

CERTIFICATE OF APPROPRIATENESS APPLICATION

Heritage Square



Applicant:

HSMM, LLC

**Martin Marietta Materials
18401 West Colfax Avenue
Golden, Colorado 80401**



Submitted:

November 20, 2015

November 20, 2015

Mr. Rick Muriby
City of Golden
Planning and Development Department
1445 10th Street
Golden CO 80401



Re: Heritage Square Application for Certificate of Appropriateness for Demolition

Dear Mr. Muriby:

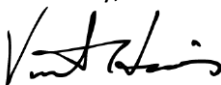
Baseline Corporation is representing HSMM LLC, a subsidiary of Martin Marietta, the current owners of Heritage Square, located at 18301 W. Colfax Avenue, to process an application for a Certificate of Appropriateness (CoA) to remove several buildings from their property. The City of Golden Historic Preservation Board is required to review the proposed project and determine whether historically sensitive community assets are affected. This process is required for any building that is older than 50 years in age. This CoA is required due to the age of the structures that are intended to be removed and to identify whether they carry historical significance.

Enclosed with this letter are documents detailing our findings regarding the condition of the existing buildings at Heritage Square:

- Certificate of Appropriateness Application NarrativeSECTION 1
- Certificate of Appropriateness Site PlanSECTION 2
- Architect’s ReportSECTION 3
- Demolition and/or Dismantling Proposal.....SECTION 4
- Electrical Evaluation 10/23/2015SECTION 5
- City of Golden Public Records Search ResultsSECTION 6
- Photo DVDs.....SECTION 7

Thank you in advance for your time to process this application. If you have any questions or are in need of additional information please contact me at (303) 202-5010 ext. 217 or vince@baselinecorp.com.

Please note that the Martin Marietta intends to donate the photographic documentation including with this submittal to the City of Golden. Thousands of photographs were taken, documenting the buildings’ exterior and interior.

Sincerely,

Vince Harris, AICP
Planning Director

CC: Peter Bovis, Martin Marietta

Corporate Headquarters
Downtown Golden
1950 Ford Street
Golden, Colorado 80401
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Fax 970.353.7601

Rocky Mountains
Ski Village
419 Oak Street, PO Box 770152
Steamboat Springs, Colorado 80477
Ph 970.879.1825
Fax 866.242.9106



CERTIFICATE OF APPROPRIATENESS APPLICATION

Heritage Square

South Half of Section 10, Township 4 South, Range 70 West, 6th P.M.

Applicant:

HSMM, LLC

Martin Marietta Materials

PO Box 300013

Raleigh, NC 27622-0013



Submitted:

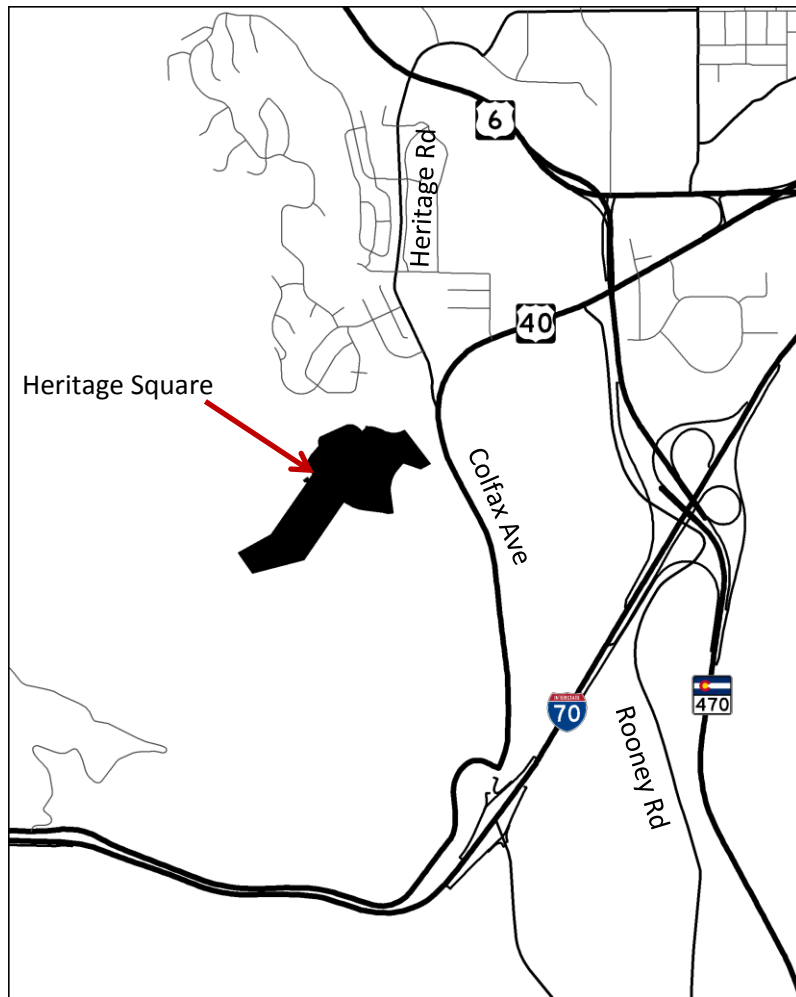
November 20, 2015



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Vicinity Map for Heritage Square Certificate of Appropriateness



(Section 10, Township 4S, Range 66W, 6th P.M.)

Ownership and Property Information

Land Owner:

HSMM LLC
18401 W Colfax Ave
Golden, Colorado 80401

Jefferson County Parcel IDs:

40-103-04-031
40-103-04-032
40-104-01-026
40-104-01-028
And a portion of 40-152-01-006

Certificate of Appropriateness Application Narrative

Property Background

What is today known as Heritage Square was originally built as Magic Mountain Storybook Victorian theme park. Construction started in 1957. Initially, the theme park was planned to be built at the northeastern alcove of South Table Mountain just east of Golden, Colorado. The sharp opposition of the Applewood neighborhood impacted the original plans and the developers needed to locate an alternative site. The new site was selected for Magic Mountain at the foot of the Apex Gulch. Multiple attraction rides and theme areas were planned for the park but only a few came to fruition due to the park's financial hardship. The most famous attraction on the site, Magic Mountain ski area, was the first ski area in North America to utilize artificial snow. However, after opening to the public in 1959, Magic Mountain encountered financial difficulties and it closed in 1960.

In 1970 the Woodmoor Corporation acquired Magic Mountain and resurrected the site as and renamed it Heritage Square. It consisted of artisan shops and attractions located inside the original buildings. Many popular places were located within Heritage Square including the Magic Mountain Play House that was built in 1972. In the same year, the Lakewood schoolhouse was moved to the site and it became Heritage Square Chapel. Over the years an alpine slide was built and it became a noted attraction.

The ownership of Heritage Square has changed many times throughout the years. Currently, it is owned by HSMM LLC, a subsidiary of Martin Marietta, who also owns a property next to the complex.

The site known as Heritage Square has not been designated as a historic district nor have any buildings been designated as historic properties (buildings).

Proposed Site Alterations

In the future, Heritage Square will see several changes. Following the 2015 season, the alpine slide and the entertainment village closed for business. The amusement park portion of the site along with the Garden Grill and Corporate Picnic areas will remain open with a lease option through the year 2039. The Chapel at Heritage Square will be moving off site.

In addition to the upcoming operational changes, the owners of Heritage Square are planning to make physical alterations to the site. The plans involve the removal of several buildings. Buildings proposed to be removed from the site are shown on the site plan, which is included with this application, and are known as Buildings A, B, C, D, E, G, K, R, S, T, U, and X (refer to Figure 1). Building M is the Heritage Square Chapel. As stated above this building is to be relocated. Buildings labeled L and P are leased to and used by Red Rocks Church. These two buildings will be utilized by Red Rocks Church through April of 2016. After April, these two buildings will remain on site for an indeterminate time.

Building Evaluations

All of the buildings within the project area were evaluated for their age, architectural, structural, electrical and mechanical quality. To identify the age of the buildings, Baseline Corporation first contacted the City of Golden and Jefferson County Building Departments to obtain original building permits. Contact was made during the week of November 9, 2015. Requests for public records searches did not uncover any original building permits. Jefferson County staff stated that the County had no records for the site. The record search through the City of Golden did show that the earliest permits that can be easily found for these buildings are from early 2000s. None of these documents contained any information on the age of the buildings.

Baseline Corporation and Ewers Architecture then utilized historic aerial photography to estimate the age of the buildings. Aerial photography was provided by Colorado Aerial Photo Service, a company which has completed and stored historic aerial photography for over 60 years. The estimated year of construction was determined based on the earliest year the buildings appear in the examined photography. Aerial photographs were not acquired for every year. The aerial photography examined dates back to 1956, which predates the construction of Magic Mountain theme park.

Figure 1. Heritage Square Building Key



Earliest Buildings – 1958

The first building appears on the site in 1957 which was soon removed in 1958. By July 1958 the site was graded and the construction of several buildings appears to have begun. Building E was completed that year. By July 1959 several additional buildings were completed on site – Buildings A, B, C, D, E, G, and K. These seven buildings are the only remaining buildings that are visible on aerial photography that predates the year 1965. Thus they can be considered as the only buildings on site today that are 50 years or older.

