

Astor House Historic Structure Report

Golden Historic Preservation Board

Executive Summary

Purpose

- The purpose of preparing this Historic Structure Report is to complete important determinations about the significance of the Astor House, identify the most important elements the Astor House to preserve, and provide guidance for near-term and long-term protection of this historic resource.
- Intended uses:
 - Let current and future owners and occupants know expectations for preservation and rehabilitation.
 - Develop content of possible easements.
 - Guide the Golden Historic Preservation Board in decision-making regarding future Astor House changes.



Astor House ca. 1867 opening

Gardner Family Collection

The Astor House

The Astor House is an important and colorful piece of Colorado frontier history. Among the oldest hotels in the Rockies, it was built in 1867 by Seth Lake, an original gold rush pioneer and among the earliest hoteliers of Colorado. Named after the famed hotel of New York, the Astor House served as the headquarters hotel of the Colorado Territorial legislature and Supreme Court while Golden was the capital of Colorado. It also served guests from across all walks of life, from miners to merchants and travelers and families. Seth and Charlotte Lake were devout Christian proprietors who also opened its doors to the sick, poor and infirm. The Astor House represents those who helped build the place we now know as Colorado.

Built in frontier times, the Astor House is made completely of local materials crafted by Golden labor. Its stone was hand quarried by Charles R. Foreman & Company from the west end of 12th Street and it was constructed by Ernst Osterberg. Its grand staircase, doors and log stud walls were quite likely carved by the Excelsior Planing Mill in Golden. Originally it included a public Dining Room capable of seating 100 guests and townspeople, 7 hotel rooms from individual quarters to bunks, and a kitchen, parlor, and barn with corral. Through the Lake family and subsequent proprietors the Astor House hosted meetings, dinners, events, weddings and more. These are part of its over 150 years of civic use, serving the public from Territorial officials to the poor and insane in public care and even housing Golden's dog pound and some prisoners!

Prominent guests included Shakespearean John Shanks Lindsay, who after Seth Lake set aside his hotel bill and gave him and his acting company money after they shipwrecked in Golden went on to become a famous playwright who repaid Lake in later years. Later proprietors included Civil War veteran Col. Selden French who led Colorado's home for indigent veterans started by Golden's own Edward Berthoud; Swiss immigrant engraver Fritz Kohler; State Representative and Jefferson County Sheriff John Hoagland; and German immigrant Ida Goetzee who was a miner's widow that knew no English when she started and she made it a center of the community. It became a boarding house for townspeople from families to School of Mines students.

In 1971 the Astor House was slated to be destroyed and become another downtown parking lot. Golden citizens led by the newly formed Golden Landmarks Association fought hard to save it and on June 13, 1972 over 69% of Goldenites voted to save it by acquiring it for the community. GLA restored the building and created the Astor House Museum, assembling a collection of artifacts to make the building a gateway to the Territorial times and people who built the Centennial State. It became Jefferson County's 2nd landmark listed upon the National Register of Historic Places, a Jefferson County Centennial Site, and part of the 12th Street Historic District. The historic hotel and its land were officially christened Colorado Territory Park to preserve and promote its heritage. The Astor House is preserved to honor and represent the past and to share its story and inspiring history with present and future generations.

Findings and Recommendations from Golden Historic Preservation Board

1. As one of the oldest hotels in the Rockies, the Astor House is very important to the history of Golden because of the people who built it, its connection to Golden's days as Territorial Capital, the people who operated it, the guests who stayed there, its role in caring for the indigent, its era as a boarding house, and the rallying of the community to undertake active historic preservation in Golden.

2. Nominate and complete the designation of the Astor House as a Golden Landmark Property.

3. Periods of significance have been articulated by HPB:

1867 – 1893. The primary period of significance for the Astor House is from its date of construction in the Territorial Capital period of Golden until the end of the Astor House's hotel era.

1894 – 1926. A secondary period of significance is the era in which the Astor House was operated as a boarding house by Ida Goetze.

1971 – 1973. Another secondary period of significance is the period when citizens rallied to save the Astor House and began awareness and action for historic preservation in Golden.

4. The appropriate treatment for the Astor House per the Secretary of Interior's Standards is "rehabilitation." This treatment level acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

5. Regardless of future ownership establish a historic easement with Colorado Historical Foundation that protects the following significant historic elements of the Astor House that are essential to maintaining its integrity and its qualification for being listed on the National Register of Historic Places:

a. Leave the Astor House in its historic and present location. Moving it to another location would destroy a key element of integrity and risk its listing on the National Register.

b. Protect exterior form, massing, scale, fenestration, and architectural style of the exterior of the Astor House that express the character of the building in its primary period of significance (1867 – 1893 Territorial Capital era) and the secondary period of significance (1894 – 1926 Ida Goetze boarding house era). This includes the sandstone block construction, authentic remaining windows and doors, the 2-story brick addition, and well-researched appropriate reconstructed elements such as six over six paned windows and the balcony.

c. Future use should convey the general layout of the first floor dining room and parlor and staircase (not necessarily rebuild walls, but keep it possible to be able to see the layout. This layout is an important part of the story of the original Seth Lake Hotel and remained the layout for most of the primary period of significance. In the middle of the two spaces, the grand staircase is of local interest and may be related to other custom woodwork in buildings near that era. It is highly desirable to retain and incorporate this staircase into future use.

d. Stabilize, retain, and adaptively re-use the brick wash house that relates to the secondary period of significance (the Ida Goetze boarding house era). Retain the stone plaque and marker designating the Colorado Territorial Park. Require subsurface investigation and salvage of archeological materials if future uses propose ground disturbance. Any artifacts recovered would remain property of the City.

e. Provide additional allowances in the easements (actions permitted but not required) that define acceptable parameters for future modifications including but not limited to:

- An exterior elevator in the back to provide accessibility to the second floor on the elevation and location with the least impact.
- Possible small structures needed for future uses that fit the form, scale, and spacing of past barns or outbuildings during the Goetze boarding house era. The recommendation is to allow up to three small structures with none larger than 450 square feet, a total square footage not to exceed 750 square feet, and allow them to be placed up to the lot line.

6. Strongly encourage all future owners, occupants, and users of the Astor House to further study this report and other documentation on the Astor House to preserve, document, and interpret interior and other exterior historic remnants that are not specifically included in the historic easement. These include but are not limited to:

a. Although the integrity of the interior is severely compromised, there are remaining remnants of original material that are of local interest such as horsehair plaster, brick, the raw nature of the wood studs, woodwork, second floor floorboards. There are also details that are of local interest such as the hidden door, early electrical system, etc. These remnants and details should be preserved, incorporated, salvaged, interpreted, or otherwise recognized.

b. The Iron Fence in the Astor Yard dates to 1899 but was salvaged from the Masterson House and added to the Astor Yard after the periods of primary and secondary significance. It does not need to be required to remain, but if removed it should be appropriately salvaged and reused somewhere in the community because it is one of the last remaining iron fences of that era.

7. Protect the integrity of the historic setting of the Astor House with a zoning change. The important aspect to retain is the visual continuity of scale and form between the 12th Street Historic District (which includes the Astor House) and the Loveland building. There are two properties between the Astor House and the Loveland building that are owned by the City of Golden. They currently support the public restroom (which is in compatible scale with past structures adjacent to the Astor House) and public parking. They are currently zoned "Planned Unit Development" (PUD) which has wide flexibility. This zoning should be revisited to be more specific about height and bulk limits should these properties ever be redeveloped.

8. Present and future owners and occupants should utilize this report and other resources to incorporate education and interpretation of the historic structure and its stories into restoration and programs. This includes the identities and activities of people at the Astor House during the primary and secondary periods of significance. There are many excellent places to do further research and find photographs of the structure, the property and its collection including Golden History Museums at <https://www.goldenhistory.org/visit/history-museum/>

9. If the Astor House remains in City of Golden (citizen) ownership and the City does not directly manage or operate a history museum in the structure the Golden Municipal Code should be amended to return board oversight of the structure to the Golden Historic Preservation Board rather than the Park and Recreation Advisory Board.

The Astor House Historic Structure Report

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Part 1 – Background and Condition

A. Historical Background and Context

The discovery of gold in Colorado in 1857-1858 brought an influx of miners through Golden on their way up Clear Creek to seek their fortunes. A second wave of Euro-Americans shortly followed them into the area and settled in Golden to capitalize on new markets. Trading companies, agriculture, and other enterprises resulted in settlers, homes, and institutions being established in the 1860's. In 1862, Golden became the Territorial Capital of Colorado.

A settler from New York, Seth Lake, arrived in the area in 1860 and immediately established a hotel just south of Golden based on his previous hotel experience. With the area bustling, he served as a coroner, took over management of a way station on the route to the gold fields, opened a meat market in Golden, helped establish First Baptist Church, served as justice of the peace, and converted his property to the Lake House Hotel, all by 1865.

In 1867 Seth Lake built the Astor House hotel of locally quarried sandstone blocks and other locally sourced and crafted materials. He intended it to be the leading hotel for government officials and businessmen meeting at the nearby Territorial Capital building and claimed it was one of the finest hotels in Colorado. Seth Lake's Astor House served not only dignitaries but also served as a social safety net for ill and indigent people.

The hotel transitioned to a boarding house by 1894 and became part of Golden's story of industrial development and the related immigration of new business entrepreneurs and workers, and the establishment Colorado School of Mines and its students living in the community.

After a period of neglect and decline, the Astor House was threatened with demolition to make way for more parking in Downtown Golden in 1971. Citizens rallied to save it and the effort sparked interest and action in historic preservation in Golden. It became the Astor House Museum through local volunteers and support.

This sturdy stone building in the heart of Golden remains anchored between the Loveland Building (site of the Territorial Capital in 1867 and now the Capital Grill) and the 12th Street Historic District.

B. Chronology of Development and Use

1858 – Tom Golden settled along Clear Creek

1859 – Golden City founded

1862- Golden becomes the Territorial Capital of the Colorado Territory.

1865 – Seth Lake built a wood house, frame barn, and root cellar on the Astor House site. The property was originally larger, extending 40 feet north.

1866 – The Loveland Building is completed and becomes the assembly site of the Territorial Capital, Supreme Court, and Territorial Library.

1867 – The Astor House was built of hand-cut sandstone. It's basic original configuration was a stunted "T" with a simple first floor plan of two rooms and a staircase, simple low gable roof with single stack

chimneys, double hung wooden windows, and a second story wooden balcony spanning 2/3 of the front. Owner Seth Lake developed the property as a hotel serving government officials and businessmen drawn to the Territorial Capital which met in the adjacent Loveland building. Later in 1867 Golden lost the Territorial Capital to Denver. The barn remained on the property.

1869 – A large new barn is built with a corral.

1870 – Astor House exterior stone was painted. Homes of early Golden residents were constructed nearby on 12th street.

1874 –The Colorado School of Mines was established.

1876 – Colorado became a state.

1885 – The Astor House suffered minor damage from a dynamite explosion meant to celebrate the grand re-opening of the hotel. The explosion destroyed original doors and windows. Seth Lake sold the Astor House to C.W. Mon Pleasure, who re-named it Castle Rock House. The new owner made improvements with new furnishings and carpets.

1886 – The balcony was removed by 1886 to comply with Golden's ordinances mandating the removal of such awnings. Later in 1886 fire broke out in the privy, destroyed the barn, and damaged the original rear annex of the hotel. The barn was re-built to the same dimensions and footprint of the original, and the annex was partially re-built.

1887 – The second story door was converted to another window after a guest accidentally exited the doorway.

1891 – The Astor House had a series of different proprietors between 1888 and 1892. The Hotel was purchased in 1891 by Sheriff John A. Hoagland, who rebranded the hotel back to the Astor House.

1894 – The Astor House was bought by Ida Louise Froeb Goetze, a German immigrant who turned it into a boarding house. She re-named it the Hotel Boston. Ida Goetze operated the boarding house until 1926. In 1894 Ida Goetze did major renovations. The rear annex of the Astor House was replaced with a new 2-story brick addition by Ida Goetze. The rear addition also included a 1-story porch extension. The root cellar was likely dismantled at this time and a new brick wash house (matching the addition) was built in its place. The large barn was torn down and replaced with a new smaller barn at the northwest corner of the property.

1895 – The third set of windows were installed. Sometime between 1890 and 1895 the east wall of the Astor House was patched to repair an encroachment of a bay window from the adjacent Clark residence (removed).

1902 – Windows were replaced for the fourth time with 2 over 2 double hung windows.

1903 – The upper floor was retrofitted to be able to house 2 families, plus an indoor bathroom. The plan quickly reverted to boarding house use. The main level was modified with partitions and new doorways cut to the outside to lease to commercial uses.

1904 – An arson fire was started during a period of vacancy, which was discovered and extinguished by the neighboring fire department. Damage to main story flooring was repaired.

1907 – The Astor House is converted to the University Club housing Colorado School of Mines, a use that continued through 1911.

1908 – A major fire of unknown origin broke out in the garret of the Astor House. Most damage occurred to the garret, roof, and second floor. The roof was replaced with a corrugated iron roof and gutter system. Rooms west of the main hall were rebuilt. Major repair focused on the damaged west side of the upper floor.

1911 – Ida Goetze converts the building back into a hotel known as the Imperial, a use that continued until 1917.

1918 - Sometime between 1918 and 1920 frame dormers were built with windows and decorative wood shingle siding, with the Garret converted to full apartment use. Goetz resumes boarding house use for the building.

1920 –The basement beneath the main structure was excavated to house the building's furnace.

1926 – Oscar Goetze, son of Ida, and his wife Irene took over management of the boarding house.

1930 – Sometime between 1920 or 1930 the barn was dismantled and a one-car automobile garage built at the northeast corner of the property. Around the mid-20th Century a new chimney was constructed on the west side of the building.

1936 – Oscar and Ida Goetze become owners of the Astor House after the death of Ida Goetze, and continued to operate it as a boarding house.

1956 – The Astor House was sold to John R. and Esther M. Stevens

1957 – The Astor House was sold to Eileen Marshall, who with her husband Edwin operated it as the Marshall Boarding House. It was configured as several apartments, and in 1969 Edwin and daughter Edwina became co-owners.

1971 – After a proposal by a Golden downtown improvement district to remove the Astor House to provide more parking in downtown Golden, citizens began to rally. A first proposal to restore it and turn it into a restaurant failed. More citizens banded together and Golden Landmarks Association was formed. GLA mobilized volunteers to partially restore the main floor, second floor, and exterior.

1972 - A proposal by GLA to restore the Astor House and turn it into a museum culminated in a special election, in which citizens voted to save it. The Astor House was purchased by the City of Golden for \$31,448.55. Additional restoration changes were made, including the removal of all rear outbuildings except the wash house, demolition of non-historic partitions on the first floor, and restoring the interior to a Victorian-era appearance for its new use as a hotel museum. The Astor House Museum was operated by GLA and other citizen volunteers and was open to the public, school children, and hosted special Golden events.

1973 – Astor House becomes the second Jefferson County site listed on the National Register of Historic Places.

1976 - The wooden porch/balcony on 12th street was reconstructed to evoke the porch that was originally on the Astor House, and the second story door was re-established. The Astor House was designated a Centennial Site by the Jefferson County Historical Commission.

1976 – The open property north of the Astor House became a grass covered park and dedicated as Colorado Territory Park.

1980 – Between 1980 and 2010, the Golden Civic Foundation provided more than \$83,000 for Astor House improvements, including painting, carpeting, furnishings, electrical repair, fence, period items, building modifications, signage, and piano restoration.

1984 – Golden City Council provided for formal dedication of Colorado Territory Park in resolution 244.

1990 – A historic ornamental iron fence crafted in 1899 was installed around the grounds of the Astor House. The fence was salvaged from the Masterson home on nearby 12th street.

1990's – GLA hires some staff in addition to volunteers (with and annual grant from the City of Golden) to operate the Astor House Museum.

1991 – The Astor House was designated at the municipal level as part of the 12th Street Historic District.

1994 – The Astor house was structurally stabilized with laminated beams. Windows of the stone Astor House were replaced with their fifth set, replicas of the original 6 over 6 double hung windows. Additional modifications include returning a window to a door, removing a non-conforming chimney, rebuilding a non-historic second story porch (based on historical evidence), and replacing metal roofing with asphalt shingles.

mid-1990's – The annual City grant to GLA increases as GLA relies more on paid staff to operate the museum.

1996 – Golden Landmarks Association received a State Historic Fund grant of \$100,000 for building stabilization and restoration.

1998 – Per the recommendations of the Historic Preservation Board, City Council enters into an agreement with Museum Management Inc. to manage museum operations and establishes the Friends of Astor House and Clear Creek History Park for oversight. Also in 1998 the City negotiates the acquisition of artifacts from the GLA.

2003 – Friends of the Astor House received a State Historic Fund grant of \$110,000 for interior restoration and mechanical and electrical upgrades. Also in 2003, the Historic Preservation Board and City staff prepared a report: "Policy Paper Concerning City Supported Museums." Continuing cost increases for operating and maintaining the museums indicated the need to find a long-term solution.

2006 – Balcony rebuilt again based on historic evidence.

2008 – Friends of the Astor House continues to manage the Astor House and Clear Creek History Park and is awarded a contract from the city to continue to manage both, plus the Pioneer Museum, through 2009.

