

Exterior materials

Several types of exterior materials were used historically in Lake City neighborhoods. These included logs, clapboards, shiplap siding, wood shingles, board and batten, and, less commonly, brick and adobe. Pioneer cabins first were built of hand-hewn log. After the first saw mills began operating, milled logs and lumber were used for residential construction. The planing mill also produced clapboards and other horizontal wooden siding. Several log structures were covered in clapboards. Houses occasionally had foundations of native stone, but often had no foundations at all.

Guidelines

1. Preserve historic exterior materials.
2. Synthetic materials are not allowed on a historic residence or on an addition to a historic residence.
3. Repair wood features by carefully patching or reinforcing the wood. Attempt to preserve as much of the original wood as possible.
4. Replace extensively deteriorated or missing parts with a compatible substitute material.
5. On painted exteriors, prepare and re-apply paint as necessary to protect wood from sunlight and moisture.
6. Protect and maintain wood features by providing proper drainage away from the building.



Clapboard and log are two of the earliest building materials.

Roof forms, materials, and features

Roofs were traditionally front-gabled, and covered in corrugated metal or wood shingles. Roof pitches were steep, curbing snow accumulation and aiding runoff of snowmelt. Several historic houses have gabled upper-story dormers, which provide passive solar exposure and offer stunning mountain views. Some gables were trimmed with decorative wood shingles, crown molding, bargeboard along the eaves, or an ornamental roof truss at the peak of the gable. These features were especially typical of the Carpenter Gothic style. Some Rustic Style cabins had exposed rafters, sometimes with sharp, pointed rafter ends.

Guidelines

- 8. Preserve historic roof forms and dormers.
- 9. Acceptable roof materials include asphalt shingles, fire-resistant wood shingles, and metal.
- 10. Residential additions must not alter the original roof form.
- 11. Preserve roof features such as bargeboard and gable-end decorative shingles and ornaments.



**Roofs were traditionally gabled and steeply sloping.
Photo by Robert Stigall**



Dormers were a common roof feature.



Gable end ornament.

Porches

During the 1800s, a front porch was an extremely common feature in residential neighborhoods. They provided a transitional area between the outdoors and the interior of the house, and in summer offered a place to rest and relax. The porches are an essential element of the historic character of the Historic District.

Guidelines

1. Preserve historic porches (Guidelines 3, 4, and 5 in **Exterior Materials** provide suggestions for preserving features).
2. Do not change the size or location of a historic porch.
3. Don't add a front porch to house that did not historically have a front porch.
4. If building a deck, place it toward the rear of the original residence.
5. Refrain from enclosing a historic front porch.



Early Lake City carpenters built porches in various sizes and design.



Window opening and windows

Window openings traditionally were tall and narrow. They usually contained “double-hung” windows – two square window sashes, both of which could be opened. The top sash was opened by lowering it to allow air circulation below the ceiling, and the bottom sash was raised. A transom window above a doorway or larger window could also be opened to provide additional air circulation.

Most houses in the Historic District still retain their original window frames, sashes, and panes. These can last indefinitely, if properly preserved with exterior paint. Many historic windows are topped by wood molding, a carved hood mold, or a small cornice that deflects moisture from window frame below. Window pediments and hood molds reflect the particular architectural style, and should be carefully preserved.

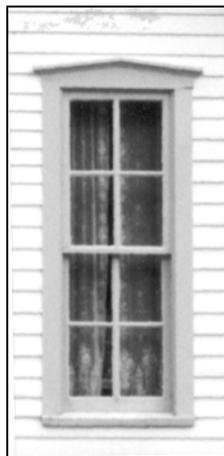
Storm windows provide the same insulation value as double-paned glass. Consider using them before replacing window sashes. Several local carpenters are skilled at making custom storm windows.

Guidelines

1. Preserve original window locations.
2. Preserve window frames, sashes, and panes.
3. Consider using a storm window, rather than replacing a historic window sash.
4. Preserve window pediments, hood molds, cornices, and all historic trim.
5. Prepare and apply fresh paint as necessary to preserve window frames.
6. Keep window-top elements repaired so that they deflect water from window frames and sills.
7. Refrain from changing historic openings.



Window cornice



Triangular window pediment



Window top molding

Entrances and doors

Doors generally were placed in the front wall, and often were centered between two windows. Side doors were usually placed toward the rear. Some L-plan dwellings had two front doors opening onto the porch.

Guidelines

1. Preserve original entrance locations.
2. Preserve historic doors.
3. Refrain from changing a historic opening.



Decorative elements

The assorted decorative elements found on historic houses reflect the half-dozen or so architectural styles employed from the 1870s into the mid 1900s. Elements such as triangular window pediments, window hood molds, turned porch posts, gable-end ornamentation, gable end shingles, and decorative woodwork should be carefully preserved.

Guidelines

1. Preserve decorative elements.
2. Repair and repaint decorative features. If deteriorated, replaced with a substitute item of similar design and material.
3. When original decorative elements are gone:
 - If historic photographs are available of your house, reproduce these historic features.
 - If no historic photographs are available, choose a simplified contemporary rendition of an ornamental feature.
4. Refrain from adding elaborate decorative elements that were not originally on your historic house.



