



Twin Lakes Historic Structures Survey and National Register Historic District Nomination
Progress Report, January 30, 2016

Why are we doing this?

- Forest Service requested update of 1974 Twin Lakes Historic District nomination as a condition of further discussions regarding the Clarion Hotel
- The 1974 Historic District nomination had severe limitations
 - Done quickly in advance of the Bureau of Reclamation's Fryingpan-Arkansas Project raising of the lakes
 - Based on non-professional recommendations regarding historic structures in Twin Lakes, with very little specific information on town site development history
 - Did not address most of the structures in Twin Lakes, so that the contributing or non-contributing status of most structures within the Historic District is unknown
 - Boundaries of the Historic District were vague, were drawn arbitrarily to hopefully include the 8 identified contributing properties, and had very little justification of the boundaries.

What will we benefit from doing this?

- Move discussions forward with the Forest Service regarding the Clarion Hotel and other buildings in the Heritage Park
- Expand written syntheses of the history of Twin Lakes from 1865 to the 1960s, which will be useful for further interpretation of properties within the Historic District (and hopefully fun reading for residents and visitors)
- Encourage owners to maintain and protect the scattered properties that contribute to the Historic District
- Greater recognition of the unique historical importance of Twin Lakes by History Colorado, the Forest Service, and tourism and recreation agencies and groups

Two major pieces:

1. Survey and evaluation of all structures within Twin Lakes Village

- Physical recording of all properties in the platted area of the town including architectural descriptions, photography, and mapping of all structures
- Gather historical information from owners, residents, written histories, historical photographs, ownership and tax records, business directories, etc.
- Preparation of site forms for 46 properties within the survey area
Ongoing, discussed below
- Preparation of a survey report in draft and final versions
In preparation, portions subject to revision in response to History Colorado directions/recommendations regarding preliminary draft of Historic District nomination
- Submittal of survey report to the Forest Service, CDOT, and ultimately to the Colorado State Historic Preservation Office (History Colorado), revisions per comments from those agencies

Two major pieces:

2. National Register historic district nomination

- Define historic district boundaries, based on information gathered during the survey
- Identify the major historical Areas of Significance (AOS) and associated Periods of Significance (POS) for Twin Lakes Village
- Identify contributing and non-contributing structures within the boundaries, based on physical attributes, age, historical functions and associations, and integrity from the respective AOSs and POSs
- Construct a draft nomination package, including descriptions of the historic district and each contributing or non-contributing structure within the boundaries; mapping of the historic district and component properties; and photographs of the historic district and all component structures.
- Submit draft nomination package to the Forest Service, CDOT, and History Colorado; revise per comments, submit final draft to History Colorado
- Present nomination to the Colorado Historic Preservation Review Board, possibly revise per comments. History Colorado will submit the nomination to the Keeper of the National Register.

Where are we in the project?

1. Survey and Evaluation Task

- Field Survey was mostly completed in early July 2015, with additional recording and photography in September and January
- Historical research and owner/resident interviews was conducted in June and July 2015 and from September 2015 to now. Largely completed, but some information still needed
- Site form preparation for 46 properties began in September and is actively ongoing, estimated 60 percent completed
 - Forms have been started for all properties, photographs have been captioned and entered in all forms, site sketches have been drafted for all properties, and about a quarter of the forms have been entirely completed pending responses to comments from Historic Colorado regarding the historic district
- Survey report preparation began recently, will draw sections from draft nomination package, completed site forms.
- Site forms for Forest Service properties were emailed to their Zone Archaeologist on January 28

[illegible]