2010 – City Council assumes oversight for the Astor House (and Clear Creek History Park and Pioneer

Museum) and establishes the Cultural Services and Museum Advisory Board to provide transitional oversight for the transition from Friends of the Astor House.

2012 – City Council abolishes the Cultural Services and Museum Advisory Board and transfers oversight responsibility to the Parks and Recreation Advisory Board.

2015 – The Astor House Museum was closed. The City of Golden began major stabilization and rehabilitation of the Astor House to repair the foundation, bring the structure in line with more current best practices for historic preservation and to meet codes. During this work, asbestos was uncovered and an aggressive and expensive asbestos mitigation effort was undertaken for health and safety reasons. The Astor House was left with many removed partitions and open walls and ceilings. After exhausting the budget and leaving a bare-bones interior, the City stepped back to assess the future of the Astor House.

2015 – 2020 In order to prepare Astor House for rehabilitation and asbestos abatement, it was necessary to remove the entirety of the building's contents from the premises. Staff conducted a complete survey of the building's contents and determined that more than 90% of the objects had no documented provenance or donor information. Lacking adequate storage, the museum was faced with a choice between renting storage space indefinitely for an estimated \$10,000 annually or deaccessioning and disposing of objects that were not relevant to the mission. The museum opted to deaccession the objects which was done in 8 batches between 2015-2020.

2016 – Golden City Council commissioned a feasibility study of a beer museum in the Astor House. The study found the building size and location infeasible for such a museum to be self-sustaining.

2017 – The roof of the Astor House was replaced after a severe hail storm in Golden.

2018 – Golden City Council begins a “Request for Proposal” process to seek proposals for potential uses by lease or purchase of the Astor House, either for-profit or non-profit.

2019 - Council studied the proposals, with favored proposals involving the sale or lease of the building. Such a sale or lease requires a vote of the citizens. Council considered putting this question on the fall 2019 ballot, but decided to wait for additional citizen and Historic Preservation Board input before doing so.

2020- The Astor House remains vacant awaiting its next chapter.

C. Physical Description

The Astor House was originally a 2-story stone Georgian style hotel with a partial basement and attic, built in a stunted “T” plan in 1867. The building featured unpainted rough quarried sandstone walls ranging from 18-in. to 2-ft. thick. Since there were no facilities for quarrying the sandstone at the time of construction, each stone was hand cut. The building had a simple low gable roof with single stack chimneys centered at the top of each gable, a single stack chimney in front of the roof, and one at the west rear corner, at the beginning of the rear extension. The windows were 6 over 6 double-hung wooden windows, including 9 across the front. The second story wooden balcony spanned the central two-thirds of the front. The foundation was constructed of rounded fire clay and cobblestone about three feet thick.

Today the exterior of the Astor House generally appears from the front on 12th Street to be similar to the original building, although it's been painted and undergone changes in windows, chimneys, and

roof. The interior has undergone decades of remodeling, fire damage, repair, additions to the rear, restoration, and asbestos mitigation leaving little in original fabric or configuration. The Astor House has had a number of supporting outbuildings in the back yard which over time were added, removed or destroyed by fire, or modernized. Today the brick wash house added by Ida Goetze in 1894 is the only structure remaining in the yard.

For a more complete physical description from original construction through present day, see Appendixes B and D.

D. Evaluation of Significance

1. National Register Criteria for Significance

The Astor House was nominated to the National Register of Historic Places in 1973. At that time the nomination form was simpler and parts of it were incomplete. This section of this report was created by the Golden Historic Preservation Board to consolidate information and fill in some of the gaps.

The National Register of Historic Places has criteria for evaluation of significance. There are four categories of significance (association with events that have made a significant contribution to broad patterns of our history, association with the lives of persons significant in our past, distinctive construction, or sites that may yield information important to our history or prehistory). The Astor House's significance is primarily derived from its association with *events* important in Golden's history.

The Astor House was built as the premier hotel in the young City of Golden in the frontier period of Colorado. It was intended to serve those on government business of Colorado Territorial Capital which met at the adjacent Loveland building. After the Territorial Capital moved to Denver in 1867, the Astor House continued to serve an important role in the community as a hotel for wide assortment of visitors from wealthy to miners, as shelter for the poor and infirm, and even as a temporary jail.

The Astor House continued to play an important role in Golden events as a boarding house run by Ida Goetze, a German immigrant widow. Operating a boarding house was an acceptable occupation for a single woman while it provided housing, meals, and socializing to a variety of people in Golden including newcomers and students at the Colorado School of Mines.

The Astor House is also significant for being the first property that ignited the preservation of history in Golden. The proposed demolition of the Astor House brought citizens together to save the structure, establish the Golden Landmarks Association, and eventually identify historic residential districts, enact a municipal code for historic preservation, and establish the Golden Historic Preservation Board.

For a more complete description of events, see Appendix C. The Astor House's Value in the Development, Heritage, or Cultural Characteristics of Golden.

The National Register also has "areas of significance" that help understand the importance of historic resources. The Astor House has areas of significance for Architecture, Commerce, Social Development, and Politics/Government.

2. Period(s) of Significance

In addition to determining the historic significance of buildings, sites, and structure, The National Register of Historic Places requires that that significance be associated with a discrete chronological period: the period of significance. A historic place may have multiple periods of significance, but those periods must be strictly demarcated by year. Buildings elements that fall within the period(s) of

significance are said to be “contributing resources,” and those that fall outside the period(s) of significance are “noncontributing resources.”

1867 – 1893. The primary period of significance for the Astor House is from its date of construction in the Territorial Capital period of Golden until the end of the Astor House’s hotel era.

1894 – 1926. A secondary period of significance is the era in which the Astor House was operated as a boarding house by Ida Goetze.

1971 – 1973. Another secondary period of significance is the period when citizens rallied to save the Astor House and began awareness and action for historic preservation in Golden.

E. Identification of Elements of the Astor House that Retain Integrity.

The purpose of identifying integrity is to develop recommendations for what important aspects of the Astor House are critical to maintain/preserve to uphold its status as a National Register Property. Golden can also consider additional aspects above and beyond the National Register aspects that reflect community values which should be preserved or maintained.

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered, and its significant features must be identified.

This evaluation of the seven National Register aspects of integrity is based upon notes from an HPB tour architectural tour Nov. 6, 2019, led by Architect Nan Anderson, FAIA, and subsequent recommendations from HPB.

1. *Location.* The Astor House has integrity of location, as it stands in the place where it was built. It is important for the integrity of the Astor House to remain in place. It would have little historic value and would risk losing National Register status if relocated.

2. *Design.* The form, massing, scale, fenestration and architectural style of the exterior retains the original character of the mid-1800s. The reconstructed porch (circa 2006) supports this. The interior design does not have much historic integrity per National Register criteria as both the first and second floor plans have changed substantially over time.

Recommendations from the Golden Historic Preservation Board:

- Protect and maintain significant historic elements that have integrity including the form, massing, scale, fenestration, and architectural style of the exterior.
- While the porch was last reconstructed in 2006, it is constructed in a manner that evokes the porch during the late 1800's and should be retained and if needed, replaced with another authentic reconstruction.
- While the interior does not have integrity per the National Register criteria, the board recommends that future use should convey the general layout of the first floor dining room and parlor and staircase (not necessarily rebuild walls, but keep it possible to be able to see the layout. This layout is an important part of the story of the original Seth Lake Hotel and remained the layout for most of the primary period of significance. The second floor and garret seem to have undergone nearly continuous changes through fires and ownership changes, so really no physical elements of the design with integrity.

3. *Setting.* The integrity of the setting is fairly compromised, as it is immediately surrounded by parking. The significant part of the setting with some integrity is the visual connection between the Astor House and the Loveland Building (Territorial Capital location in 1867) to the east and the 12th Street Historic District (many residences built in period of significance) to the west. the yard behind the Astor House has supported number of various outbuildings on the lot. During most the Territorial Capital era there was a large 35 ft. x 50 ft. 2 story gabled barn. There were actually two different barns in this time period (one burned down) that were generally located about 20 feet back from the north lot line with sides extending the full width of the property east and west. There was also a frame annex in the approximate location of the current rear addition and a stone root cellar.

During the Ida Goetze boarding house era, the rear annex and root cellar were replaced with the brick addition that stands today. She also built the brick wash house that stands today. The large barn was gone, and during the period of 1894 to 1926 there were several small outbuildings, none larger than a 15 ft. x 30 ft. barn in the northwest corner and no more than 3 or 4 at a time. One small structure in this period may have been a gazebo.

A recent ground penetrating radar study finds anomalies that may be remnants of foundations of past buildings or other historical artifacts.

Recommendations from the Golden Historic Preservation Board:

- Protect and strengthen the visual connection between the Loveland Building and the 12th Street Historic District.
- The Iron Fence in the Astor Yard dates to 1899 but was salvaged from the Masterson House and added to the Astor Yard after the period of primary significance. It does not need to be required to remain, but should be appropriately salvaged and reused somewhere in the community because it one of the last remaining iron fences of that era.
- The brick Wash House was added during the secondary period of significance and should be retained.
- The Astor Yard should primarily be kept open. Possible small structures needed for future uses that fit the form, scale, and spacing of past barns or outbuildings during the Goetze boarding house era. The recommendation is to allow up to three small structures with

none larger than 450 square feet, a total square footage not to exceed 750 square feet, and allow them to be placed up to the lot line. The original 35 ft. x 50 ft. 2 story gabled barn that was present during the Territorial Capital era would sacrifice too much open space in today's setting that has filled in with more structures adjacent to the Astor property.

- Conduct additional archaeological investigations if any ground disturbing activities are proposed for the Astor yard or as needed to verify locations of past structures to guide consideration of future structures.

4. *Materials.* Exterior materials retain integrity – the original stone, roofing and some of the windows (some are obvious, but perhaps compatible, replacements). It may be worth researching when the building was painted and considering removing the paint. Original interior materials are missing or compromised. Lath and plaster, plaster on masonry walls, ceilings, finishes, trim and original flooring are all missing (some of the wide plank flooring on the second floor appears to be original).

Recommendations from the Golden Historic Preservation Board:

- The original stone, roofing, and some of the windows, and perhaps some doors are important to the integrity of the Astor House and should be protected. Determine the authenticity of windows and doors and retain those with integrity or compatibility.
- Research the appropriateness of removing paint from a historical perspective and best practices perspective.
- Collectively, the original interior materials are missing or compromised. There are remnants of original material that are of local interest, including horsehair plaster, brick, the raw nature of the wood studs, woodwork, second floor floorboards, etc. While they do not directly contribute to significance, they should be encouraged to be incorporated, interpreted, or otherwise recognized.

5. *Workmanship.* None of the workmanship is particularly notable by National Register criteria. (Exterior paint removal may reveal the stone's original workmanship.)

Recommendations from the Golden Historic Preservation Board:

- Protect and maintain the historic integrity of the sandstone block construction. The original sandstone blocks were hand and quarried on nearby 12th Street. Look for further information about stone workmanship if paint is removed.
- Little remains of original interior workmanship that contributes to integrity. The grand staircase is of local interest and may be related to other custom woodwork in buildings near that era. HPB recommends that these elements should be encouraged to be incorporated, interpreted, or otherwise recognized.
- There are a few other details that are of local interest, such as the hidden door, early electrical system, etc. These elements should also be encouraged to be incorporated, interpreted, or otherwise recognized.

6. *Feeling.* Feeling is absent. There is no sense, upon entering into the building, that one is entering a mid-19th century boarding house.

Recommendations from the Golden Historic Preservation Board:

- There is little left other than the form of the building and its relationship to the Loveland Building and the 12th Street Historic District to convey feeling. This visual relationship should be preserved. For example, the parking lot surrounding the Astor House property should not be developed in a way that breaks the visual connection or dwarfs the historic structure.
- The remaining stud walls and staircase, the original first floor plan (parlor, staircase, dining room) does convey the general feeling for how Seth Lake operated the hotel in the period of significance. The basic first floor layout and staircase should be encouraged to be retained.

7. *Association.* There is an important association of the Astor House with the comings and goings of people involved in the Territorial Capital era and to other nearby buildings of that era.

Recommendations from the Golden Historic Preservation Board:

- Appedix C of this report includes a number of people in and around Golden associated with the Astor House. An effort should be made to pull together additional available information for the identities and activities of people at the Astor House during the primary and secondary periods of significance. This information should be the basis of future interpretation at the Astor House and elsewhere in Golden.

Part 2 – Treatment and Work Recommendations

A. Appropriate Treatment for the Astor House per the Secretary of Interior’s Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation’s irreplaceable cultural resources.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property’s landscape features, site, environment, as well as related new construction.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. The Guidelines are advisory, not regulatory.

- 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.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The Golden Historic Preservation Board recommends *rehabilitation* as the appropriate treatment for the Astor House. 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. This offers the most flexibility for preserving the most important historic characteristics of the Astor House while meeting the community intent to have a vital, viable use in the structure. The future use has not been fully defined, but to date there is little interest in a static museum interpreting only the Astor House, so doing strict preservation or extensive rehabilitation or reconstruction does not fit with that intent.

Standards for Rehabilitation

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

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 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.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

B. Protection for Future Generations

Landmark Designation. The property is listed on the National Register of Historic Places and is also part of Golden's 12th Street Historic District which is listed on the National Register. While the designations are "national" because they meet the Secretary of Interior's Standards the protection mechanisms are locally managed within the Golden municipal code. The Golden Historic Preservation Board evaluates and

comments on proposals by individual landowners or the city or other public agencies that affect designated historic sites or districts. Proposed changes to the exterior or demolition of a structure requires the board to conduct a certificate of appropriateness review prior to the issuance of a building permit. This review provides recommendations for changes to the work, but includes no authority to ultimately direct or prevent an owner's actions.

There is another historic property designation available in the Golden municipal code. Golden's highest level of historic recognition is "Landmark Property." In addition to the reviews required above for a historic property, the city has the authority to deny a demolition permit (except for a few unusual circumstances). Only the land owner can opt to make this nomination and designation, but once designated it stays with the deed. The property is owned by the City of Golden, and as the landowner may opt to make this nomination and designation. The property is over 150 years old and is on the National Register of Historic Places, two of several requirements for Golden Landmark designation. All requirements can easily be met.

The Historic Preservation Board recommends that the Astor House be nominated and designated as a Golden Landmark Property. Golden should demonstrate a commitment to caring for this important community cultural resource. This designation is to offer stronger protection for the Astor House, especially if easements are not put into place. If the City of Golden ever sells this building in the future, the Golden Landmark designation would stay with the deed and offers significant permanent protection from possible demolition.

Historic Easements. Historic easements are another important preservation tool available for the Astor House. An easement is a contractual agreement between a property owner and a holding organization. It is a legally binding, publicly recorded covenant that survives property transfers and is attached to the property deed in perpetuity. Historic preservation easements are written to protect defining characteristics of a building, structure, landscape, cultural or archaeological site from demolition or severe alteration. Generally, easements do not preclude an owner from changing the properties' use. Thus, if the City of Golden was to sell the property to another owner, there would be protection for the defining historic characteristics of the Astor House property.

Easements must be put in place by the current owner (they cannot be imposed by others). An easement is held by a qualifying easement-holding organization for monitoring and enforcement. There is an initial cost to setting up and easement to cover legal fees to develop and document the easement and to fund an endowment to the easement-holding entity to monitor and enforce the easement in perpetuity. Establishing a historic easement for the Astor House property will be essential if the property is ever sold or transferred to another owner, whether a business or a non-profit entity and must be put in place by the City before the transaction occurs. It is recommended to establish such an easement now even if there is no immediate intention for the city to divest itself of the property to ensure the best long-term protection for the Astor House property.

Board Oversight. The Astor House Museum was primarily managed by non-profit groups and their volunteers from 1973 through 1997. Between 1998 and 2009 the City began to subsidize the operation and over time exercised more oversight. Until 2011 the Historic Preservation Board was designated as the board responsible for addressing the City's museum interests. In 2012 the City assigned board oversight of museums (the Pioneer Museum, Clear Creek History Park, and the Astor House Museum) to the Park and Recreation Advisory Board. The Astor House Museum was closed in 2015. If the City retains ownership and its use is no longer a history museum, the Astor House board oversight should be returned to the Historic Preservation Board because most of the City's interests will be in ensuring the integrity of the historic structure throughout a variety of possible uses.

C. Summary of Public Investment to Date

The purpose of this table is to understand what public money has already been invested (City, non-profits, the State of Colorado, and the Federal Government). Sources: Colorado State Historic Fund; Golden Landmarks Association; City of Golden staff. A total of over \$850,000 has been calculated and does not include the innumerable hours of volunteer time in restoration, maintenance, and operation of the Astor House Museum. It has also not been adjusted for inflation, which would considerably increase the value of public dollars invested to date.

