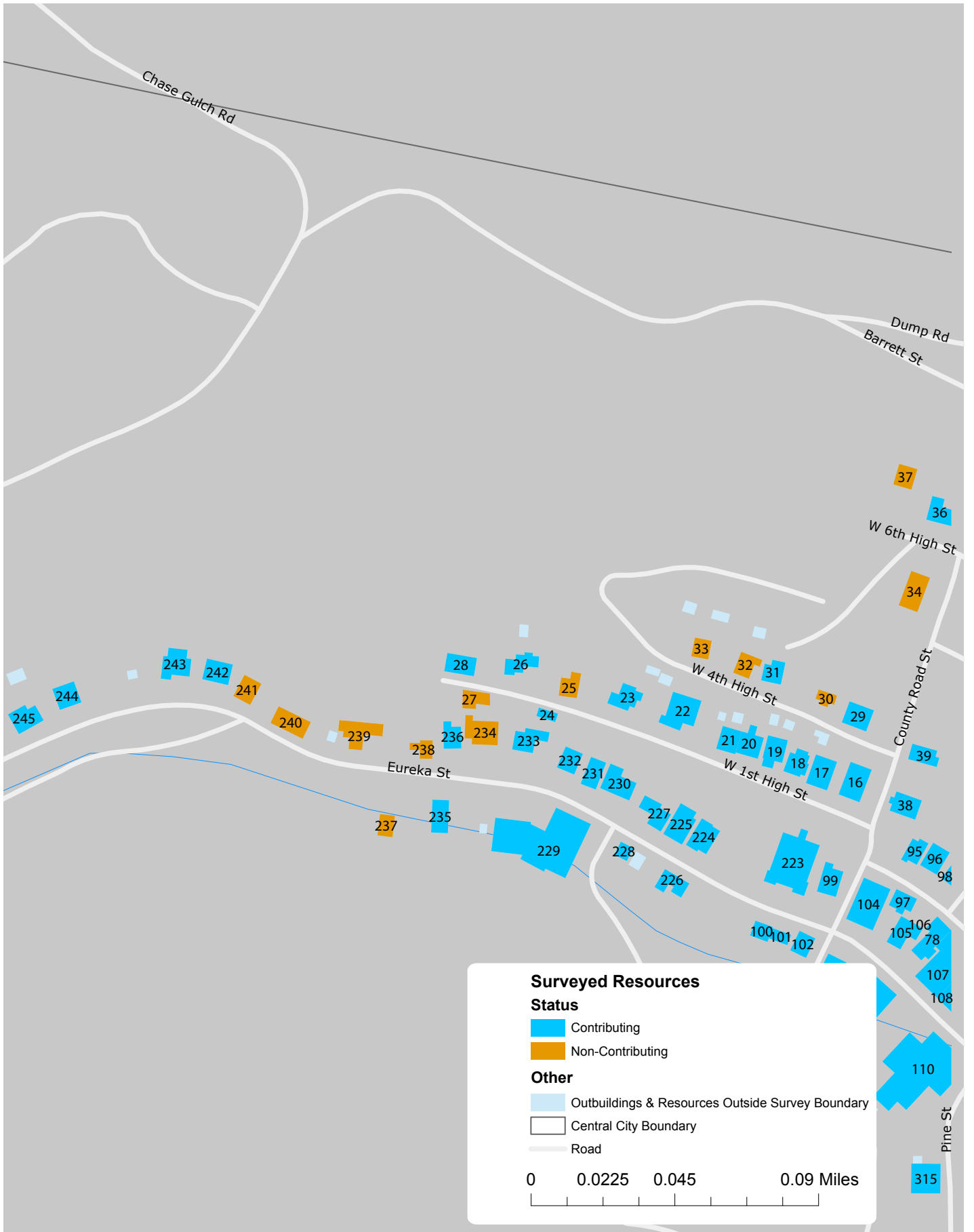
Detail of Recommended District Status of Resources in Central City