Sunburst decoration in porch gable



Gable end trim and bargeboard

Additions

Many houses in the Lake City Historic District have evolved over time. A number of them have been expanded by wings or by rear additions. Additional bedrooms were built as a family grew, or a room was added to accommodate an indoor bathroom. If you are considering an addition to your historic house, it should be carefully planned. An addition should usually be placed toward the rear, or set back so that it is visually subordinate to the original residence.

Guidelines

1. An addition must clearly be visually subservient to the historic house.
2. Place an addition toward the rear of the historic house.
3. For additions, use an exterior material that is compatible with the appearance, texture, and dimension of the historic materials on the original building.
4. Synthetic siding is not an acceptable exterior material for additions to historic houses.
5. It is recommended that you distinguish an addition by one of the following:
 - Set back the addition from the original house so that the original corner is visible
 - Place a vertical demarcation strip between the original house and the addition.
6. Preserve historic additions.



This compatible addition to an historic residence is set back from the original building, but uses a similar building form, exterior materials, and window shapes.

Preserve historic additions (additions that are older than 50 years).



Appropriateness of use

Sometimes a historic building may be converted for a new use. This is acceptable as long as the new use does not require modifications to the character-defining features of the building. For example, a residence may become a bed and breakfast inn or a serve as a business office. Selecting a new use that is similar to a building's original function can help minimize substantial changes to the historic building.

Guidelines

1. Seek a new use that is compatible with the historic character of the residence.
2. Select a new use that requires minimal change to the original structure.

Outbuildings

Historic Lake City had various small, secondary buildings that served a variety of purposes. Placed behind the building, these included coal sheds, chicken coops, storage sheds, horse stables, auto garages, and outhouses. These alley structures reflect a lifestyle far different from the convenience and efficiencies of the twentieth century, and, therefore, should be preserved.

Sometimes, pioneer log cabins were moved to the rear yard and used as storage. The practice of moving buildings is no longer allowed, but the historic cabin outbuildings should also be carefully preserved.

Guidelines

1. Preserve and maintain historic outbuildings.
2. Place new secondary buildings toward the rear of the lot.
3. The size and material of a secondary building should be compatible with the historic residence and with the neighborhood.
4. Membrane structures, such as Weatherports™, are allowed only on a temporary basis under a 120-day permit.



**Preserve historic
outbuildings and alley
structures.**



Landscaping, fences, and walkways

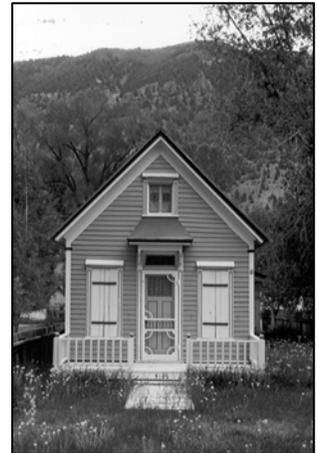
The 100-year-old cottonwoods along the edge of the streets are a defining character of our town. These towering trees were planted by early citizens and irrigated by ditches carrying water from Henson Creek. They frame the town's historic houses and shade the streets.



Many yards are enclosed in fences of historic wooden pickets, ornamental wrought iron, or metal wire. Some wooden fences were eaten by foraging burros. In the 1900s pole and split rail fences were common. New fences should be compatible with the historic property and neighborhood. Chain link fences are discouraged, except for backyards.

Wood walkways (boardwalks) were used to provide pedestrian access between the yard-edge and street. They also served as front walks between the street and house entrance. Historic fences and walkways are an essential element of the character of the Historic District and, therefore, should be preserved.

The historic fences, walkways, and cottonwood trees are an essential element of the character of the Lake City Historic District.



Guidelines

1. Preserve historic fences.
2. If building a new fence, use short wood pickets, ornamental wrought iron, pole, or split rail. There are many examples of compatible fencing in the Historic District.
3. Synthetic fencing is not allowed in the Historic District.
4. Chain link and solid wood fences are only acceptable for use in the side yards or backyard.
5. Preserve the historic walkway, if there is one on your historic property. If there is none, consider building one.
6. Preserve trees along the fronts of property lines. If there are none, consider planting trees along the fronts of property lines.
7. If a tree on your property appears unhealthy, contact the Town of Lake City and they will arrange for the tree to be inspected by the Colorado State Forest Service.

Business Treatment Area

The historic commercial buildings on Silver Street reflect styles that were typical between the 1870s to the early 1900s. These include woodframe, false front structures, as well as large masonry business blocks. Lake City's historic commercial buildings typically were one to two stories tall and 25 feet wide. Larger buildings, like the Hough Building and Bank Block, were broken into 25-foot wide storefronts. Buildings were rectangular in form and conformed to the long, narrow lots. They were built to the front lot line, so that the storefront met the sidewalk and provided people with easy access. Most had boardwalks so that people did not have to walk in the dusty or muddy streets. Design of new construction should respect these historic design traditions.



New Commercial Construction

New commercial construction should compliment rather than overpower the historic buildings. The form, height, exterior materials, and decorative elements of a new building should be compatible with those in the surrounding area.