Buildings added in the 1970s

During the 1970s, three additional buildings were added to the site. These buildings are labeled L, M, and P on the site plan. Building M is the Heritage Square Chapel and it first appears at Heritage Square in 1972 aerial photography – the year it was moved to the site. The Chapel already held a historic status before it was moved. For this reason the building will be relocated off site to be preserved. Buildings L and P first appear in the 1979 aerial photography making them approximately 36 years old. These buildings will remain on the site until at least April 2016 since they house Red Rocks Church. All three buildings are excluded from the Certificate of Appropriateness review.

Latest Buildings – 1980 and beyond

The remaining buildings on the site – Buildings R, S, T, U, and X – were built significantly later, in 1980 and 1985. Since these buildings are younger than 50 years, they are not a part of the Certificate of Appropriateness application.

Table 1 lists all buildings on site and the first year the buildings are seen on the examined aerial photography.

Table 1. Approximate Age of Buildings

Building ID	Year Built	C of A Applicable
A	1958	Yes
B	1959	Yes
C	1959	Yes
D	1959	Yes
E	1958	Yes
G	1958	Yes
K	1958	Yes
L	1979	No
M	1972	Being Relocated
P	1979	No
R	1985	No
S	1985	No
T	1985	No
U	1985	No
X	1980	No
Water Tank (Rail)	1979	No
Train shed	After 1990	No

City of Golden Certificate of Appropriateness Review

Applicable City of Golden Municipal Code

Section 18.58.060 – Criteria for Certificate of Appropriateness Review.

(1) (a) *Except for demolition work that is addressed in section 18.58.075, no person shall carry or cause to be carried out on a designated historic site or district, or any structure 50 years or older in age and zoned for or used for nonresidential purposes, any work, as defined in section 18.58.020, nor shall any person make any material change in the external appearance of an existing historical site or district without a certificate of appropriateness review by the board, nor shall a building permit be issued for any such work without a certificate of appropriateness review.*

(b) *No person shall carry or cause to be carried out any full or partial exterior demolition of a structure on any property for which an application for designation as a historic site or district is pending without a certificate of appropriateness review, nor shall a building permit be issued for such demolition work without a certificate of appropriateness review.*

- **Heritage Square is not a designated historic site or district. The portions of Heritage Square that are proposed to be eliminated meet the age and zoning/use requirements for a CoA; it is zoned for and used for nonresidential purposes and some of the structures are older than 50 years. HSMM LLC respectfully submits this request for a Certificate of Appropriateness for demolition under 18.58.060(1).**

(3) *In conducting the certificate of appropriateness review the board shall evaluate among other things, within the purposes of this chapter, the historic, geographic and architectural value of the structure, the texture and material of the building or structure or its appurtenant fixtures, and the relationship of such features on surrounding structures within the site or district and the position of each such building or structure in relation to the street or public way or to other buildings and structures. It is not the intent of this chapter to limit new construction to any one period or style, but to preserve the integrity of historic buildings and to insure the compatibility of any new work with existing sites. Harmony or compatibility should be evaluated in terms of the appropriateness of materials, scale, size, height, design, placement and use of any building or structure in relationship to existing buildings and structures and to the setting thereof.*

Section 18.58.075 - Certificate of appropriateness for demolition.

(1) *Upon receipt of the application and attachments for work which involves full or partial exterior demolition, the board will determine the adequacy of the materials and evaluate the work as set forth in other portions of this chapter, including section 18.58.030. The certificate of appropriateness review will be completed within 30 days following evaluation of a complete application by the board. Inability of the board to complete the review within this time shall be deemed an approval except that the board may continue an application for an additional 30 days for good cause and upon written notice to the applicant.....*

This proposal for a Certificate of Appropriateness for demolition of several buildings from Heritage Square has considered the CoA criteria listed above and evaluated each building in terms of their age. In addition, the proposed CoA evaluated the buildings in terms of their historic and architectural values, the texture and material of the buildings, and the relationship of these buildings to the surrounding structures within the site. Refer to the Architect's Report for more information.

Historic District Residential Design Guidelines

To supplement the evaluation criteria set in Section 18.58.060 of the Golden Municipal Code, this Certificate of Appropriateness application is framed on the criteria set by the City of Golden Historic District Residential Design Guidelines, as directed by City of Golden staff. Specifically, this report relies on Chapter 1.4e - Certificate of Appropriateness for Demolition and has considered the following three elements:

- ***Contributing Status*** – *If the Board agrees that a particular building being considered for demolition is not contributing, there is no reason to oppose the demolition.*
- ***Condition of the Building*** – *If the HPB decides a particular building being considered for demolition is contributing; the second test is whether it can be repaired or restored.*
- ***Economic Infeasibility*** – *If a particular building being considered for demolition is both contributing and repairable, the appropriate evaluation is whether it is economically feasible to repair.*

Ewers Architecture performed an in depth evaluation of each building's architectural style and the current condition of the structures. Please see the Architect's Report included with this packet for more details.

Contributing Status:

As defined in Section 18.58.025 of the Golden Municipal Code, "*Contributing structure or property* means a structure or property within a historic district determined by competent evidence to be reasonably eligible on an individual basis for designation under the criteria in section 18.58.025."

As stated above, the site known as Heritage Square has not ever been designated as a historic district nor have any buildings been designated as historic properties (buildings).

Overall, the Architect's Report states that the buildings considered in this Certificate of Appropriateness application do not represent a time period of architectural history but rather mimic a previous time period. These buildings do not contribute to any historic district within the City of Golden or to a significant historic time period due to their faux architecture.

In conclusion, the COA for demolition can be approved based on the information provided in this report and all documentation included therein. However, to supplement the reasoning for approval, below is additional information on the condition the buildings and the economic infeasibility of maintaining/repairing them.

Condition of the Buildings:

In the preparation of the Architect's Report, thousands of detailed photos were taken to document the existing conditions of the buildings. The condition of the existing buildings indicates that they were not built for longevity. Peeling paint is the first indicator of needed maintenance. A closer look at some of the buildings revealed notable structural damage to some of the buildings. Also, maintenance or repair of these buildings is not a consideration due to the materials used to construct the buildings. Materials used to accentuate some of the building features are an inexpensive replica of the real materials. Replacement of these materials with a quality material would take considerable time and money.

Martin Marietta has been maintaining the site to its best abilities since it purchased the property. General building maintenance has not been an easy undertaking given the quality of construction and care that they inherited when they purchased the property. Martin Marietta has kept documentation on the issues that these buildings contain. Submitted with this COA application is a recent Electrical Report documenting the current problems with the buildings' electrical systems.

Any consideration of maintaining these buildings would be a time consuming and laborious undertaking, including addressing the high potential for abatement of asbestos.

Economic Infeasibility:

Due to the condition of the buildings, as described above and in the Architect's Report, it would be economically infeasible to try to get the buildings to a state where they could be used by future generations. Skilled laborers and quality materials would be needed to rehabilitate the buildings to a quality and safe condition. The cost of acquiring the labor and materials likely outweighs the value of these buildings.

Martin Marietta has investigated the cost of dismantling and removing the facades of the buildings in effort to allow them to be preserved at another location. A proposal specific to Buildings A and B is included with this COA application. The preliminary estimate of work to disassemble Building B and prepare the pieces for shipment was \$45,000. This does not include the cost of any permitting, environmental testing requirements, or shipping and reconstruction.

Recommendation

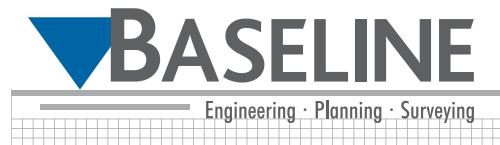
Baseline Corporation recommends and requests an approval of the Certificate of Appropriateness for demolition to allow the owner, HSMM LLC, of the Heritage Square property to remove the desired buildings from the site. While the buildings currently on site may appear to have historic character and qualities they are far from individually being of historic value to the community. In addition, the buildings do not pass the criteria set by the City of Golden Historic District Residential Design Guidelines. The buildings do not contribute to a historic district nor were they constructed during a time period that they are trying to reflect. In addition, the condition of the buildings would require extensive repair which would require considerable amount of funding to complete. Therefore, it is economically unfeasible to repair and preserve these buildings. The Architect's Report, Structural, and Electrical reports support our recommendation.

Conclusion:

The goal of this report is not to deny or undermine the nostalgic contributions of Heritage Square to the City of Golden and the surrounding community. Many fond memories and friendships were made during the time it operated as an amusement park, entertainment village, and gathering space. For this reason it probably holds sentimental value to many residents and visitors of Golden. However, while Heritage Square may hold sentimental value and even capture the culture of the late 1950s era, this alone is not reason enough to justify the expenditures and effort needed to maintain these buildings for another extended period of time.

Heritage Square was a continuation of a theme park intended for entertainment that over the years struggled financially and changed ownership multiple times. The current owners would like to redevelop their property, prevent further financial loss and eliminate the potential liability that comes with the deteriorating infrastructure. This site has a high potential to contribute to the community of Golden in different ways rather than preserving buildings built for a purpose that is no longer viable.