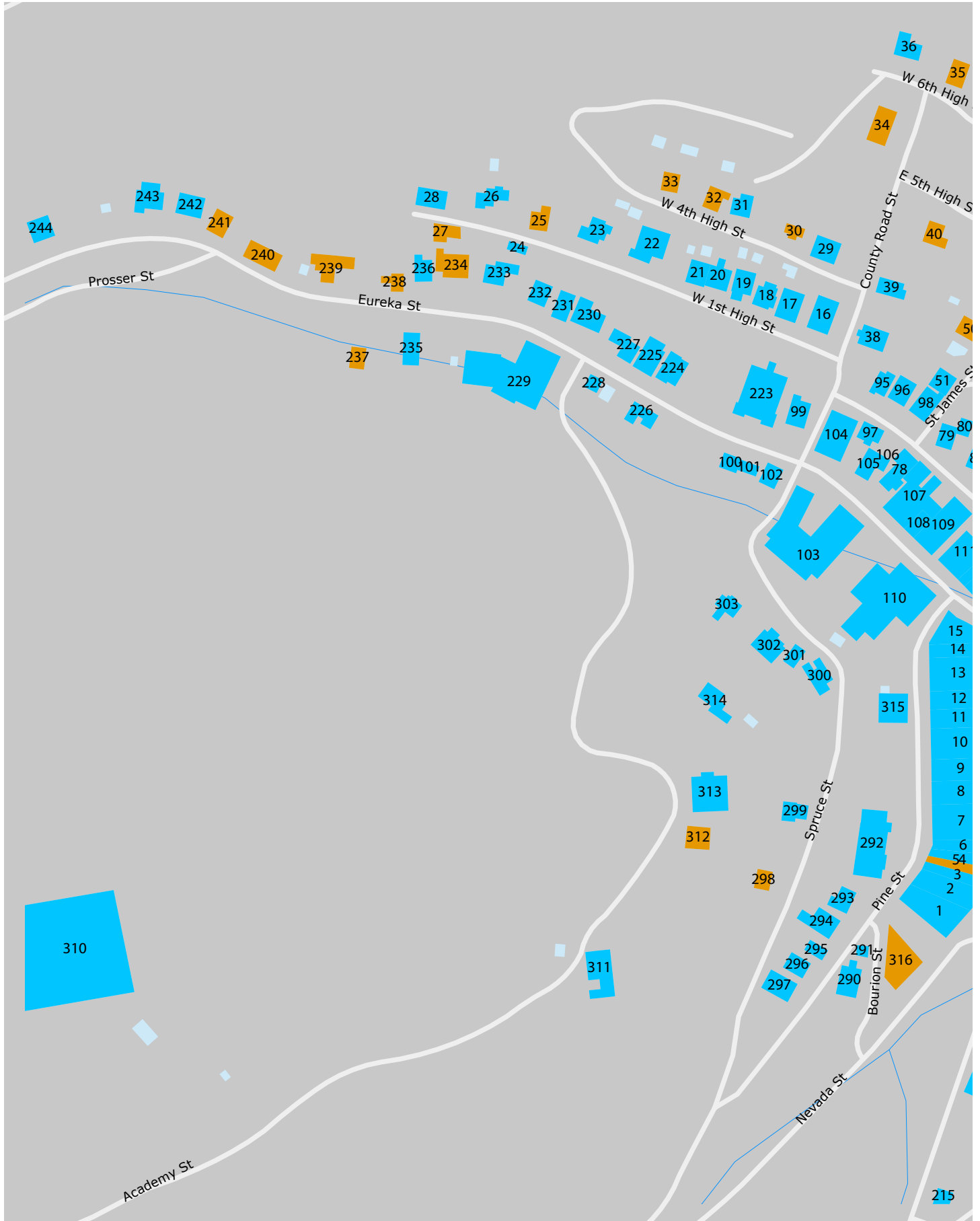


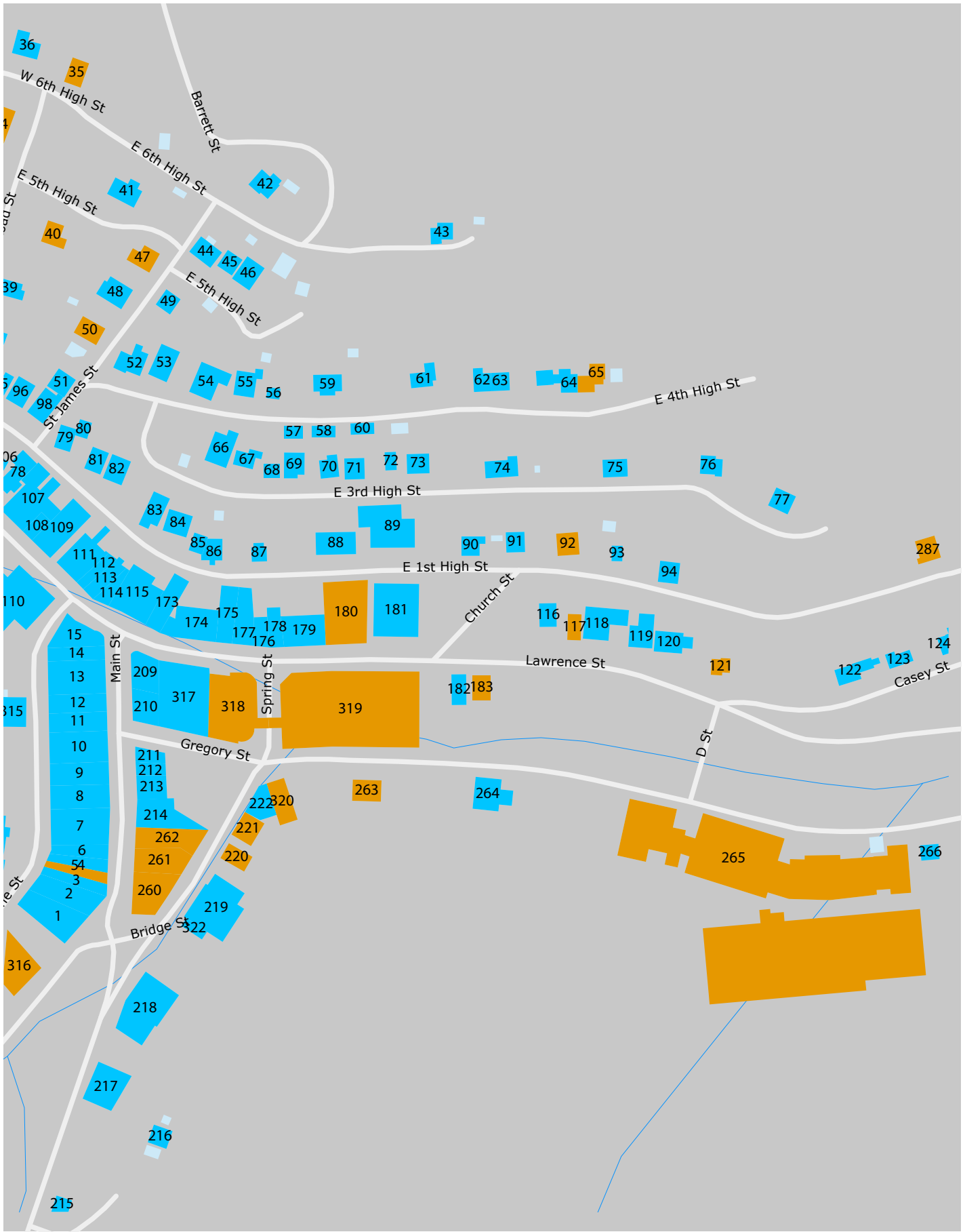
Detail of Recommended District Status of Resources in Central City