Site considerations

The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity of a Historic District. Commercial buildings in historic Lake City were typically rectangular in form, one to two stories in height, and placed on a 25' by 125' lot. New construction should compliment the size, height, and arrangement of the surrounding buildings. For new commercial buildings on corner lots, both street-facing walls should be treated as primary facades.

Site considerations for new commercial construction include:

- Height and width
- Form and mass
- Scale and rhythm
- Placement
- Boardwalks and porches
- Signs

Height and width

Commercial buildings in Lake City were 25 feet wide, built to the sides of the 25-foot-wide lots. Those that occupied multiple lots were broken into 25-foot storefronts. Masonry buildings were one or two stories tall. Woodframe buildings were typically one or one-and-one-half stories in height.

Guidelines

1. Limit building height to two stories.
2. Limit building width to 25 feet, or break up a wider building into smaller storefronts of approximately 25 feet.
3. Consider the height and width of surrounding buildings. Do not dwarf neighboring buildings.

Storefronts on Silver Street are 25 feet wide. Wider buildings are broken into small visual units.

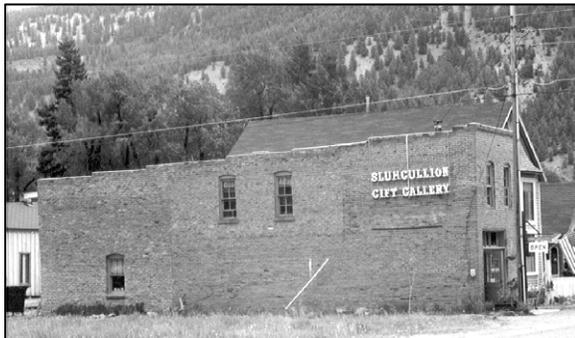


Form and mass

Commercial buildings were rectangular in form and built to the front of the lot line, to conform to the long, narrow lot. Historic buildings typically were smaller in mass than today's commercial buildings. This smaller size provided a more human scale, accentuated by boardwalks and large display windows that invited pedestrians down the street and into the stores.

Guidelines

1. Use a solid, rectangular form in design of a new building.
2. Design new building so that its mass appears similar to that of the historic ones. Break up the façade of a large new building into smaller visual units.



Historic buildings were long, tall, and narrow, and rectangular in form.

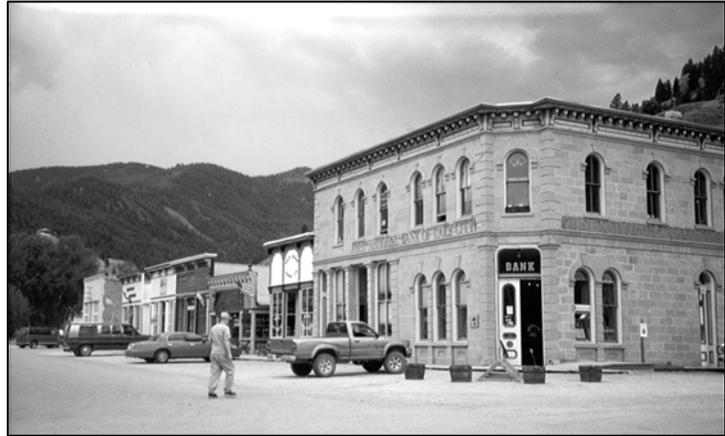
Scale and rhythm

Two-story buildings in the Business Treatment Area had a visual distinction between the ground floor and upper stories. One-story false front buildings generally had a similar horizontal alignment of their façade cornices. Both featured a 25-foot width that provided a visual pattern along the commercial block.

Guidelines

1. Include a horizontal division on the building fronts — on two-story buildings between the first and second story, on one-story buildings between the windows and the false-front façade.
2. Repeat horizontal rhythm reflected in adjacent buildings.

The 25-foot width of storefronts on Silver Street provides a rhythm and a pedestrian scale.



Placement

The buildings in the Business Treatment Area were traditionally placed at the front of the lot line, to provide ready pedestrian access. Most were fronted by a boardwalk and a few had a shed-roofed porch. Horses and horse-drawn wagons were tied to hitching rails in front of the building.

Guideline

- Place a new building to the front of the lot line with the entrance at the front of the building.

Boardwalks and porches

Boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. Several of these boardwalks have been reconstructed. They are an integral part of the business district's historic character. Several woodframe buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

Guidelines

1. Consider including a wooden boardwalk in front of your new building.
2. Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.

Boardwalks are recommended for new commercial design. A shed-roofed porch is a design alternative for false front buildings. This building has a sign mounted on the false front façade.



Signs

Lake City merchants advertised their wares in a variety of ways. They painted their store name on the building façade, hung a sign from the wall extending over the sidewalk, and painted a sign on the inside of the window glass. They did not have the electrical signage available to today's merchants.

Local Zoning Code defines acceptable sign size, type, and placement.

Guidelines

1. Consider a window sign either painted or hung inside of the window.
2. Consider an awning sign woven, painted, or sewn on an awning.
3. Mount signs so they will not obscure any architectural details.
4. Use sign materials and colors that are compatible with the façade materials and colors. Best are those that appear similar to signs used historically. For example, painted wood and metal are appropriate.
5. Consider your building as part of an overall sign plan or program. Avoid a sign that overwhelms the building.