Site Number	Property	Form Started	Owner Info to form	Sketch Map	UTMs Entered	Quad Map	T/R/Sec Entered	Block/Lot Entered	Photos Entered	Description	History Entered	NR Evaluation	Form Completed	Form Printed	Form to Disk
5LK2458	FS-1 Barn	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2459	7-1 Burgess House	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2460	6-1 School	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2461	6-2 Fire Station	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2462	9-1 Catherine Olsen	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2463	9-3 Collins Complex	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2464	9-8 Ken Olsen	X	X	X					X						
5LK2465	9-10 Tyson House	X	X	X					X						
5LK2466	9-11 Shooting Star Gallery	X	X	X					X						
5LK2467	10-1 Slater Cabin	X	X	X					X		X				
5LK2468	10-2 Pizzuto/Burns House	X	X	X					X						
5LK2469	10-3 Windspirit Resort	X	X	X					X						
5LK2470	10-4 General Store	X	X						X						
5LK2471	10-9 Dance Hall	X	X	X					X	X	X				
5LK2472	10-10 Club Rooms	X	X	X					X	X	X				
5LK2473	10-11 Kingsley Houses	X	X	X					X						
5LK2474	10-13 Willard House	X	X	X					X	X	X				
5LK2475	10-14 Burns Building	X	X	X					X						
5LK2476	5-1 Daley Houses	X	X	X					X	X	X				
5LK2477	5-2 Thomson/ Rhoden House	X	X	X					X	X	X				
5LK2478	5-3 Erickson Complex	X	X	X					X						
5LK2479	5-4 Erickson Barn Ruins	X	X	X					X						
5LK2480	5-7 Johnson Animal Shelter	X	X	X					X						

Site Number	Property	Form Started	Owner Info to form	Sketch Map	UTMs Entered	Quad Map	T/R/Sec Entered	Block/Lot Entered	Photos Entered	Description	History Entered	NR Evaluation	Form Completed	Form Printed	Form to Disk
5LK2481	10-13B Meyer Garage	X	X	X					X						
5LK2482	5-6 Williams House	X	X	X					X						
5LK2483	4-1 Hotel Delmonico	X	X	X					X	X	X				
5LK2484	4-2 Ryan Complex	X	X	X					X	X	X				
5LK2485	11-1 Adkins House	X	X	X					X	X	X				
5LK2486	11-2 L.Adkins Varner House	X	X	X					X	X	X				
5LK2487	11-3 Ridenhour House	X	X	X					X	X	X				
5LK2488	11-4 Fletemier House	X	X	X					X	X	X				
5LK2489	11-5 Dudley Varner Cabin	X	X	X					X						
5LK2490	11-6 Spears House	X	X	X					X	X	X				
5LK2491	11-7 Courthouse	X	X	X					X	X	X				
5LK2492	11-9 Twin Lakes Inn	X	X	X					X	X	X				
5LK2493	11-10 TL Roadhouse	X	X	X					X	X	X				
5LK2494	12-1 Abbott House	X	X	X					X						
5LK2495	12-2 Batista House	X	X	X					X						
5LK2496	13-1 Meeker House	X	X	X					X						
5LK2497	FS-2 Red Rooster	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2498	FS-3 Clarion	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2499	FS-4 Assayer office	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2500	FS-5 Fine House	X	X	X	X	X	X	X	X	X	X	X	X		
5LK2511	10-6 Johnny Canoe	X	X	X					X						
5LK2512	10-7 Shop Building	X	X	X					X						
5LK2513	10-8 Red Cabin	X	X	x					x						

Where are we in the project?

2. National Register Historic District Nomination

- Historic District boundaries have been preliminarily identified, pending response to Historic Colorado comments
- Areas of Significance and Periods of Significance have been preliminarily identified:
 - Primary Area of Significance is Commerce related to mining support, 1865-1930
 - Secondary Areas of Significance are Transportation and Recreation/Tourism, 1865-1930
 - However, Historic Colorado staff want end dates for at least Recreation/Tourism moved up to 1966, and they recommend also listing Historical Archaeology as an Area of Significance
- Preliminary partial draft of the historic district nomination has been completed, submitted to Historic Colorado National Register staff, I met with their staff on January 6, and I received their comments on January 27.