On Behalf of HSMM LLC, this report has been prepared by:



Corporate Headquarters

Golden Office

1950 Ford Street

Golden, CO 80401

303-202-5010 or 303-940-9966

www.baselinecorp.com

CERTIFICATE OF APPROPRIATENESS HERITAGE SQUARE

SOUTH HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST, 6TH PM.
CITY OF GOLDEN, JEFFERSON COUNTY, STATE OF COLORADO

LEGEND

EXISTING LINETYPES **PROPOSED LINETYPES**
 _____ _____ CERTIFICATE OF APPROPRIATENESS BOUNDARY

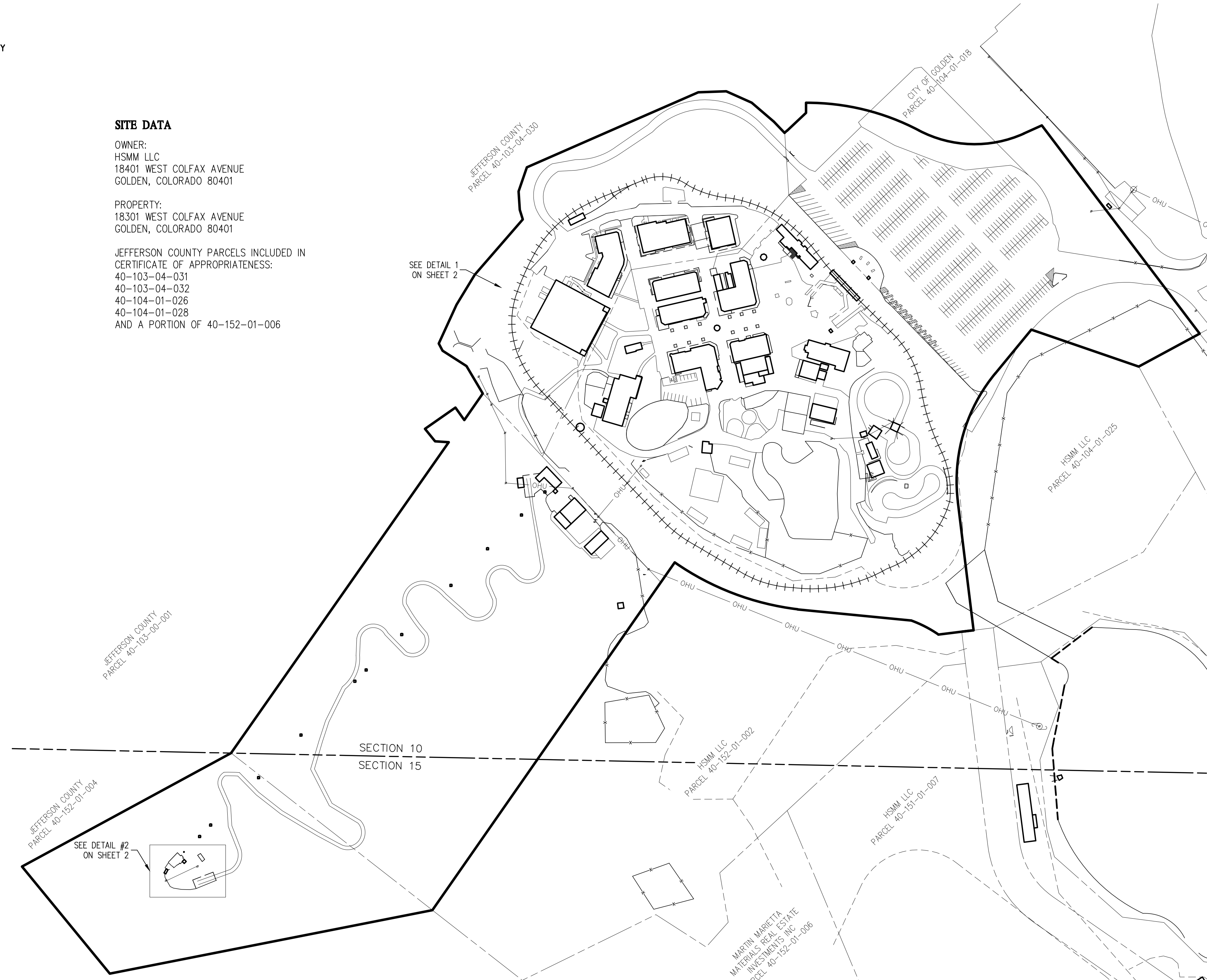
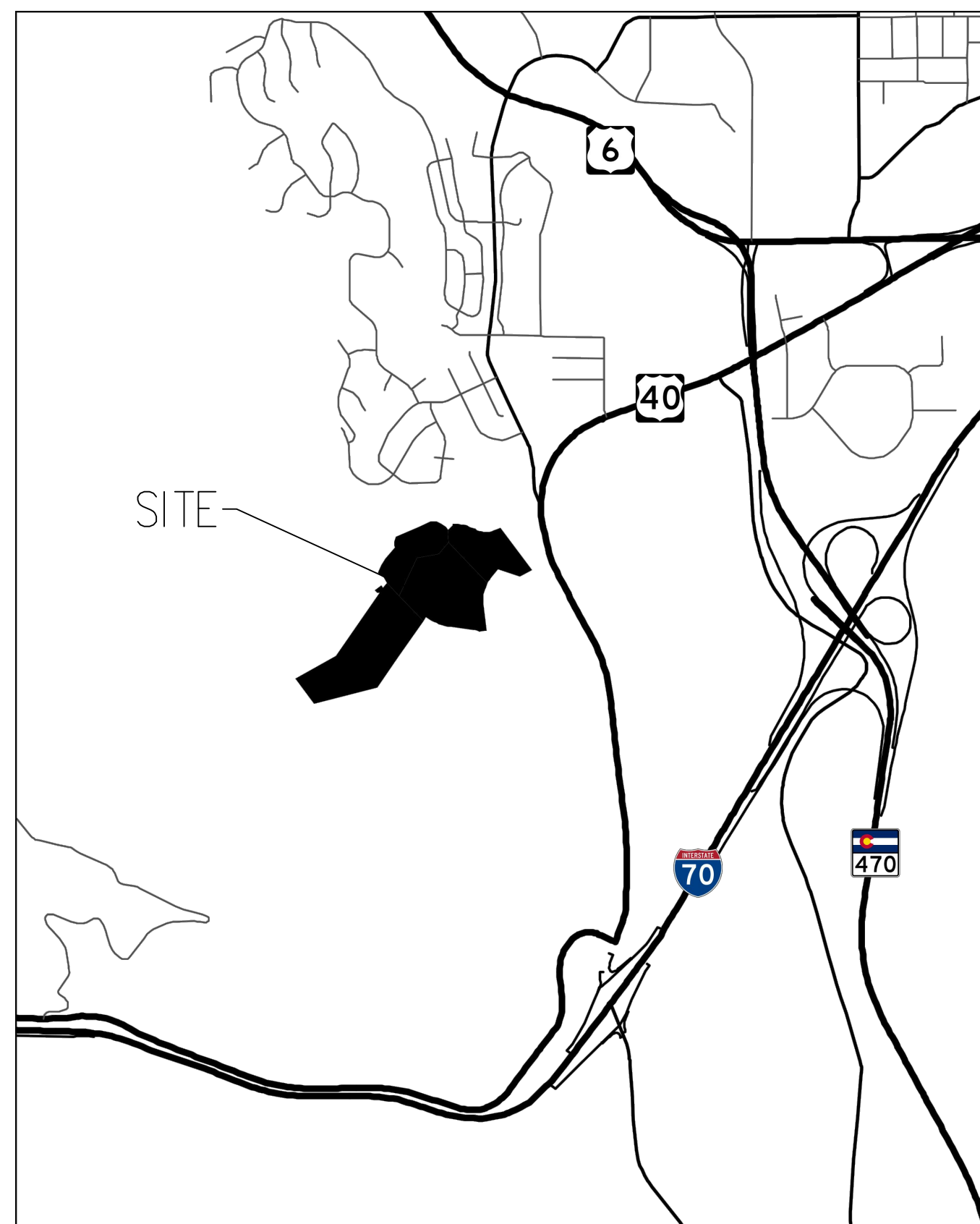
EXISTING SYMBOLS **PROPOSED SYMBOLS**

SITE DATA

OWNER:
 HSMM LLC
 18401 WEST COLFAX AVENUE
 GOLDEN, COLORADO 80401

PROPERTY:
 18301 WEST COLFAX AVENUE
 GOLDEN, COLORADO 80401

**JEFFERSON COUNTY PARCELS INCLUDED IN
 CERTIFICATE OF APPROPRIATENESS:**
 40-103-04-031
 40-103-04-032
 40-104-01-026
 40-104-01-028
 AND A PORTION OF 40-152-01-006



DESIGNED BY	DATE
DRAWN BY	PREPARED BY
CHECKED BY	REVISION DESCRIPTION

HSMM, LLC
 CERTIFICATE OF APPROPRIATENESS
 18301 W. COLFAX AVENUE
 COVER
 CITY OF GOLDEN JEFFERSON COUNTY

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	CDS
SURVEY DATE	11/13/11
JOB NO.	PL315B
DRAWING NAME	315b Heritage Square COA Site Plan.dwg
SHEET	1 OF 3

