



## AGENDA ITEM REQUEST FORM

### Communication to Board of County Commissioners

**To:** Chair Sandy Hollingsworth, Commissioner Linda Isenhart and Commissioner Web Sill

**From:** Tami Archer  
Name

Planner/HPC Liaison  
Title

**Today's Date:** March 29, 2022

**BoCC Meeting Date:** April 5, 2022

**Does this item require a PUBLIC HEARING?** Yes

**Item:** Request for Local Landmark Designation – Severance Lodge

**Request or Issue:** Consideration of local landmark designation

**Recommended Action / Next Step:** Approval

**Financial Impact(s):** Have you spoken to the Finance Director about this expense/revenue? N/A

**Finance/HR Staff:** N/A

**Grant Apps:** N/A

**Associated Agencies:** N/A?

**Background Information:** On February 17, 2022 the Historic Preservation Commission (HPC) considered the application for local landmark designation for the Severance Lodge at 19507 Highway 119 in Black Hawk. After careful consideration, the HPC voted unanimously to recommend approval to the Board of County Commissioners.

**Amount of agenda time needed:** 10 minutes

**Is this item time sensitive:** N/A

**Contact for Follow Up:** Tami Archer



# Board of County Commissioners

## Staff Report

**Date:** April 5, 2022  
**To:** Board of County Commissioners  
**From:** Tami Archer, County Planner / Historic Preservation Commission Liaison  
**RE:** LM-22-1 – Application for Local Landmark Designation  
**Applicant:** Judd Motchan  
**Location:** 19507 Highway 119, Black Hawk Colorado

At their meeting on February 17, 2022 the Historic Preservation Commission (HPC) reviewed the application for designation to County Historic Register submitted by Judd Motchan for the Severance Lodge at 19507 Highway 119 in Black Hawk, Colorado.

The criteria that the Historic Preservation Commission uses to make recommendations for eligibility are found in Section 3 of Ordinance #19-01, which are the same criteria to evaluate non-landmarked buildings over 50 years when a building permit is submitted. These criteria and staff recommendations were discussed and can be found on the staff report dated February 17, 2022 (Exhibit A). In the report staff recommends to the HPC that the property at 19507 Highway 119, Severance Lodge, is eligible for county landmark designation.

Section 4 of Ordinance #19-01 describes the designation for procedure. The nomination application was submitted by the property owner, meeting Section 4.1.a. requirements. The applicant agreed to a hearing on February 17, 2022, meeting Section 4.2.1 requirements. The HPC shall review the application for conformance with the established criteria for designation and with the purposes of this Ordinance, and shall recommend either approval, approval with conditions; or denial of the application. If the HPC recommends approval, the Gilpin County Board of County Commissioners shall schedule a hearing.

Staff recommends that the period of significance for the building be established as 1926 through 1970, the typical fifty-year cut-off for historic buildings. The property has changed very little during this period, and retains very good historical integrity.

The Gilpin County Historic Preservation Commission recommends to the Board of County Commissioners approval of the application for county historic designation for the property at 19507 Highway 119. The HPC finds that the property is eligible for local landmark designation based on 2.a.iii. for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under 2.a.iii. Distinctive characteristics of a type, period, method

of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period. It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01.

Additionally, the Gilpin County Historic Preservation Commission recommends to the Board of County Commissioners approval of the application for designation to the Gilpin County Historic Register for the property 19507 Highway 119. The HPC finds that the property is eligible for landmark designation based on *2.a.iii. for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under 2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period.* It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01.

The HPC further recommends that the property's landmark name be "Severance Lodge."

#### Attachments:

Exhibit A – HPC Staff report February 17, 2022

Exhibit B - Colorado Cultural Resource Survey ID #5GL.2389

Exhibit C - Photographs



## Staff Memorandum

**To:** Historic Preservation Commission (HPC)  
**From:** Tami Archer, County Planner  
**Meeting Date:** February 17, 2022  
**Re:** LM-22-01 – 19507 Highway 119  
Local Landmark Designation request  
Owner: Judd Motchan

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### **Request:**

Judd Motchan has submitted an application requesting Local Landmark Designation for the Severance Lodge property located at 19507 Highway 119 in Black Hawk, Colorado.

### **I. Eligibility Report**

According to the Gilpin County assessor's office, the main residence was constructed in 1925. The homestead was constructed by Horace W. Severance and later used as a tourist or hunting lodge in the 1940s. The following information was pieced together from federal census records, city directories, and passenger lists found on Ancestry.com. According to the 1940 Gilpin County census, the owner and manager of the lodge was Horace W. Severance. Mr. Severance was born in Kansas City, Missouri in 1898 and served as a field artillery man in World War I, reaching the rank of sergeant. Before he married his wife Dorothy, sometime between 1920 and 1925, he had several jobs in Kansas City. The pair moved to Texas and then to Colorado sometime after 1930. Ship passenger lists indicated that he travelled a fair bit, including places like Jamaica, Antigua, and Guatemala. The couple had one daughter, Dorothy. The 1940 census lists him as the manager of a tourist lodge. Mr. Severance died in 1972. The site appears to remain very similar to its condition while owned by Mr. Severance. The site and associated features retain most of the Seven Aspects of Integrity (location, setting, design, materials, workmanship, feeling, and association) as described below. Personal communication with the former owner, Judith Fisher, revealed that the homestead was converted to a hunting lodge and additional buildings were constructed sometime between 1930 and 1940. A nearby road bears the name Severance Lodge Road. It is unclear how much land was once associated with the lodge, but the site is now located on a 7-acre parcel along the western side of Highway 119 approximately 1.25 miles south-southeast of Rollinsville.

The property is located in Gilpin County, along the western side of Highway 119, and consists of a historic homestead containing the main residence (Feature 1), an enclosed well (Feature 2), a wooden outhouse (Feature 3), four wooden outbuildings (Features 4, 6, 7, and 8) the remnants of an icehouse (Feature 5), a chicken coop (Feature 9), an L-shaped fire pit and chimney (Feature 10), and a stone outbuilding (Feature 11).

Feature 1 consists of the main residence. The home is a rustic style stone two-story structure with a foundation constructed of small boulders. The exterior walls are constructed of mortared limestone blocks and natural cobbles. The original structure measures approximately 31.5 feet northwest to southeast by 43.5 feet northeast to southwest and is approximately 22-25 feet high to the gable apex. An addition was built on the northern side of the home that measures 15 feet by 16.5 feet. The addition is built in the same style as the original structure, with small boulders comprising the foundation and walls constructed of mortared gray limestone blocks on the eastern and western sides. The northernmost wall of the addition is made of horizontal roughhewn timber. A modern deck extends from the dormers along the northwestern portion of the roof of the original structure and appears to be constructed of milled lumber and metal spindles. The home has paired mortared stone chimneys located on the northern and southern ends of the roof ridge line. The chimney on the northern side has a single clay pot top and a smokestack, revolving base, and round chimney cap. The chimney located on the southern side is constructed in an arched top style cap. The gabled roof is covered with corrugated metal sheeting. Two gabled dormers are located on the northwestern and southeastern sides of the structure. Each dormer contains one over- one pane glass exterior windows and nine-pane glass farm style interior windows. The remaining windows along the walls of the home include five one-over-one pane exterior windows, with two interior six-pane glass bay windows located on the western side of the original structure, as well as one six-pane glass farm style exterior window, a single-pane glass exterior window, and a four-pane glass interior farm style window. The windows on the northern end of the structure consist of two one-over-one pane glass windows on the second level of the original structure and three large single-pane glass bay windows on the addition. The windows on the eastern side of the structure consist of three one-over-one pane glass exterior windows and two interior six-pane glass bay windows, as well as a small mud room with two six-pane glass farm style windows and one fifteen-pane glass window door. The southern end of the building has a one-over-one pane glass exterior window, two interior six-pane glass bay windows, one six-pane glass farm style window, and a small single-pane glass window at the garden level. There are also seven modern skylights on the roof of the original structure. The entryway is located on the southeastern side of the home and opens into a small enclosed mud room. The interior walls and floor of the home are covered with historic milled lumber. The ceiling is covered with milled lumber and spanned with roughhewn timber joists. The main fireplace on the first floor is largely constructed on the same style stone as the exterior of the original structure and has a small flagstone hearth. The cast iron wood burning insert appears to be modern.

Feature 2 consists of a well within an enclosed square, wooden well box. The well enclosure is constructed of milled lumber and measures roughly 6 feet in height and is covered with wood shake shingles. The depth of the well is unknown.

Feature 3 consists of a wooden outhouse that measures roughly 4 feet by 4 feet square and stands roughly 6.5 feet tall. The outhouse is constructed of milled 2 by 4 and 1 by 6 lumber and covered with wood shake shingle siding. The outhouse sits atop a small concrete foundation. The shed roof is covered with wood shake shingles. The door is located on the eastern side of the structure and is attached with two exterior triangular shaped pinned hinges. The door can be secured with two latch hook style eye gate latches. The interior of the structure contains a concrete vault with a wooden seat and two shelves.

Feature 4 consists of an outbuilding (used as a rental residence) that measures 16 feet northwest to southeast by 24 feet northeast to southwest. The building was constructed into a slope and appears to have a small cellar door along the southwestern corner. The cellar and foundation are constructed of mortared stone and limestone blocks. The exterior walls at the main level are covered with wood shake shingles. The structure has one small single-pane glass window on its northeastern and southwestern walls, two large single-pane glass windows and a single-pane glass door on its southeastern wall, and one large single-pane glass window and one small single-pane glass window on the northwestern wall. The shed style roof extends southeasterly over an open porch. The porch portion of the roof is supported by four 4-inch-diameter roughhewn timber posts. The roof is covered with rolled asphalt roofing material. The porch has a short, mortared limestone block and stone retaining wall separating the driveway from the porch.

Feature 5 consists of the historic icehouse that has been converted into a dry sauna. The structure measures 10 feet by 10 feet square and is cut into the hillslope. The mortared stone foundation is constructed of small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. A modern wooden deck extends northwesterly from the structure and has a privacy wall along the northeastern edge of the deck. The gabled roof is covered with corrugated tin sheeting. The entryway is located on the southeastern wall and the door is wooden and covered with wood shake shingles. A single-pane glass window is located above the door. A sliding glass door has been installed along the northwestern wall and enters the structure from the deck. It is unclear if the structure walls and roof are original construction, but the foundation appears to be from the original icehouse structure.