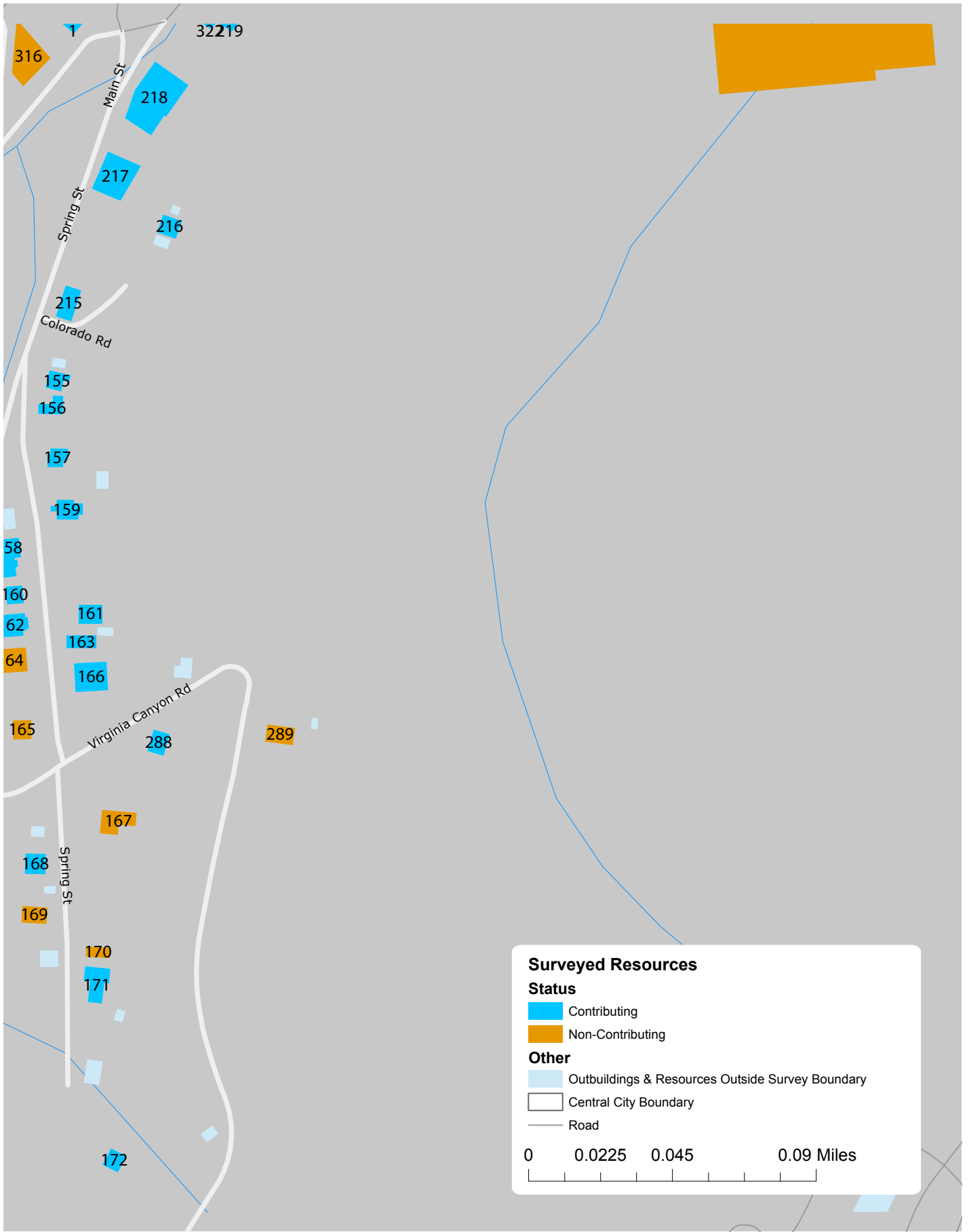
Detail of Recommended District Status of Resources in Central City





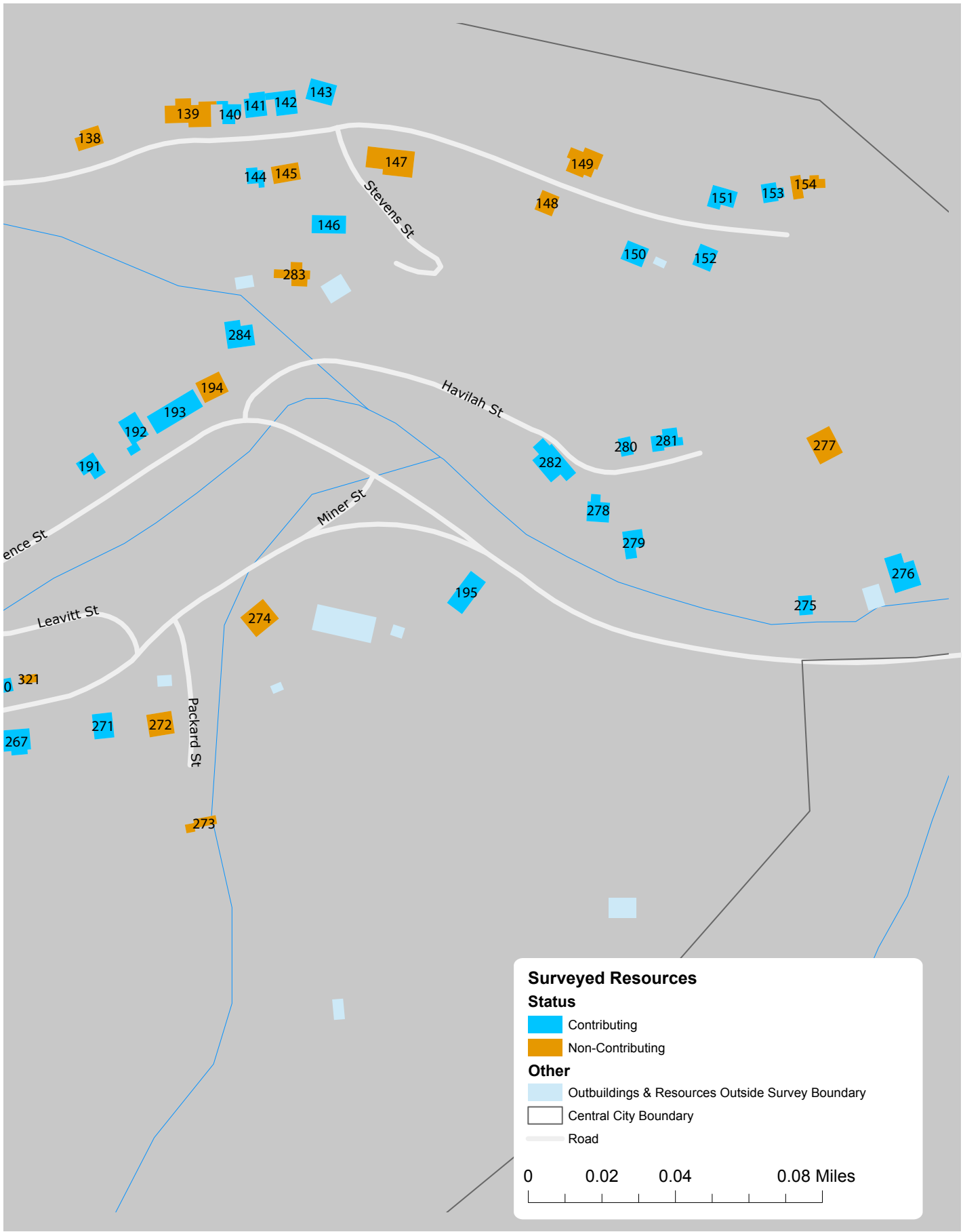
Detail of Recommended District Status of Resources in Central City