Architectural features

The architectural features of historic commercial buildings reflected both practicality and the popular tastes of the time. Builders selected materials and incorporated roof forms, storefront arrangements, window patterns, and ornamental elements based upon local availability of materials, functional use of the building, and design styles favored elsewhere in Colorado and the U. S.

A new commercial building should blend in with its historic counterparts. In addition to having a compatible form, placement, height, and massing, a new building should include architectural features that compliment those on the historic buildings. The following architectural features are described and illustrated in this section:

- Exterior materials
- Roofs
- Storefronts
- Windows
- Decorative elements

Exterior materials

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Guidelines

1. Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.
2. Preferred wood materials are horizontal wood siding and board and batten siding.
3. Brick and stone are acceptable exterior materials.
4. For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.



Treat both street-facing walls as primary facades.

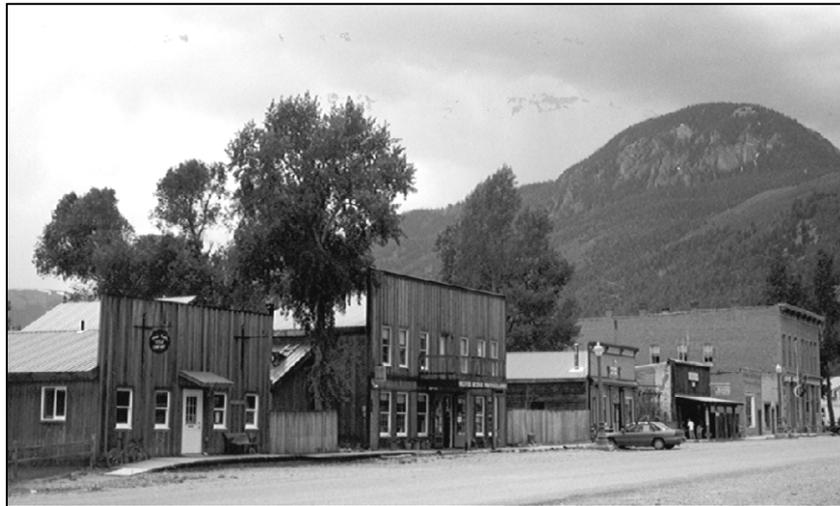
Roof forms, materials, and features

Commercial buildings possessed various roof types, nearly all with false front facades. Masonry buildings had a flat roof that sloped slightly to the rear, with a cornice or parapet at the front wall. Woodframe buildings possessed a front-gabled roof, nearly all with a false front façade. Both roof forms are acceptable for new construction in the Historic District. However, your design should compliment the design and exterior materials of the surrounding buildings.

Masonry buildings typically had a cornice at the front roof line, a feature that was both attractive and structural. The Hough Block has a metal cornice and a cast iron front, which are structural and ornamental and also provided fire protection. One-story masonry buildings have a patterned brick cornice with dentilling or corbelling. Some false front façades have a metal sheathing.

Guidelines

1. Compliment the roof forms and materials of nearby historic buildings in your roof design.
2. False front façade should be incorporated into the design of new front-gabled buildings.
3. For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.



New buildings on Silver Street are woodframe with a false front façade.

Storefronts

Most historic business buildings had a first floor storefront that consisted of a recessed entry flanked by large windows. Some store windows had kickplates below to protect the glass, and transom windows above to allow sunlight into the far rear reaches of stores. New design may reflect contemporary versions of historic features.

Several historic buildings had cloth awnings. These provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and sometimes served as a location for signs.

Guidelines

1. Incorporate large windows on the first floor of your commercial design.
2. Consider incorporating a recessed entry into your commercial design.
3. Consider including kickplates and transoms in your design.
4. Use contemporary versions of historic features, such as cornices or cornice brackets.
5. Refrain from exact duplication of historic features.
6. Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building.
7. Cloth awnings are allowed, if appropriate to the design of your building.



The storefront on this new building on Silver Street has the traditional arrangement of display windows and a centered entrance.

Windows

Second story and side windows were typically tall and narrow. Windows on masonry buildings had stone lintels and sills to support the wall load. Window lintels in masonry buildings often had curved tops that were both structural and decorative.

Upper stories typically had more wall surface than window openings. New design should compliment this traditional arrangement.

Guidelines

1. Use tall, narrow windows in the upper stories and side walls of building.
2. Arrange windows in the upper stories of the front façade in a rhythmic pattern.
3. The arrangement of upper story windows should have more wall surface than windows.
4. Consider including contemporary renditions of decorative historic window features in your design, such as a pediment or lintel. (Use a contemporary rendition rather than an exact duplicate from local historic buildings).



Historic window arrangements in upper stories had rhythmic patterns and typically more wall surface than windows.



Consider including a contemporary rendition of a historic window feature.

Decorative elements

Lake City’s historic buildings have decorative features that compliment the architectural styles and tastes of the time. New commercial design can incorporate simplified versions of historic ornamentation.

Guidelines

1. Include a cornice or parapet treatment in your design of a new commercial building.
2. Include a false front façade or a roof parapet in your design of a new building.
3. Consider including cornice brackets.
4. Refrain from creating exact duplicates of historic decorative features.
5. For a building located a on corner lot, use compatible decorative elements for all street-facing walls.