CERTIFICATE OF APPROPRIATENESS HERITAGE SQUARE

SOUTH HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST, 6TH PM.
CITY OF GOLDEN, JEFFERSON COUNTY, STATE OF COLORADO

LEGEND

EXISTING LINETYPES

	CERTIFICATE OF APPROPRIATENESS BOUNDARY
	LOT LINE
	BUILDING OUTLINE
	BUILDING DECK OUTLINE
	BUILDING OVERHANG OUTLINE
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	CURB
	WIRE FENCE
	WOOD FENCE
	SWALE
	LAKE
	LANDSCAPE
	RAILROAD TRACKS
	OVERHEAD UTILITY

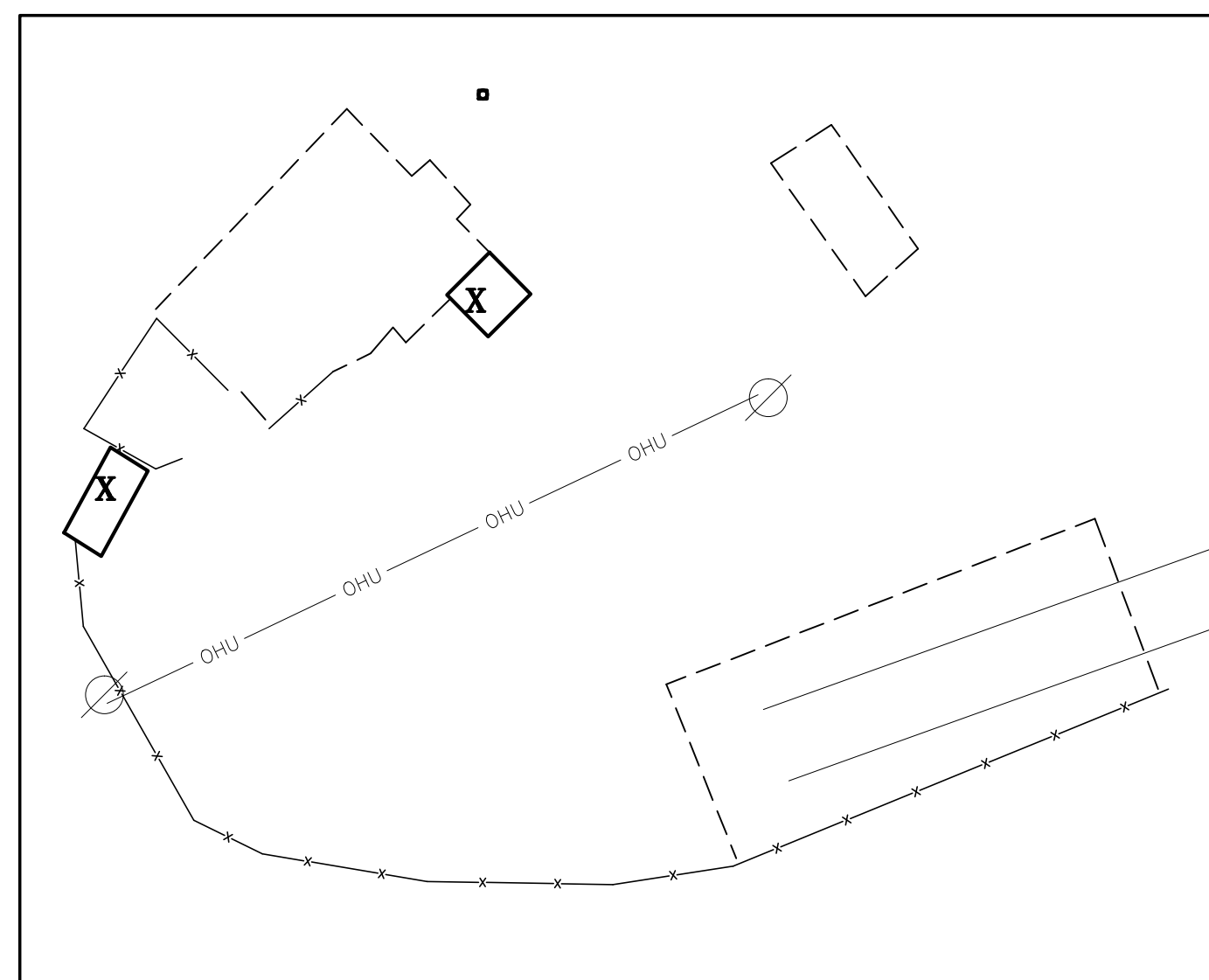
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	POWER POLE
	PLANTER
	LIFT POLE
	GUY WIRE
	CONCRETE PAVING
	MASONRY PAVING

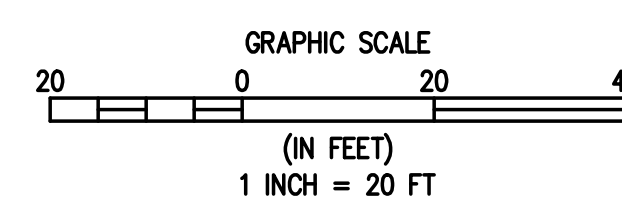
BUILDING # - YEAR BUILT

A - 1959	G - 1959	P - 1979
B - 1959	H - 1979	R - 1985
C - 1959	K - 1958	S - 1985
D - 1959/1960	L - 1979	T - 1985
E - 1958	M - 1972	U - 1985
		X - 1980

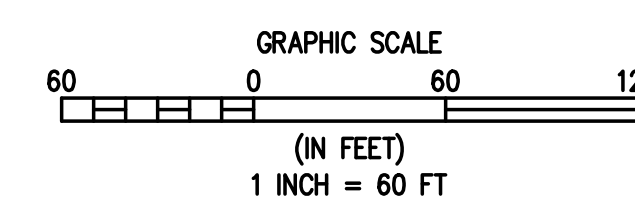
NOTE: YEAR BUILT IS BASED ON RESEARCH OF HISTORICAL AERIAL PHOTOGRAPHY. ANNUAL PHOTOS WERE NOT EXAMINED. THE YEAR LISTED REPRESENTS THE EARLIEST YEAR THE BUILDING APPEARS IN THE PHOTOGRAPHY.



2 TOP OF ALPINE SLIDE



1 HERITAGE SQUARE OVERALL SITE



DESIGNED BY: _____
DRAWN BY: ZS
CHECKED BY: EW

DATE: _____

PREPARED BY: _____

REVISION DESCRIPTION: _____

DATE: _____

REVISION DESCRIPTION: _____

DATE: _____

REVISION DESCRIPTION: _____

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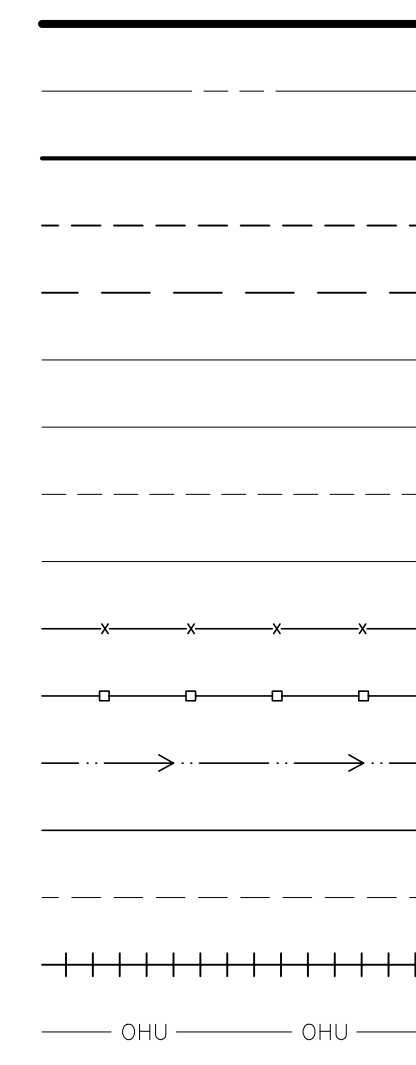
S2

CERTIFICATE OF APPROPRIATENESS HERITAGE SQUARE

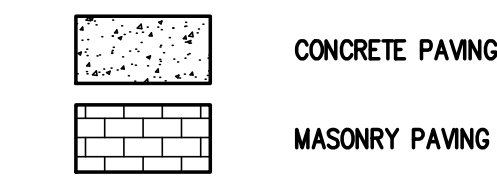
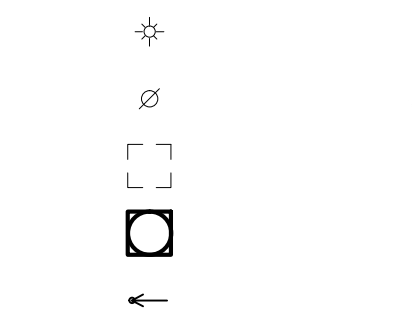
SOUTH HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST, 6TH PM.
CITY OF GOLDEN, JEFFERSON COUNTY, STATE OF COLORADO

