

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received DEC - 9 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Lorraine Lodge (Charles Boettcher Summer Home)

and/or common Jefferson County Conference and Nature Center

2. Location

SW of Golden

street & number ~~900 Colorow Road~~ Lookout Mountain n/a not for publication

city, town Golden vic. XX vicinity of Golden

state Colorado code 08 county Jefferson code 059

3. Classification

Category	Ownership	Status	Present Use	
XX district	XX public	XX occupied	XX agriculture	XX museum
XX building(s)	___ private	___ unoccupied	XX commercial	___ park
XX structure	___ both	___ work in progress	XX educational	___ private residence
XX site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	n/a in process	XX yes: restricted	XX government	___ scientific
	n/a being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Jefferson County c/o Susan Becker, Director
Jefferson County Conference
street & number 1700 Arapahoe Street & Nature Center
900 Colorow Road, Lookout Mountain
city, town Golden n/a vicinity of Golden, Colorado 80401 state Colorado 80419

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson County Records Office

street & number 1700 Arapahoe Street

city, town Golden state Colorado 80419

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? ___ yes XX no

date 1983 ___ federal XX state ___ county ___ local

depository for survey records Colorado Preservation Office, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	alterations are confined to rear of lodge and some window sash has been replaced and a screen porch has	

Describe the present and original (if known) physical appearance been enclosed with glass.

Lorraine Lodge is a large, beautifully crafted mountain home built for Charles Boettcher, one of Colorado's pioneer capitalists, as his rustic summer residence and seasonal hunting lodge. The home and grounds are located at the top of Lookout Mountain with spectacular views stretching many miles north, east, and south.

The complex is presently owned by Jefferson County and operated by its Open Space Department as a public conference and nature center that incorporates 110 acres of fenced pine forest and mountain meadowland. The nomination does not encompass the total property owned by Jefferson County but is confined to a 62 acre site legally designated "Parcel 3" and indicated in green on the sketch map (Map 1 and 2). This designated area is the complete original Boettcher land purchase of 1915 and includes only one site intrusion - staff housing built for Charles Boettcher's granddaughter, Charline Breeden during the 1960's. The entire 110 acres would include several additional intrusions whose construction dates, history and purpose are either unknown or unclear.

The nominated site contains the following structures:

1. The Boettcher summer home
2. The three-car garage adjacent to but detached from the summer home; this structure includes a small caretaker's residence on the second floor.
3. The gazebo, located to the west of the main house.
4. The well house (pump house), located to the east of the main house.
5. The barn, further east of the well house.
6. The entrance gate posts.

All six structures were built during the summer months between 1916-1918. Plans were drawn by the Denver architectural firm of Fisher & Fisher (brothers William E. and Arthur A); the firm designed and built the entrance gate posts which were altered in 1982 by Jefferson County in order to accommodate greater vehicular traffic (a center stone post and wooden gate were removed and, in 1983, new iron gates added).

Description of Site

The 62 acre site itself is gently rolling foothill terrain with numerous rock outcroppings and groups of trees interspersed with open meadow. There is a faint trace left of what once may have been a game trail - today the site contains a self-guided nature trail with marked stops along a mile and a quarter loop. During the Boettcher years, the grounds were stocked with game for the enjoyment of guests.

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Lorraine Lodge is sited upon the high point of land at the north end of the 62 acres. The north half of the 62 acres is covered with a fairly dense ponderosa pine forest which surrounds the building. The other half is an open mountain meadow ecosystem. This meadow is reported to have been a man-made creation, having been cleared for cattle grazing at the turn of the century. These reports gain validity as one can see the gradual transition of meadow to forest as the pines gradually encroach upon the meadow. The meadow currently supports a wide variety of grasses and sedges as well as many wildflowers particular to mountain elevations. Interpretative signs along the trails (Forest Loop and Meadow Loop) point out the many natural and historic features of the Conference and Nature Center. The trails also lead to broad, panoramic views of the Denver metropolitan area to the East, and the peaks of the Continental Divide to the West.

The Nature Center is home to a population of Abert squirrels. These black to gray coated animals with their long tufted ears are rarely seen in most mountain areas. The varied environments of the grounds also shelter a wide variety of birds and other wildlife.