Twin Lakes Historic District

- Contributing Building
- Non-Contributing Building

District Boundary



Table 1: Twin Lakes Historic District Contributing Properties						
Property	Name	Street Address	Block/Lot	Contributing Elements	Construction Date	Map Location
5LK2458	Barn	N/A, south of Hwy 82 in USFS consolidated tract	N/A	Log Barn	ca. 1896-1910	1
5LK2497	Red Rooster Saloon	N/A, south of Hwy 82 in USFS consolidated tract	N/A	Log 2-story saloon, now Twin Lakes Visitor Center	ca. 1880	2
5LK2498	Clarion Hotel	N/A, south of Hwy 82 in USFS consolidated tract	N/A	1-1/2 story adobe brick hotel with frame additions	1879	3
5LK2499	Assayer Office	N/A, south of Hwy 82 in USFS consolidated tract	N/A	1-story log cabin/office	ca. 1879	4
5LK2500	Fine House	N/A, south of Hwy 82 in USFS consolidated tract	N/A	1-story T-gabled log dwelling, log poultry house ruins	ca.1893-1910	5
5LK2462	Catherin e Olsen Cabins	6563 E. Hwy 82	Block 9, Lots W½ 2, 3-6, 8-10	Log dwelling, log barn, log privy	ca. 1879-1884	6
5LK2463	Collins Complex	N/A, north of Hwy 82 on west end of Twin Lakes	Block 9, Lot 7; buildings are in platted 7th Street	Log ice house, garage, barn; wood frame dwelling, privy	1880-1910	7
5LK2460	Twin Lakes School	231 Lang Street	Block 6, Lots 8-10, N ½ 11	School building, privy	1895	8
5LK2467	Slater Cabin	[[20 County Road 28]]	Block 10, Lot 7	Original log dwelling, log addition moved in 1970s	1893	9
5LK2471	Dance Hall	35 County Road 26	Block 10, Lot 1 South 65'	Wood frame saloon	1895-1900	10
5LK2472	Club Rooms	45 County Road 26	Block 10, Lot 1 South 65'	Wood frame "club" building	1900-1901	11
5LK2474	Willard House	138 Lang Street	Block 10, Lot 2	2-story log store/dwelling	ca. 1880	12

Table 1: Twin Lakes Historic District Contributing Properties						
Property	Name	Street Address	Block/Lot	Contributing Elements	Construction Date	Map Location
5LK2476	Daley Houses	129 Lang Street	Block 5, Lot 12	Log cabin, 2-story wood frame dwelling	Cabin pre-1893, house ca. 1898	13
5LK2477	Thomson/ Rhoden House	149 Lang Street	Block 5, Lot 11	Log cottage, weatherboard exterior	ca. 1898	14
5LK2483	Hotel Delmonico	99 Lang Street	Block 4, Lot 7	Log hotel with attached log saloon, log bunkhouse	1881	15
5LK2484	Ryan Complex	95 Lang Street	Block 4, Lots 5, 8, 9	2-story frame dwelling, log barns and blacksmith shop, log cabin, water tank	Frame house 1896; others 1881-1897	16
5LK2485	Adkins House	108 5th Street	Block 11, N55' Lot 6, N55' of W25' Lot 5	1-story wood frame workers cottage	Pre-1903	17
5LK2486	Adkins Varner House	98 Lang Street	Block 11, E25' Lot 5	1-story wood frame workers cottage	Pre-1903	18
5LK2487	Ridenhour House	90 Lang Street	Block 11, Lot 4	1-story wood frame workers cottage	ca. 1902	19
5LK2488	Fletemier House	79 Lang Street	Block 11, Lot 3	1-story wood frame workers cottage	1902-1906	20
5LK2490	Spears House	54 5th Street	Block 11, S55' of N110' Lot 6, S55' of N110' of S25' Lot 5	1-story wood frame dwelling	ca. 1900	21
5LK2491	Courthouse	N/A, east side of 5th Street between Mt. Elbert and Lang Street	Block 11, S40' Lot 6, S40' of W25' Lot 5	Log 1-story store/hotel/blacksmith shop reputed 1866-1867county courthouse	ca. 1866	22
5LK2492	Twin Lakes Inn	6435 E. Highway 82	Block 11, 7, 8, W1/2 Lot 9	Log 2-story hotel, wood frame annex building	1880, annex 1902-1912	23
5LK2493	Twin Lakes Roadhouse Lodge	6411 E. Highway 82	Block 11, Lot 10, E1/2 Lot 9	Log 1 story dwelling, now with attached large 2-story frame lodging house	ca. 1900	24

Next Steps:

- Review History Colorado staff comments and suggestions, discuss further with them
- Finish site forms, estimate 500+ pages of forms plus
- Send site forms to property owners, request comments and additional information
- Draft survey report, submit to Forest Service, CDOT, History Colorado, revise to final
- Finish draft National Register historic district in light of History Colorado staff recommendations and any input from Forest Service and CDOT

Help Needed:

- Review of site forms and draft historic district nomination
- Financial help with printing costs for site forms, survey report, historic district nomination