This commercial building has a row of “dog-tooth” dentils at the cornice and segmental-arched windows.

These attractive elements also provided structural support. Consider including simplified versions of historic features such as these in your commercial design.



This new building has a contemporary bracket design on the false front cornice.

Commercial Buildings: Preservation and Alteration

Lake City's historic commercial buildings convey the essence of its origins as a 1800s silver mining town. They are an asset, not just of the individual property owners, but of the entire community. Therefore, they must be cared for and preserved. When preserving a historic commercial building, the following are expected:

1. Use a building for its originally intended purpose or a use that requires minimal alteration.
2. Preserve the historic features that distinguish the building. For example, preserve the original storefront arrangement of recessed entrance, large display windows, clerestories, and transoms. Refrain from removing or altering original materials and details.
3. Repair rather than replace deteriorated features, if possible. If replacement is needed, try to match new material and details to the original.
4. Preserve architectural features, such as arched window lintels, window molding, or ornamental cornices, which are examples of skilled craftsmanship that characterize older buildings.
5. In some cases, changes to buildings and environments over time are evidence of the history of the building and the area. Alterations older than 50 years should be preserved.
6. Design new additions or alteration so that the essential form and integrity of the original building remains obvious.
7. Always refer to the Secretary of Interior's Standards for Historic Preservation.



**Lake City's historic commercial buildings are an asset
of the entire community.**

Architectural features

The architectural features of a historic commercial building identify it as a specific architectural style or from a particular period. Collectively, the historic buildings contribute to the community's unique character and its sense of place. These features should be carefully preserved.

The features listed below are described and illustrated in this section.

- Exterior materials
- Roofs
- Windows
- Storefronts
- Decorative features

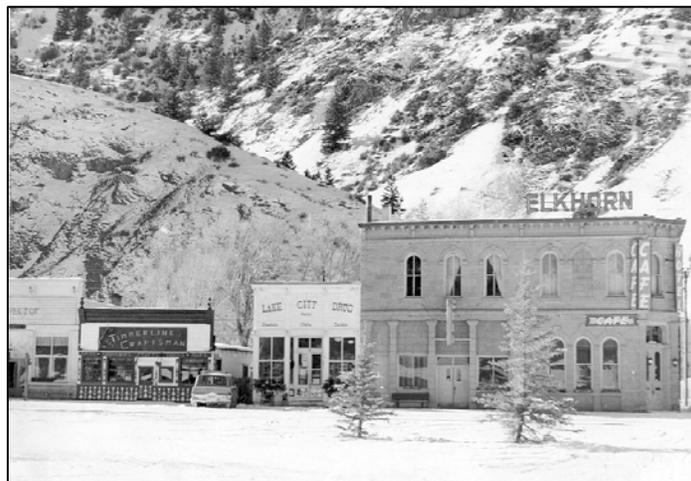
Exterior materials

Traditional exterior materials included log, clapboard, board and batten, brick, and stone. Cornices were made of pressed metal or wood. Historic materials should be carefully preserved. New materials should compliment those of buildings in the surrounding areas.

Guidelines

1. Preserve historic exterior materials
2. Repair wood features by carefully patching or reinforcing the wood. Attempt to preserve as much of the original wood as possible.
3. Replace extensively deteriorated or missing parts with a compatible substitute material.
4. Prepare and re-apply paint as necessary to protect wood from sunlight and moisture.
5. Protect and maintain wood features by providing proper drainage.
6. Do not use synthetic materials.

Historic buildings on Silver Street are built of stone and of wood materials. Photo from 1970s, courtesy of the *Silver World*.



Roof forms, materials, and features

Commercial buildings had one of two roof forms. Masonry buildings had a flat roof with a cornice or parapet at the front wall. Woodframe buildings possessed a front-gabled roof, usually with a false front façade. Both roof forms are acceptable for new construction in the Historic District, but your design should compliment surrounding buildings and the building materials used (masonry or woodframe).

Masonry buildings typically had a cornice or parapet at the façade roofline. This feature was attractive and provided structural support. The two-story blocks have cornices with decorative elements. The one-story masonry buildings had a patterned brick cornice with dentils or corbels. The roof forms, materials, and features are an important part of the appearance of a historic building and must be preserved.

Guidelines

1. Preserve historic roof forms and features, including cornices, brackets, molding, brick corbels, and dentils.
2. Preserve false front façades.
3. Install mechanical and service equipment on the roof, so that it is inconspicuous from the public right-of-way and does not damage or obscure the character of the building.



The Bank Block has a flat roof, with a parapet and roof cornice that projects above the facade roofline. Preserve historic architectural features like these.

Storefronts

Turn-of-the-century commercial buildings typically had a recessed entry way flanked by large display windows. The large window space allowed merchants to display their goods and provided interior natural lighting. This arrangement is an important architectural element of commercial buildings, and contributes to the visual unity of Silver Street’s commercial buildings.

Other features of the historic storefront were kickplates below the display windows, and, above, transom windows that offered additional natural lighting to the interior. Several historic buildings also had boardwalks.