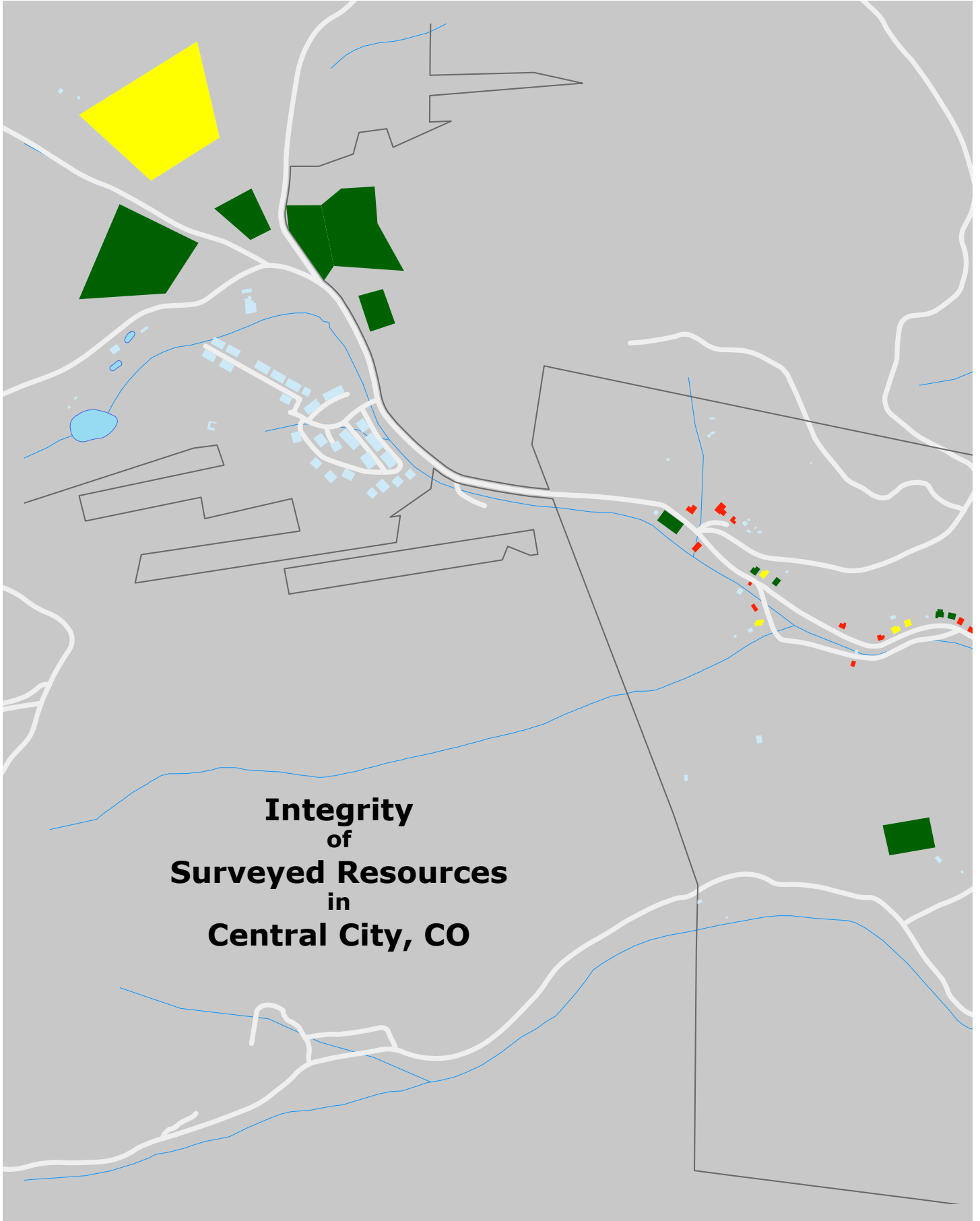


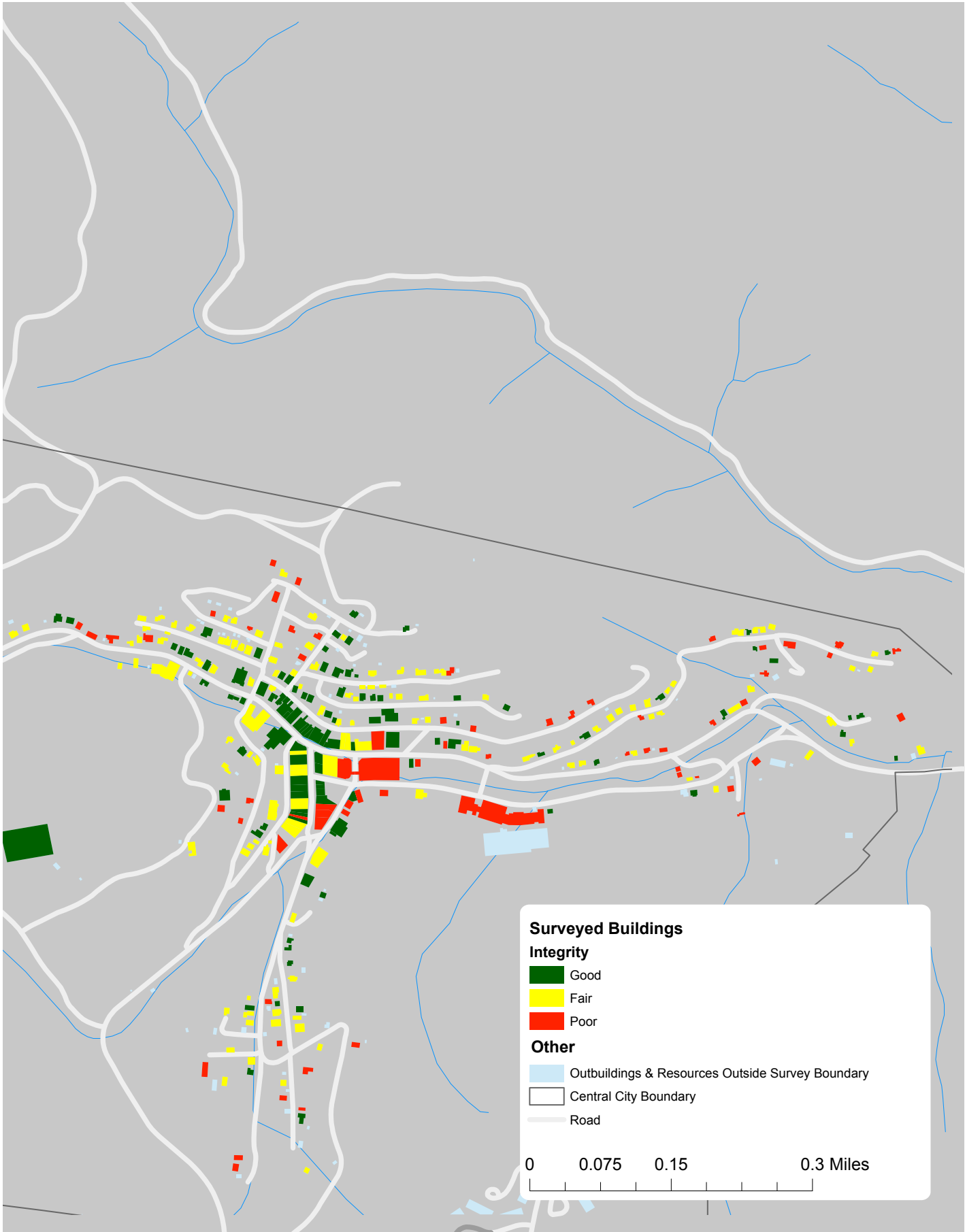
Detail of Recommended District Status of Resources in Central City