Feature 6 consists of an outbuilding (used as a rental residence) that measures 12 feet north to south by 22 feet east to west. The structure is constructed on a slight rise on a stone foundation constructed of mortared small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. The building has a more modern addition along the eastern side of the structure. The gabled roof is covered with rolled asphalt material on the eastern part of the ridge apex and standard asphalt shingles along the western portion of the ridge. A small, modern stove pipe chimney with cap is protruding from the southwestern portion of the roof. A retaining wall constructed of old railroad ties is located along the southeastern corner of the roof. A large single-pane glass window is located on the western wall and two small six-pane glass windows are located along the northern wall. A large single-pane glass window is located along the southern wall of the addition. The entryway is located on the eastern wall of the addition and contains a wooden door.

Feature 7 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single pane glass window and a red four-pane glass door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends southwestwardly and attaches this structure to Feature 8.

Feature 8 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single pane glass window and a wooden door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends northeasterly and attaches this structure to Feature 7.

Feature 9 consists of a wooden chicken coop that measures roughly 8 feet northeast to southwest and 5 feet northwest to southeast and is approximately 7 feet tall to the gable apex. The coop is constructed of framed 2x4 milled lumber wall studs with 2x6 milled lumber ceiling joists and rafters. The exterior walls are covered with wood shake shingles. The gabled roof is covered partially with rolled asphalt material and partially with wood shake shingles. A small six-pane glass window is located on the southeastern wall and a solid single-pane glass window is located on the northwestern wall. The entryway is located on the northeastern wall, but the door has been removed and is laying on the ground in front of the entry. The remnants of the chicken-wire fenced area is located just northeast of the coop and consists of eight to ten standing 3- to 4-inch-diameter, 3 feet tall roughhewn posts and a top rail. The chicken-wire is present, but the fencing is dilapidated.

Feature 10 consists of an L-shaped stone fire pit and chimney constructed of mortared limestone blocks and natural cobbles. The fire pit measures approximately 8 feet in length and 4 feet in width. The chimney stands approximately 8 feet tall. The pit has an enclosure for the burning area and a cast iron grill sits within the enclosure. A large rusted metal sheet rests on top of the enclosure. Modern wood picnic tables and wood benches surround the pit to the west.

Feature 11 consists of a stone structure constructed of mortared hand cut limestone blocks and boulders. The structure measures approximately 18 feet northwest to southeast by 10 feet northeast to southwest. The structure is cut into the hillslope along the highway and appears to be two stories high. Two doors and two nine-pane glass windows are located on the eastern wall and one six-pane glass window is located on the northern wall. The gabled roof is covered with wood shake shingles. A metal chimney pipe protrudes through the western portion of the roof and electrical conduit on the northern wall indicates that the structure has electricity. A small four panel door is located along the southwestern wall and appears to provide access to a lower floor or cellar.

County records estimate that the building was built ca. 1925, which triggers preliminary staff review for historical significance as detailed in section 9 of Ordinance #19-01. Based on that review, staff found that the resource has the potential to be granted historic designation per section 9.3.a. The request is then referred to HPC which shall review the eligibility of the property for historic designation.

The property at 19507 Highway 119 was inventoried in 2019 (state ID #5GL.2389; Attachment A).

**Ordinance (eligibility):**

When a completed application is submitted, HPC shall first determine if the property is eligible for listing as a Gilpin County landmark as outlined in section 3 of Ordinance #19-01. The determination shall be based on the criteria for landmark designation included below.

Section 3. Establishment of County Register and Designation Criteria

2. Eligibility Criteria

a. Properties or Districts shall be at least fifty years old and meet one or more of the following criteria in order to be considered for designation:

i. Association with events that have made a significant contribution to history.

1. Is a Site of a historic event that had an effect upon society; or
2. Exemplifies cultural, political, economic, or ethnic heritage of the County.

ii. Connection with persons significant in history.

iii. Distinctive characteristics of a type, period, method of Construction, or artisan.

1. Exemplifies specific elements of an architectural style or period;
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
3. Demonstrates superior craftsmanship or high artistic value;
4. Represents a style that is particular to the County;
5. Represents an innovation in Construction, materials, or design; or
6. Represents a built environment of a group of people in an era of history.

iv. Geographic importance.

1. Enhances the sense of identity of the County or community; or
2. Is an established and familiar natural setting or visual feature of the County or community.

v. Possibility to yield important information related to prehistory or history.

1. Addresses research questions or fills recognized data gaps;
2. Embodies construction, development, or design adaptations; or
3. Informs on the development of engineering systems.

b. A Property or district may be exempted from the age standard if the Board of County Commissioners finds it to be exceptionally important in other criteria.

2. Integrity Criteria

All Properties and districts shall be evaluated for their physical Integrity using the following criteria:

a. Location - the place where the Property was constructed or the place where the historic event occurred.

b. Design - the combination of elements that create the form, plan, space, structure, and style of a Property.

- c. Setting -the physical environment of a Property, including the character of the place. This character can include natural features, vegetation, open space, views and environment.
- d. Materials - the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a Property.
- e. Workmanship - the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- f. Feeling - a Property's expression of the aesthetic or historic sense of a particular period of time, often resulting from the combination of other aspects of integrity that combine to relate the historic character
- g. Association - the direct link between an important historic event or person and a Property; this must be sufficiently intact to convey that relationship to an observer.

### **Eligibility Report: Staff Evaluation & Recommendation**

The following evaluation is provided by consulting staff and is based on the significance criteria for historic designation as detailed in section 9.3.a. of Ordinance #19-01. Staff recommends that the property is eligible for local landmark designation under the following eligibility criteria:

The property at 19507 Highway 119 is associated with two historic contexts of Gilpin County's development:

- Recreation: ca. 1920s – present
- Architecture: ca. 1920s – 1940s

#### *2. Exemplifies cultural, political, economic, or ethnic heritage of the County.*

In the area of *recreation*, the building is associated with early 20<sup>th</sup> century recreation in the Rocky Mountains. With the advent of train and automobile access as well as proximity to Denver, Gilpin County's mountain scenery and relatively undeveloped land provided numerous opportunities for resort and subdivision development, as well as for individuals to construct summer vacation cabins.

#### *2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan.*

##### *1. Exemplifies specific elements of an architectural style or period.*

In the area of Architecture, the following could be considered:

- Location. Location is the place where the historic property was constructed or the place where the historic event took place. All of the features at the site retain the integrity aspect of location. The main residence (Feature 1), the icehouse (Feature 5), and the stone structure along Highway 119 (Feature 11) are probably the original components of the site. According to information provided by Ms. Judith Fisher (previous owner), the other outbuildings and features are probably part of the Severance Lodge and were constructed sometime in the 1940s. Regardless, all of the recorded features at the site

are greater than 50 years old and are now part of the site as a whole and all retain the aspect of location.

- Design. Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. The main residence (Feature 1), the icehouse (Feature 5), and the stone structure along Highway 119 (Feature 11) represent the original homestead and all but the icehouse (Feature 5) retain the aspect of design. The other outbuildings and features would be considered part of the lodge as the homestead converted to a multifunctional property or residence and lodge. The additional outbuildings and features also retain their aspect of design with slight changes in the addition of electricity and indoor plumbing.
- Setting. Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. The site retains the aspect of setting since the surrounding area is still sparsely populated and no commercial or industrial infrastructure has occurred. Gilpin County is the second least expansive county in Colorado with a population of less than 5,500 residents. The town of Rollinsville is located approximately 1.25 miles northwest and has less than 200 residents. From within the site boundary, no outside structures were observed, and the area is still forested. The USFS manages the land to the west of the site.
- Materials. Materials are the physical elements combined in a particular pattern or configuration to form the features during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists. The main residence (Feature 1) and the stone structure (Feature 11) both retain the aspect of materials of a rustic style homestead since both structures were constructed of mortared local limestone blocks and natural cobbles. The rustic architecture uses log or stone materials and allows features to blend in with the surrounding landscape (Pearce 2008). Some changes have been made to the main residence with the addition of a second story deck, a kitchen addition at the northern part of the home, replacement of the original roofing material with corrugated tin sheeting, electricity, and indoor plumbing, but the appearance of the residence is indicative of the vernacular of the 1920s. The interior of the home retains much of its original materials as well, with the original vertical wood slat wall, floor, and
- ceiling coverings and spilt log ceiling beams. The stone structure (Feature 11) retains most of its aspect of material and other than the addition of electricity appears unchanged. The icehouse (Feature 5) maintains the original foundation and has a similar appearance as the surrounding features but has been converted to a dry sauna and has lost much of its aspect of materials. The other outbuildings and features retain their aspect of materials and have the original mortared stone foundations and exterior building materials with the exception of some of the roofing materials and the addition of electricity and plumbing. The initial appearance of the site conveys the impression of a 1920-1940 rustic style homestead and lodge.
- Workmanship. Workmanship is the physical evidence of the craft of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principals of a

historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principals. The main residence (Feature 1) and the stone structure (Feature 11) both retain the aspect of workmanship of a 1920s rustic style stone home and outbuilding. The exterior of the structures is indicative of the workmanship of a homestead mason using the available local resources. The interior of the main residence shows the precision and skill of an early homestead woodworker. The other outbuildings and features retain their aspect of a 1930-1940 era carpenter and, although less impressive than the main residence and roadside stone structure, the workmanship of the foundations of the outbuildings is similar in masonry style. The rustic style is also expressed in the other outbuildings and features since the same wood shake siding was used on all of the outbuildings, enclosed well, and outhouse to create an expression of the local style and workmanship of the time.

- Feeling. Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. The site retains its aspect of feeling since there are no intrusive visual impacts; the site is still within an undeveloped, forested area, and the overall appearance of the site conveys a sense of simpler times of living in a rustic homestead with unobstructed views of the mountains to the north and west.
- Association. Association is the direct link between a property and the event or person for which the property is significant. The retention of the aspects of setting, location, design, workmanship, materials, and feeling combine to convey the integrity of association. The site retains its aspect of association in that it retains all of the other aspects, and the overall appearance most likely resembles that of its early years.