Public Investment in Astor House to Date

Astor House: Values			
Action	Entity	Date/time frame	Investment
Purchase	City of Golden	1972	\$ 31,448.55
Operation of Astor House Museum	Golden Landmarks Association, with some support from the City, then Friends of the Astor House Museum	1972-2010	Lots of volunteer hours; dollar value not calculated
Build balcony replica	National Park Service and Golden Landmarks Association 50:50 share	1974	\$ 3,000.00
Historic structure assessment	SHF grant to City of Golden	1993	\$ 2,500.00
Building stabilization and restoration	SHF grant to GLA	1996	\$ 100,000.00
Museum audio interpretation	SHF grant to City of Golden	1998	\$ 5,000.00
Interior restoration, mechanical and electrical upgrades	SHF grant to Friends of the Astor House Museum	2003	\$ 110,561.00
Stabilization and rehabilitation	SHF grant to the City of Golden for \$200,000 declined	2015	
Stabilization and asbestos removal	City of Golden	2015-2016	\$ 480,000.00
New roof (hail damage)	City of Golden and insurance	2017	\$ 33,000.00
Beer museum feasibility study	City of Golden	2016	\$ 80,700.00
Archeological investigation of Astor Yard	City of Golden	2020	\$ 5,000.00

Total calculable public investments to date			\$ 851,209.55

D. Requirements for Work and Estimated Remaining Costs

This is an estimate of the minimum work and costs that whoever moves the Astor House forward (public, non-profit, or private) would need to invest. The building is currently in a stable, but uninhabitable state, where the interior has been gutted, the building was structurally stabilized, and the only complete and operable system is the rather new furnace in the improved basement. In the course of the stabilization, the City received “ball park” estimates to “remodel the 1st and 2nd floors of the main building to obtain occupy-able space with walls, floors, and general fixtures and finishes”. When inflated to account for the two years since the initial estimate, the ball park number is now about \$160 per square foot, or about \$464,000 for about 2,900 square feet. At the same time, the City got an estimate (now updated, too) an additional \$60 per square foot or up to \$174,000 for upgrades that certain uses would require, such as additional interior walls to create office spaces. There are no specific designs or plans to accompany these ball-park estimates. Considerable additional costs could be needed depending upon the occupancy and use, such as installing some level of kitchen facilities and/or installing an elevator (through an exterior addition to the back that not adversely affect historic character) to provide accessibility to the second floor. Any future occupant should engage an architect for more accurate and current costs.

The recommendations in this report for easements to preserve historic elements of the Astor House are the *minimum* requirements for protecting this historic property. Future owners and occupants involved in adapting the building for use are strongly encouraged to learn about the detailed history of the building and incorporate additional measures to rehabilitate and interpret the building and its history. The Golden History Museum has a collection that includes many documents, photos, reports, investigations, salvaged wallpaper samples, surveys, maps, artifacts, etc. for the Astor House that could be very useful to any party undertaking rehabilitation of the Astor House.

Appendix A. The Value of the Astor House in Golden's History

Note: This section has been provided by Rick Gardner of Gardner History and Preservation

Seth Lake, gold rusher and a prominent citizen of Golden and Jefferson County, built the Astor House in 1867 to be the premier hotel of the city of Golden at the dawn of its post-Civil War renaissance. The Astor House was the largest and highest quality hotel when it was built and among the most substantial buildings of the city, measuring around 50x20 feet in its 2-story main structure made out of stone, Golden's first hostelry built of materials other than wood, logs or canvas. Lake immediately sought to make the Astor House effectively the headquarters hotel of the Colorado Territorial government, eagerly soliciting the patronage of Territorial officials and those who had business with them in their nearby headquarters in the Loveland Block, where the Territorial Legislature and Supreme Court met. Yet Lake even while possessing the town's best hotel and soliciting the richest patrons also just as readily took in guests of every kind through the area, from miners and teamsters to families to the poor, making the Astor House span a full spectrum of visitors reflecting the region of its time. As such it holds a unique place representing the Territorial era of Colorado history that helped build the state of today.

Although soon overshadowed (almost literally) by the much larger brick Golden House hotel a block south (built in 1870, destroyed by fire in 1878), the Astor House maintained a prominent place in Golden long after the Territorial capital moved to Denver at the end of 1867. Beyond catering to a wide assortment of visitors it also took in regular boarders and its Dining Room was open to the general public. It also took on a unique role in Golden's civic life, becoming a pseudo public building hosting meetings and fundraisers of area groups from prayer meetings to suppers helping Golden's firefighters. In 1871 the town's dog pound was placed on part of the property, the newly formed town government having little funds to house such institutions on its own. In 1876 the Astor House even took on a role of being a jail, with the Town of Golden paying Lake to house prisoners there even while it continued as a hotel. Inmates were likely housed in the Garret story of the building, its most secure space with no windows and only one exit.

Seth Lake's devout Christian character gave the Astor House a unique dimension in its business and civic life. In its business operations under Lake the Astor House never possessed a bar or saloon, placing it at a competitive disadvantage to its peers in the hospitality industry as serving alcohol was a staple of area hotels. In civic life Lake regularly took in poor boarders including Territorial charges before Golden had a poor house, and also took in the gravely ill who had no other means of support including the mentally ill and ones who had few friends or acquaintances such as recent arrivals. The Astor House became a vital part of Golden's social safety net and this was how the Astor House became the historic landmark of Golden where the most people passed away.

When Seth and Charlotte Lake decided to move to the Pacific Northwest in September 1873 the hotel was placed in charge of S.M. French, who conducted the business until their return in March 1874. On May 26, 1879 the hotel was leased to its third proprietor, Mrs. M.E. Hall, who formerly ran the Johnson House hotel two blocks to the east. She gave it a renovation and it soon reopened for business. By this time the *Transcript* noted "The Astor House is one of the smallest hotels in the city, and yet over 100 guests took dinner there yesterday." By March 1880 Seth Lake had resumed charge of the hotel, which continued until around December when G.M. Ball took charge. In May 1881 Lake made extensive repairs upon the hotel.

In January 1882, after both the *Transcript* and *Golden Globe* erroneously told the world the Astor House was to be closed, Seth Lake returned to charge. With him Mrs. M.E. Hall also made a highly welcomed return to the Astor House when Lake hired her to take charge of its culinary department. The *Transcript* wrote "Mrs. Hall's reputation for serving up tempting dinners is well known in Golden and her acquisition to the above

house is a valuable one.” The hotel itself was witness to this as she had been serving dinner to hundreds in the community even though the hotel itself was one of Golden’s smallest less than three years before.

On August 1, 1885 Seth and Charlotte Lake closed down the Astor House for the summer, the venerable landlords, both 71 years old, being worn out and taking a sabbatical. Seth Lake decided to announce its grand reopening September 1st in a way to be long remembered in Golden history. Placing dynamite in the street he hoped to announce it with a bang, and the resulting explosion shattered the windows of the Astor House as well as the offices of lawyer Allison H. DeFrance and the *Golden Globe* at today’s 807-809 12th Street.

Around noontime on December 28, 1886 a major blaze struck the Astor House when a fire began in the privy upon the premises. Although firefighters arrived very quickly the barn was already engulfed by the time they got there, and the blaze spread to the wooden annex of the hotel (the original Lake House). It was only “by herculean efforts” the stone structure was saved, likely with significant smoke and water damage as its furniture was removed in a damaged condition. By February 1887 the new stable, of identical size and placement to the 1869 one, was completed and the hotel once again resumed full operation under its new proprietor, Hubert W. Lake, Seth and Charlotte’s son who had previously been in charge of the Mt. Vernon House hotel at nearby Mt. Vernon. The elder Lakes at last retired for good from the hotel business at the age of 73 years, to date possibly the oldest hotel proprietors Golden has ever known.

In August 1887 a new era began when C.W. Mon Pleasure took over the hotel. He renamed it the Castle Rock House, fitting it up with new furnishings, carpet and improvements to make it a first class establishment. This began a succession of short term proprietors, including Charles Anderson (1888), Sarah Sherer (1888), David H. and Ella L. Jones (September 1891), Sheriff John Hoagland (November 1891), and Fritz Kohler (June 1892, who refurbished the establishment). Mr. and Mrs. Jones were actually married at the Astor House on December 23, 1887, among five couples known to be married at the hotel. Although Seth Lake had been a justice of the peace he is not known to have married any of them; four of the five marriages took place in the Castle Rock House era of the hotel. In 1891 the hotel was purchased by Sheriff John A. Hoagland. By December 25, 1891 the hotel was rebranded back to the Astor House, the night a drunken pedestrian was rescued from the blizzard outside and brought to recuperate inside.

A whole new era began for the Astor House in 1894 when Ida Goetzee, a German immigrant widow who knew no English, took over the establishment. She replaced its rear addition with a new 2-story brick one and made other improvements throughout the place. The *Golden Globe* proclaimed “The old Astor House is no more. It has been changed, and added to, renovated and made new, and will never again be known by the known by the old name.” It ceased operating as a hotel and began a new era operating as the boarding house, rechristened the Hotel Boston.

In 1902 Goetzee replaced the Astor House windows and in 1903 retrofitted the upper floor to be able to house two families as well as include an indoor bathroom (it soon reverted to boarding house use). She also catered to Mines students and the endeavor of students to facilitate giving poorer students affordable living quarters originated here. One season Goetzee closed the Astor House to the public altogether and it was used exclusively as quarters for the Mines football team. The main level was partitioned, new doorways cut down to the outside and the main floor began being leased to commercial tenants. One of these tenants was Dr. S.R. McKelvey, who brought with him over 15 years experience in medicine and surgery and specializing in eye procedures. Dr. McKelvey had received his medical education at Cleveland, Baltimore and Louisville, Kentucky.

Goetzee continued in charge of the Astor House until she retired from the boarding house business in 1926. At that time son Oscar and wife Irene took over its management, and became owners upon her passing in

1936. In 1956 they sold the Astor House to John R. and Esther M. Stevens, who sold it in 1957 to Eileen Marshall. She and husband Edwin operated it as the Marshall Boarding House, which essentially had several apartments. In 1969 Edwin and daughter Edwina became co-owners of the building. This continued through the close of its tenure as a boarding house, which took place in 1971 when the Golden Downtown Improvement District purchased the property.

The evening of August 12, 1971, the Golden City Council, meeting also as GDID, were discussing the pending fate of the Astor House being turned to more parking for the downtown area when Councilor Ruben Hartmeister questioned doing so, standing alone to defend the historic landmark. This spurred other citizens to try saving it. Gene Child, a former Jefferson County Public Schools teacher, teamed up with Jeffco schools foreign language coordinator Larry McWilliams and Howard Robinson, assistant manager of the Minute Man Restaurant, to forward a proposal to restore the Astor House and turn it into a restaurant. However, the proposal died on a tie vote, prompting the *Transcript* to boldly proclaim "Last Chance Fails To Save Astor House".

On October 14, 1971 a crowd of citizens came to the Golden City Council presenting petitions numbering 162 signatures to save the building. They were a new group, the Golden Landmarks Association, the newly formed second nonprofit historic preservation group in Colorado. GLA's effort was responded to by a counter-petition of 41 members of the Improvement District to proceed with a parking lot, virtually 100% of the non-corporate businesses downtown. Council voted 3-2 to proceed with demolition, with Hartmeister and Frank Leek voting against. However, not long afterward several members of the Improvement District came to Council asking that GLA be given time to try and formulate a plan for saving the Astor House. GLA, led by its president McWilliams, teamed with Foothills Art Center to hold a Christmas pottery sale featuring 200 pieces from 20 Golden area potters. It was successful, and the District board gave GLA until March 1972 to come up with a use plan for the place.

Immediately thereafter Golden Landmarks with dozens of volunteers set out to partially restore the main floor, second story and exterior to give the GDID an idea what the Astor House could become. The *Transcript* wrote "workings began arriving armed with paint, brushes and sandpaper. Housewives with kerchiefs covering their hair scraped paint and wallpaper from what was once the dining room where legislators gathered to discuss important questions concerning Colorado's fate during the gold rush period. Outside, youngsters and some not-so-young folks worked elbow to elbow wire-brushing the exterior stone to remove the peeling paint. High school students even ventured onto the roof to begin painting it."

On March 23, 1972 GLA gave its proposal: transfer the Astor House to the City government and GLA would restore it to use as a museum, a \$30,000 value. Child estimated that 200 people had contributed about 3,000 hours of labor, \$1,550 in cash and well over \$1,000 worth of materials to the restoration so far. City Council set a special election to determine the fate of the Astor House. GLA continued to fight opposition from merchants, citizens and media, and more. Their efforts culminated in the special election on June 13, 1972, when Golden's citizens voted to save the Astor House by a vote margin of 69%-31% (654 to 301) to save it. On March 1, 1973 the Astor House became the second Jefferson County site listed on the National Register of Historic Places.

In 1973 GLA created and opening the Astor House Museum, using the collection of artifacts gathered by Cy "Bo" Bowers (who a couple years later went on to spearhead creation of the United States Marine Corps Memorial in Golden). Among the first museum guests as 91-year-old Josephine Yoast, who was born in the Astor House. GLA founded the Astor House Museum and started its collection of historic artifacts to depict the Astor House's early years and for it to represent the Territorial era of Colorado history. In 1976 Jefferson County recognized the Astor House, designating it one of just 25 Centennial Sites across Jefferson County

representing its history for the Centennial-Bicentennial celebration of Colorado's 100th birthday and the nation's 200th birthday. That year the property was also designated Colorado Territory Park, Golden's 3rd oldest public park today. The place became the epicenter of the modern historic preservation movement in Golden, leading to the preservation of the neighboring 12th Street Historic District, Guy Hill School, Burgess House, Clear Creek History Park and more in succeeding years. The Astor House Museum was a popular institution with dozens of volunteers, taking an active part in Golden's civic life not only through preservation work but by educating visitors, schoolchildren and the general public about the history of it and Territorial Colorado. It was a fixture of Buffalo Bill Days through its ice cream socials, regularly hosted teas providing social education of its time, started Victorian Christmas in 1972 and later the candlelight walk that all ultimately transformed into Olde Golden Christmas.

In 1997 the City of Golden took over direct control of the Astor House Museum and in 2015 it was closed. Today the Astor House stands vacant, awaiting the next chapter in its long and colorful historical saga.

Appendix B: Complete Physical Description from Construction to Present Day

Note: This section has been provided by Rick Gardner of Gardner History and Preservation

Original Appearance & Territorial Era

The Astor House was originally a 2-story stone hotel building in a Georgian style of architecture. It featured walls of unpainted rough quarried sandstone from 18 inches to 2 feet thick, 6/6 double-hung wooden windows, and a wooden balcony spanning the central 2/3rds of the front. The building was constructed upon a foundation of rounded fire clay and cobblestone about three feet thick. Its main floor front door was at its off center east with a single back door at the east end of the north wall. The second story featured a single door directly above the front door leading to the balcony, and the hotel front included 9 windows. Each window and door of the building included massive cut stone sills and wood timber lintels. The east wall possessed a single window at the second floor south, while the west wall had a single window on the main floor south. Atop both the east and the west walls the sign "ASTOR HOUSE" was painted in capital letters upon the stone. The building was topped by a side gabled wood shingled roof with a corbelled brick chimney at each end. The rear of the building consisted of a one-story frame projection with board and batten siding, this being the Lake House hotel moved to the back to become part of the new Astor House.

The Astor House is one of the few major landmarks of its time which original interior layout is known. Its front door led to the main north-south hallway, from which its ornate carved wood staircase led to the upper floor. Immediately to the right of the front door in front of the staircase was the entrance to the Parlor, later known as the Sample Room, where guests checked in and waited while the proprietor exited the rear door of the room to stable their horses in back. To the left of the front door, more centrally located upon the west wall, was another single doorway which led to the Dining Room, a large room taking up the balance of the main floor capable of seating 100 people. The Dining Room had a single vertical 4-paneled wood door at its northwesterly end which originally led to an annex hallway that led to and connected the kitchen and subterranean stone root cellar. The upper floor consisted of the main north-south hallway accessed by the staircase, from which guests could directly access the balcony to the south. East of the hallway was a single large room for guests, accessed by doors from the hallway at its north (at the top of the staircase) and south (next to the door to the balcony) ends. The upstairs main hallway was of uniform width identical in placement to its lower floor counterpart. From the main hallway a central narrower east-west hallway led to six additional hotel rooms. Each room was led to by a single door and the east-west hallway terminated in a triangular point with a narrower pair of doors, each leading to a single room at the west end of the hotel. Each hotel room had a single window except for the north central rooms, each of which instead likely possessed a window-sized recessed set of shelves, one of which still exists today. This interior design was a perfection, enabling the hotel's effective functioning with centralized and efficient access while enabling Seth Lake to control public access to the Dining Room through its singular door and also sealing off downstairs noise from infiltrating upstairs and disturbing the guests. This enabled the Astor House to credibly advertise that "the house is very quiet." The attic level, known as the Garret, was its own living quarters likely led to by ladder from the main hallway. It was originally an open area without dormers or windows.

The grounds of the Astor House originally included a frame barn at the northwest center of the property, as well as the stone root cellar underground immediately northwest of the hotel. The hotel property originally was larger, extending 40 feet north of the alley bordering the main parcel to the north.

Within a few years several changes were made to the interior and exterior, all completed by 1871. The

stone was painted in 1870, and by that time two upper story windows of identical design to the others were cut into the west wall. Inside the upper floor's east room was divided into two rooms at a roughly 2-1 spatial ratio, with the Hall Bed Room occupying the southern 2/3rds of the space and a smaller room, most likely Seth and Charlotte Lake's living quarters, occupying the northern 1/3rd.