LEGEND

EXISTING LINETYPES



EXISTING SYMBOLS



BUILDING # - YEAR BUILT

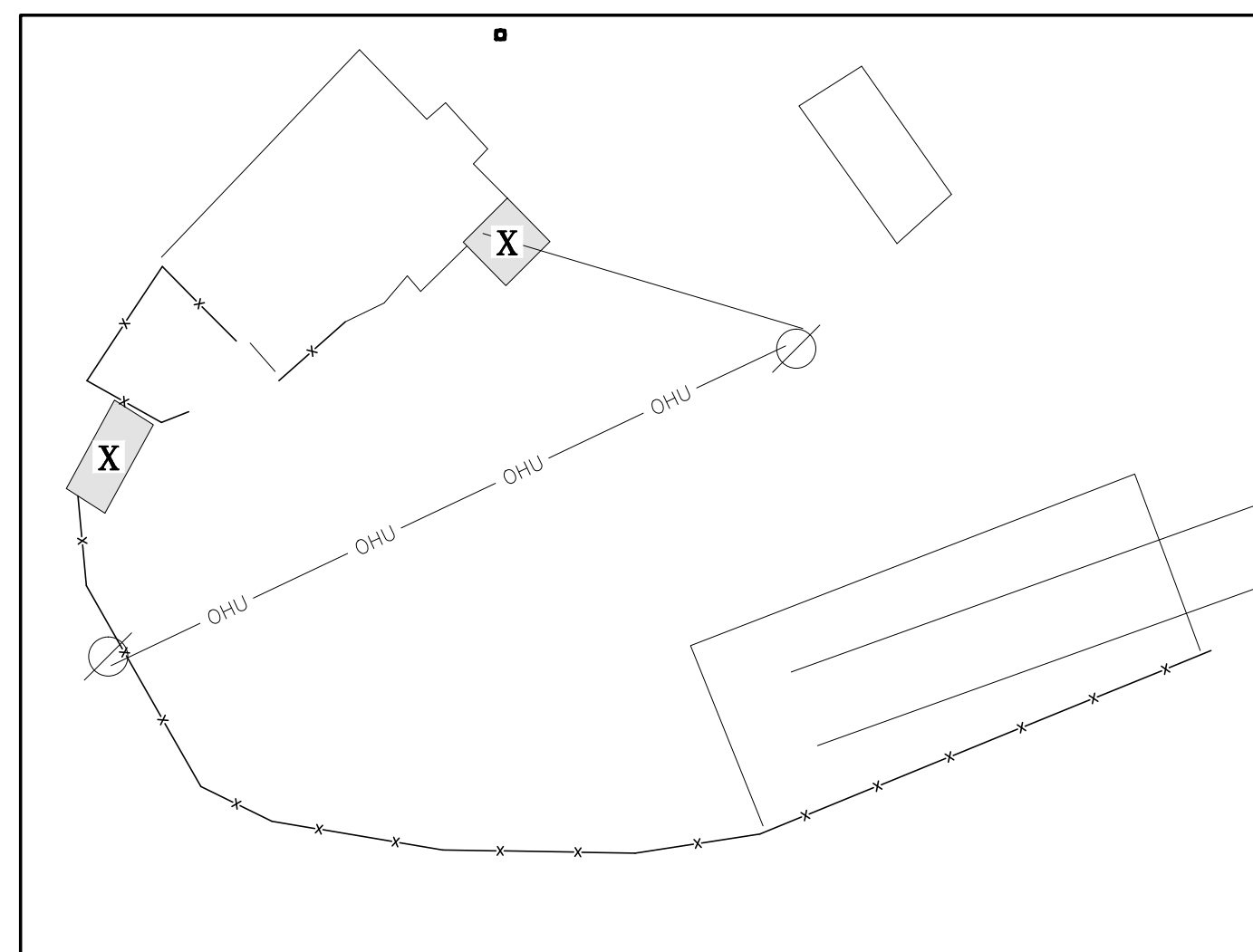
A - 1959	G - 1959	P - 1979
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		X - 1980

NOTE: YEAR BUILT IS BASED ON RESEARCH OF HISTORICAL AERIAL PHOTOGRAPHY. ANNUAL PHOTOS WERE NOT EXAMINED. THE YEAR LISTED REPRESENTS THE EARLIEST YEAR THE BUILDING APPEARS IN THE PHOTOGRAPHY.

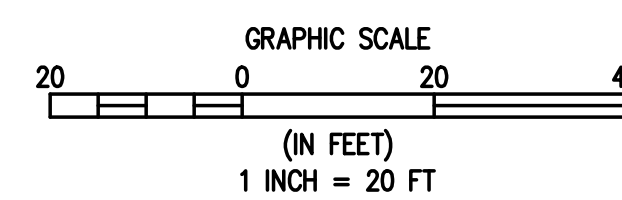
- CERTIFICATE OF APPROPRIATENESS BOUNDARY
- LOT LINE
- BUILDING TO REMAIN ON SITE
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- EDGE OF ASPHALT
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- LIGHT POLE
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- GUY WIRE

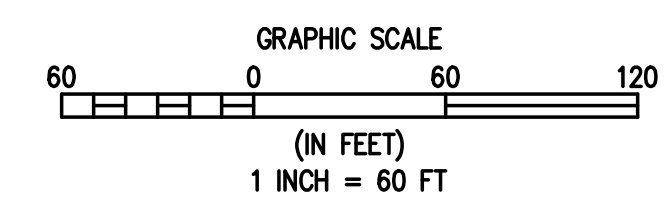
- BUILDINGS TO BE REMOVED
- BUILDING TO BE RELOCATED



2 TOP OF ALPINE SLIDE



1 HERITAGE SQUARE OVERALL SITE



DESIGNED BY	DATE
DRAWN BY	PREPARED BY
CHECKED BY	REVISION DESCRIPTION

JEFFERSON COUNTY
CERTIFICATE OF APPROPRIATENESS
18301 W. COLFAX AVENUE
PROPOSED SITE CHANGES

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	CDS
SURVEY DATE	11/13/11
JOB NO.	PL315B
DRAWING NAME	315b Heritage Square COA Site Plan.dwg
SHEET	3 OF 3

N:\PLANNING LLC\315b Heritage Square Historic Report\Drawings\315b Heritage Square COA Site Plan.dwg, 11/20/2015 1:52:33 PM, Zeljko Spiric



HERITAGE SQUARE

Architect's Report
November 2015

PURPOSE OF THIS REPORT

Ewers Architecture has been commissioned to create a photographic documentary of Heritage Square in order to preserve these structures in a format that is accessible after the buildings have been demolished.

This report is not intended to provide a history of Heritage Square, as this has been well-documented by others. Instead, this report documents the current conditions of the buildings and site in photographic form, with this brief synopsis in written form.

EWERS ARCHITECTURE EXPERIENCE

Ewers Architecture has documented several historic buildings prior to demolition or for the purpose of preserving or moving the buildings. Ewers Architecture has also designed remodels, additions, and adaptive reuse for many historic buildings throughout Colorado. A small sample of their projects include:

- Ewers Architecture office at 1420 Washington Avenue in Golden, an adaptive reuse project of an 1866 brick schoolhouse
- Historic Structure Assessment of the Lookout Mountain School for Boys barns, demolished in 2003
- Historic Structure Assessment of the Brickyard Manager's House in Golden, subsequently restored on the exterior and currently awaiting interior restoration
- Historic Structure Assessment of the Estes Motel on Colfax Avenue in Lakewood, with one building subsequently moved to the Lakewood Heritage Center and the other buildings demolished in 2009

METHODOLOGY

During a period of three weeks in October and November 2015 a representative of Ewers Architecture visited Heritage Square on several occasions to observe the buildings and take extensive photographs to document the current architecture, details, and condition of the buildings and site.

Ewers Architecture also examined dozens of historic aerial photographs from the time period before Heritage Square was originally built through the present day. These photographs have enabled establishing the approximate date of construction of each of the buildings and other significant site alterations over the years of operations of Heritage Square.

Additionally the true identify of Magic Mountain, which has been the subject of much speculation and folklore, was determined with the assistance of the Colorado School of Mines geology department,

DESCRIPTION OF PHOTOS

This report contains more than 2000 photographs to create a detailed inventory of the buildings and site of Heritage Square. A sampling of the photos are included in the written report as needed for visual reference. All of the high resolution photographs are included in digital format on DVD computer discs with JPG photograph images. The photographs are organized into folders, and these folders are named for the building or element represented in the photos therein.

The historic aerial photos are provided by, and copyrighted by, Colorado Aerial Photo Service (CAPS) in Denver. The most important and clearest photographs have been selected for inclusion in this report. Printed photos are included in the written report, but the only suitable method of extracting all information in these photos is through viewing of the digital files included on the DVD computer discs.

WAYFINDING MAPS

The following pages contain maps showing the 2015 configuration of the site, with buildings labeled and other features tagged. The labels and tags in these site maps match the descriptions used in this report and folder names on the photo DVDs included with this report.