The main residence is still occupied and most of the other features, sans the icehouse, are still in use as intended or retain enough physical integrity that appear to be in use. The features overall are in good working condition and have been spared upgrades to the exterior that would impact the site's integrity.

In addition to meeting the criteria for historic and architectural significance, the property must also meet the integrity criteria outlined in Section 3.3 of Ordinance #19-01. The evaluation of integrity was based on a site survey of materials and construction, as well as historic photographs. Integrity is the ability of the property to convey either its architectural or historical significance by retention of physical features from the historic period. Based on historic photographs as well as photos from the Gilpin County Assessor's office (Attachment B), the building retains a high degree of integrity in location, setting, workmanship, feeling, and association.

Staff recommends that the property at 19507 Highway 119 is eligible as an individual Gilpin County Landmark under *2.a.iii.* for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under *2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period.*

## **HPC Action**

The Gilpin County Historic Preservation Commission should discuss the staff report and any testimony from the applicant. The HPC should then vote on whether the property meets the eligibility criteria and integrity requirements for landmark designation found in Section 3 of Ordinance #19-01. If the property is not found to meet the criteria, no further action is required. If it does meet the criteria, a sample motion follows:

The Gilpin County Historic Preservation Commission finds that the property at 19507 Highway 119 is eligible for landmark designation based on *2.a.iii.* for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under *2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period.* It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01.

## **II. Application for designation to County Historic Register**

The owner has submitted an application for designation to the Gilpin County Historic Register. The criteria that the Historic Preservation Commission uses to make recommendations for eligibility are found in Section 3 of Ordinance #19-01, which are the same criteria to evaluate non-landmarked buildings over 50 years when a building permit is submitted. These criteria and staff recommendations were discussed in this report on pages 2-23; staff recommends to the HPC that the property at 31 Pitts Place, Zephyr View Cabin, is eligible for county landmark designation.

Section 4 of Ordinance #19-01 describes the designation for procedure. The nomination application was submitted by the property owner, meeting Section 4.1.a. requirements. The applicant agreed to a hearing on October 15, 2020, meeting Section 4.2.1 requirements. The HPC shall review the application for conformance with the established criteria for designation and with the purposes of this Ordinance, and shall recommend either approval, approval with conditions; or denial of the application. If the HPC recommends approval, the Gilpin County Board of County Commissioners shall hold a hearing within 30 days after receipt of the HPC's approval of an application.

Since the HPC has already discussed the criteria found in Section 3, the following is a sample memo for forwarding the application on to the Board of County Commissioners. If the HPC votes to deny the application, it shall set forth in writing its findings of fact which constitute the basis of its recommendation. Staff recommends that the period of significance for the building be established as 1926 through 1970, the typical fifty-year cut-off for historic buildings.

The Gilpin County Historic Preservation Commission recommends to the Board of County Commissioners approval of the application for county historic designation for the property 19507 Highway 119. The HPC finds that the property is eligible for landmark designation based on *2.a.iii.* for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under *2.a.iii. Distinctive characteristics of a type, period, method of Construction,*

*or artisan; 1. Exemplifies specific elements of an architectural style or period.* It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01. The HPC further recommends that the property's landmark name be "Severance Lodge."

**Attachments:**

- A. Colorado Cultural Resource Survey ID #5GL.2389
- B. Photographs

# EXHIBIT A

**Management Data Form**

A *Management Data Form* should be completed for each cultural resource recorded during an archaeological survey. Isolated finds and revisits are the exception and they do not require a *Management Data Form*. Please attach the appropriate component forms and use continuation pages if necessary. Fields can be expanded or compressed as necessary.

1. **Resource Number:** 5GL.2389

2. **Temporary Resource Number:** TB2-SA-01

3. **Attachments (check as many as apply)**

- Prehistoric Archaeological Component
- Historic Archaeological Component
- Historic Architectural Component Form
- Linear Component
- Sketch/Instrument Map (required)
- U.S.G.S. Map Photocopy (required)
- Photograph(s) (required)
- Other, specify:

4. **Official determination (OAHP use only)**

- Determined Eligible NR\SR \_\_\_\_\_
- Determined Not Eligible NR\SR \_\_\_\_\_
- Nominated \_\_\_\_\_
- Need Data NR\SR \_\_\_\_\_
- Contributing to NR Dist.\SR Dist. \_\_\_\_\_
- Not Contributing to NR Dist.\SR Dist. \_\_\_\_\_
- Supports overall linear eligibility NR\SR \_\_\_\_\_
- Does not support overall linear eligibility NR\SR \_\_\_\_\_

**I. IDENTIFICATION**

5. **Resource Name:**

6. **Project Name/Number:** Tungsten to Bobtail Pipeline Project

7. **Government Involvement:**  Local  State  Federal

Agency: USFS Arapaho-Roosevelt National Forest

8. **Site Categories (check as many as apply):**

Prehistoric:  archaeological site  paleontological site  In existing National Register District

National Register District name:

Historic:  archaeology site  building(s)  structure(s)  object(s)  In existing National Register District

National Register District name:

9. **Owner(s) Name and Address:** Private

10. **Boundary Description and Justification:** The boundary is the extent of the historic buildings on the property.

11. **Site/Property Dimensions** Length: 71m Width: 194m Area: 11115m<sup>2</sup> Acres (m<sup>2</sup>/4047): 2.75

Area was calculated as:  Length x Width (rectangle/square)  Length x Width x 0.785 (Ellipse)  GIS

**II. LOCATION**

12. **Legal Location**

PM 6 Township 2S Range 72W Section 6 NW ¼ NW ¼

PM \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼

PM \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼

PM \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼

If section is irregular, explain alignment method:

13. **USGS Quad:** Tungsten

14. **County:** Gilpin

Management Data Form

Resource Number: 5GL.2389

Temporary Resource Number: TB2-SA-01

15. UTM Coordinates: Datum used  NAD 27  NAD 83  WGS 84 Other:

A. Zone 13; 457731 mE 4417693 mN
B. Zone ; mE mN
C. Zone ; mE mN
D. Zone ; mE mN

16. UTM Source:  Corrected GPS/rectified survey (<5m error)  Uncorrected GPS  Map template

Other (explain):

17. Site elevation (feet): 8600

18. Address: Lot: Block: Addition:

19. Location/Access: To access the site from Rollinsville, CO head south on CO-119. Travel for 1.4 miles and the site is on the west side of the road.

III. NATURAL ENVIRONMENT/SITE CONDITION

20. General Description (should include both on site as well as geographical setting with aspect, landforms, vegetation, soils, depositional environment, water, ground visibility):

5GL.2389 is located in Gilpin County, along the western side of Highway 119, and consists of a historic homestead containing the main residence (Feature 1), an enclosed well (Feature 2), a wooden outhouse (Feature 3), four wooden outbuildings (Features 4, 6, 7, and 8) the remnants of an icehouse (Feature 5), a chicken coop (Feature 9), an L-shaped fire pit and chimney (Feature 10), and a stone outbuilding (Feature 11).

Feature 1 consists of the main residence. The home is a rustic style stone two-story structure with a foundation constructed of small boulders. The exterior walls are constructed of mortared limestone blocks and natural cobbles. The original structure measures approximately 31.5 feet northwest to southeast by 43.5 feet northeast to southwest and is approximately 22-25 feet high to the gable apex. An addition was built on the northern side of the home that measures 15 feet by 16.5 feet. The addition is built in the same style as the original structure, with small boulders comprising the foundation and walls constructed of mortared gray limestone blocks on the eastern and western sides. The northernmost wall of the addition is made of horizontal roughhewn timber. A modern deck extends from the dormers along the northwestern portion of the roof of the original structure and appears to be constructed of milled lumber and metal spindles.

The home has paired mortared stone chimneys located on the northern and southern ends of the roof ridge line. The chimney on the northern side has a single clay pot top and a smokestack, revolving base, and round chimney cap. The chimney located on the southern side is constructed in an arched top style cap. The gabled roof is covered with corrugated metal sheeting.

Two gabled dormers are located on the northwestern and southeastern sides of the structure. Each dormer contains one-over-one pane glass exterior windows and nine-pane glass farm style interior windows. The remaining windows along the walls of the home include five one-over-one pane exterior windows, with two interior six-pane glass bay windows located on the western side of the original structure, as well as one six-pane glass farm style exterior window, a single-pane glass exterior window, and a four-pane glass interior farm style window. The windows on the northern end of the structure consist of two one-over-one pane glass windows on the second level of the original structure and three large single-pane glass bay windows on the addition. The windows on the eastern side of the structure consist of three one-over-one pane glass exterior windows and two interior six-pane glass bay windows, as well as a small mud room with two six-pane glass farm style windows and one fifteen-pane glass window door. The southern end of the building has a one-over-one pane glass exterior window, two interior six-pane glass bay windows, one six-pane glass farm style window, and a small single-pane glass window at the garden level. There are also seven modern skylights on the roof of the original structure. The entryway is located on the southeastern side of the home and opens into a small enclosed mud room

The interior walls and floor of the home are covered with historic milled lumber. The ceiling is covered with milled lumber and spanned with roughhewn timber joists. The main fireplace on the first floor is largely constructed on the same style stone as the exterior of the original structure and has a small flagstone hearth. The cast iron wood burning insert appears to be modern.

Feature 2 consists of a well within an enclosed square, wooden well box. The well enclosure is constructed of milled lumber and measures approximately 2 feet by 2 feet square. The well enclosure has a small gable roof and stands

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roughly 6 feet in height and is covered with wood shake shingles. The depth of the well is unknown.

Feature 3 consists of a wooden outhouse that measures roughly 4 feet by 4 feet square and stands roughly 6.5 feet tall.

The outhouse is constructed of milled 2 by 4 and 1 by 6 lumber and covered with wood shake shingle siding. The outhouse sits atop a small concrete foundation. The shed roof is covered with wood shake shingles. The door is located on the eastern side of the structure and is attached with two exterior triangular shaped pinned hinges. The door can be secured with two latch hook style eye gate latches. The interior of the structure contains a concrete vault with a wooden seat and two shelves.