Cloth awnings were used on some historic buildings. They provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and served as a location for signs.

Guidelines

1. Preserve storefront arrangement, including the recessed entry way, doors, large windows, transoms, and kickplates.
2. Preserve the elements that distinguish the first floor from upper stories, such as the horizontal metal lintel.
3. Preserve the porch and boardwalk.
4. Cloth awnings are allowed.

Doors and windows

A door centered between large display windows is the typical arrangement for historic commercial buildings. The second story windows on these are tall and narrow, and they are grouped together or are in a rhythmic arrangement.

Guidelines

1. Preserve original entrances.
2. Preserve the locations and shapes of original window openings.
3. Storm windows are recommended to increase energy efficiency.

The shape, arrangement, and decorative detail make the second story windows on the Hough Block an important architectural feature, worthy of preservation.



Decorative elements

The town's historic buildings have ornamental features that reflect the architectural styles and tastes of the time. Elements such as decorative cornices, corbelled or dentiled brick cornices, curved window tops, decorative window tops, and ornamental woodwork should be carefully preserved. These details must be carefully preserved.

Guidelines

1. Preserve decorative elements.
2. When original decorative elements are gone:
 - If historic photographs are available of your building, reproduce these historic features.
 - If no historic photographs are available, choose a simplified contemporary rendition of an ornamental feature.
3. Refrain from adding elaborate decorative elements that were not originally on your historic commercial building.
4. Repair and repaint decorative features. If deteriorated, replace with a substitute item of similar design and material



In addition to being decorative, this carved window lintel diverted moisture from the window frame. Photo credit the *Silver World*.

Additions

Many buildings in the Lake City Historic District have evolved over time. An addition to a historic building should be made toward the rear, where it is least visible. An addition should be smaller than and visually subordinate to the original structure.

Guidelines

12. Place any additions toward the rear of the building, if possible.
13. Preserve the original form and profile of the building.
14. Make an addition so that all the architectural features of the original building are left intact.
15. Additions should be clad in exterior material that resembles the appearance, texture, and dimension of the historic materials on the original building. Synthetic materials are not allowed on additions to historic buildings.
16. Preserve historic additions (additions that are older than 50 years).

Appropriateness of use

Selecting a new use that is similar to a building's original function can help minimize substantial changes to the historic building.

Guidelines

1. Seek a new use that is compatible with the historic character of the building.
2. Select a new use that requires minimal change to the original structure.

Complimentary Treatment Area

Although only two historic buildings remain in the Complimentary Treatment Area, new construction in this area greatly impacts the historic residential and commercial areas. Recommended are contemporary building designs with natural or painted wood exteriors. When designing a new building, follow the new residential construction guidelines contained in this document on pages 24 – 32..

New homes built on Bluff and Henson streets in the Complimentary Treatment Area were built of materials and design choices typical of the 1960s through late 1990s. These have wood exterior materials, such as clapboards, board and batten, or stained wood siding.

Guidelines

1. Follow the guidelines for New Residential Construction, if you are building a new house in the Complimentary Treatment Area.
2. Only wood exterior materials are acceptable, such as clapboards, board and batten, or stained wood siding.
3. Synthetic materials are discouraged.
4. Synthetic materials may only be used if they closely resemble wood in appearance.
5. A minimum roof pitch of 6:12 is required in the Complimentary Treatment Area.

This newer residence illustrates the steep roof pitch, horizontal siding, and narrow windows desired for new construction in the Complimentary Treatment Area.



A “Swiss Chalet” design was used in several residences in the 1970s and 1980s. The wood materials and steep roof slope satisfy design expectations for the Complimentary Treatment Area.

Appendices

The Secretary of the Interior's Treatment of Historic Properties, 1995

The National Park Service, who maintains the National Register of Historic Places, advocates four different approaches to historic preservation. The following information has been taken from the Historic Preservation website provided by the N.P.S. website, at www2.cr.nps.gov

The N.P.S. provides Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction. The standards for preservation and for rehabilitation are contained in these **Appendices**.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

The Secretary of Interior's Standards for Rehabilitation and Secretary of Interior's Standards for Preservation, on the next pages, provide criteria for work on historic properties. The Standards influenced development of these Lake City Guidelines. They are must be followed for any preservation project receiving a State Historical Fund or receiving preservation tax credits.

Secretary of the Interior's Standards for Preservation

PRESERVATION IS DEFINED as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken..
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

PRESERVATION AS A TREATMENT. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Secretary of the Interior's Standards for Restoration

RESTORATION IS DEFINED AS the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for further research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction technique, or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Secretary of the Interior's Standards for Reconstruction

RECONSTRUCTION IS DEFINED AS the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Restoration establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Preservation Resources

There are several resources available to help you preserve your historic house or building.

Organizations

Local

Town of Lake City

230 Bluff Street
P. O. Box 544
Lake City, CO 81235
(970) 944-2333
lakecity@youngminds.com

After applying for a building permit, the Building Inspector will submit your design plans to the Lake City Historic Preservation Officer. The Board of Trustees reviews appeals to the Historic Preservation Officer. The Building Inspector can answer some questions.