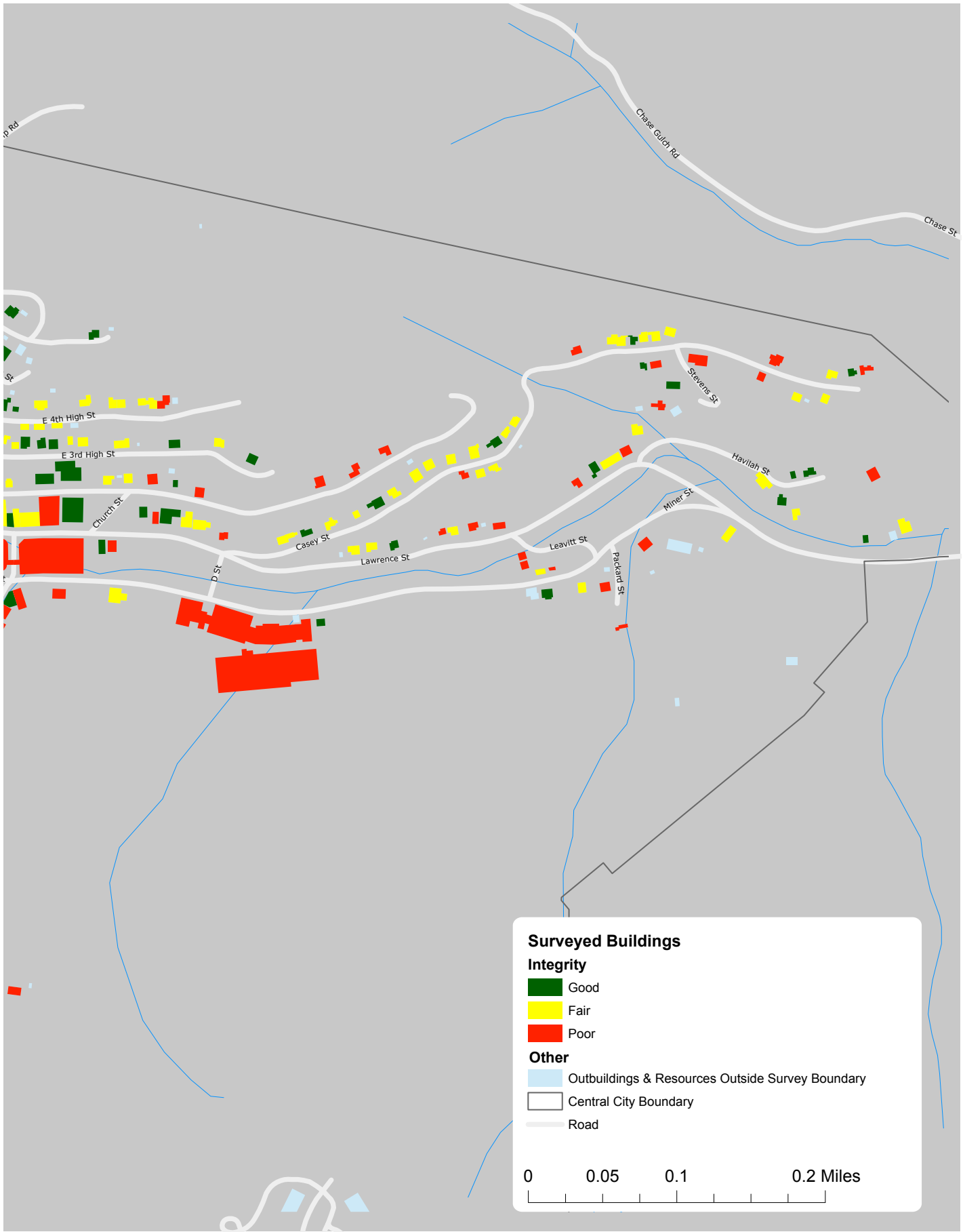




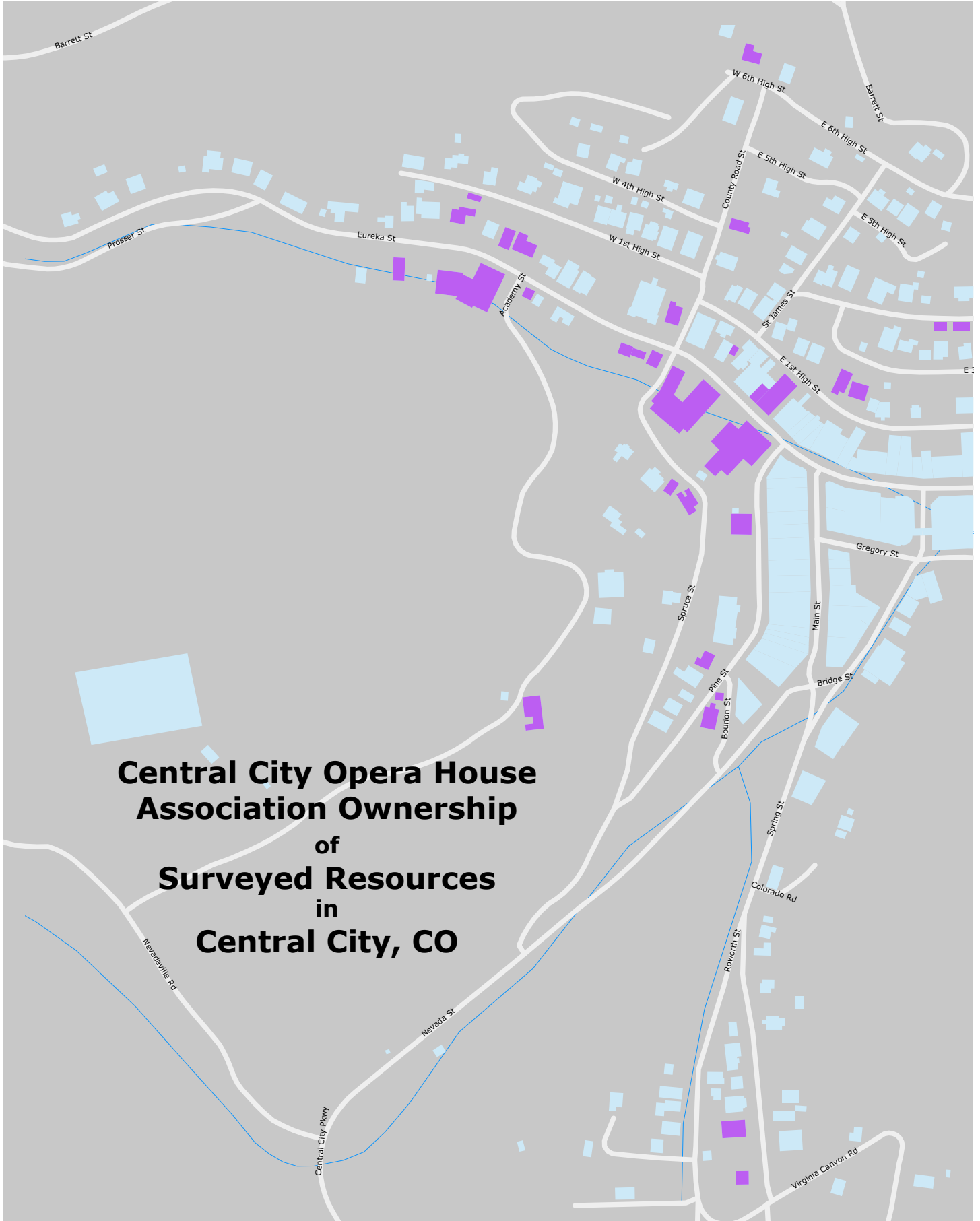
Integrity of Resources in Central City