Feature 4 consists of an outbuilding (used as a rental residence) that measures 16 feet northwest to southeast by 24 feet northeast to southwest. The building was constructed into a slope and appears to have a small cellar door along the southwestern corner. The cellar and foundation are constructed of mortared stone and limestone blocks. The exterior walls at the main level are covered with wood shake shingles. The structure has one small single-pane glass window on its northeastern and southwestern walls, two large single-pane glass windows and a single-pane glass door on its southeastern wall, and one large single-pane glass window and one small single-pane glass window on the northwestern wall. The shed style roof extends southeasterly over an open porch. The porch portion of the roof is supported by four 4-inch-diameter roughhewn timber posts. The roof is covered with rolled asphalt roofing material. The porch has a short, mortared limestone block and stone retaining wall separating the driveway from the porch.

Feature 5 consists of the historic icehouse that has been converted into a dry sauna. The structure measures 10 feet by 10 feet square and is cut into the hillslope. The mortared stone foundation is constructed of small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. A modern wooden deck extends northwesterly from the structure and has a privacy wall along the northeastern edge of the deck. The gabled roof is covered with corrugated tin sheeting. The entryway is located on the southeastern wall and the door is wooden and covered with wood shake shingles. A single-pane glass window is located above the door. A sliding glass door has been installed along the northwestern wall and enters the structure from the deck. It is unclear if the structure walls and roof are original construction, but the foundation appears to be from the original icehouse structure.

Feature 6 consists of an outbuilding (used as a rental residence) that measures 12 feet north to south by 22 feet east to west. The structure is constructed on a slight rise on a stone foundation constructed of mortared small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. The building has a more modern addition along the eastern side of the structure. The gabled roof is covered with rolled asphalt material on the eastern part of the ridge apex and standard asphalt shingles along the western portion of the ridge. A small, modern stove pipe chimney with cap is protruding from the southwestern portion of the roof. A retaining wall constructed of old railroad ties is located along the southeastern corner of the roof. A large single-pane glass window is located on the western wall and two small six-pane glass windows are located along the northern wall. A large single-pane glass window is located along the southern wall of the addition. The entryway is located on the eastern wall of the addition and contains a wooden door.

Feature 7 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single-pane glass window and a red four-pane glass door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends southwestwardly and attaches this structure to Feature 8.

Feature 8 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single-pane glass window and a wooden door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends northeasterly and attaches this structure to Feature 7.

Feature 9 consists of a wooden chicken coop that measures roughly 8 feet northeast to southwest and 5 feet northwest to southeast and is approximately 7 feet tall to the gable apex. The coop is constructed of framed 2x4 milled lumber wall studs with 2x6 milled lumber ceiling joists and rafters. The exterior walls are covered with wood shake shingles. The gabled roof is covered partially with rolled asphalt material and partially with wood shake shingles. A small six-pane glass window is located on the southeastern wall and a solid single-pane glass window is located on the northwestern wall. The entryway is located on the northeastern wall, but the door has been removed and is laying on the ground in front of the entry. The remnants of the chicken-wire fenced area is located just northeast of the coop and consists of eight to ten standing 3- to 4-inch-diameter, 3 feet tall roughhewn posts and a top rail. The chicken-wire is present, but

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the fencing is dilapidated.

Feature 10 consists of an L-shaped stone fire pit and chimney constructed of mortared limestone blocks and natural cobbles. The fire pit measures approximately 8 feet in length and 4 feet in width. The chimney stands approximately 8 feet tall. The pit has an enclosure for the burning area and a cast iron grill sits within the enclosure. A large rusted metal sheet rests on top of the enclosure. Modern wood picnic tables and wood benches surround the pit to the west.

Feature 11 consists of a stone structure constructed of mortared hand cut limestone blocks and boulders. The structure measures approximately 18 feet northwest to southeast by 10 feet northeast to southwest. The structure is cut into the hillslope along the highway and appears to be two stories high. Two doors and two nine-pane glass windows are located on the eastern wall and one six-pane glass window is located on the northern wall. The gabled roof is covered with wood shake shingles. A metal chimney pipe protrudes through the western portion of the roof and electrical conduit on the northern wall indicates that the structure has electricity. A small four panel door is located along the southwestern wall and appears to provide access to a lower floor or cellar.

The current owner shared her opinion that the structure once served as a gas station. No documentation was available to corroborate.

21. **Soil depth (cm) and description:** The soil is tan sand with a lot of debris from the bedrock.

22. **Condition**

a. Architectural/Structural

- Excellent
- Good
- Fair
- Deteriorated
- Ruin

b. Archaeological/Paleontological

- Undisturbed
- Light disturbance
- Moderate disturbance
- Heavy disturbance
- Total disturbance

23. **Describe condition:** The site is in excellent condition and appears to still be in use.

24. **Vandalism:**  Yes  No

Describe:

**IV. NATIONAL/STATE REGISTER ELIGIBILITY ASSESSMENT**

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25. Context or Theme: Vernacular architecture

26. 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory
- Does not meet any of the National Register criteria
- Qualifies under exceptions A through G. List exception(s):

27. Applicable State Register Criteria:

- A. Property is associated with events that have made a significant contribution to history
- B. Property is connected with persons significant in history
- C. Property has distinctive characteristics of a type, period, method of construction or artisan
- D. Property is of geographic importance
- E. Property contains the possibility of important discoveries related to prehistory or history
- Does not meet any of the State Register criteria

28. Area(s) of significance: Architecture

29. Period(s) of significance: 1920s-1940s

30. Level of significance:  National  State  Local

31. Statement of significance: According to the Gilpin County assessors office, the main residence was constructed in 1925. The homestead was constructed by Horace W. Severance and later used as a tourist or hunting lodge in the 1940s. The following information was pieced together from federal census records, city directories, and passenger lists found on Ancestry.com. According to the 1940 Gilpin County census, the owner and manager of the lodge was Horace W. Severance. Mr. Severance was born in Kansas City, Missouri in 1898 and served as a field artillery man in World War I, reaching the rank of sergeant. Before he married his wife Dorothy, sometime between 1920 and 1925, he had several jobs in Kansas City. The pair moved to Texas and then to Colorado sometime after 1930. Ship passenger lists indicated that he travelled a fair bit, including places like Jamaica, Antigua, and Guatemala. The couple had one daughter, Dorothy. The 1940 census lists him as the manager of a tourist lodge. Mr. Severance died in 1972. The site appears to remain very similar to its condition while owned by Mr. Severance. The site and associated features retain most of the Seven Aspects of Integrity (location, setting, design, materials, workmanship, feeling, and association) as described below. Personal communication with the current owner, Judith Fisher, revealed that the homestead was converted to a hunting lodge and additional buildings were constructed sometime between 1930 and 1940. A nearby road bears the name Severance Lodge Road. It is unclear how much land was once associated with the lodge, but the site is now located on a 7-acre parcel along the western side of Highway 119 approximately 1.25 miles south-southeast of Rollinsville.

The site is not clearly associated with an event (Criterion A) or person (Criterion B) significant in our nation's history. However, Tetra Tech feels that the site does embody the distinctive characteristics of an architectural style or architect and exhibits high artistic value (Criterion C). Therefore, Tetra Tech recommends that the site is eligible for the NRHP under Criterion C, since the site embodies the distinctive characteristics of the vernacular architectural style of the 1920-1940s and exhibits a high artistic value. The pipeline will be located across the highway from the site and no direct or indirect impacts are anticipated to the site.

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**32. Statement of historic integrity related to significance:** Location. Location is the place where the historic property was constructed or the place where the historic event took place. All of the features at the site retain the integrity aspect of location. The main residence (Feature 1), the icehouse (Feature 5), and the stone structure along Highway 119 (Feature 11) are probably the original components of the site. According to information provided by Ms. Judith Fisher (current owner), the other outbuildings and features are probably part of the Severance Lodge and were constructed sometime in the 1940s. Regardless, all of the recorded features at the site are greater than 50 years old and are now part of the site as a whole and all retain the aspect of location.

Design. Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. The main residence (Feature 1), the icehouse (Feature 5), and the stone structure along Highway 119 (Feature 11) represent the original homestead and all but the icehouse (Feature 5) retain the aspect of design. The other outbuildings and features would be considered part of the lodge as the homestead converted to a multifunctional property or residence and lodge. The additional outbuildings and features also retain their aspect of design with slight changes in the addition of electricity and indoor plumbing.

Setting. Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. The site retains the aspect of setting since the surrounding area is still sparsely populated and no commercial or industrial infrastructure has occurred. Gilpin County is the second least expansive county in Colorado with a population of less than 5,500 residents. The town of Rollinsville is located approximately 1.25 miles northwest and has less than 200 residents. From within the site boundary, no outside structures were observed, and the area is still forested. The USFS manages the land to the west of the site.

Materials. Materials are the physical elements combined in a particular pattern or configuration to form the features during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists. The main residence (Feature 1) and the stone structure (Feature 11) both retain the aspect of materials of a rustic style homestead since both structures were constructed of mortared local limestone blocks and natural cobbles. The rustic architecture uses log or stone materials and allows features to blend in with the surrounding landscape (Pearce 2008). Some changes have been made to the main residence with the addition of a second story deck, a kitchen addition at the northern part of the home, replacement of the original roofing material with corrugated tin sheeting, electricity, and indoor plumbing, but the appearance of the residence is indicative of the vernacular of the 1920s. The interior of the home retains much of its original materials as well, with the original vertical wood slat wall, floor, and ceiling coverings and spilt log ceiling beams. The stone structure (Feature 11) retains most of its aspect of material and other than the addition of electricity appears unchanged. The icehouse (Feature 5) maintains the original foundation and has a similar appearance as the surrounding features but has been converted to a dry sauna and has lost much of its aspect of materials. The other outbuildings and features retain their aspect of materials and have the original mortared stone foundations and exterior building materials with the exception of some of the roofing materials and the addition of electricity and plumbing. The initial appearance of the site conveys the impression of a 1920-1940 rustic style homestead and lodge.