Hinsdale County Historical Society

Second and Silver Streets
P. O. Box 353
Lake City, CO 81235

Non-profit society that operates the Hinsdale County Museum. Has historic photographs and archives. This organization is focused more on local history than historic preservation.

State

Colorado State Historical Society

Office of Archeology and Historic Preservation
1300 Broadway
Denver, Colorado 80203-2137
(303) 866-3392
www.coloradohistory.org

Administers Certified Local Government Program. Referral agency for all proposed activities involving state historic preservation concerns. Reviews and processes applications for State and National Register Listing. Administers Investment Tax Credit (ITC) for rehabilitation projects on designated structures. Provides technical assistance and advice. Maintains a database of historic and archaeological sites surveyed throughout the state.

Colorado Preservation, Inc.

1900 Wazee St., Suite 360
Denver, CO 80202
(303) 893-4260
www.cpionline.org

Statewide non-profit preservation organization. Serves as preservation network for local governments, non-profit organizations, and preservation professionals. Provides advice and assistance on preservation matters. Conducts Certified Local Government training. Publishes quarterly newsletter.

Federal

National Park Service

www2.cr.nps.gov

Provides information and assistance regarding preserving and designating historic properties and districts.

National Trust for Historic Preservation

Mountains and Plains Regional Office
900 Sixteenth St., Suite 1100
Denver, CO 80202
(303) 623-1504

Provides technical assistance and publications on historic preservation. Provides membership to a national preservation group. Publishes the *Historic Preservation* magazine.

Books and other publications

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Glossary

Arch

A curved construction that spans an opening and is capable of supporting not only its weight, but the weight above it. See also, round arch and segmental arch.

Asbestos shingles

Long textured shingles or tiles made of asbestos fiber and cement, applied to residences as an exterior material during the mid-1900s.

Ashlar

Squared stone blocks.

Baluster

Short vertical member that supports a railing. A row of balusters joined by a top rail is called a balustrade.

Bargeboard

A board placed along the edge of a gable; often elaborately carved or ornamented. Also called vergeboard.

Bay window

A projecting window with an angular plan. Two types – square and beveled (angled sides).

Beadboard

Interior finish consisting of boards, usually placed vertically, with bead molding in the joints. Often used as wainscoting (on lower interior walls) and on porch ceilings.

Belt course

Contrasting row of brick or stone, often used to separate first and second story. Also called string course.

Block

Large commercial building divided into a number of units, for example the Hough Block or Bank Block in Lake City.

Board and batten

Vertical plank siding with joints covered by narrow wood strips.

Bracket

Projecting members found under eaves or other overhangs. Often used on roof cornices and supporting porch posts.

Capital

The top most member of a column or pilaster. The middle portion is called the shaft and the bottom portion the base.

Carpenter Gothic Revival

A regional version of Gothic Revival style that evolved in several Rocky Mountain mining towns during the 1860s and early 1870s. Features include steep gabled roof, decorative window heads, pointed arch windows, and elaborate “gingerbread” trim.

Chinking

Substance used to fill spaces between logs.

Clapboard

Narrow, horizontal wood siding with each piece overlapping the lower.

Classic column

A tall cylindrical member with pronounced capital (top) and a base (bottom) used for support, typically supporting a porch roof. There are five types: Doric, Ionic, Tuscan, Corinthian, and Composite (for more detail refer to McAlester's *Field Guide to American Houses*).

Clerestory

Windows in the upper part of a wall.

Corbel, corbelling

Stepped arrangements of stones or bricks, with each course projecting beyond the one below. Often used at cornice for structural reinforcement.

Cornice

The projection at the top of a wall; the top course of molding on a wall when it serves as a crowning member.

Course

A horizontal row of laid brick, stone, or other masonry units. See also belt course.

Cresting

Decorative wrought iron trim applied along the ridge of a roof.

Crown molding

An ornamental molding running around the walls of a room just below the ceiling.

Dentils

A band of small, square tooth-like blocks.

Dog-tooth course

A string course of brick angled with one corner projecting from the wall face.

Dormer

A projecting structure piercing a roof slope. Dormer roof forms are typically gabled, shed, or arched; often contains a window.

Double-hung window

A window with two vertical sliding sashes, each closing a different part of the opening.

Drip mold

See hood mold.

Eave

Lower edge of a roof that projects beyond the wall below.

Façade

The front wall of a building.

False front

The front wall of a front-gabled woodframe building which extends above the roof gable to create a more imposing façade.

Finial

An ornament at the top of a gable, hip, turret, or other architectural feature.

Fishscale shingles

Round-ended shingles, often used in a gable end.

Frieze

Any plain or decorative band on top of a wall. Porch cornices may also be decorated with friezes, including spindlework.

Friezeboard

Molded band placed at top of wall to cover seam at gable eds.

Front gabled

Gabled roof building with the main entrance in the gable-end side.

Gable

The vertical triangular upper portion of the end of a building with a double sloping roof.

Gable end

Upper wall beneath gable, sometimes finished in fishscale shingles.

Gabled L

L-shaped floor plan with two intersecting gable roofs.

Greek Revival

Architectural style seen in Colorado during the 1860s and early 1870s. Features include symmetrical massing, low-pitched roof, friezeboard, cornerboards, transoms, Doric columns, and pedimented windowheads and door surrounds. A less elaborate version is seen in Lake City, with features consisting of pedimented windowheads and door surrounds.