Later 19th Century

On September 1, 1885 Seth Lake inadvertently altered the appearance of the Astor House by setting off charges of dynamite in the street to announce the hotel's grand reopening. The blast destroyed the windows of the Astor House, as well as those of the *Golden Globe* newspaper office and law office of Allison H. DeFrance across the street. By 1886 the balcony was taken off the building, reportedly to comply with Golden ordinances mandating the removal of such awnings (unconfirmed, as the Garbareno House's ornate balcony still remained downtown). No effort was immediately made to otherwise alter the front of the building since on April 5, 1887 Herman Ballinger, staying in the Hall Bed Room, exited out the upstairs door unknowingly aware there was no balcony, falling to the sidewalk below. Most likely soon thereafter the doorway was converted to another window.

A major transformation of both hotel and property took place on December 28, 1886 when a major fire destroyed the barn and the original rear annex of the hotel and gravely threatened the main stone structure itself, leaving the hotel in a damaged state. The barn was rebuilt in identical dimensions and footprint to its 1869 predecessor while the annex was partially rebuilt.

Between 1890 and 1895 an alteration of legend is told to have taken place at the Astor House, when the neighboring Clark Residence immediately to the east was torn down. Reportedly it had a western bay window projecting onto the Astor House property and the east wall needed to be built around it, effectively encasing it. When the house was demolished the resulting hole in the wall was patched and enclosed to match the rest of the building. Although this history cites Seth Lake as the owner who did the work, Sanborn Insurance maps reveal the Clark Residence was still extant for a few years after his death, so if this repair was made it was accomplished by Ida Goetzee.

In 1894 proprietor Ida Goetzee replaced the annex with a new, 2-story brick rear addition with a further 1-story frame porch extension beyond. A basement accessed by an exterior trap door on the east side was built beneath the addition. The root cellar was likely dismantled at this time and a new brick wash house of like brick construction to the hotel built in its place. The large barn was torn down with a new smaller barn built at the northwest corner of the property as the hotel was converted to boarding house use.

Early 20th Century

By the early 20th Century the Dining Room had been partitioned and a window cut down at the west end front to enable the Astor House to house commercial tenants upon its ground floor. In 1902 the building's 1885 windows were replaced by its third set, being 2/2 double-hung wooden windows. During a time of extended vacancy the Astor House was broken into in 1904, and the thieves finding it empty started an arson fire, which was quickly discovered by the neighboring fire department and extinguished, doubtless damaging main story flooring that was repaired.

At an early hour on June 20, 1908, a major fire of unknown origin broke out in the Garret of the Astor House and threatened to spread to the lower levels. The fire had gained good headway before being discovered and the entire roof seemed ablaze by the time firefighters arrived. As evidenced by the smoke damage still present in the building judicious guests sealed off the hotel rooms by closing their doors,

isolating the fire to burning down into the north central room and filling the east-west hall with smoke. Firefighters saved the Astor House and limited its damage, though the room level doubtless suffered serious smoke and water damage.

The reconstruction to active use of the Astor House transformed the building in unique ways. Its refit was a true case study in the economical reuse of building materials and optimizing use of space, commenced by a proprietor of limited means. The severely damaged roof had its possibly destroyed ends cut off into the form of a hipped roof, with its western chimney (out of use since an 1899 fire from a defective flue resulted in its demolition inside) taken out. The Astor House was now provided a corrugated iron roof and gutter system of identical design and make to that installed at the nearby Loveland Block by noted Golden contractor Perre O. Unger in 1905, and was more than likely installed by the same crafter. Inside the rebuild focused on the west side of the upper floor where the bulk of the interior damage occurred. According to the building's physical evidence, the walls of the hotel rooms west of the main hallway were stripped of their plaster and lath and dismantled. The southwesterly wall of the main hall was moved bodily to the east a couple of feet, expanding available space to the balance of the rooms. Pairs of rooms were joined together into large singular rooms, going from six to three rooms, while the openings left from the original east-west hallway were infilled with doors. A large opening was made to join the westernmost two rooms together. The renovation maximized reuse of building materials, completely using wall studs, baseboards, window and door trim, doors and hardware recycled from the building, and even used flame-damaged wood pieces that still had sufficient mass to be viable. Because the floor had sagged due to its structural value engineering over the past 41 years the recycled studs no longer spanned the full distance from floor to ceiling, so shims were installed to make up the difference. Its electrical system, installed at least as early as 1905, was completely replaced by a new one with conduit installed by the Golden Illuminating Company directly upon the flame-singed rafters of the building.

Between this time and the 1920s frame dormers were built with windows and decorative wood shingle siding, with the Garret converted to full apartment use. In 1920 the basement beneath the main structure was excavated to house the building's furnace. During the 1920s or 1930s the barn was dismantled and a one-car automobile garage built at the northeast corner of the property. Around the mid-20th Century a new chimney was constructed on the west side of the building.

Later 20th Century

The Astor House and its property remained largely unchanged from the 1920s through the 1960s. By the time it closed its existence as a boarding house in 1971 its interior included the Dining Room with large bedroom partition, Kitchen and 2 bathrooms on the main floor; 6 bedrooms, 3 bathrooms and kitchen on the 2nd floor, and 3 large bedrooms in the Garret. In 1972 a small army of volunteers of the Golden Landmarks Association spent thousands of volunteer hours making repairs, cleaning up the site, repainting, wallpapering, and more, restoring the main floor and part of the second floor to demonstrate the potential of saving and restoring the Astor House. After the vote to save the Astor House several significant changes were made. All rear outbuildings except for the wash house were demolished as well as all non-historic partitions installed on the main floor. The interior was partially stripped, refinished and restored to a Victorian-era appearance for the building's new use as a hotel museum. The balance of the property was converted to grass parkland with the full property dedicated as Colorado Territory Park in 1976. A new balcony, constructed primarily for cosmetic architecture rather than active use, was built on the front in replication of the original 1867 design, and its original doorway fully reopened for the first time in over 90 years. For the first time since 1870 the bannerhead "Astor House" was painted

upon the east wall again, this time lower down upon the wall (its original location no longer existed) with the date 1867 added.

In 1990 the historic ornamental iron fence of the Masterson home, crafted and installed a nearly a century before in 1899 at the Masterson Residence catty corner from the Astor House, was re-installed here upon a new base in imitation stone, the original having been built in actual stone. The fencing and gates were constructed upon the open perimeter of the property and had been stored since being salvaged when the Masterson home was destroyed in 1967.

In 1994 the Astor House was structurally stabilized through the interior use of laminated beams. The windows of the stone structure were replaced with its fourth set of windows, replicas of the original 6/6 double-hung frame windows, while the balcony was replaced with a full use replica of the original. The northern westerly opening of the Dining Room, once a door and converted to a window, was cut back down to a door again, while the non-historic west chimney was removed and stone built to replace its opening. A non-historic second story addition to the frame porch, built in the 1950s, was removed and new exterior staircase installed with one of the rear addition's windows cut down to facilitate its use. The metal roofing was replaced by a new asphalt shingle roof.

Present Day

In 2016 the most extensive modern transformation of the Astor House took place when the entire interior except for the Garret was completely stripped down to the bare outer walls and studs. The remaining original door at the northwest end of the Dining Room was revealed, as were evidence of its 1886, 1899 and 1908 fires and controlled damage, reconstructed and moved walls, time of installation of utilities, the signature board of the Astor House's constructing builder, evidence demonstrating the original layout of the hotel, and more. However it also rendered the Astor House unviable for active use and it commenced the third extended inactive period in its history. In 2018 the roof was replaced with a new asphalt shingle roof and the rear gazebo, built in 1976, was dismantled.

Appendix C: Astor House Backyard History

Note: This section has been provided by Rick Gardner of Gardner History and Preservation

The grounds of what is now the Astor House property were first developed in 1865. Originally the property encompassed Lot 9 and Lot 10, taking in the intervening platted alley space in between. At Lot 9's west central area a moderate sized one story frame barn with gabled roof was built to serve the Lake House hotel. Once the Astor House was completed and opened on September 11, 1867, the northern half of Lot 10 was sold on October 18th to Elizabeth Jones, after which a small storefront was built upon that property on today's 11th Street. The Astor House barn was replaced in September 1869 by a major upgrade, a new 2-story frame stable measuring 35x50 feet with broad side gabled roof, built for the use of hotel customers, appearing in stature to be even larger than the main hotel structure itself. Lake constructed a large corral with a heavy board fence to accompany the barn, taking up the northern 10 feet of Lot 9, the accompanying alley space, and southern 70 feet of Lot 10, making an enclosure 50x100 feet in size. This is most likely the space that also served as the city's dog pound in 1871.

The Astor House originally possessed a rear frame projection (the moved Lake House) that took up basically the space occupied by the rear addition of today. In the intervening space between the hotel and the barn a root cellar was built northwest of the hotel building, constructed of the same stone as the hotel itself. This most likely was built at the same time as the Astor House since its quarry did not operate for more than a few years. This structure, built 20 feet north of the stone Astor House structure and straddling the west property line to extend 10 feet into the Arapahoe Street right-of-way, was a partially underground stone structure measuring around 15x15 feet in size. It was connected to both the hotel's stone and frame structures via a frame hallway conduit that wrapped around the frame structure and connected the root cellar to it and accessed the main stone hotel structure via a door that would later be discovered as a hidden door in 2016. The root cellar stood approximately where the brick wash house stands today. A couple of small one-story frame structures stood in the remaining space between the hotel and the barn.

Around 1873 half of the remaining Lot 10 property was sold off leaving the Astor House corral with the southern 35 feet of Lot 10. On December 28, 1886 the stable was destroyed by fire, destroying the intervening small frame structures and damaging the frame portion of the hotel, and the northeasterly wraparound hallway was never rebuilt. The barn was replaced by a replica built upon its footprint and location. This is the makeup and size of the Astor House property when it left Lake family ownership in 1887 and was sold to Catherine M. MonPleasure.

Once Ida Goetzee acquired the hotel property in 1891 major changes were made to the Astor House property. By 1894 the remaining Lot 10 annex property was sold off, the alley opened and a new small one-story frame barn measuring around 15x30 feet was built at the northwest corner of the property. Another small one-story frame building was built at the northeast corner measuring around 5x10 feet. The root cellar was demolished above ground (and either destroyed or buried below ground) and replaced in 1894 with the present small one-story brick wash house. The hotel's rear frame projection was replaced that year by the present 2-story brick rear addition with 1-story frame porch.

By 1900 a small one-story frame structure with open sides, possibly the gazebo oral history tells Ida Goetzee built, was constructed upon the east property line 30 feet north of the stone Astor House building. By 1906 this was apparently moved or a new similar structure built immediately to the rear of the rear addition of the hotel at its east end. By that time a small one-story frame addition was also built onto the northeast side of the barn. Between 1911 and 1919 the barn was demolished and no barn has been built upon the property since. By 1938, likely in the Marshall era, a new one-story frame automobile garage with gabled roof

measuring approximately 15x20 feet was built at the northeast corner of the property. At least on the Arapahoe Street side the property also received a wire fence with low masonry base by this time.

Upon the property's conversion to museum use the Golden Landmarks Association destroyed the garage in 1973 and cleared the property except for the wash house which was restored. They provided it landscaping including a lawn, deciduous and evergreen trees, bushes, flowers and brick and flagstone walkways. In 1976 a frame gazebo patterned after the one Goetzee made was built in the northern center of the property.

On August 1, 1976 the Astor House and its property were dedicated as Colorado Territory Park, in honor of the pioneers and era the place was preserved to represent. A large monument plaque featuring a bronze relief landscape bearing the park's name was installed upon a large native stone placed at the southeast corner of the backyard. On May 10, 1984 the Golden City Council legally enacted Colorado Territory Park by passing Resolution 244, which provided for its formal dedication on June 9, 1984. The property's designation as a park, championed by the Golden Landmarks Association, was designed to further the historical preservation of the Astor House and its property. The park continues in existence as the 3rd oldest Golden municipal park today, after Parfet Park and Lions Park.

In 1990 the historic ornamental iron fence and gates of the Masterson home, crafted and installed nearly a century before in 1899 at the Masterson Residence catty corner across 12th and Arapahoe Streets from the Astor House, was reinstalled upon the Astor House property perimeter, much of it upon a new cinder block base made in imitation of stone. This fencing, the last of its kind of once a number that lined 12th Street, had been salvaged and stored since the Masterson home was destroyed in 1967. These ornamental fences helped define the neighborhood's Victorian character in the early days and the low masonry bases of several such fences remain along 12th Street today.

Late in 2016, after the museum's closure and during renovations to stabilize the Astor House, the southernmost portion of the backyard surrounding the rear of the hotel was graded to drain runoff away from the building and prevent water infiltration of the structure. French drains were installed and were covered with flagstone. The replica gazebo, which had deteriorated and become derelict, was demolished in 2019. Today Colorado Territory Park remains in community use and awaits further purpose as determined by the citizens.

Appendix D: People Associated with the Astor House

Note: This section has been provided by Rick Gardner of Gardner History and Preservation

Significant Proprietors

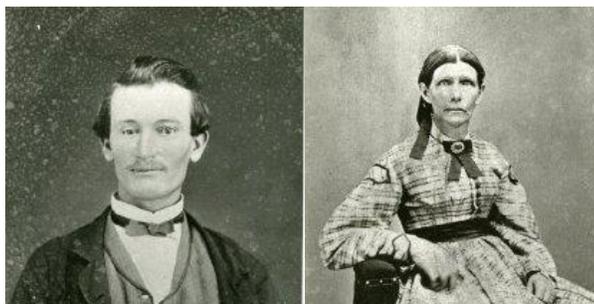
Seth Lake. Seth Lake, long before he passed away, was acclaimed by *Colorado Transcript* founder and Golden pioneer George West to be “one of the best men living”. Lake was born March 1, 1813, at Cayuga County, New York, the son of John and Sarah Matthews Lake and brother of John and Dean Lake. He arrived in Colorado during the gold rush on June 18, 1860. Having previously been in the hotel business, he quickly started in it here, beginning in 1861 with the Buckeye Hotel at Apex not far south of Golden City. It was while here Lake served as coroner upon the jury investigating the death by illegal hanging of outlaw Beason Jones, who was found near Apex. By 1862 Lake had taken over the Green Mountain House at the Green Mountain Ranch, a prominent way station on the way to the gold fields around the location of today’s Wide Acres and Hawthorne Streets including the land of today’s Denver West and Colorado Mills. By New Years Day 1863 Lake had moved up into the mountains, being the proprietor of the Two Mile House on the north side of Golden Gate Canyon Road two miles up the road from Golden Gate City at the entrance to the canyon. Here Lake also served his first public commission as Justice of the Peace. Later that year Lake had moved to Golden City, opening the Golden City Meat Market at today’s 12th and Arapahoe Streets. It was one of the valuable few businesses in a city that while capital was also a near ghost town due to the exodus of citizens during the Civil War, and undoubtedly Lake made much business supplying meat to the troops of the Colorado Volunteers training at Camp Gilpin in the city. Around this time Lake served as Justice of the Peace in Golden, then departed again, and then returned by March 1865 to resume serving in this capacity. In 1865 Lake converted his property into the Lake House hotel, one of the finer properties of the city, being a 1 ½-story tall Carpenter Gothic styled hostelry. With the post-Civil War boom and move of the Territorial assembly to the newly expanded Loveland Block to the east Lake took advantage to upgrade his property, building the Astor House, the finest hotel in the city,

Lake was known by many titles during his life in Golden. As George West told in the *Transcript*, “He is variously known as Hon. Seth Lake, Deacon Lake, Squire Lake, Old Man Lake, Judge Lake, Father Lake, etc.” Seth Lake gained the first title through his periodic service as Justice of the Peace beginning in 1862. He gained the second through ordination as Deacon at First Baptist Church, from its establishment the oldest Baptist congregation in Colorado, of which Lake was a founding member in 1863. Lake gained the third title through his service as Justice of the Peace. He gained his fourth title by being an elder member of the community; he gained the fifth through his service as Justice of the Peace, and his sixth title through his service at the church. Lake also served as Jefferson County Attorney in 1867. Through all of his service to the community, church and business Lake kept up a fine and moral reputation; in fact the closest thing to profanity anyone witnessed Lake exclaim was “My Stars!” Lake was so devout in his faith that he never served alcohol at the Astor House, placing him at an automatic competitive disadvantage to Golden’s other hostelries, each of which usually included a bar or saloon establishment in connection.

Seth Lake was a devoted deacon of the First Baptist Church in Golden and his Christian faith and charitable deeds served to define his presence here. Although not often publicized Lake took in the poor and infirm to his hotel, which served as the de facto poor house of Jefferson County starting in 1867 before the city or county built one, aided by funds appropriated to Lake. Lake’s generosity is why more people died at the Astor House than any other place of historic Golden, because Lake took in stricken people who had no other means of support, including partially insane elderly spiritualist

Jonathan Williams (1872), partially insane hermit and 1859 gold rush pioneer Jacob Fisher (1874), and newcomer and 23-year-old young woman Henrietta Stolp (1881). Seth Lake is the hotelier who more than likely aided struggling actor and playwright John Shanks Lindsay after his Shakespearean troupe fell on hard times with bad weather and sparse audiences and became stranded in this city. After Lake set aside Lindsay's hotel bill and provided him and his company a loan and transportation to go on their way he paid back Lake in full years later after he became a famous and successful playwright in Utah and author of "Mormons and the Theatre".