Workmanship. Workmanship is the physical evidence of the craft of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principals of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principals. The main residence (Feature 1) and the stone structure (Feature 11) both retain the aspect of workmanship of a 1920s rustic style stone home and outbuilding. The exterior of the structures is indicative of the workmanship of a homestead mason using the available local resources. The interior of the main residence shows the precision and skill of an early homestead woodworker. The other outbuildings and features retain their aspect of a 1930-1940 era carpenter and, although less impressive than the main residence and roadside stone structure, the workmanship of the foundations of the outbuildings is similar in masonry style. The rustic style is also expressed in the other outbuildings and features since the same wood shake siding was used on all of the outbuildings, enclosed well, and outhouse to create an expression of the local style and workmanship of the time.

Feeling. Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. The site retains its aspect of feeling since there are no intrusive visual impacts; the site is still within an undeveloped, forested area, and the overall appearance of the site conveys a sense of simpler times of living in a rustic homestead with unobstructed views of the mountains to the north and west.

Association. Association is the direct link between a property and the event or person for which the property is significant. The retention of the aspects of setting, location, design, workmanship, materials, and feeling combine to convey the integrity of association. The site retains its aspect of association in that it retains all of the other aspects, and the overall

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appearance most likely resembles that of its early years. The main residence is still occupied and most of the other features, sans the icehouse, are still in use as intended or retain enough physical integrity that appear to be in use. The features overall are in good working condition and have been spared upgrades to the exterior that would impact the site's integrity.

- 33. National Register Eligibility Field Assessment:  Eligible  Not eligible  Need data  
 Linear Segment Evaluation (if applicable):  Supporting  Non Supporting
- 34. Status in an Existing National Register District:  Contributing  Non-contributing
- 35. State Register Eligibility Field Assessment:  Eligible  Not eligible  Need data
- 36. Status in an Existing State Register District:  Contributing  Non-contributing
- 37. National/State Register District Potential:  Yes  No Describe:

38. Cultural Landscape Potential:  Yes  No Describe:

39. If Yes to either 37 or 38, is this site:  Contributing  Non-contributing Explain:

V. MANAGEMENT AND ADMINISTRATIVE DATA

- 40. Threats to Resource:  Water erosion  Wind erosion  Grazing  Neglect  Vandalism  
 Recreation  Construction  Other (explain):
- 41. Existing protection  None  Marked  Fenced  Patrolled  Access controlled  
 Other (specify):

Comments:

42. Local landmark designation:

43. Easement:

44. Recorder's Management Recommendations: Tetra Tech recommends that the site is eligible for the NRHP under Criterion C, since the site embodies the distinctive characteristics of the vernacular architectural style of the 1920-1940s and exhibits a high artistic value. Since the site will be avoided, Tetra Tech suggests that the construction of the reoroute portion of the Project will have no adverse effect on the site.

VI. DOCUMENTATION

45. Previous actions accomplished at the site:  Tested  Partial excavation  Complete excavation

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Date(s):

a. Excavations:

b. Stabilization:

Date(s):

c. HABS/HAER documentation [date(s) and numbers]:

d. Other:

46. **Known collections/reports/interviews and other references (list):** Gerwin, Mark

47. **Primary location of additional data:** Tetra Tech, Inc. 350 Indiana Street, Suite 500, Golden 80401

48. **State or Federal Permit number:**

49. **Collection:** Artifact collection authorized:  Yes  No Were artifacts collected:  Yes  No  
Artifact repository:

Collection method:  Diagnostics  Grab Sample  Random Sample

Other (specify):

50. **Photograph Numbers:** 1179-1180, 5808-5854

Files or negatives stored at: Tetra Tech, Inc., 350 Indiana Street, Suite 500, Golden, CO 80401

51. **Report title:** Addendum Cultural Resource Inventory for the Tungsten to Bobtail Natural Gas Pipeline Project- Gilpin and Boulder Counties, Colorado.

52. **Recorder(s):** Stephen Anderson, Madison Wood

Date: 11/17/2019

53. **Recorder affiliation:** Tetra Tech, Inc., 350 Indiana Street, Suite 500, Golden, CO 80401

Phone number/Email: 303-980-3601; stephen.anderson@tetrattech.com

**NOTE:** Please attach a site map, a photocopy of the USGS 1:24000 map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1560 Broadway, Suite 400 Denver, CO 80202  
303-866-3395

COLORADO CULTURAL RESOURCE SURVEY  
**Historic Archaeology Component Form**

OAHP 1402  
Rev. 11/10

1. **Resource Number:** 5GL.2389      2. **Temporary Resource Number:**

3. **Site Name:**

4. **Does this form pertain to the site in general?**     Yes       No

If no, please supply a feature/structure number or name:

5. **Site, Component or Feature Type:**    Homestead/zyourist lodge

6. **Narrative History (based on archival research, expand as necessary):** According to the Gilpin County assessors office, the main residence was constructed in 1925. The homestead was constructed by Horace W. Severance and later used as a tourist or hunting lodge in the 1940s. The following information was pieced together from federal census records, city directories, and passenger lists found on Ancestry.com. According to the 1940 Gilpin County census, the owner and manager of the lodge was Horace W. Severance. Mr. Severance was born in Kansas City, Missouri in 1898 and served as a field artillery man in World War I, reaching the rank of sergeant. Before he married his wife Dorothy, sometime between 1920 and 1925, he had several jobs in Kansas City. The pair moved to Texas and then to Colorado sometime after 1930. Ship passenger lists indicated that he travelled a fair bit, including places like Jamaica, Antigua, and Guatemala. The couple had one daughter, Dorothy. The 1940 census lists him as the manager of a tourist lodge. Mr. Severance died in 1972. The site appears to remain very similar to its condition while owned by Mr. Severance. The site and associated features retain most of the Seven Aspects of Integrity (location, setting, design, materials, workmanship, feeling, and association) as described below. Personal communication with the current owner, Judith Fisher, revealed that the homestead was converted to a hunting lodge and additional buildings were constructed sometime between 1930 and 1940. A nearby road bears the name Severance Lodge Road. It is unclear how much land was once associated with the lodge, but the site is now located on a 7-acre parcel along the western side of Highway 119 approximately 1.25 miles south-southeast of Rollinsville.

7. **Is this site located in a NRHP historic landscape?**     Yes     No; **If yes, please describe:**

8. **Component or Feature Description (expand as necessary):**

The site consists of a historic homestead containing the main residence (Feature 1), an enclosed well (Feature 2), a wooden outhouse (Feature 3), four wooden outbuildings (Features 4, 6, 7, and 8) the remnants of an icehouse (Feature 5), a chicken coop (Feature 9), an L-shaped fire pit and chimney (Feature 10), and a stone outbuilding (Feature 11).

Feature 1 consists of the main residence. The home is a rustic style stone two-story structure with a foundation constructed of small boulders. The exterior walls are constructed of mortared limestone blocks and natural cobbles. The original structure measures approximately 31.5 feet northwest to southeast by 43.5 feet northeast to southwest and is approximately 22-25 feet high to the gable apex. An addition was built on the northern side of the home that measures 15 feet by 16.5 feet. The addition is built in the same style as the original structure, with small boulders comprising the foundation and walls constructed of mortared gray limestone blocks on the eastern and western sides. The northernmost wall of the addition is made of horizontal roughhewn timber. A modern deck extends from the dormers along the northwestern portion of the roof of the original structure and appears to be constructed of milled lumber and metal spindles.

The home has paired mortared stone chimneys located on the northern and southern ends of the roof ridgeline. The chimney on the northern side has a single clay pot top and a smokestack, revolving base, and round chimney cap. The chimney located on the southern side is constructed in an arched top style cap. The gabled roof is covered with corrugated metal sheeting.

Two gabled dormers are located on the northwestern and southeastern sides of the structure. Each dormer contains one-over-one pane glass exterior windows and nine-pane glass farm style interior windows. The remaining windows along the walls of the home include five one-over-one pane exterior windows, with two interior six-pane glass bay windows located on the western side of the original structure, as well as one six-pane glass farm style exterior window, a single-pane glass exterior window, and a four-pane glass interior farm style window. The windows on the northern end of the structure consist of two one-over-one pane glass windows on the second level of the original structure and three large single-pane glass bay windows on the addition. The windows on the eastern side of the structure consist of three one-over-one pane glass exterior windows and two interior six-pane glass bay windows, as well as a small mud room with two six-pane glass farm style windows and one fifteen-pane glass window door. The southern end of the building has a one-over-one pane glass exterior window, two interior six-pane glass bay windows, one six-pane glass farm style window, and a small single-pane glass window at the

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garden level. There are also seven modern skylights on the roof of the original structure. The entryway is located on the southeastern side of the home and opens into a small enclosed mud room

The interior walls and floor of the home are covered with historic milled lumber. The ceiling is covered with milled lumber and spanned with roughhewn timber joists. The main fireplace on the first floor is largely constructed on the same style stone as the exterior of the original structure and has a small flagstone hearth. The cast iron wood burning insert appears to be modern.

Feature 2 consists of a well within an enclosed square, wooden well box. The well enclosure is constructed of milled lumber and measures approximately 2 feet by 2 feet square. The well enclosure has a small gable roof and stands roughly 6 feet in height and is covered with wood shake shingles. The depth of the well is unknown.

Feature 3 consists of a wooden outhouse that measures roughly 4 feet by 4 feet square and stands roughly 6.5 feet tall. The outhouse is constructed of milled 2 by 4 and 1 by 6 lumber and covered with wood shake shingle siding. The outhouse sits atop a small concrete foundation. The shed roof is covered with wood shake shingles. The door is located on the eastern side of the structure and is attached with two exterior triangular shaped pinned hinges. The door can be secured with two latch hook style eye gate latches. The interior of the structure contains a concrete vault with a wooden seat and two shelves.