OVERALL SITE MAP



- 1 ENTRANCE SIGN
- 2 ENTRANCE PLAZA
- 3 AMUSEMENT PARK
- 4 LAKES

- 5 ORIGINAL TRAIN SHED
- 6 MAGIC MOUNTAIN
- 7 ALPINE SLIDE
- 8 RAILROAD TRACKS

SITE MAP OF CORE AREA



1 ENTRANCE BRIDGE
2 ENTRANCE PLAZA
3 CAROUSEL
4 TICKET BOOTH

5 MINERS MAZE
6 AMUSEMENT PARK
7 LAKE
8 RESTROOMS

9 MAGIC MOUNTAIN
10 OPTIMISTS BIKE SHOP
11 WATER TOWER
12 RAILROAD TRACKS

13 ALPINE SLIDE
14 TRAIN SHED
15 GAZEBO (NORTH)
16 GAZEBO (CENTRAL)

DESCRIPTION OF THE PROPERTY AND BUILDINGS

Upon arrival at Heritage Square, a well-attuned visitor may be able to discern the order of construction without any previous knowledge. For the most part, there is a marked difference between the buildings constructed during the initial construction period of the late 1950s and the subsequent buildings added much later.



Building A on the left and Building D on the right frame the entrance plaza and the main street

Buildings A through D make up the original core area of the site, built in 1958 and 1959. These are the primary buildings that make up the “Main Street” of Heritage Square, and some of the details of these buildings are stunning. Building A, at the left flank of the entrance, boasts exquisite Italianate detailing of grandly embellished brackets and an ornate tower that stands sentry over the entrance plaza. Building D, at the right flank of the entrance plaza, is the less ornate French cousin to Building A, but offers a solemnity and more frugal details. This pair of buildings are the flagship for Heritage Square, and if a visitor never ventured beyond this point they would still possess a sense of what Heritage Square has to offer.



Building B on the left and Building C on the right complete the main street experience

Buildings B and C beyond complete the “Main Street” experience and frame the view of the chapel (Building

M, which is the oldest structure on the site, having already been historic when it was moved from its original location in Lakewood to its new home here in Heritage Square), though the inclusion of the chapel at the end of the street did not occur until sometime around 1972. All of these buildings A through D were part of the original construction and it is clear that great care was given to the detailing and construction of these buildings.

Building K, sitting apart from the others at the northeast corner of the entrance plaza, is a wonderfully ornate structure that breaks the orderly streetscape and offers a whimsical overlook of Heritage Square to the west and the entire Denver cityscape to the east. This location is a perfect site for the gathering hall of this community.



Building K as seen from the entrance plaza

Buildings E and G were also a part of the original construction in the late 1950s. Building E contains much less detail and obviously was not an integral part of the experience that the original designers wished to impose upon the visitors. Because of the location of this building, away from the primary traffic, it is understandable and reasonable that this building



Building E south façade, facing Magic Mountain

would not have the same intensity of detailing.

Building G is similarly off the main axis and is a marked difference in design with a log-style structure.



Building G to the south of the entrance plaza

During the site investigations for this report there were several different scenarios presented for the history of Magic Mountain. While that name is synonymous with the original name for the theme park and is no longer

used to describe the entire development, the name remains the description of a rock outcropping at the southwest end of the main street, immediately south of Building E. This rock outcropping is believed by some to be a manmade entity, possibly encasing a large water tank that was to supply water to the entire park. Though this architectural report is not intended to provide historical data, curiosity dictated resolving this issue. With the expertise of Paul M. Santi, Ph.D., P.G., Department Head of the Colorado School of Mines Department of Geology and Geological Engineering, it has been determined that this rock outcropping is indeed a true geological feature and not manmade. In reviewing the historic photos it appears this outcropping was previously buried beneath adjacent soil and was discovered during the excavation. A similar outcropping is visible to the south of the site (see the photos in the "Magic Mountain" folder), and excavation of this geological feature can be seen in the first three historic aerial photos. Further investigation has revealed that this formation did at one time include a stair to the top of the mountain, a railing around the edge of the mountain, and grandiose plans for a chair lift from the parking lot to this mountaintop as a new entrance to the park.



Magic Mountain – manmade or natural rock?

Leaving the original 1950s main street and turning a corner toward the north, the ornate architectural detailing is quickly inhibited. The lack of detail of the buildings in the blocks to the north is easily visible to even the least attentive observer. Buildings R through U are so lacking in detail that they should be embarrassed to stand next to their earlier cousins. Fortunately for this



This façade from Building T is a typical example of the lack of detailing in these 1980s structures

report they are not a subject for the Certificate of Appropriateness since they are far younger than 50 years of age, though no additional years could aid in their defense. These buildings lack not only detail, but also basic architectural realities that would typically help any structure provide comfort to a visitor.

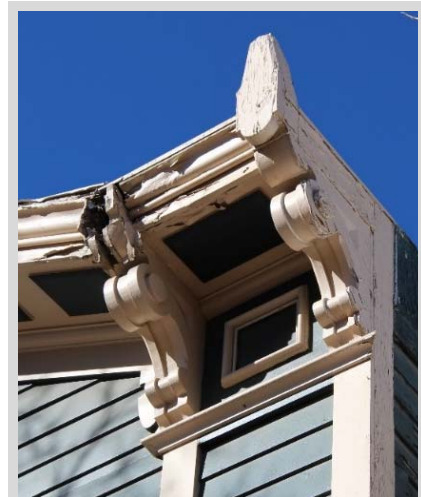


This detail of Building B shows a painted brick façade, with closer review revealing the screws that fasten the plastic bricks to the wood structure

Even with the dissimilarities in quality of the detailing, there is one common bond in all of these structures. All are built with materials that were not intended for longevity, and ease of maintenance does not appear to be a consideration. The extensive use of wood details, and much more the use of faux materials (such as plastic molded brick panels, pictured here) are more closely associated with a movie set than a permanent building intended to last for generations.

A closer inspection of these structures reveals that there has been deferred maintenance for some time. Peeling paint is a small indication of this lack of maintenance. Deteriorating wood is a more telling indication that these structures will need much more serious attention if they are to be salvaged for future generations. At Building M, the chapel at the focal point of the main street, the lower portion of the wood siding has been buried below the adjacent grade, subjecting this historic wood siding to the moisture and decay of the soil, which should be avoided for any structure and particularly for a historic structure that is desired for preservation. Such details and lack of thought and basic principles of building preservation indicate that these structures were not meant for, or not maintained for, many future generations.

It should also be noted that these buildings do not represent a time period of architectural history, or at least not the time period they were actually constructed. Instead they mimic older time periods, as evidenced by the label of "1879" on Building A, which should more appropriately bear the moniker "1958". Some may consider this label misleading, however it more likely should be interpreted as an indication that the buildings are a part of a theatrical stage set, an attempt to transport the visitor back in time, albeit a time that is romanticized and may have never existed.



Detail photograph showing deteriorated wood cornice

In closing, the buildings and details of Heritage Square beckon all visitors to decide for themselves what they are experiencing. Is this collection of buildings an attempt to transport the observer back to a previous time period? Are these buildings a significant contribution to 1950s architecture that strived to interpret previous generations? Is this site an integral part of the City of Golden's history or national theme park history? Is this a place where families have visited over several decades and enjoyed bonding and memories? The answers may be as different as each individual that has visited Heritage Square in these past decades.

SOURCE

The historic aerial photographs presented in this report are copyrighted images (except for 2014) from:

Colorado Aerial Photo Service (CAPS)
2757 West Second Avenue
Denver, Colorado 80217
303.934.2419
caps@coloradoaerialphoto.com

While CAPS has been paid for the use of these photographs, this only provides the ability to use the photographs for this report, and does not allow for the sale or other financial benefit for any other entity, pursuant to the copyright laws of the United States. Note that the 2014 image is taken from Google Earth, and is copyrighted under their jurisdiction, and has been matched to the other CAPS images.

CAPS possesses original aerial photographs of the Heritage Square area from 1937 through 2009, approximately one photograph per year during that time period. Ewers Architecture viewed photographs from the primary time period of construction activity for Heritage Square, and the most important photographs are included in this report.

For the most part, the images in this report are scanned from printed 8x10 photographs. At an increased cost, CAPS may also provide images scanned directly from the negatives, and these images may provide some additional clarity or resolution. Because the primary use of these images was to determine the date of construction for the buildings, the additional expense of the scanned negatives was not deemed necessary for this report.

AERIAL PHOTOGRAPH DESCRIPTION

The photographs were scanned at 300dpi. This resolution shows enough detail to determine what buildings were present at the time of the photograph.

All of the photographs have been calibrated to show the same area in all photos. Therefore photographs can be overlaid to quickly page between photos and analyze differences between the photo dates.

The photographs were collected using various cameras on board from an airplane. Different times of day result in different shadows, which can alter the appearance of the site. Also, some photographs are at a more oblique angle and therefore create slight changes in the appearance of the site and buildings.

OBSERVATIONS

All readers of this report may examine the same information that has been viewed for this report. The following pages include a small image of each photo, with observations of significant construction activity for each year. It is worth reiterating that the only satisfactory viewing of these photographs is from the computer files on the DVDs included with this report.