In September 1873 Lake relinquished proprietorship of the Astor House and moved with wife Charlotte to Portland, Oregon for two months, and then resided at Olympia, Washington. In 1874 they returned to Golden, and Lake continued to operate the Astor House from 1874-1879, 1880, and 1882-1887. Seth Lake passed away on February 8, 1888 and rests today at Golden Cemetery.



Seth Lake and Charlotte Welles Lake
Golden History Museum, City of Golden

Charlotte Welles Lake. The wife of Seth Lake and staffer at the Astor House, Charlotte Welles was born in 1833 and came west with her husband to arrive in Colorado on June 18, 1860. During his years in active proprietorship of the Astor House Charlotte also helped run the hotel, to the point of credibly considering her the de facto co-proprietor of the hotel while they ran it (1867-1873; 1874-1879; 1880; 1882-1887). Upon his death Charlotte moved to Oregon where she passed away in 1899. Upon her death George West wrote of both of the Lakes in the *Transcript* "were in all the years of their residence here foremost in all good works of church and society, and were universally loved by the whole community."

Selden M. French. Selden M. French, the second proprietor of the Astor House, was born in Cortland County, New York on April 26, 1841 to James and Asenath Jones French. In 1846 they moved to Oakland County, Michigan, where his father died in 1848. In 1851 his mother remarried and they moved to Manchester, Iowa, where from then on he made his own way working for his board while attending school and doing carpentry in the summer months. At the outbreak of the Civil War he and five friends enlisted on August 18, 1861 in Company F, 12th Iowa Infantry, where he was appointed musician of the regiment and given the rank of Sergeant-Major. Only he and one of his friends of the group survived the war, one being killed in action and three others perishing as prisoners of war at Macon, Georgia. During the war Col. French and other soldiers, as a means to meet young women, drew slips of paper with the names of young ladies on them, and French drew the name of Hattie A. McKee. After considerable correspondence he met and recognized her from her photograph while on furlough to visit his parents. The two were in January 1865 in what proved to be a very happy marriage, having six children. Upon honorable discharge from the Army on January 15, 1866 French returned home and to the carpenter's trade, soon settling at Erie, Kansas. There he laid out the Erie

townsite, which became the Neosho County seat, and built homes, sold real estate and served as a town trustee. French moved to Colorado in 1872, where he became a builder and contractor at Georgetown for a year, and then ran the Astor House in Golden from 1873-1874. Afterward French lived in Denver, and then moved to Boulder in the spring of 1876 where he continued as a builder until 1879 when he returned to Denver. In January 1895 French was appointed commander of the Soldiers and Sailors Home at Monte Vista, an institution first envisioned at Golden by Helen Berthoud and established in her memory by husband Edward. It was formally established on July 4, 1891, and French placed this institution caring for indigent soldiers and sailors on solid footing while his wife volunteered as its matron. Col. French also served as commander of Veterans' Post No. 42 of the Grand Army of the Republic at Denver and two years as commander of Joe Hooker Post No. 16 of the Grand Army of the Republic at Monte Vista. French was a member of the Odd Fellows starting in 1867 and became noble grand and high priest of the lodge at Monte Vista. He also was a member of the Masons at Union Lodge No. 7 at Denver. An Episcopalian since the end of the war, French was an official of the California Street Church in Denver for years. French became a close friend of George West, founder of the *Transcript*, as West served as Adjutant General of the Colorado National Guard. After retiring from Monte Vista French moved to Pasadena, California, where he headed a drum corps there.

Fritz Kohler. A native of Switzerland, Fritz Kohler was an extensive traveler in his early adulthood, familiar with Egypt, Italy, Spain and living in Tunis for some time. came to America in 1881, first settling in Brooklyn, New York. There he was married to wife Bertha and became one of the most talented fine engravers of the city, being constantly engaged by its best publishing houses. In 1887 Kohler moved to Denver where he immediately gained a prominent position at the Denver Lithographic Company and worked on the best maps of the city. In May 1892 Kohler moved to Golden, where the next month he took charge of the Astor House, and in 1893 he acquired a saloon on Ford Street. By 1901 Kohler lived in Colorado Springs where he was chief draftsman for the Colorado Midland Railway.

John Albert Hoagland. John A. Hoagland was born near Shepherdsville, Kentucky on October 22, 1851. Coming to Colorado and Golden in February 1874, Hoagland was married and had four children. He became very prominent in politics of the region, first being elected a Trustee of the Town of Golden serving from 1878-1879, then two terms as city Treasurer from 1879-1881, then serving as a Representative in the 5th General Assembly, after which he was elected Jefferson County Sheriff. It was during this time Hoagland became proprietor of the Astor House and ultimately retired from public life. The community was shocked when Hoagland died on July 25, 1898 at the age of only 47, though his illness had been a long one.

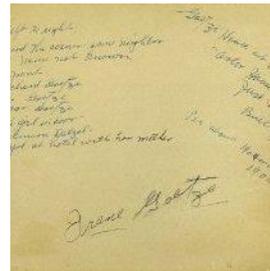
Ida Louise Froeb Goetzee. Ida Froeb was born in Lobenstein, Germany in 1854 and came to the United States in 1874. First living with relatives at Terre Haute, Indiana, she resided there for six years, returned to Germany for a year, came back to Terre Haute for two years, and then moved to Denver where she married Civil War veteran Henry Goetzee (pronounced "Getz") on April 7, 1885. The couple moved to Georgetown where sons Oscar and Richard was born. After Henry died in 1891 Ida came to Golden, a German widow unable to speak English. To support herself and her sons Ida purchased and ran the Astor House as a rooming house with around an average dozen boarders. Determined to learn English, she studied it and civics alongside her sons. The *Transcript* wrote "In the face of almost unsurmountable obstacles she purchased the then run-down big stone house at Twelfth and Arapahoe streets and started a boarding house. She managed to make a living and gradually started to improve the place. The first Mines student club in Golden, which was quite a plan years ago of cutting living

expenses had its inception in Mrs. Goetzee's house...One of the outstanding characteristics of her life, was her intense patriotism. As a member of the Relief Corps for half a century she learned to revere the flag, and no patriotic holiday passed without the colors being displayed at her home." Goetzee was also a member of Golden's Methodist church and involved in all women's groups there, and Mt. Lookout chapter Neighbors of Woodcraft. In 1926 Goetzee retired from the boarding house business and spent her senior years at her home at 1107 11th Street. She passed away there on February 10, 1936 after heart complications developed following a severe break in her arm caused by being blown to the sidewalk by high winds.



Ida Goetze, c. 1920

Images from Golden History Museums, City of Golden



Oscar A. Goetzee. Oscar A. Goetzee was born February 14, 1886 and came to Golden with his mother and brother in January 1897 when she purchased and took over running the Astor House as a boarding house. At age 15 he went to work as a printer's devil at the *Colorado Transcript*, beginning a 30-year career in Golden journalism. From 1908-1912 Goetzee lived in Leadville as he learned to operate linotype as the *Transcript* was converting to electrified printing, and after a short stint in special instruction on the *Canton Ohio News* returned to Golden. In 1921 he began a novel new direction for his career, starting the Pixie Theatre showing movies in today's Odd Fellows Hall, which lasted several years. Upon his mother's retirement in 1926 Goetzee took over operating the Astor House himself for some time. After proprietor Vera West Parsons died in 1929 Goetzee took over the *Transcript* as editor-manager until Neil West Kimball, grandson of the newspaper's founder George West, could take over. In 1932 Goetzee became head of the printing department of the State Industrial School at Golden, ultimately retiring from there in 1952 after a tenure that included a short time as superintendent. For eight years during the Great Depression Goetzee was also secretary of the Golden Chamber of Commerce, and also served as the Jefferson County administrator of the Civil Works Administration as it commenced a number of works projects including several in Golden. Goetzee also served in public office as City Councilor for Ward 1 from 1918-1921. Oscar Goetzee passed way on October 1, 1970 and is buried at Golden Cemetery.

Significant Guests

John Shanks Lindsay (Probable). Although the *Colorado Transcript* article telling of Lindsay's eventful stay in Golden did not directly identify the hotel proprietor who helped him when in need, the guest column was written by Frank C. Lake, Seth Lake's grandson, and is otherwise reflective of Seth Lake's otherwise well known generosity. John Shanks Lindsay was born on November 11, 1840 and traveled with his family to Utah in 1859. He became a writer and pioneer actor in the American West. After

his Shakespearean troupe shipwrecked in Golden while staying at the Astor House and Lake got them back on their feet, they proceeded onward. Lindsay went on to become a prominent actor, author and playwright in Utah, performing at the Salt Lake Theatre and a member of the Deseret Dramatic Association. Upon his death on February 22, 1906 Lindsay was a Salt Lake County Commissioner. Significant works of Lindsay include *Oliver Cromwell: A Historical Play, In Five Acts* and *Mormons and the Theatre*.

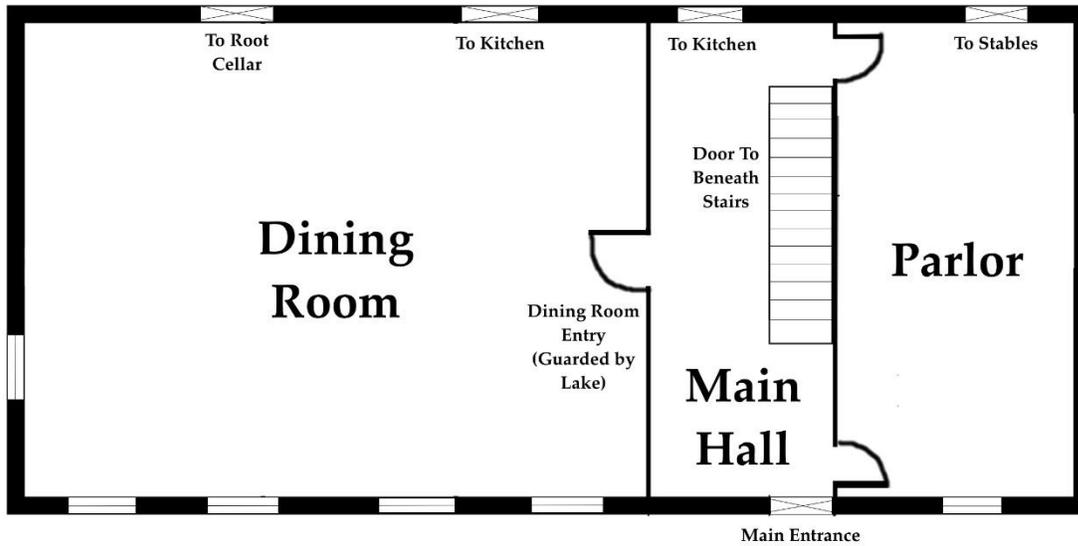
Astor House Proprietors

Seth & Charlotte Lake	1867-1873; 1874-1879; 1880; 1882-1887
Selden M. French	1873-1874
Mrs. M.E. Hall	1879-1880
George M. Ball	1880-1882
Hulbert W. Lake	1887
Charles W. MonPleasure	1887-1888
Charles Anderson	1888
Sarah Sherer	1888
D.H. & Mrs. Jones	1891
John A. Hoagland	1891
Ida Goetzee	1891-1892; 1892-1899; 1899-1926
Fritz Kohler	1892
M. E. Gow	1899
Oscar A. & Irene Gay Goetzee	1926-1956
John R. & Esther M. Stevens	1956-1957
Eileen Marshall	1957-1971

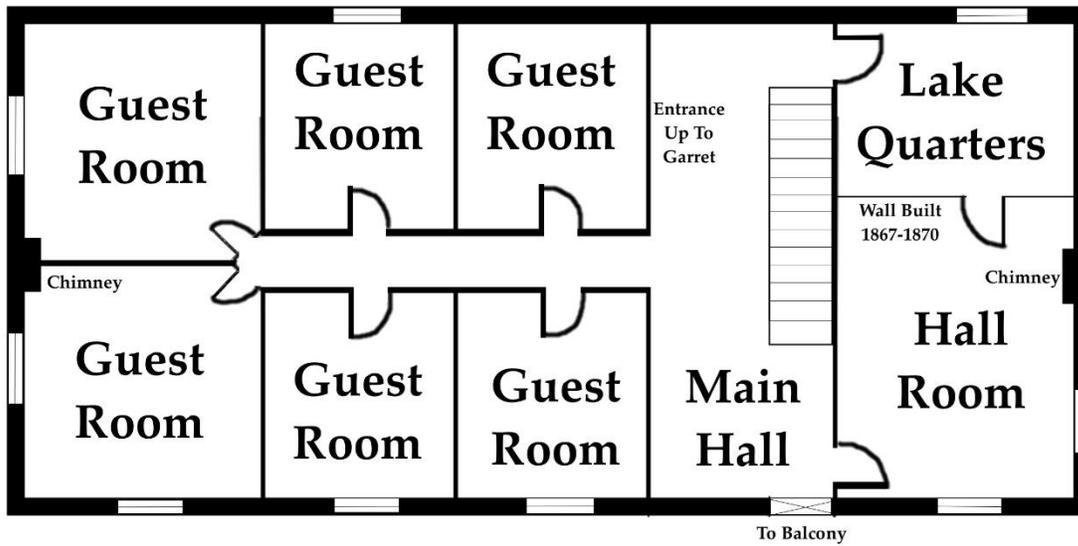
Appendix E: Floorplans

Source: Rick Gardner of Gardner History and Preservation

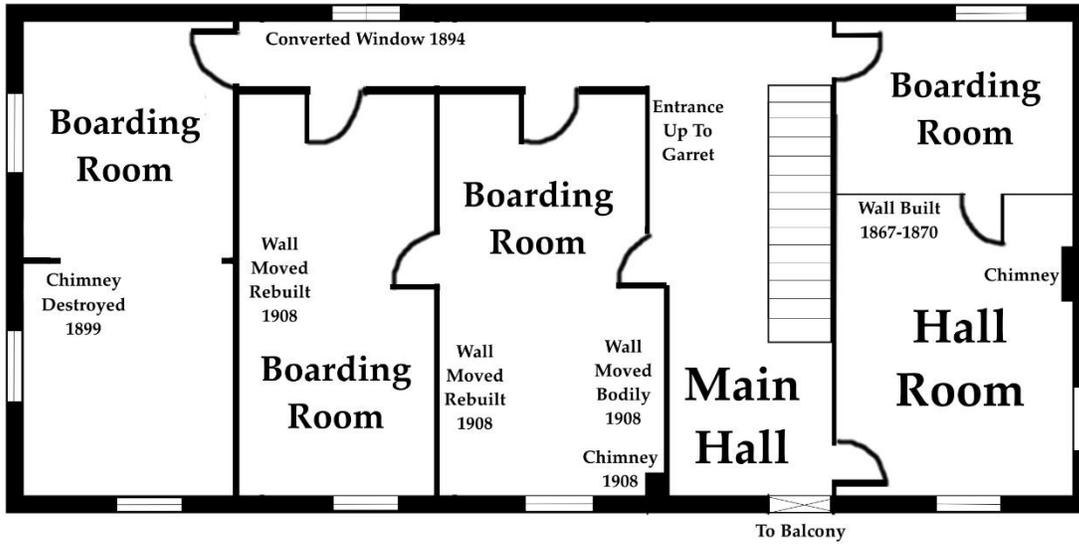
Astor House 1st Story Floor Plan 1867



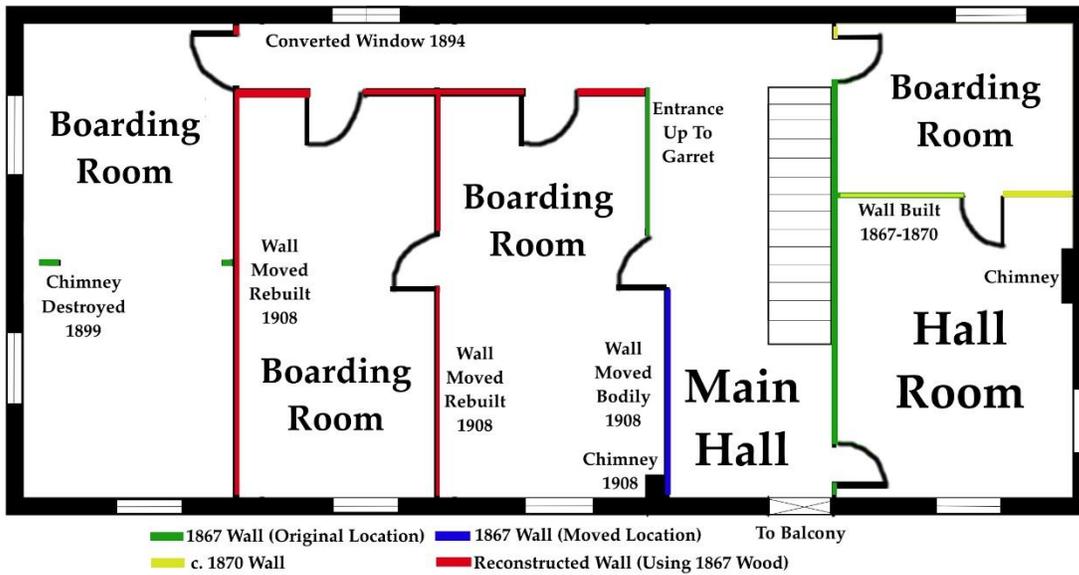
Astor House 2nd Story Floor Plan c. 1870