Half log

Logs with bark removed and cut in half, applied as exterior siding. Popular from the 1930s on. Similar to log slab.

Hewn log

Log roughly dressed with an axe. Has square surface rather than rounded.

Hipped-roof box

Small, one-story, square plan dwelling with hipped roof.

Hipped roof

A roof with four slopes meeting at the top, sometimes pyramid shaped. Sometimes roof peak of pyramid is flattened or “truncated.”

Hood mold

Projecting molding around the top of a door or window intended to shed water. Also called drip mold or label mold.

Italianate, commercial

Architectural style favored for multiple-story commercial buildings from the mid to late 1800s. The style is distinguished by masonry materials and a first-floor storefront with broad display windows and a recessed entrance. Decorative features include bracketed cornices, belt courses separating lower and upper stories, quoins, and tall narrow windows. Upper story windows are often round-arched or segmental arched often with surrounds.

Italianate, residential

Popularized by pattern books published by Andrew Jackson Downing, the Italianate style became a dominant style between 1840 and 1880. Features include a low-pitched hipped roofs, bracket cornice, cupola or tower, and pedimented window head.

Keystone

A wedge-shaped stone inserted at the center of an arch.

Kickplate

Panel found on lower exterior of commercial storefront, below windows.

Knee brace

An L-shaped supporting piece with angled support projecting from a wall to support a roof eave, stoop cover, or other element. Common feature of Craftsman style.

Label mold

See hood mold.

Lintel

A horizontal structural member spanning a door or window that supports the wall above.

Light

A pane of glass.

Log slab

Thin, exterior section of log used as exterior siding. Used both with bark remaining or bark removed. Sometimes called mill waste.

Mansard roof

A roof having a double slope on all four sides. Associated with the Second Empire Revival style popular in Colorado during the 1880s.

Manufactured log

Interlocking wood siding that is milled with a curved exterior to resemble log.

Masonry

Constructed of brick or stone.

Modillions

Carved wooden supports beneath roof eaves.

Oriel

An upper story, projecting bay window, often supported by corbels or brackets.

Parapet

Low wall along the roof edge, often found on commercial buildings.

Pediment

A triangular member shaped by a horizontal molding with two sloped moldings on each side.

Pilaster

An engaged square pier or pillar, often with capital and a base.

Pointed arch

Arch with a pointed terminate, characteristic of but not limited to Gothic architecture.

Pop top

New, second story addition made to historic dwelling.

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement or new construction.

Quarry-faced stone

See rock-faced stone.

Queen Anne

Architectural style distinguished by asymmetrical massing, multiple roof gables, and a variety of textures and colors. Features include a decorative shingles, bay and oriel windows, decorative woodworking and sometimes a turret or tower. The most prominent feature is an elaborate front porch. This is the most ornate style of the Victorian period

Quoins

Block used to reinforce the external corner or edge of a wall, laid in alternating widths. Pronounced “coin.”

Reconstruction

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. Depicts a property at a particular period of time in its history, while removing evidence of other periods. May re-create vanished or non-surviving portions of a property for interpretive purposes.

Rock-faced stone

Stone blocks with heavily textured exterior finish. Also called quarry-faced stone.

Round arch

Arch with semi-circular shape.

Rustication

Stone blocks separated from each other by deeply grooved or beveled joints.

Rustic style

Design influence employing indigenous building materials, such as log, wood shingles, field stone, and river rock that reflect the natural setting. Popularized by the Arts and Crafts movement and also promoted by the National Park Service's use of this design at the turn of the century.

Segmental arch

Opening above door or window with a shape that constitutes the segment of a circle.

Shingles

Thin pieces of wood, metal clay, or asbestos laid in overlapping rows to cover the roofs and walls of buildings. Shapes of wood shingles include square, diamond, and round (fishscale).

Side gabled

Gabled-roof building with the main entrance in the side with the sloping roof.

Shiplap siding

Narrow, horizontal wood siding with interlocking groove. The top and bottom edges are grooved to make a close-fitting joint.

Spindlework

Decorative woodworking composed of short, turned or circular ornaments that resemble spindles.

String course

See belt course.

Stucco

A mixture of Portland cement, lime, sand, and water that is used as an exterior finish.

Sunburst

A decorative feature depicting the rays of the sun. Used in gable ends and porch pediments and sometimes associated with the Queen Anne style.

Transom window

Small glazed opening above a door or window; used to provide light and, often, ventilation.

Truncated hipped roof

Hipped roof that terminates in a flat plane, rather than a point.

Truss

Combination of structural elements that forms a rigid framework for spanning between two load bearing walls.

Turned post

Rounded, shaped post made by turning on a lathe; typically used on porches.

Turret

A small tower usually located on the corner of a building.

Vergeboard

See bargeboard.

Vernacular

A building tradition developed not by architects but by local custom and based on the use of local materials, techniques, forms and ornamentation.

Vestibule

Small entrance room.

Wainscot

Beadboard, wood paneling, stone veneer, or other material applied to the lower half of an interior wall.

Woodframe

Constructed of a wood support system.