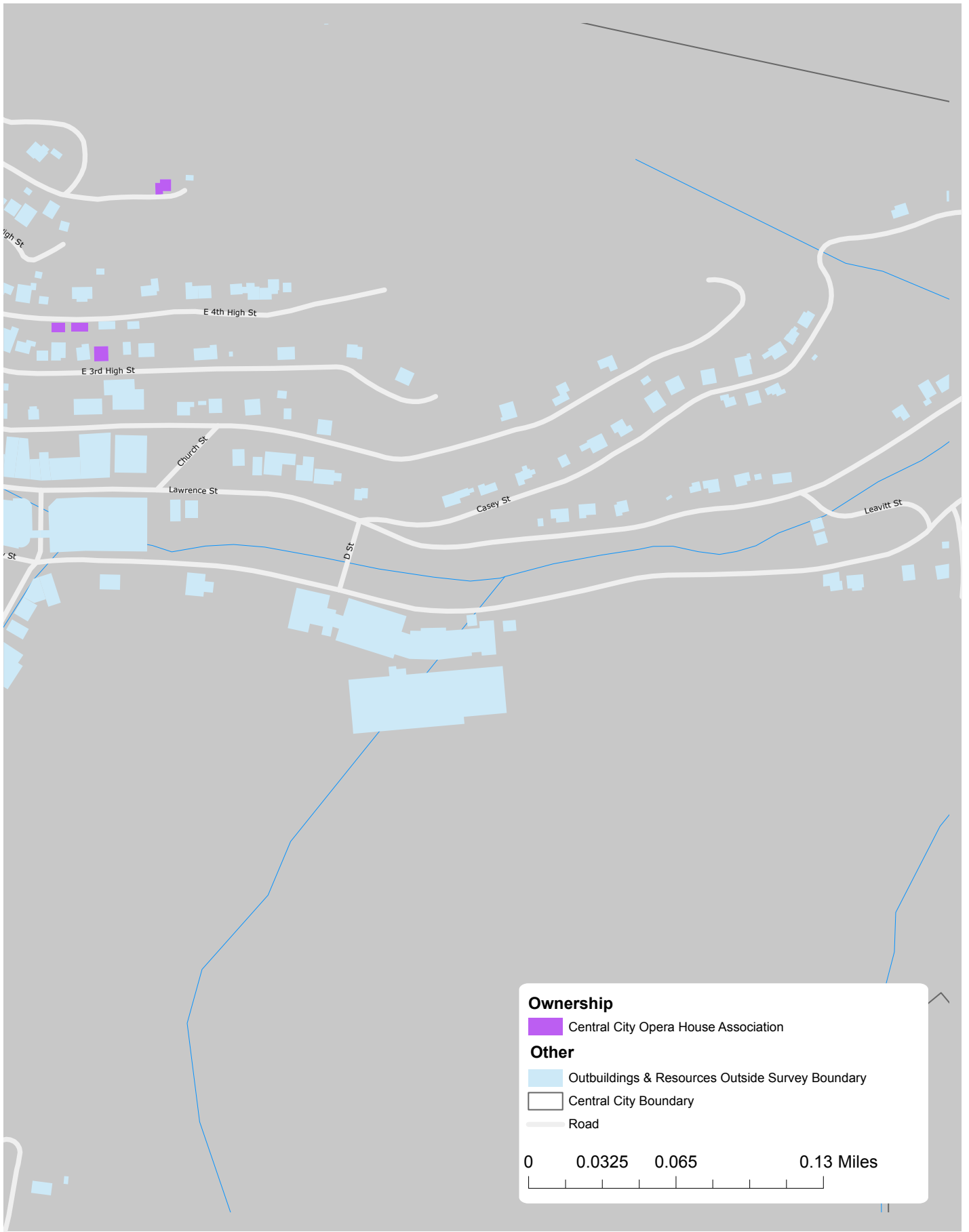




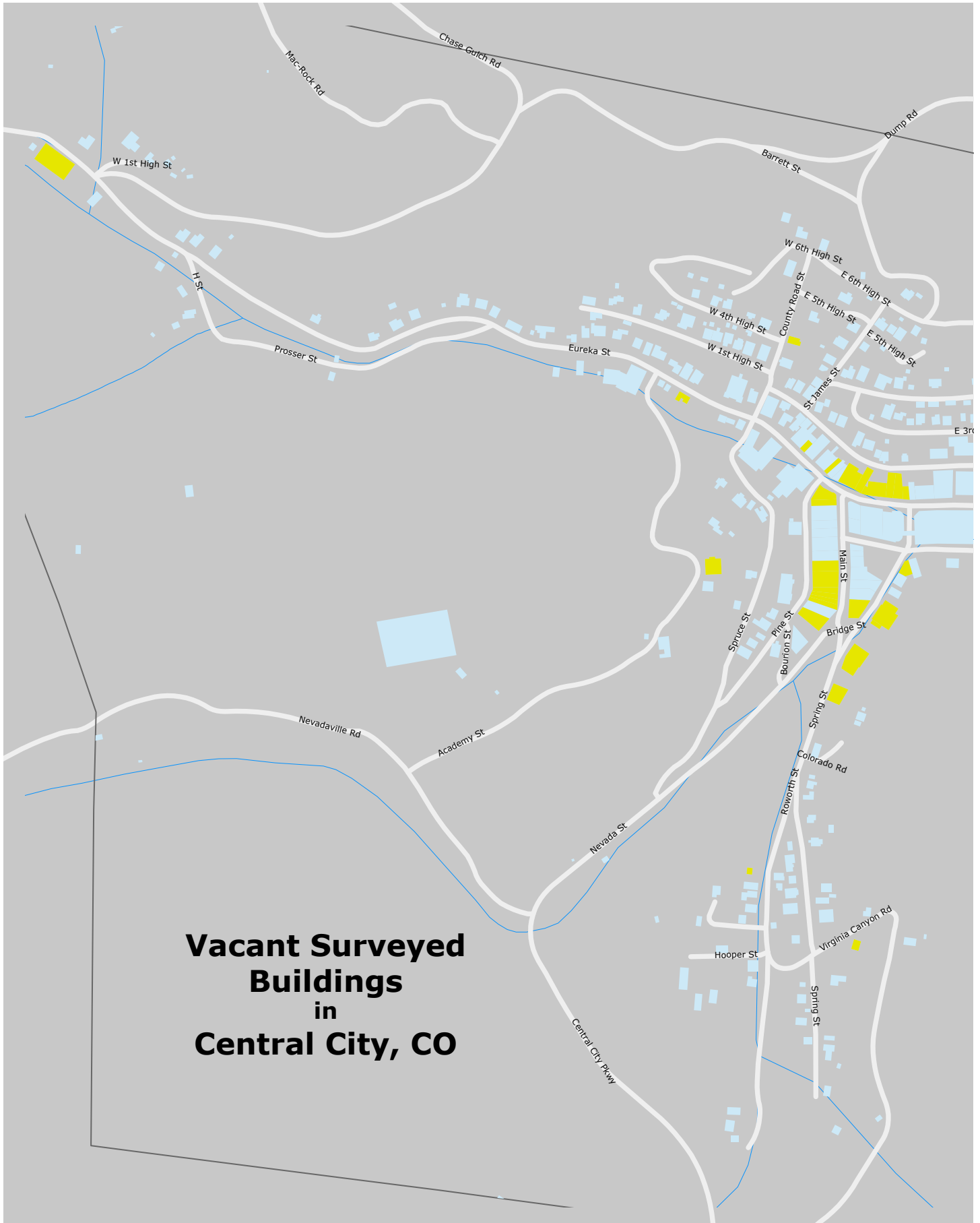


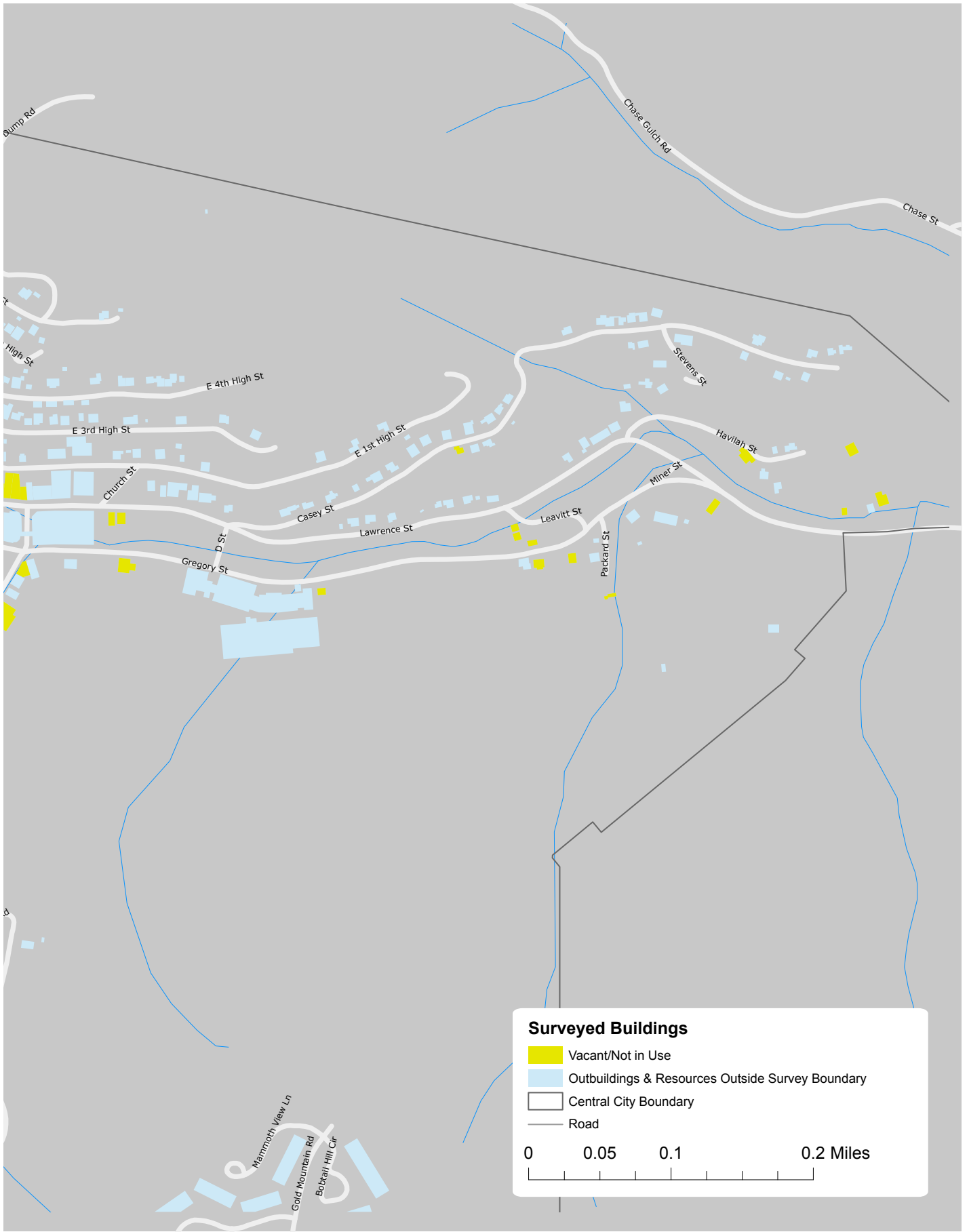
Central City Opera House Association Ownership of Resources in Central City





Vacant Resources in Central City





Legend for Surveyed Buildings:

- Vacant/Not in Use
- Outbuildings & Resources Outside Survey Boundary
- Central City Boundary
- Road

Scale: 0 0.05 0.1 0.2 Miles