Astor House 2nd Story Floor Plan 1908



Astor House 2nd Story Floor Plan 2016



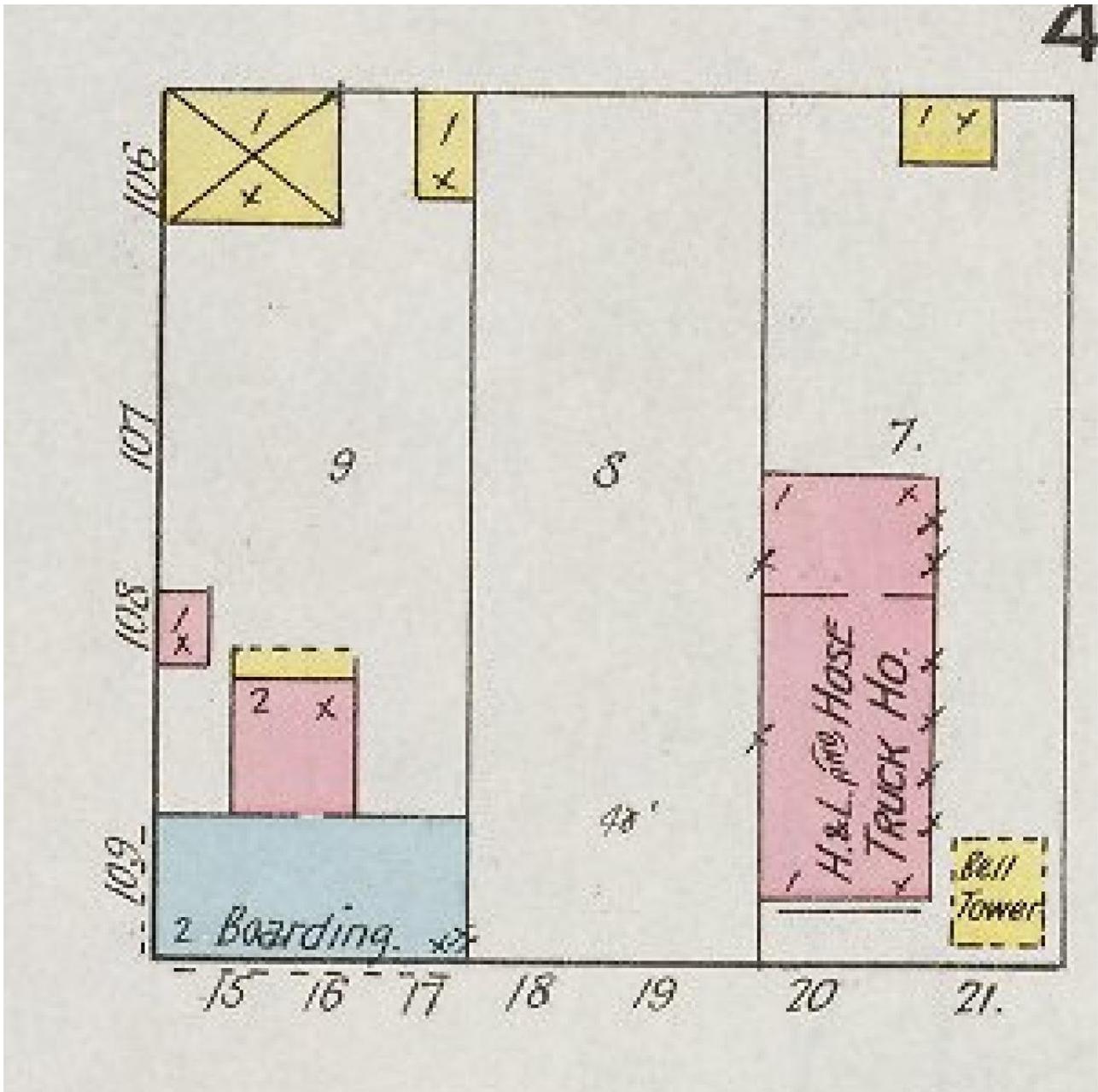
Appendix F: Historic Insurance Maps



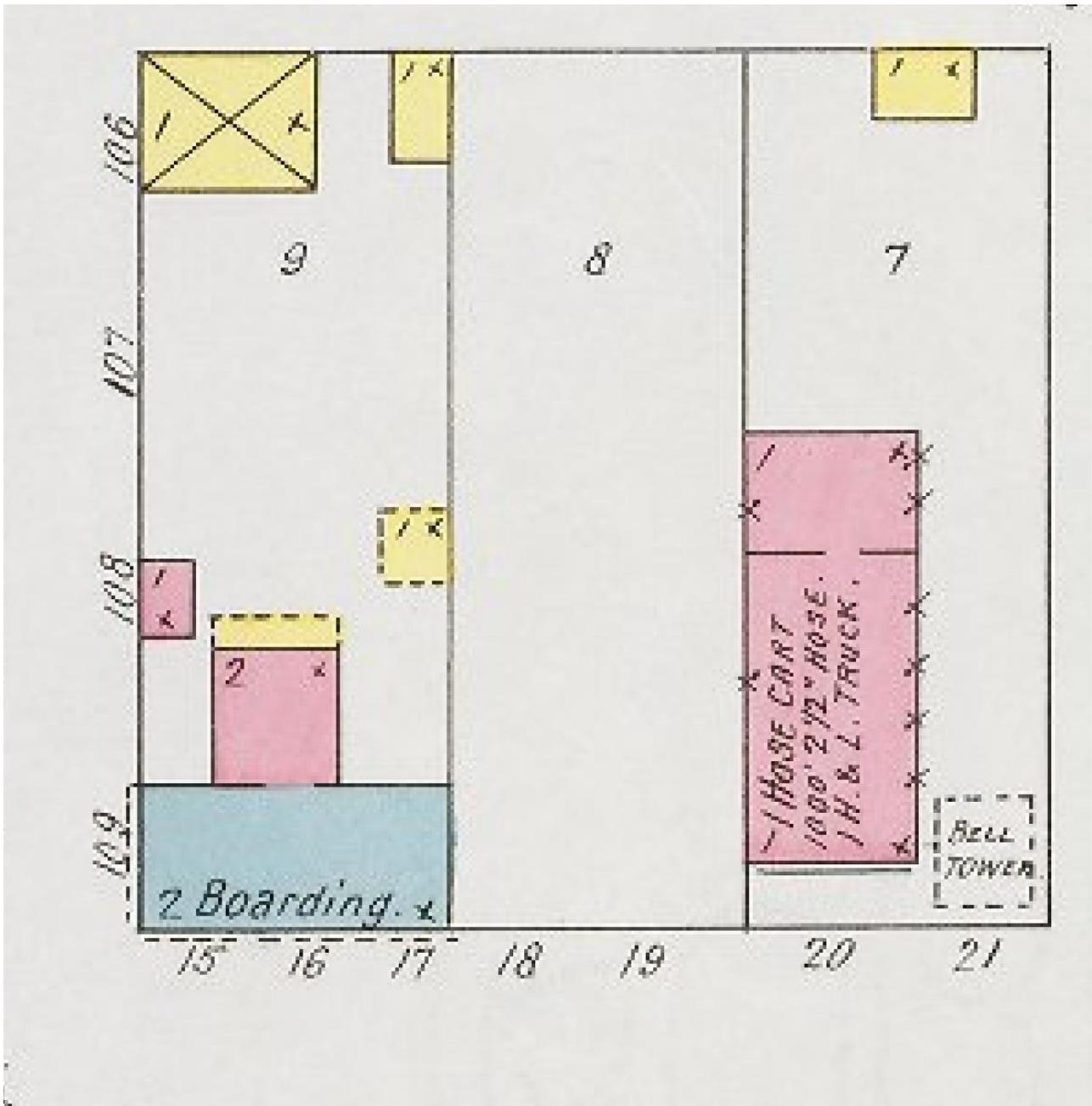
1878 Willits Insurance Map of Golden - Shows original longer Astor House grounds, with 1869 barn. | Reference landmarks include the nearby Loveland, Everett and Harrison blocks, and Standley Hall.



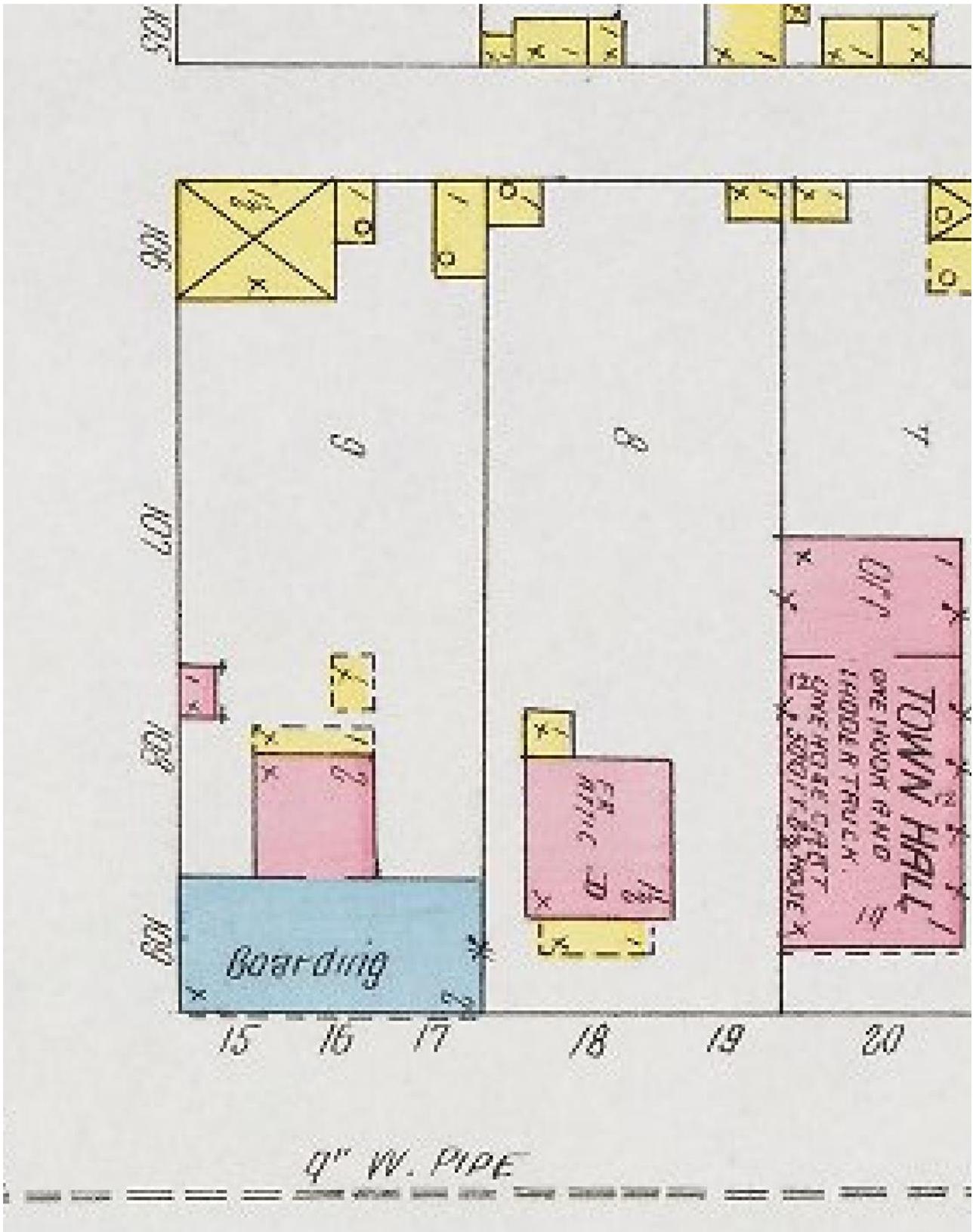
1890 Sanborn Insurance Map - Shows partially altered rear addition after the 1886 fire, along with identical dimension successor barn now in place.



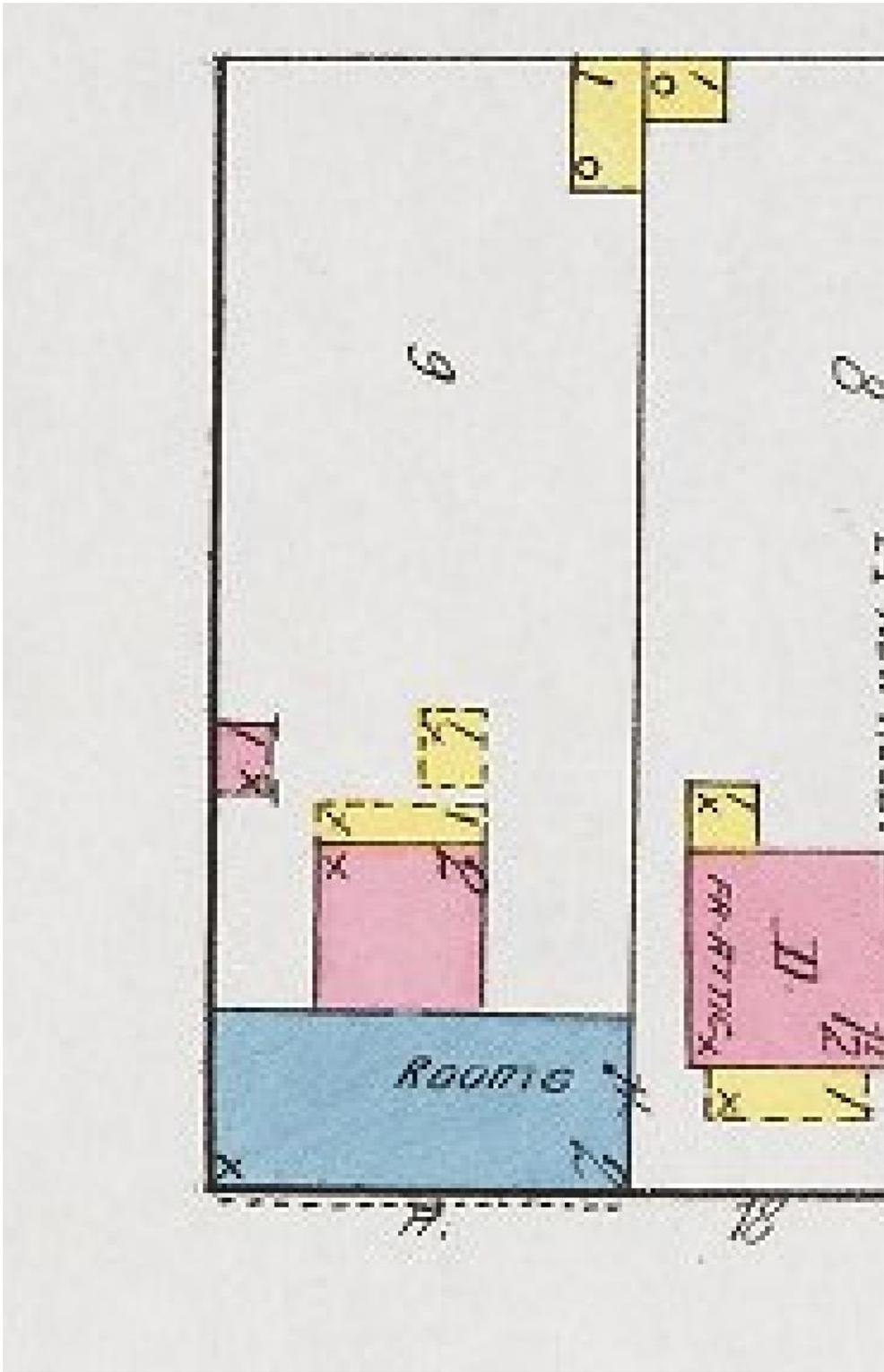
1895 Sanborn Insurance Map - Shows new rear brick addition, wash house, and smaller barn, with City Hall included for reference.