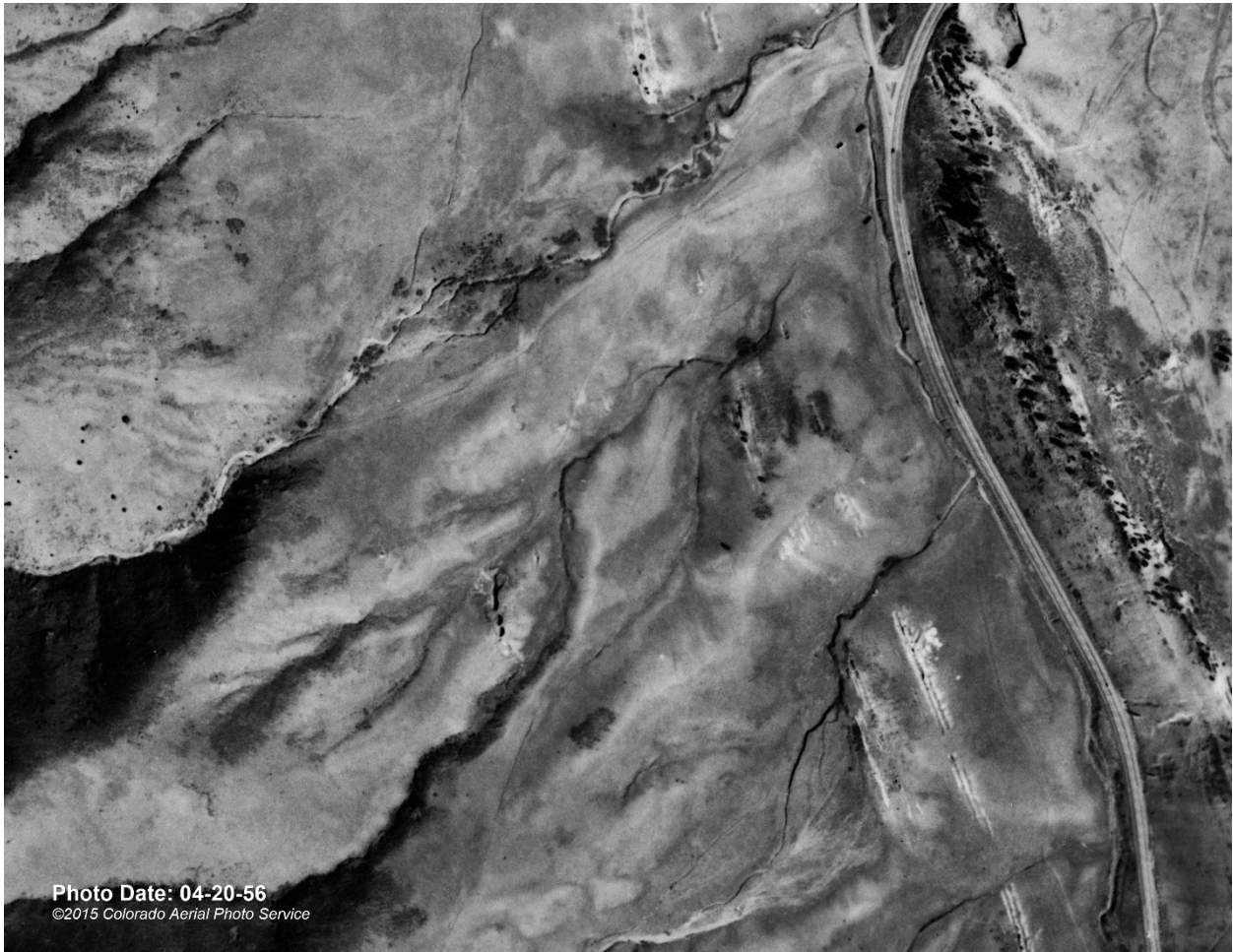


Photo Date: 04-20-56
©2015 Colorado Aerial Photo Service

1956 No construction activity has begun

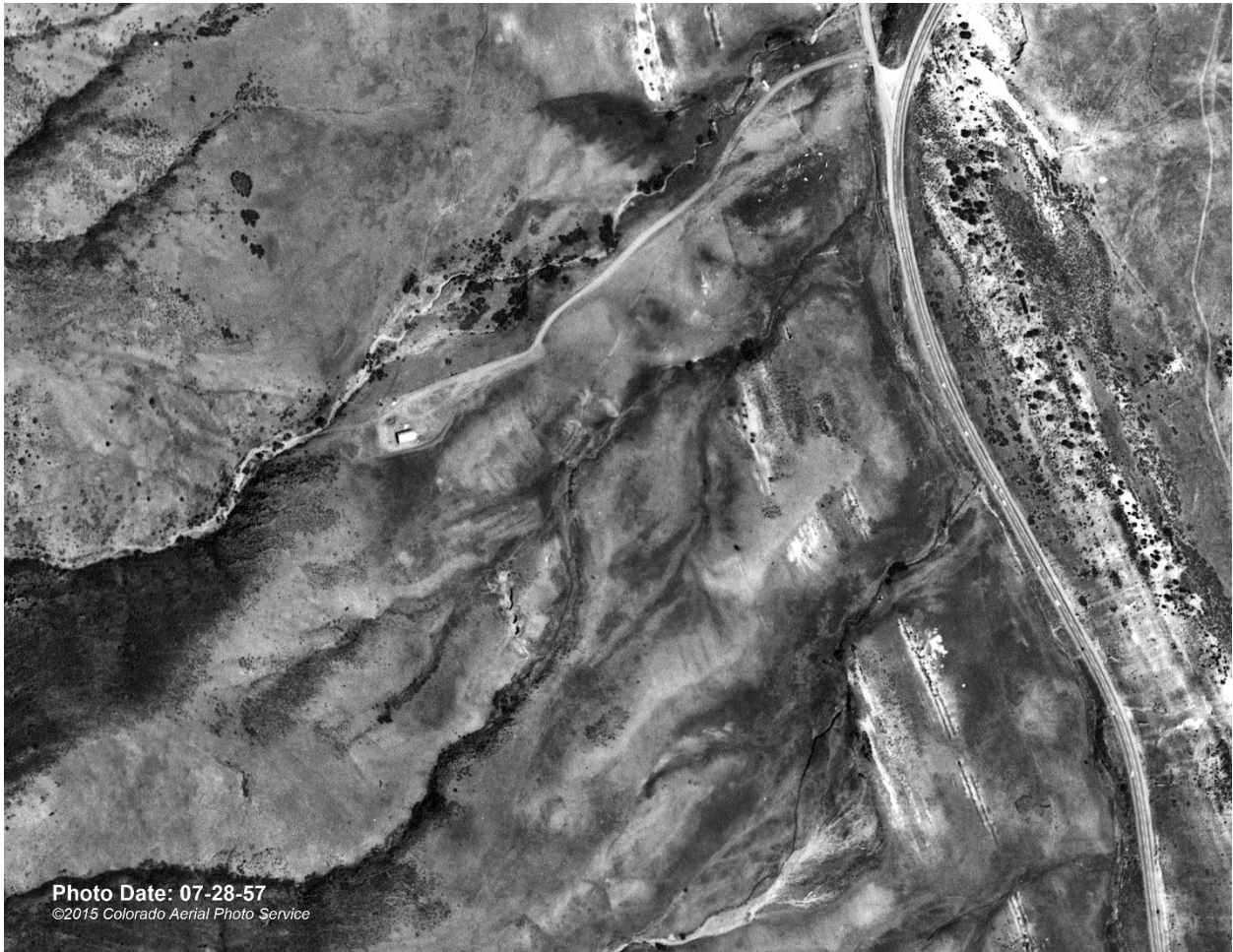


Photo Date: 07-28-57
©2015 Colorado Aerial Photo Service

1957 A road was constructed along the north edge of the site, with a building that may be a construction trailer



1958 Major construction has begun, with the following buildings partly or completely visible:

- Building A (partial)
- Building E
- Building G
- Building K
- An additional building north of Building G is visible (probably at one time noted as "Building F" since this is the only letter missing in this sequence). This building was removed sometime between 2007 and 2008, per Google Earth imagery.
- A building in the location of the current bathrooms of the amusement park is visible, though this building is larger than the current bathroom structure.
- Magic Mountain appears to be partially excavated, with the south and east portions of the mountain larger than in subsequent photographs
- A mound similar in appearance to Magic Mountain is visible at the north edge of the site, in the approximate location of future building T. This mound is believed to be fill material used in levelling the site.
- The railroad bridge at the entrance is visible



1959 Most of the original construction is complete, including:

- Buildings A, B and C are all complete
- Building D is mostly complete
- The train shed on the west side of the south lake is visible
- Magic Mountain appears to have its final shape
- A racetrack is somewhat visible on the north edge of the site
- Approximately 2/3 of the parking lot is paved
- Water towers to the south of Heritage Square are visible for the first time



1960 The full buildout of the oldest portion of the park is represented in this photo (as the original "Magic Mountain" entered into bankruptcy this year)

- The lake in the Amusement Park area is filled with water
- The racetrack at the north edge of the site is clearly visible
- The entire parking lot is paved



1965 This photograph, taken during the dormant period of Heritage Square of 1960-1971, shows the remaining buildings that are at least 50 years old at the writing of this report:

- Building A
- Building B
- Building C
- Building D
- Building E
- Building G
- Building K
- Amusement Park bathrooms
- Original Train Shed

Note that the east portion of this photo is blank because this is the original edge of the film for this photograph. Additional detail in this blackened area is not important to this report, but would be available from CAPS on the subsequent photo to the east.