Feature 4 consists of an outbuilding (used as a rental residence) that measures 16 feet northwest to southeast by 24 feet northeast to southwest. The building was constructed into a slope and appears to have a small cellar door along the southwestern corner. The cellar and foundation are constructed of mortared stone and limestone blocks. The exterior walls at the main level are covered with wood shake shingles. The structure has one small single-pane glass window on its northeastern and southwestern walls, two large single-pane glass windows and a single-pane glass door on its southeastern wall, and one large single-pane glass window and one small single-pane glass window on the northwestern wall. The shed style roof extends southeasterly over an open porch. The porch portion of the roof is supported by four 4-inch-diameter roughhewn timber posts. The roof is covered with rolled asphalt roofing material. The porch has a short, mortared limestone block and stone retaining wall separating the driveway from the porch.

Feature 5 consists of the historic icehouse that has been converted into a dry sauna. The structure measures 10 feet by 10 feet square and is cut into the hillslope. The mortared stone foundation is constructed of small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. A modern wooden deck extends northwesterly from the structure and has a privacy wall along the northeastern edge of the deck. The gabled roof is covered with corrugated tin sheeting. The entryway is located on the southeastern wall and the door is wooden and covered with wood shake shingles. A single-pane glass window is located above the door. A sliding glass door has been installed along the northwestern wall and enters the structure from the deck. It is unclear if the structure walls and roof are original construction, but the foundation appears to be from the original icehouse structure.

Feature 6 consists of an outbuilding (used as a rental residence) that measures 12 feet north to south by 22 feet east to west. The structure is constructed on a slight rise on a stone foundation constructed of mortared small boulders, limestone blocks and natural cobbles. The exterior walls are covered with wood shake shingles. The building has a more modern addition along the eastern side of the structure. The gabled roof is covered with rolled asphalt material on the eastern part of the ridge apex and standard asphalt shingles along the western portion of the ridge. A small, modern stove pipe chimney with cap is protruding from the southwestern portion of the roof. A retaining wall constructed of old railroad ties is located along the southeastern corner of the roof. A large single-pane glass window is located on the western wall and two small six-pane glass windows are located along the northern wall. A large single-pane glass window is located along the southern wall of the addition. The entryway is located on the eastern wall of the addition and contains a wooden door.

Feature 7 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single-pane glass window and a red four-pane glass door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends southwesterly and attaches this structure to Feature 8.

Feature 8 consists of an outbuilding (used as a rental residence) that measures 15 feet northeast to southwest by 19 feet northwest to southeast. The structure sits atop a mortared stone foundation constructed of small boulders, limestone blocks, and natural cobbles. The exterior walls are covered with wood shake shingles. A large single-pane glass window and a single-pane glass door are located along the northeastern wall of the structure. Another large single-pane glass window and a wooden door are located along the southwestern wall. Two large single-pane glass windows are located at the northwestern wall. The gabled roof is covered with standard asphalt shingles. A

Historic Archaeology Component Form

Resource Number: 5GL.2389

Temporary Resource Number:

stove pipe chimney protrudes through the northeastern portion of the roof. A set of stone steps and a mortared stone patio extends northeasterly and attaches this structure to Feature 7.

Feature 9 consists of a wooden chicken coop that measures roughly 8 feet northeast to southwest and 5 feet northwest to southeast and is approximately 7 feet tall to the gable apex. The coop is constructed of framed 2x4 milled lumber wall studs with 2x6 milled lumber ceiling joists and rafters. The exterior walls are covered with wood shake shingles. The gabled roof is covered partially with rolled asphalt material and partially with wood shake shingles. A small six-pane glass window is located on the southeastern wall and a solid single-pane glass window is located on the northwestern wall. The entryway is located on the northeastern wall, but the door has been removed and is laying on the ground in front of the entry. The remnants of the chicken-wire fenced area is located just northeast of the coop and consists of eight to ten standing 3- to 4-inch-diameter, 3 feet tall roughhewn posts and a top rail. The chicken-wire is present, but the fencing is dilapidated.

Feature 10 consists of an L-shaped stone fire pit and chimney constructed of mortared limestone blocks and natural cobbles. The fire pit measures approximately 8 feet in length and 4 feet in width. The chimney stands approximately 8 feet tall. The pit has an enclosure for the burning area and a cast iron grill sits within the enclosure. A large rusted metal sheet rests on top of the enclosure. Modern wood picnic tables and wood benches surround the pit to the west.

Feature 11 consists of a stone structure constructed of mortared hand cut limestone blocks and boulders. The structure measures approximately 18 feet northwest to southeast by 10 feet northeast to southwest. The structure is cut into the hillslope along the highway and appears to be two stories high. Two doors and two nine-pane glass windows are located on the eastern wall and one six-pane glass window is located on the northern wall. The gabled roof is covered with wood shake shingles. A metal chimney pipe protrudes through the western portion of the roof and electrical conduit on the northern wall indicates that the structure has electricity. A small four panel door is located along the southwestern wall and appears to provide access to a lower floor or cellar.

The current owner shared her opinion that the structure once served as a gas station. No documentation was available to corroborate.

9. Historic Component Date(s): 1920s-1940s

Justification and Sources Consulted: Gilpin County Tax Assessor; Judith Fisher- owner

10. Component Function(s):

Original Use: Homestead

Present Use: Homestead/rental properties

11. Ethnic affiliation of occupants: Euro-American

Justification and Sources Consulted: Census records

12. Historic Boundary Description: The boundary is the extent of the historic buildings on the property.

Justification and Sources Consulted:

13. NRHP Area of Significance: Achitecture

Justification and Sources Consulted:

14. NRHP Period of Significance: 1920s-1940s

Justification and Sources Consulted:

15. Site, Component, or Feature Theme (use the Historic Archaeology Lexicon): Vernacular architecture

16. Does this component or feature support the NRHP eligibility of the entire resource?

Yes

No

Undetermined

N/A

Justification:

17. Recorder(s): Stephen Anderson

18. Date: 1/31/2020

19. Presence and Quantity of Artifacts (add types as necessary)

a. Vessel Glass	Quantity	e. Cans	Quantity
Amber (1860s-present)		Beverage: all aluminum (post-1970)	



Historic Archaeology Component Form

Resource Number: 5GL.2389

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22. **Unique Artifact Descriptions.** Particularly important attributes are listed following the artifact class and standardized terminology can be found in the Appendix to the instructions. Expand or contract tables as necessary. All of these items should be included in the counts of the Artifact table above.

<b>a. Glass:</b> type, function, color, bottle part, manufacturing method, vessel style/contents, embossing/markings, dimensions, worked or modified?
<b>b. Ceramics:</b> type, function, surface treatment/glaze, color, shape, trademarks, decorations, dimensions.
<b>c. Nails:</b> type, function, dimensions.
<b>d. Industrial:</b> type, function, manufacturing method, marking, dimensions.
<b>e. Cans:</b> material type, side-seam, opening, vessel style/contents, embossing/markings, dimensions.
<b>f. Structural:</b> type, function, manufacturing method, marking, dimensions.
<b>g. Domestic:</b> type, function, manufacturing method, marking, dimensions.
<b>h. Other/miscellaneous:</b> type, function, manufacturing method, marking, dimensions.

23. **Are standing structures present on the site?** Yes  No

If yes, please complete Architectural Inventory Form(s)(1403)

**Historic Archaeology Component Form**

**Resource Number:** 5GL.2389

**Temporary Resource Number:**

24. **Feature Descriptions** Include a site map, to scale, with each feature listed below depicted on it. Please use the Historic Archaeology Lexicon for feature types. Insert rows and feature types into table as necessary. If desired, sort table by feature number.

Feature Type (add others as necessary)	Feature Number/Name	Dimensions (feet / inches)	Description
Adit			
Aspen art			
Cabin			
Cairn			
Corral			
Ditch/canal			
Depression			
Dugout			
Foundation			
House	Feature 1		See architectural inventory form
Log cabin			
Mine shaft			
Outbuilding	Features 4-8; Feature 11		See architectural inventory forms
Platform			
Privy	Feature 3		See architectural inventory form
Railroad grade/bed			
Road/Trail			
Shaft			
Trash scatter			
Waste Rock pile			
Chicken coop	Feature 9		See architectural inventory form
Well	Feature 2	2x2	Feature The well enclosure is constructed of milled lumber and measures approximately 2 feet by 2 feet square. The well enclosure has a small gable roof and stands roughly 6 feet in height and is covered with wood shake shingles2 consists of a well within an enclosed square, wooden well box.. The depth of the well is unknown
Fire pit	Feature 10	8x4	Feature 10 consists of a L-shaped stone fire pit and chimney constructed of mortared limestone blocks and natural cobbles. The fire pit measures approximately 8 feet in length and 4 feet in width. The chimney stands approximately 8 feet tall. The pit has an enclosure for the burning area and a cast iron grill sits within the enclosure. A large rusted metal sheet rests on top of the enclosure. Modern wood picnic tables and wood benches surround the pit to the west.

**25. Potential for Additional Archaeological Information**

Is there potential for additional information?  Yes  No  Unknown If yes or unknown describe below.