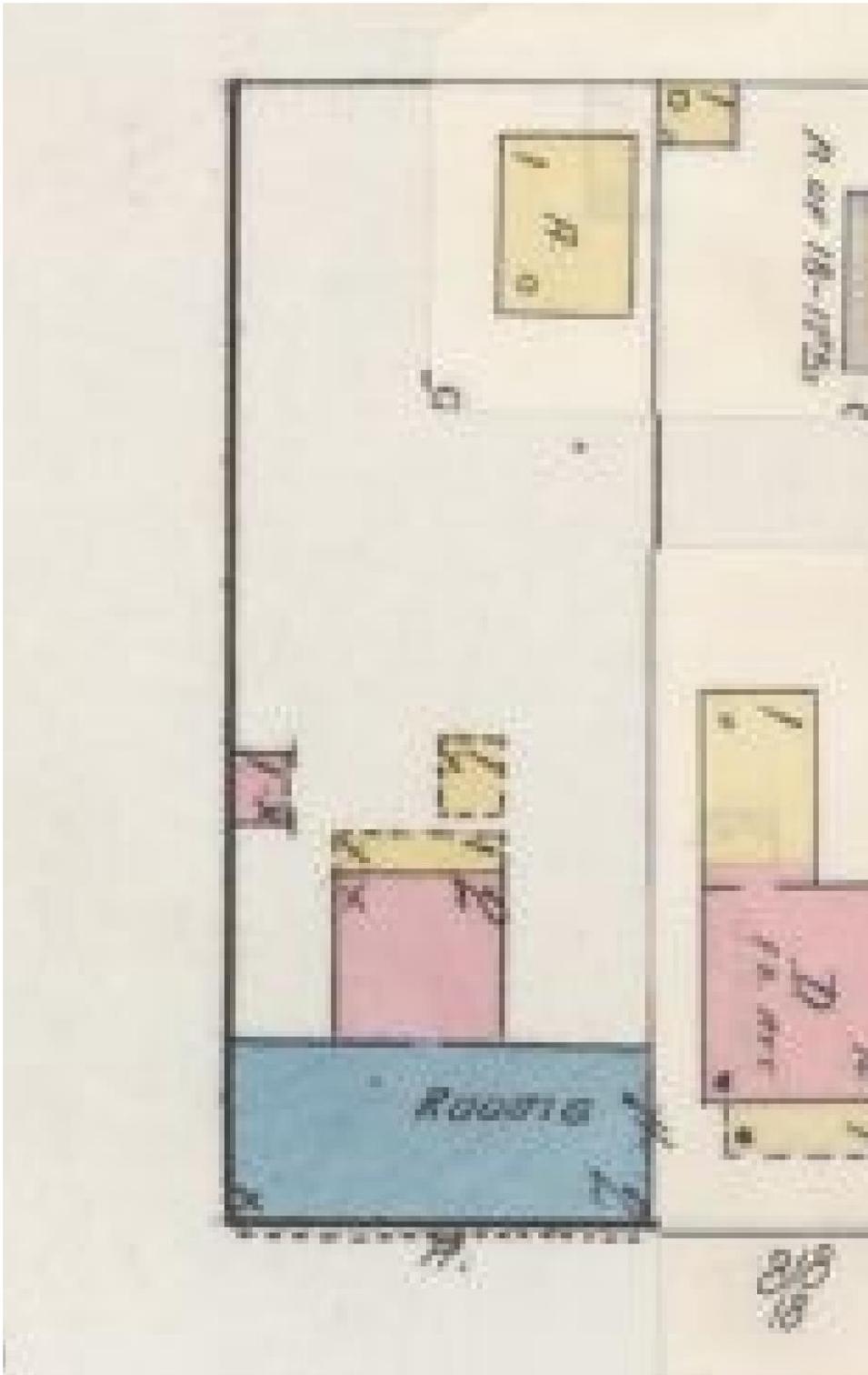
1900 Sanborn Insurance Map – An additional outbuilding has materialized.



1906 Sanborn Insurance Map - Outbuildings have changed.



1919 Sanborn Insurance Map - Barn no longer exists.



1938 Sanborn Insurance Map - Shows garage as new rear outbuilding (leveled "A" for auto)

Appendix G: Archeological Investigations



Monday, April 27, 2020

Steve Glueck
Director, Community & Economic Development
City of Golden
1445 10th Street
Golden 80401

RE: Ground Penetrating Radar Study of the Astor House Yard

Dear Mr. Glueck,

Metcalf Archaeological Consultants, Inc. (Metcalf) is pleased to submit this Phase I report to the City of Golden. It contains the data and results of the Ground Penetrating Radar (GPR) study conducted by Metcalf in concert with the Colorado School of Mines. The City and Metcalf determined that the work to evaluate the Astor House and its yard would be separated into three potential phases. Phase I resulted in the accompany report. Phase II may include an archival study of extant records combined with a more in-depth analysis of the GPR data. Phase III would move to explorative archaeological testing of the yard.

In January, Mines professor Dr. Richard Krahenbuhl and two graduate students conducted a comprehensive a GPR study of the yard to the north and northeast of the Astor House. Clive Briggs, Metcalf's Principal Investigator worked in tandem with the Mines team to determine the best approach to survey an area known to contain buried utility lines. GPR equipment cannot readily differentiate between historic features, such as a stone foundation, and a modern feature like a water pipe. Both will show up as "anomalies" in the data, but an in-depth analysis would reveal more about the buried feature(s). Nonetheless, the results of the study and a preliminary archival search suggest that buried features likely exist from historic structures that have since been removed from the site. Phase II and III are likely to confirm this and could reveal unique stories about Golden's history.

Thank you for the opportunity to support the City of Golden in its efforts to preserve and celebrate the cultural heritage that makes it so unique. We're excited to be your partner.

Sincerely,

Nathan Boyless
President & CEO

Ground Penetrating Radar Survey of the Astor House Yard in Golden, Colorado Phase I Report

Project Contract Approval Date: January 10, 2020

Report Date: January 31, 2020

Project Team:

- Colorado School of Mines (CSM)
 - Dana Strata
 - Hanna Flammé
 - Richard Krahenbuhl
 - Mercial Archaeological Consultants, Inc. (Mercial)
 - Nathan Bayless
 - Clive Briggs
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Project Description

Dana Strata and Hanna Flammé, CSM Department of Geophysics graduate students, conducted a small-scale ground penetrating radar survey over the historic Astor House yard. The graduate students, Professor Krahenbuhl, and Mercial worked with the city of Golden to scout the yard, recommend any necessary ground clearing, and perform preliminary processing of the acquired field data. All contracting was facilitated by Mercial leveraging an existing Research Agreement with CSM.

This report includes preliminary processing of the GPR field survey results as well as Phase 2 survey recommendations.

Field Site Conditions

Currently the yard is set up with a concrete square where the gazebo used to be and a path from one end of the yard to the other through the square (Figure 6). In the open areas of the yard there are trees, bushes, and one bench that the survey had to avoid. Some obstacles show up in the GPR data at the surface but did not interrupt the survey lines. These obstacles include a flagstone pathway, partially buried rails arranged in a

fire circle, and close cut scrums from bushes that the GPR could be pushed over. There were some glass and metal drink containers and other litter in the edges of the yard and survey zones. We tried to remove any visible litter before surveying.

GPR Overview

Ground penetrating radar (GPR) sends electromagnetic waves into the earth to detect electrical properties of the ground. A sudden change in these properties, such as the presence of a buried object, creates reflections and amplitude changes in the returned signal. In the data we are looking for hyperbolas, which can indicate small buried objects, and the patterns in the data in a 3D view (Figure 1). The hyperbolas are traced, the data is processed using basic software functions, and the results are converted from time to depth.

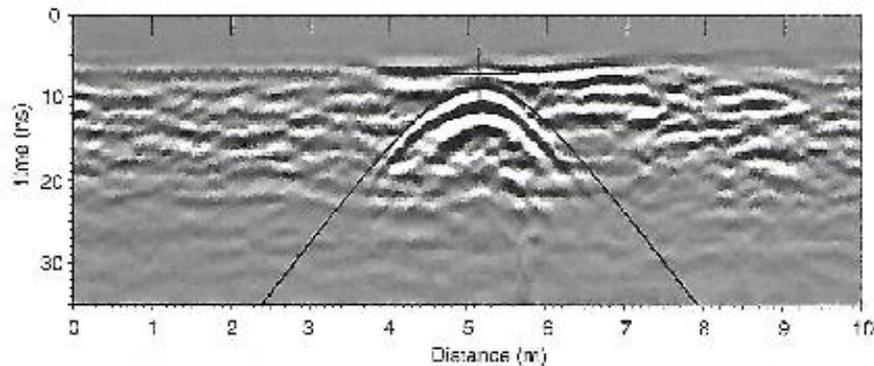


Figure 1: An example of a hyperbola in GPR data. This data was collected using a 500 MHz antenna over a 5cm diameter hollow aluminum pipe [1].

Frequency Testing

We tested three different frequencies of GPR antennas in the yard area to guide the choice of an optimum frequency to get the best depth of investigation and data resolution (Figure 2). The three frequencies tested were 1000 MHz, 500 MHz, and 100 MHz. The lower frequencies (e.g. 100 MHz) should see deeper than the higher frequencies (e.g. 1000 MHz), while the higher frequencies have a finer resolution. To test the different frequencies the GPR system was run over the same line three times, once with each frequency, and we compared the results.



Figure 2: GSM undergraduate student using the Spilog GPR system to test different frequency antennas in the Astor House yard.

The 100 MHz antennas were dominated by noise and did not provide valuable results. The 1000 MHz antennas provided high resolution images to the near surface, but their depth of investigation was too shallow (less than 0.3 m). The 500 MHz antennas produced a clear image and saw much further down than the 1000 MHz antennas. With this frequency we can image the yard from the surface to about 1 meter down.

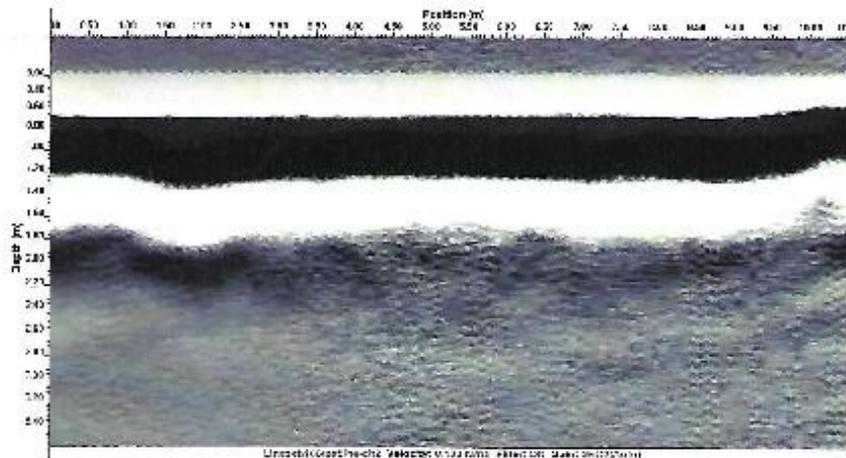


Figure 3: The red line imaged using 100 MHz antenna. Initial noise dominates the data, making it difficult to see finer detail.

Survey Plan

Based on the frequency testing results, the survey was performed using 500 MHz antennas. The yard was broken into three grids to simplify the data collection process. The grids are outlined in Figure 6. Grids 1 and 2 are rectangular areas, and grid 3 fills in the rest of the yard on the other side of the stone pathway. The three grids were merged into single grid during preliminary post processing. For each grid, parallel lines of data were collected at a spacing of 0.5 m. For grids 1 and 2, cross-lines were taken every 1 m, and on grid 3 six cross lines were taken at an irregular spacing to avoid obstacles in the tight space. Some lines are broken into multiple segments or ended early due to trees, bushes, and other obstacles.

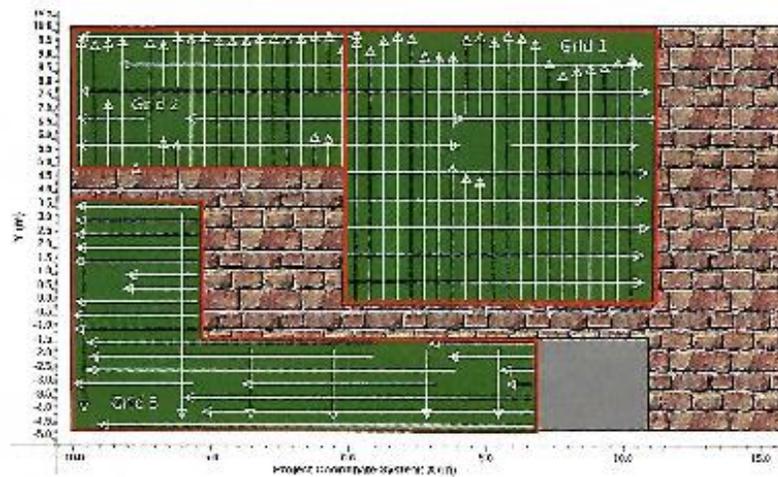


Figure 6: The GPS lines are shown overlain on a cartoon map of the Aspen House backyard. Survey grids are outlined in red. Lines interrupted by obstacles such as trees continue on the other side.

Preliminary Results

The results indicate a complicated subsurface with many shallow anomalies. Obstacles on the surface in the survey areas such as the logstaves show up clearly in the data, as indicated in Figure 7. We see a strong anomaly surrounding one of the trees near the surface in grid 3, possibly from tree roots or debris (e.g. pine needles and pine cones). In grid 1, there are several areas of interest with higher amplitude responses. These anomalies may indicate a former structure, disturbed soil, or buried objects (Figure 8). Figure 9 indicates a linear feature and another anomalous zone in grid 1 at a depth of approximately 0.7 m. The compact anomaly in the circled area in Figure 9 is the deepest clear reflector within our data. It is surrounded by other deeper anomalies present down to 0.9 m.

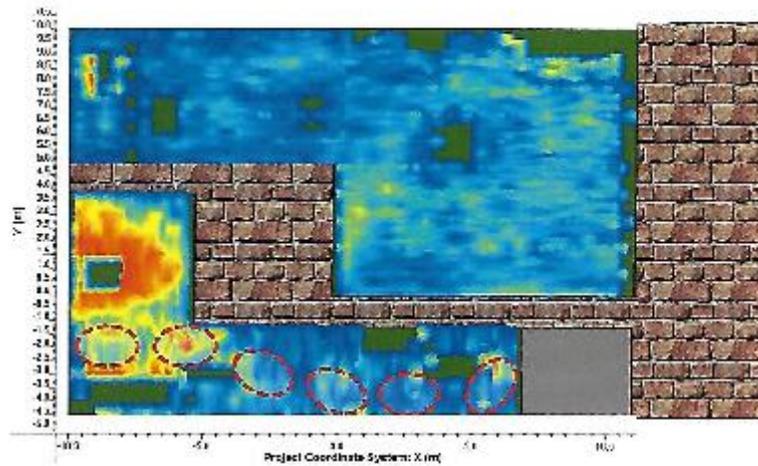


Figure 7: The depth slice at 0.05 m shows evidence of the fugitive pathway with dashed circles indicating the approximate path of the stones. The anomalous zone surrounding a tree in grid 3 could be due to root systems or buried tree debris (e.g., pine needles and pine cones).

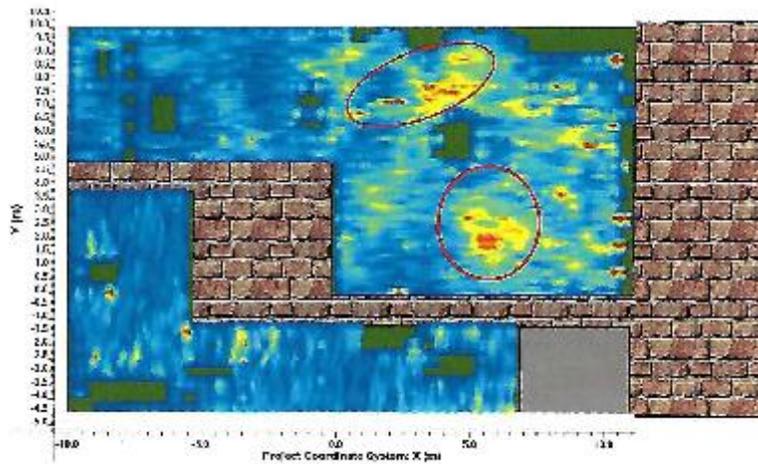


Figure 8: The depth slice at 0.25 m shows 2 anomalous zones in grid 1. The anomaly in the dashed area in the upper left corner of grid 1 (about 2.5 x 7.0 y in the local coordinate grid) is visible at depths of 0.2 m - 0.45 m and could indicate disturbed soil or buried objects. The area in the center of the grid is apparent from 0.15 m to 0.3 m in depth.

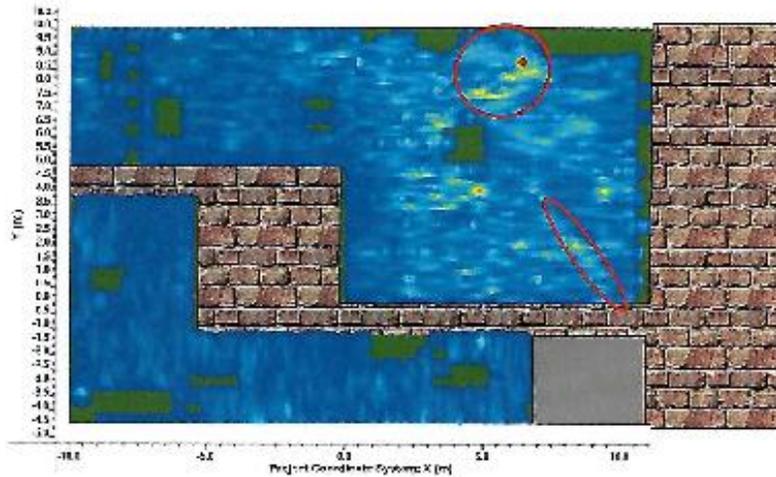


Figure 9: The depth slice at 0.7 m shows a linear feature and an anomalous zone in grid 1. The anomaly in the circled area in the upper part of grid 1 (about 3.0 x 3.0 m in the local coordinate grid) is the deepest clear reflector we see, near other deeper anomalies present down to 0.5 m.