1970 This photo was taken toward the end of the dormant period of Heritage Square. No visible differences in buildings are evident in this photo. Note that the lake in the amusement park area appears dry. No cars are visible in the parking lot.



Photo Date: 03-30-71
©2015 Colorado Aerial Photo Service

1971 As the original Magic Mountain theme park begins a new life as Heritage Square Victorian shopping village...

- Cars are visible in the parking lot
- The lake in the amusement area still appears dry
- No changes to the building locations



1972 As the new life takes hold, some changes are apparent:

- Building M, the chapel, is now visible
- The racetrack at the north edge of the has been removed



1974 Increased development includes:

- The racetrack at the east side of the lake, including one building
- Final buildout of the north side of Building D (to house the Heritage Square Music Hall dinner theater)
- The lake in the amusement park appears to be filled again
- The railroad line appears to be modified to loop only around the west side of the site



1979 More construction has occurred:

- Building L+P is visible, though the brightness of the roof may indicate current construction
- Construction of the Alpine Slide has begun
- Note the beginning of the residential "Heritage Dells" development to the north of the site



1980 Development continues:

- Construction of the Alpine Slide continues, but does not yet appear complete
- The buildings "X" at the base of the Alpine slide are visible



1985 More significant construction has occurred:

- Buildings R, S, T and U are visible for the first time
- The Alpine Slide is complete
- The railroad appears to be restored to a full figure 8 around the entire site and the southern lake
- Note that part of the current Apex Trail is visible on the hillside to the west of Heritage Square



1990 Primary changes include:

- Changes to the west side of the lake in the amusement park



2014 Current development of the site, including:

- Rides added in the amusement park
- Full development of Apex Park to the west and north of the site

Note that this aerial is captured and copyrighted from Google Earth, not by CAPS.

CURRENT PHOTOGRAPHS

More than 2000 current photographs in this report were collected from late October through mid-November 2015. Since Heritage Square was closed as of November 1, 2015, many of these photographs include activities consistent with a decommissioned facility being vacated, including some light deconstruction and preparations for the possible demolition. Evidence of this activity may be evidenced with the removal of the two gazebos, with photographs in this report showing the gazebos in their previous locations as well as the gazebos removed and loaded onto a flatbed trailer.

The photographs are divided into folders named for the primary structure depicted in the photograph. In viewing these photos, the viewer would be well-advised to visit folders containing images of nearby buildings as well as overall photos and panoramic photos.

Within each folder the photographs are generally taken in an orderly manner of first capturing the overall photos of the structure, then proceeding to more detailed photos. In order to capture each façade in the best available light (that is, east-facing facades have been photographed in the morning hours while west-facing facades were photographed in the afternoon), the photographs first depict overall photos of a single face of the building, then details of that same façade. Detail photographs generally begin at the top of the building and proceed to the lower portions of each façade. Additionally, photographs from the hillside above the buildings endeavor to show roof conditions. Finally, select structures include interior photographs to provide a cursory view of typical interior detailing.

Most of the photographs were taken with a Canon EOS Rebel 5i digital SLR (single lens reflex) camera at 18 mega-pixel resolution. The primary lens used was a Canon 18mm-200mm zoom lens. At 18mm wide angle there is some distortion at the outer edges of the photo. Additionally, a wide-angle zoom lens 10mm -22mm was used for some interior photos or other instances where a wider angle is required, and at these wider angles there is more noticeable distortion at the edges of the photograph. Both lenses employ auto-focus and image stabilization to limit potential blur and offer the crispest photos possible.

Most, but not all, panoramic photos were taken with the "pano" setting on an Apple iPhone 6 device. Panoramic photos from the top of the Alpine Slide and Buildings X are photo-stitched in Adobe Photoshop Elements 12 software from individual photos from the Canon EOS Rebel 5i noted above.

See the included DVD discs included in this report for these 2000+ detailed photographs.

Fox Construction Services

P.O. Box 461, Henderson, CO 80640

Demolition and / or Dismantling of Buildings "A" and "B"

September 14, 2015

To: Pete Bovis
Heritage Square
18301 West Colfax Ave.
Golden, CO 80401

Fox Construction Services appreciates the opportunity to provide the following information to assist with a Preliminary Budget Cost and Scope of Work to safely dismantle and remove the existing building fronts. Proposed later to be re-assembled at another location. This is a basic out-line of items for consideration and is not intended to be used as an approved Construction or Demolition procedure.

Prerequisites prior to Demolition and / or Disassembly:

1) Permit:

Contact the City of Golden and Fire Department to discuss their requirements.

2) Utility Termination:

Gas, Electric, Water, HVAC refrigeration freon, Fire Alarm and Sprinkler System.

3) Site Safety:

Fencing, Barriers, Signage, also consider Pedestrian and Vehicle traffic control.

4) Construction Equipment Ingress and Egress:

Parking, staging, and loading area.

5) Environmental Report:

This is required to identify what, where and how much "special" waste material is on site or is anticipated to be disturbed. Then an approved procedure can be in place for the level of Personal Protective Equipment, Handling and Storage requirements. This will also include a manifest documenting each type of material and volume for proper transportation and disposal.

*Note, Fox has not yet received a copy of an Environmental report. Additional requirements may be needed after all parties have reviewed the report.

Fox Construction Services

P.O. Box 461, Henderson, CO 80640

Demolition and / or Dismantling of Buildings "A" and "B"

September 14, 2015

Continued from page (1).

Fox has measured and inspected the exterior and interior structure of both buildings. They are approximately 36 feet high by 12 to 16 feet wide. The first and second stories have an interior primary structure built with I-beams, bar joist, angle and two inch framing lumber. A concrete slab roof base is used above the second story. The upper 12 feet or so is constructed primarily of wood material and is supported by the roof base and primary steel structure.

Due to the structural design, age and condition of the wood material and fasteners, additional bracing and shoring should be installed on the primary support structure prior to removing any large portions of the building.

In addition, it is recommended that the sections being removed be shored up with plywood, framing lumber and steel to maintain the structural integrity section when lifting it off of the primary support.

When rigging, a spreader bar and sling assembly would provide a more stable and secure lifting point(s). A seasoned and competent individual should calculate the weight of the shored sections to be lifted to determine the proper rigging required and also the size crane and / or lifting equipment to be used.

The smaller pieces of wood work, building trim, columns, porch railings should all be labeled and removed prior to the larger sections. The doors and windows should be removed as well. Care should be given when handling the glass due to the age and condition.

It is anticipated all the pieces would be packed and crated prior to shipping. Additional attention may be required to keep the paint (lead based?) from coming off during transportation. The delivery address and route will be needed to determine the size (height and width) of the sections and also needed to estimate the handling and trucking cost.

After the prerequisites on page (1) have been completed:

Fox's Estimate to disassemble Building "B" Wings of Eagle, into three large sections and stage on the ground.

Including removing and crating for shipment of the doors, windows, wood trim etc.

Also provide, Man-lift, Extended Reach Fork-lift and Crane (preliminary estimate only).

U.S. \$ 45,000.00

Excluded at this time; any Permitting, EPA Requirements, or Trucking cost.

Thank you,

Dave Fox
Fox Construction Services

Heritage Square Electrical Evaluation

23 October 2015

Inspection of the electrical systems supplying power to the Buildings at Heritage Square, show numerous issues and violations throughout the site.

Due to the age and numerous remodeling of the buildings, it is very difficult to trace the individual circuits thru the buildings and see exactly the loads that are served.

1. The panels are old Federal Pacific panels with no main breakers installed (antiquated and due to their inability to contain GFCI breakers, they will not meet code).
2. Improper labeling of the panels
3. Numerous circuits with undersized conductors for the breakers feeding them.
4. Shared neutrals throughout the site.
5. Inadequate GFCI protection throughout the buildings.
6. Bottom fed panels and back fed "mains" in the same panel. EXTREMELY Dangerous!
7. More than one circuit being fed by a single breaker

In order to correct all of the issues outlined the asbestos that is present would need to be addressed. This would require removal of all of the ceilings and drywall in order to protect the workers and allow for new cable to be run throughout the buildings.



City of
Golden

PLANNING

TEL: 303-384-8097

PUBLIC WORKS

TEL: 303-384-8151

1445 10TH ST. GOLDEN, CO 80401

FAX: 303-384-8161

www.cityofgolden.net

November 19, 2015

Zelco Spiric, Associate Planner

Baseline Engineering

1950 Ford Street

Golden, CO 80401

RE: Request for records 18301 Colfax Avenue AKA 18301 Hwy 40

Mr. Spiric

In response to your request for records of the subject property, let this letter serve as notice we do not have access to the permits for the subject property other than to note the subject buildings were built in 1958 according to the Jefferson County Tax assessor web page.

Should you have any further questions, please feel free to contact me.

Respectfully,

Gerald D. George, CBO

Chief Building Official

303.384.8147

ggeorge@cityofgolden.net