Potential Within:	Describe
a. Subsurface deposits within a structural feature	

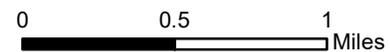
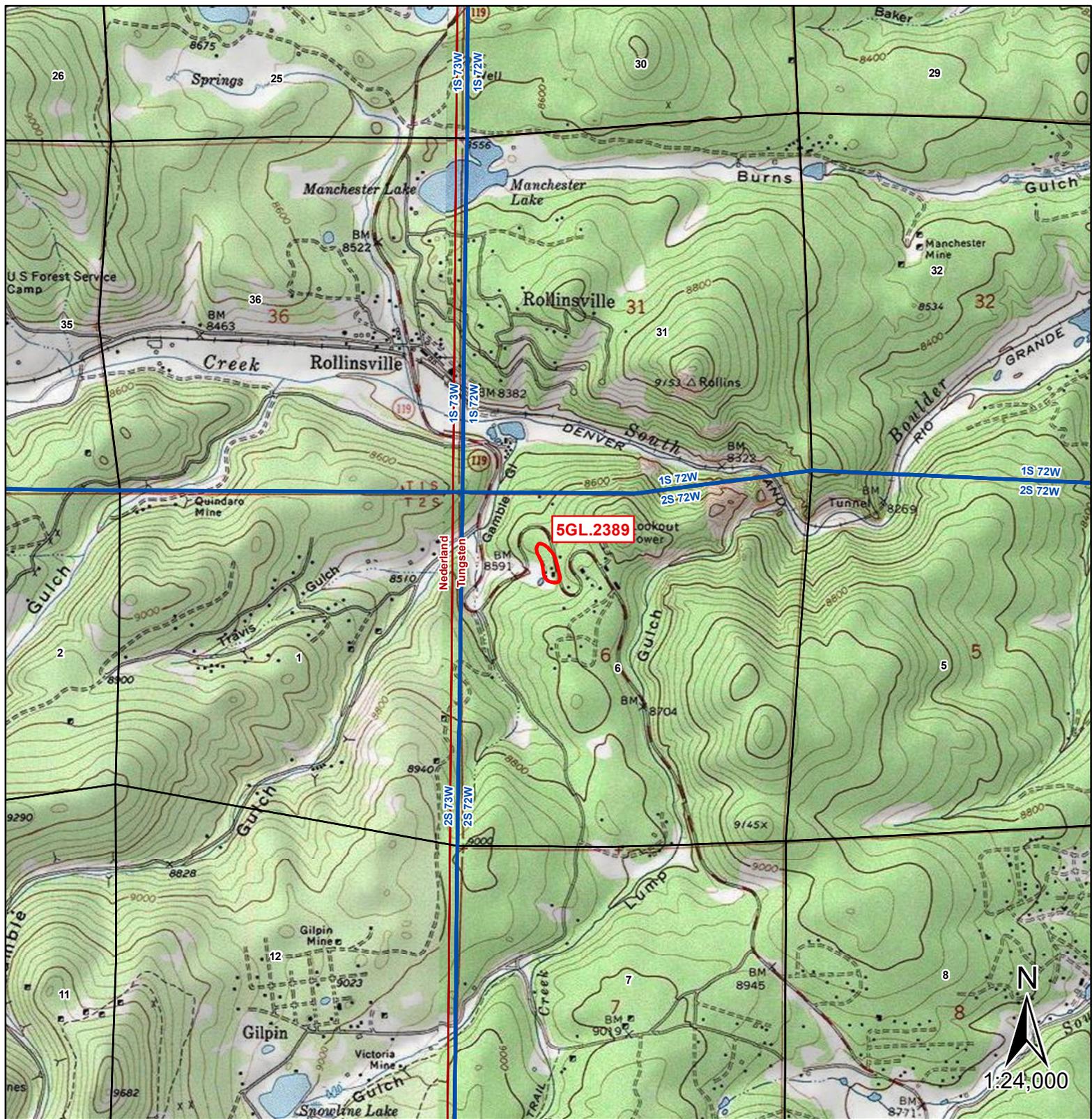
**Historic Archaeology Component Form**

**Resource Number:** 5GL.2389

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b. Subsurface deposits outside a structural feature	
c. Trash area	
d. Privy pits	
e. Other	

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1560 Broadway, Suite 400, Denver, CO 80202  
303-866-3395



**SITE: 5GL.2389**  
**TUNGSTEN TO BOBTAIL**  
**NATURAL GAS PIPELINE**  
**PROJECT**

GILPIN COUNTY, COLORADO



**Project Components**

Site Boundary

**Boundaries**

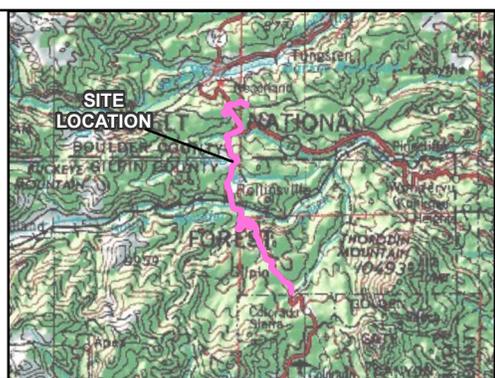
PLSS Township

PLSS Section

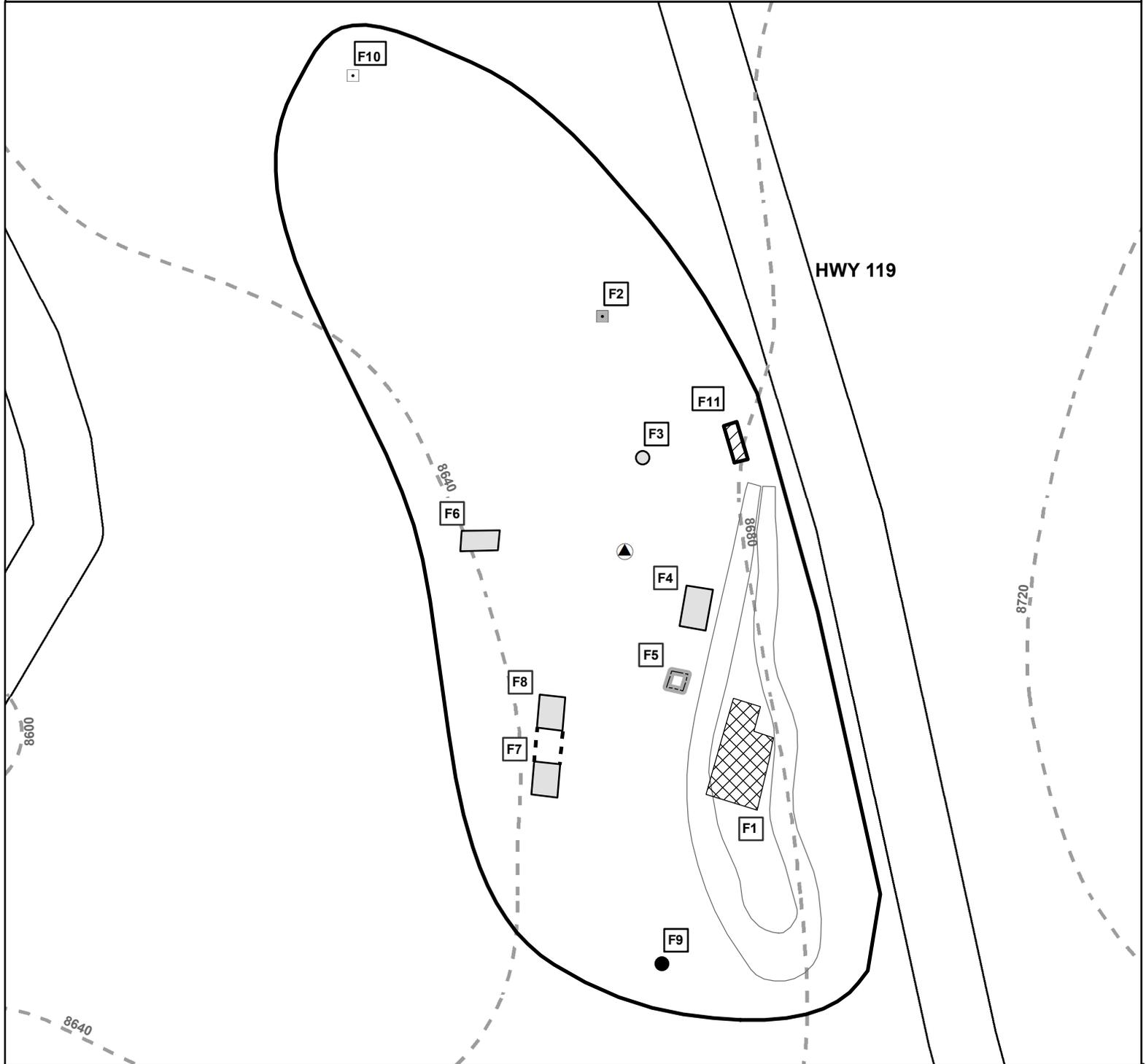
USGS 7.5m Quadrangle

**Township/Range:**  
 2S 72W; Section 6

**Quadrangle:**  
 Tungsten 1972



- ▲ Datum
- Chicken Coop
- ▣ Historic House
- ▨ Old Gas Station
- ◻ Site Boundary
- Outhouse
- ▤ Historic Outbuilding
- ◻ Driveway
- - - Contours (10 ft)
- ◻ Stone Fire Pit
- ▭ Ice House
- - - Stone Patio
- Road
- Well

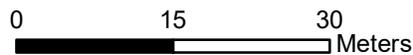


**SITE NUMBER: 5GL.2389**

**CULTURAL RESOURCES ANALYSIS**

GILPIN COUNTY COLORADO

**TUNGSTEN TO BOBTAIL  
NATURAL GAS PIPELINE  
PROJECT**



# EXHIBIT B



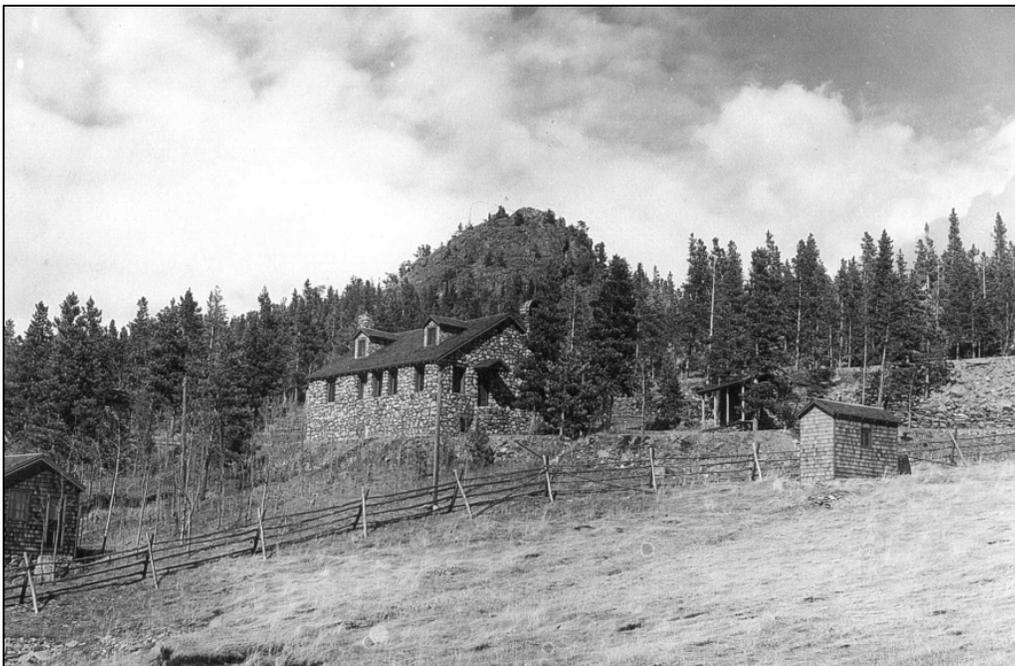
Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



Severance Homestead; 1963; Donated to History Colorado by Dottie Thiel.