Recommendations for Future Work

During Phase 2, it would be valuable to try other frequencies over the whole yard to see both center and line images, and interpret the data from multiple frequencies jointly. For future surveys it will be helpful to clear the yard better, possibly even removing some of the flagstone path in grid 3. Finally, a finer grid spacing may reveal more detail in the 30 s files of the depth migrated data.

Acknowledgements

We would like to thank Rich Kichenbuhl and McCall for their guidance during the surveys. We would also like to thank CSM students Hannah Hunger and Sigourney Burch for their assistance during field data collection and the City of Golden for their help in clearing the yard of debris and marking of the yard irrigation system.

References

- [1] "Ground Penetrating Radar." *Introduction to Applied Geophysics: Exploring the Shallow Subsurface*, by Henry Robert Burger et al., W.W. Norton, 2006, pp. 524–533.

Appendix H: Photographs



Astor House 1867. One of the few known photos, from its opening in 1867. It shows the hand-cut local sandstone blocks and original porch. If seen in color the hotel would have the same coloration as the stone of the Maas house at 518 9th Street or the stone of the base of Calvary Church, both of which came from the same quarry. Source: Gardner Family Collection.



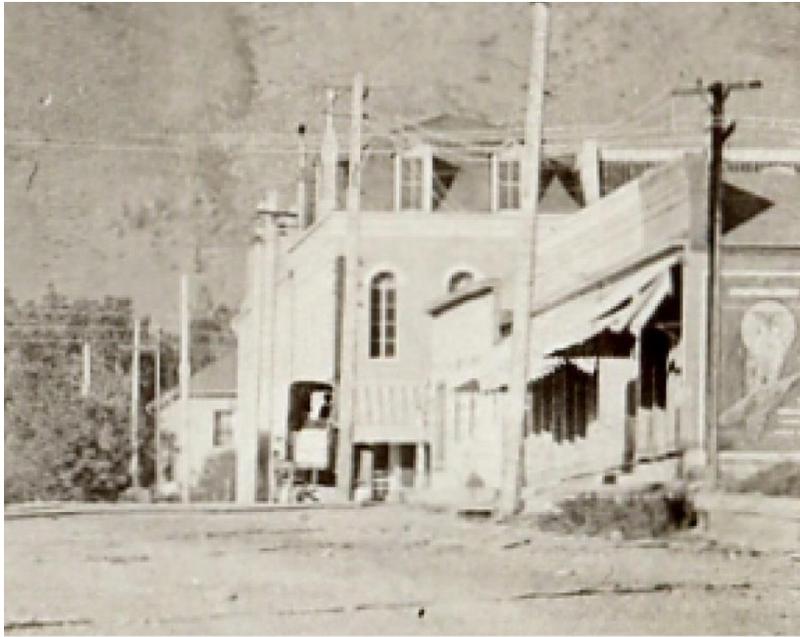
Astor House ca. 1869. This is the only known view of the original appearance of the west side of the Astor House, since it's usually out of view of any angles shot of the place. It only one opening in the entire wall (today's lower floor window), and signage mirroring the east side saying "Astor House", advertising to western travelers going east as today's 12th Street was then a main route to and from the city. It's the only real view showing the root cellar to the rear, also made of the same stone as the Astor House. Note the neighboring Loveland Block to the right, extant today. Source: Denver Public Library Western History Department.



Astor House ca. 1871. This image shows the Astor House and its property inThe Astor House appears towards upper center left, with the neighboring Loveland Block at lower center right. Another prominent building is visible at lower left, the Harrison Block still standing at 2106 Washington Avenue. This image shows the Astor House property in its original full scope, when it extended 70 feet north of its present northern boundary. That part of the property according to the photo was used as the hotel's corral; this also was likely where the city dog pound was when it was there. Legally the alley does bisect the property as it was then, so the corral's fence goes right through public right-of-way. The additional land north was legally a satellite property of the Astor House, used for the corral. What you see primarily in this photo are the hotel at the front of the property, and the barn farther back (this being the barn built in 1869). The hotel has taken on a more uniform, less splotchy coloration, indicating it's been painted by this time. Source: Gardner Family Collection.



Astor House ca. 1900 with Goetze Family. Source: Golden History Museums, City of Golden



Astor House ca. 1913-1920. This photo shows the Astor House as the building farthest left, with the Loveland Block (Old Capitol Grill) in its then appearance to its right, and the now destroyed Haas Block farthest right. It shows the Astor House with its iron roof, but not its dormers yet. This is the only known photo that shows the Astor House in this appearance. Source: Gardner Family Collection

DAILY TRANSCRIPT

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paper Published in Jefferson County

Mon., Feb. 21, 1972

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The exterior of the old Astor House in downtown Golden took on the appearance of a beehive Saturday as volunteers swarmed over the building to restore it. The restoration effort is designed

tearing down a building," he stressed. He also expressed anger over talk of converting diagonal parking on Washington Ave. to parallel parking and reducing the overall number of parking spots.

Some members of the GDID have stressed in the past that the city must look ahead to parking space for the future. If the land is not purchased now, when it is available, the city will find itself choked on its lack of space in the future when all space has been used up.

Diagonal parking on Washington Ave. is a matter for the Golden City Council, not the GDID to consider. Some councilmen - and the city manager - feel that the traffic flow along Washington needs to be improved by the elimination of diagonal parking. Other councilmen have suggested they wish to retain it.

The Landmark Association is also actively opposed to any attempt to make 12th St. a thoroughfare intersecting Hwy. 6.

"Twelfth Street is one of the last remaining historical streets in Golden with its old houses and bordering trees. Why not make it 11th St. since it is adjacent to Clear Creek," he asks.

to convince the building's owners, the Golden Downtown Improvement District, of its worth before the structure is razed to provide parking space.

form the three and one half foot thick walls were cut by hand.

At that time Golden was a trade center for gold seekers and adventurers. The city, which boasted a population of 1,500 was the territorial capital of Colorado. The legislature met down the street above what is now Golden Mercantile. While the legislature was in session, many politicians stayed at the Astor House.

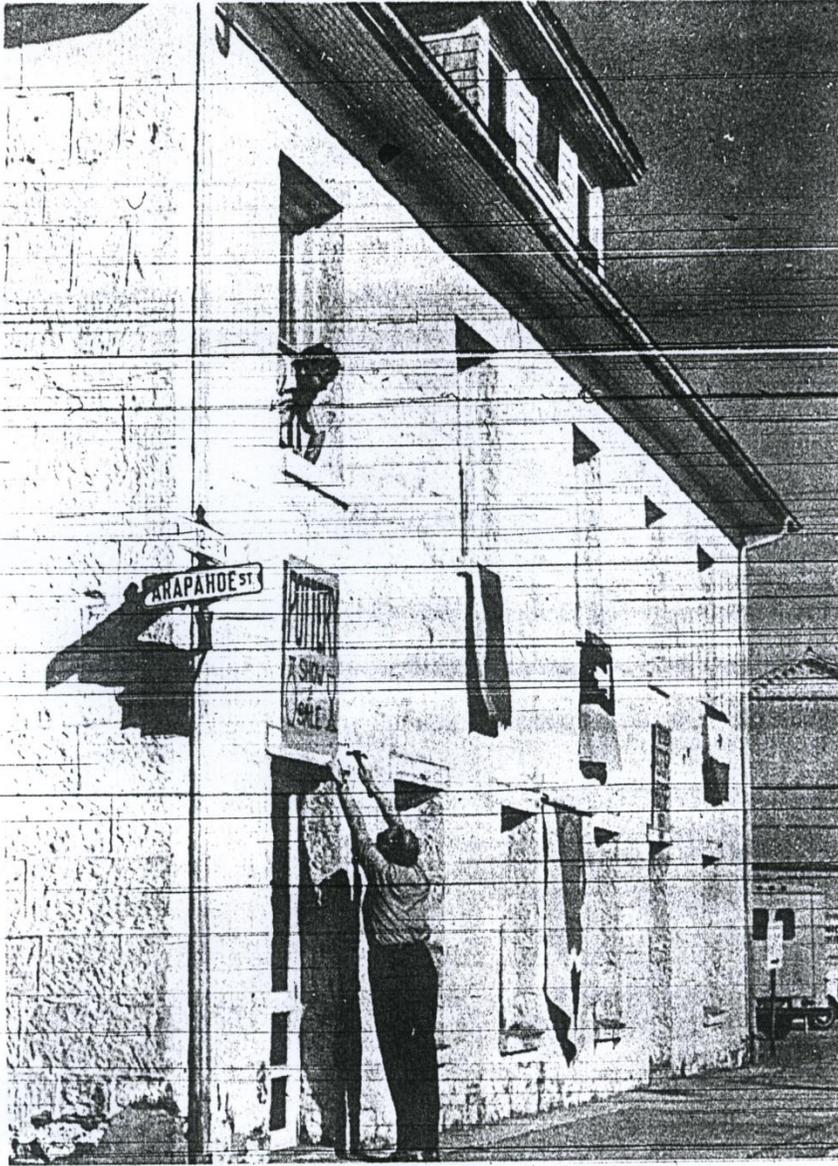
Lake had transported his family to Golden in a covered wagon from Illinois. Because he was a firm Baptist who would never allow liquor to be served in the hotel, he was known as the "Deacon".

He would awaken guests with a large clanging bell every morning at 6 a.m. as he stomped through the halls shouting, "Everybody up for breakfast."

Lake operated the hotel until 1873 and then leased it. After returning from Portland, Ore., he took it over again until 1879. It was leased for two more years, then Lake took it back again.

Lake reopened the hotel in 1881 - with a blast. He decided to set off a small amount of dynamite signifying the opening. Too much dynamite was used and the resulting blast blew out all the

Transcript article from February 21, 1972 showing the condition of the Astor House at that time and describing all of the work underway by volunteers from Golden Landmarks Association and others.



Ready for pottery sale

Ed Simpson drives into the Astor House while Larry McWilliams holds up the placard for the pottery sale being held in the old Golden hotel today through Thursday. Pottery by area craftsmen is displayed throughout the first floor of the building.

Jeffco zon

Ho

By Georgina Brown
Transcript Staff Writer
Jeffco horsemen haven't corralled a maverick proposed amendment requiring ten instead of five acres in the county zoning regulations that they claim would unseat them.

Since the preliminary hearing on the proposed changes last July 26, the Jeffco Horsemen's Ass'n has held a series of meetings to roundup facts.

Stev cha

A liquor license ownership by the county yesterday, s conditions, reveals sale of Steak House on the west e

Applicant for the license, Ball, 16000 West Forty four filed the request along w Fred W. Ball, said she's manager. She said she has at The Big M in Golden and for the past three months.

Taxes owe
County Treasurer Donald Fredrick owes \$4000 in back through 1971.

Couch said he was un business at the recent tax s property, and that the coun delinquent amount would b cent.

Commissioners granted change subject to payment Counsel for the Balls is K Golden.

Hiwan Country Club's re from a private club liquor l and restaurant license was

Status the san
Anthony Tyrone, 60 Vine, club president, said the cha

Additional photo from February 21, 1972 Golden Transcript Article. The pottery sale was a fundraiser by Golden Landmarks Association to benefit the restoration of the property.



The Astor House ca. 1973. This is the photo included in the National Historic Register nomination form It was designated on March 1, 1973, and the museum was newly opened.



The Astor House ca. 1973. This is the rear view photo included in the National Register nomination and designation, which shows now demolished non-historic frame additions that had been made around the mid-20th Century to the Astor House. This and the other 1973 photo also give an idea of its iron roof.

Community events in front of or inside the Astor House. Photos courtesy of Golden History Museums, City of Golden.



Omnibus 1915



Armistice parade 1918

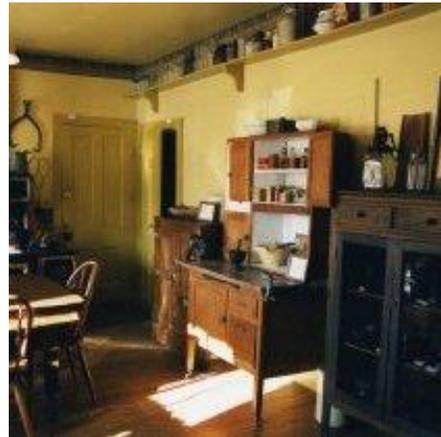


Christmas events 1997

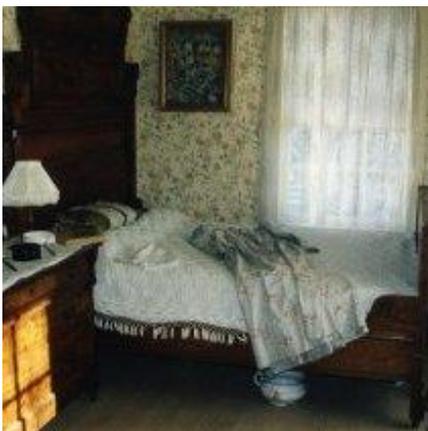
Interior photos of Astor House Museum period (as restored and furnished beginning around 1973). Photos courtesy of Golden History Museums, City of Golden.



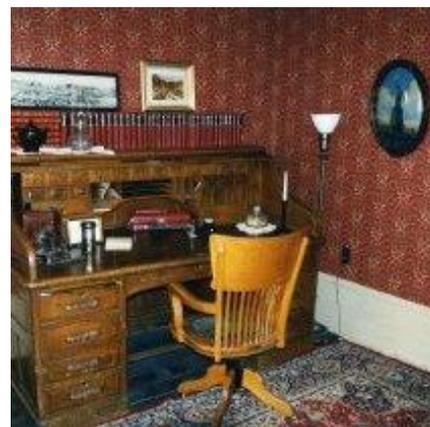
First floor, parlor, 1997



First floor, kitchen, 1997



Second floor, family room, 2002



Second floor, legislator room, 2002

Current Photographs



Astor House March 2018

photo by Meg Van Ness

Photographs below from November 6, 2019 Architectural Tour by Meg Van Ness and Suzy Stutzman



First floor - Front room looking west.



Rough log studs under stairs.



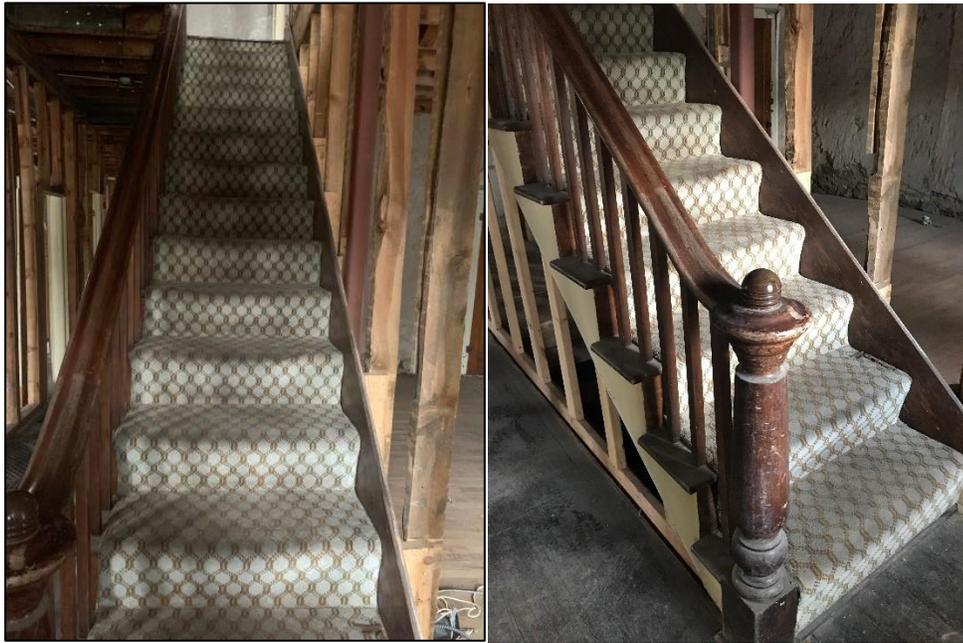
First floor – Front room looking east.



First floor – examining plaster.



First floor – kitchen.



Stairs to second floor.



Second floor front rooms – looking west.



Second floor front rooms – looking west.



Stairs to third floor.



Third floor.



Second floor - detail of original wall studs and new metal beams.



Second floor – detail of plaster.



Second floor - detail of possible original floor.



Kitchen - detail of plaster on brick.

Elevation Photographs in 2020



Astor House south elevation. Suzanne Stutzman, March 2020



Astor House west elevation. Suzanne Stutzman, March 2020.



Astor House north elevation, brick wash house, and Colorado Territorial Park. Suzanne Stutzman, March 2020.



Astor House east elevation. Suzanne Stutzman, March 2020.



Astor House view of rear additions. Suzanne Stutzman, March 2020.



Ornamental iron fence savaged from the Masterson home at 12th and Arapahoe Streets dates from 1899 and was installed around the Colorado Territorial Park in 1990. Suzanne Stutzman, March 2020.



Dedication plaque on stone monument in Colorado Territory Park. Suzanne Stutzman, March 2020.



Colorado Territory Park, Suzanne Stutzman, March, 2020.



Brick wash house in yard. Suzanne Stutzman, March 2020.

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<https://www.clevelandparkhistoricalsociety.org/cp-history/what-is-the-period-of-significance-and-what-does-it-mean-for-cleveland-park/>