5GL.2389; Overview; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5844.



5GL.2389; Overview; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5845.



5GL.2389; Feature 1: Main Residence; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5808.



5GL.2389; Feature 1: Main Residence; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5809.



5GL.2389; Feature 1: Main Residence; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5810.



5GL.2389; Feature 1: Main Residence; view to the northwest; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5811.



5GL.2389; Feature 1: Main Residence; view to the west-northwest; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5812.



5GL.2389; Feature 1: Main Residence, addition and original parts; view to the southeast; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5847.



5GL.2389; Feature 1: Main Residence, fireplace; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5848.



5GL.2389; Feature 1: Main Residence, ceiling; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5849.



5GL.2389; Feature 1: Main Residence, overview from Highway 119; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5853.



5GL.2389; Feature 1: Main Residence, overview from Highway 119; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5854.



5GL.2389; Feature 2: Well; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5815.



5GL.2389; Feature 3: Outhouse; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5816.



5GL.2389; Feature 3: Outhouse; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5817.



5GL.2389; Feature 3: Outhouse; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5818.



5GL.2389; Feature 4: Outbuilding; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5819.



5GL.2389; Feature 4: Outbuilding; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5820.



5GL.2389; Feature 4: Outbuilding; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5821.



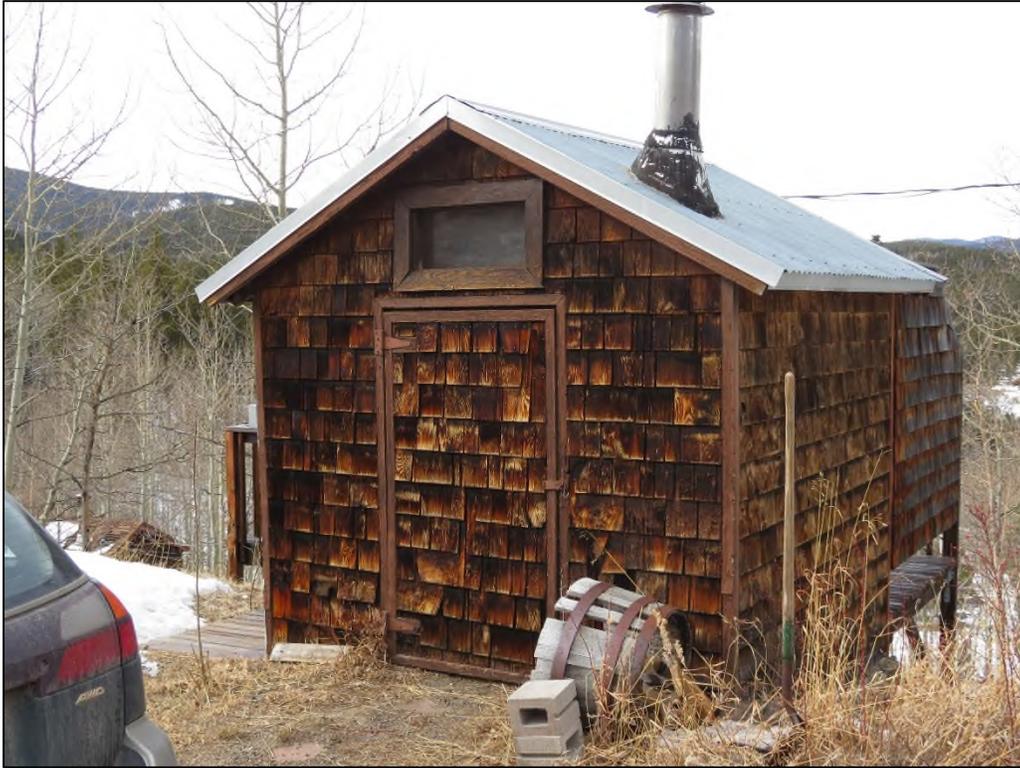
5GL.2389; Feature 4: Outbuilding; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5822.



5GL.2389; Feature 5: Icehouse; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5823.



5GL.2389; Feature 5: Icehouse; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5824.



5GL.2389; Feature 5: Icehouse; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5825.



5GL.2389; Feature 5: Icehouse; view to the northeast; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5826.



5GL.2389; Feature 6: Outbuilding; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5827.



5GL.2389; Feature 6: Outbuilding; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5828.



5GL.2389; Feature 6: Outbuilding; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5829.



5GL.2389; Feature 6: Outbuilding; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5830.



5GL.2389; Feature 7: Outbuilding; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5831.



5GL.2389; Feature 7: Outbuilding; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5832.



5GL.2389; Feature 7: Outbuilding; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5833.



5GL.2389; Feature 7: Outbuilding; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5834.



5GL.2389; Feature 8: Outbuilding; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5835.



5GL.2389; Feature 8: Outbuilding; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5836.



5GL.2389; Feature 8: Outbuilding; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5836.



5GL.2389; Feature 8: Outbuilding; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5838.



5GL.2389; Feature 9: Chicken coop; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5839.



5GL.2389; Feature 9: Chicken coop; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5840.



5GL.2389; Feature 9: Chicken coop; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5841.



5GL.2389; Feature 9: Chicken coop; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5842.



5GL.2389; Feature 9: Chicken coop, interior; view to the west; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5843.



5GL.2389; Feature 10: Fire pit; view to the north; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5850.



5GL.2389; Feature 10: Fire pit; view to the east; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5851.



5GL.2389; Feature 10: Fire pit; view to the south; January 2020; Tungsten to Bobtail Pipeline Project. Photo 5852.



5GL.2389; Feature 11: Outbuilding; view to the west; October 2019; Tungsten to Bobtail Pipeline Project. Photo 1179.



5GL.2389; Feature 11: Outbuilding; view to the south; October 2019; Tungsten to Bobtail Pipeline Project. Photo 1180.



5GL.2389; Feature 11: Outbuilding; view to the west; October 2019; Tungsten to Bobtail Pipeline Project. Photo 5813.



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5GL.2389; Feature 11: Outbuilding; view to the north; October 2019; Tungsten to Bobtail Pipeline Project. Photo 5814.





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Gilpin County  
203 Eureka St.  
Central City CO 80427  
303.582.5831

## NOTICE OF PUBLIC HEARING

Notice is hereby given for a public hearing before the Gilpin County Board of County Commissioners to receive public input regarding an application for Local Landmark Designation pursuant to Ordinance 19-01.

The applicant, Judd Motchan, is requesting the property at 19507 Highway 119 be designated as a Gilpin County Local Landmark.

Any and all documents pertaining to these matters may be viewed by request. If you would like to receive a complete document via return email please send a request to [tarcher@gilpincounty.org](mailto:tarcher@gilpincounty.org) Call (303) 582-5831 with questions and/or comments.

Applicant: Judd Motchan  
Docket #: LM-22-1  
Site Location: 19507 Highway 119  
Black Hawk CO 80422  
Date: April 5, 2022  
Time: 10:15 am  
Place: Gilpin County Courthouse, 203 Eureka St.  
Central City Colorado 80427

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE SEVERANCE LODGE LOCATED AT 19507
HIGHWAY 119, BLACK HAWK, COLORADO

(Judd Motchan, applicant)

WHEREAS, the applicant has requested a Gilpin County Historic Landmark Designation for the property located at 19507 Highway 119, Black Hawk, known as the Severance Lodge; and,

WHEREAS, Per Section 4.2.a requirements of Gilpin County Ordinance #19-01, the Historic Preservation Commission held a review hearing on February 17, 2022 to review the eligibility of the property; and,

WHEREAS, After the conducting review hearing the Gilpin County Historic Preservation Commission made the following motion: the Gilpin County Historic Preservation Commission recommends to the Board of County Commissioners approval of the application for county historic designation for the property at 19507 Highway 119. The HPC finds that the property is eligible for landmark designation based on 2.a.iii. for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under 2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period. It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01. Additionally, the Gilpin County Historic Preservation Commission recommends to the Board of County Commissioners approval of the application for designation to the Gilpin County Historic Register for the property 19507 Highway 119. The HPC finds that the property is eligible for landmark designation based on 2.a.iii. for exemplifying the cultural, political, economic, or ethnic heritage of the County in the areas of recreation, and under 2.a.iii. Distinctive characteristics of a type, period, method of Construction, or artisan; 1. Exemplifies specific elements of an architectural style or period. It retains sufficient integrity for designation in the areas noted in Section 3.3 of Ordinance #19-01. The HPC further recommends that the property's landmark name be "Severance Lodge."; and,

WHEREAS, Per Section 4.4.a of Gilpin County Ordinance #19-01, the Board of County Commissioners held a public hearing to consider adopting to resolution to designate a qualifying property.

NOW THEREFORE, be it resolved by the Board of County Commissioners that 19507 Highway 119 is designated as Gilpin County Historical Landmark No. 13, henceforth known as the Severance Lodge.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022, by a vote of \_\_\_\_ to \_\_\_\_.

ATTEST: GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS
Sharon E. Cate, Deputy Clerk Sandy Hollingsworth, Chair

ACKNOWLEDGMENT

STATE OF COLORADO )
) ss
COUNTY OF GILPIN )

The foregoing Resolution was acknowledged before me this \_\_\_\_ day
of \_\_\_\_\_, 2022, by \_\_\_\_\_, Chair, and
\_\_\_\_\_, Deputy County Clerk, County of Gilpin.

My commission expires: \_\_\_\_\_

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public