Description of Lorraine Lodge - Exterior

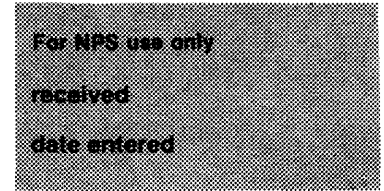
The Boettcher summer home is designed in an irregular "U" shape two stories in height. Terrain slopes gently to the east, creating a full exposed basement underneath the east third of the structure; the raised basement of granite masonry foundation walls supports wood frame above covered with stucco and half-timbered logs.

The south, or main, facade (which forms the base of the "U") is made entirely from natural fieldstone laid in an uncoursed rubble bond with mortar joints raked back to give emphasis to the stones; it is likely that the natural fieldstone was obtained on site at the time of construction. This south facade has a centrally located, projecting entry vestibule which opens into the "great hall" or living room. A single door at the front of the vestibule is made up of vertical boards with black strap hinges and four upper lights; the doorway is capped with a dressed sandstone segmental relieving arch with a jerkin head roof supported on simple wood brackets. The south facade also features a patio defined by terraced stone walls and paved with concrete decorated with inset brick patterns in running bond. The low patio walls are capped with original decorative tiles.

The upper frame walls (which form the long arms of the "U") consist of white stucco and half-timbered logs painted a deep, rusty brown. Horizontal half-timbering occurs at the level of the ground floor, with an occasional "X" decoration to add variety. Windows which occur on these

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walls are outlined with similar half-timbering. The brown and white coloration does not appear to be original to the structure because contrast relationship is much greater than what shows in sepia photographs of the home taken shortly after construction; it would appear that the original exterior was tan with natural wood timbers.

The structure has a wood-shingled, jerkin head (clipped gable) roof with two long cross-gables. The cross-gable on the west has a flat ridge-line while the east cross-gable has a third gable at right angles off the north end. There are open eaves and, on the upper levels facing east and west, jerkin head dormers echoing the main roofline. In addition, there are three single story areas with shed roofs on the east, west, and north elevations. A two-story chimney stack extends upward from the center of the building.

Windows of the home are a mixture of one-over-one, double hung sashes, six-over-six, double hung sashes, and fixed pane windows with a single light. The fixed pane windows are modern alterations but all the original openings remain intact; the same is true of the "sun rooms" on the first and second floor west wings - these original screened porches located between bedroom chambers were glassed with single fixed panes but the openings remain in the original size and placement.

Some aspects of the design of the Boettcher Lodge appear in the Rustic mode. However, it can also be said that elements of the Tudor Revival style can be seen blending with the Rustic stone walls and peeled logs deliberately designed in a large scale relating to the grand natural setting.

Description of Lorraine Lodge - Interior

The interior of the house is spacious (10,000 square feet) and beautifully detailed in keeping with the Rustic design plan. The original front entrance brings one directly into a very large rectangular "great hall" of natural fieldstone walls with a high, hammer beamed peaked ceiling. Directly opposite the front vestibule is a large, recessed stone fireplace with a simple wood mantel and decorative brackets. At both ends of the great hall, there are three stone archways which create separate spaces that were originally a sun room (west) and dining room (east). The tops of the two south windows, the fireplace opening, and the tops of the archways form a continuous line around the room that adds a certain horizontality to the cavernous space.

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Original interior decorative touches in the architecture remain intact in the great hall. The hammer beams are carved heads (hung with reproduction iron and gold glass lanterns) and the gray mortar used to set the fieldstone walls has been raked back, a colored red grout inserted and "beaded" (or "crowned" creating decorative coil which adds interest and emphasis to the individual shapes of the stone.

Off the first floor dining room are the butler's pantry, the kitchen much as it was in 1918, the storage pantry, and the maids' dining room. (See plan view 1 of 2) The opposite first floor wing consists of four rooms: two bedrooms, a bath, and the above-mentioned screened porch (now glassed). (Behind the great hall is a stair hall with the original staircase to the second floor "chambers" or bedrooms.)

The floor in the great hall and dining room is strip oak original to the house but now painted. Carpet covers the remaining first floor, other than the painted cement floor in the sun room at the west end of the great hall.

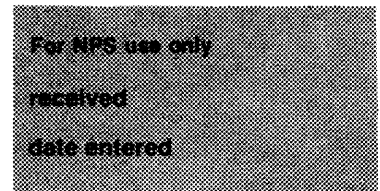
The walls are lath and plaster dating from 1918, except as described in the new entry below. There is simple painted wood trim around the doors, windows and baseboards; ceiling heights vary but are generally about nine feet and trimmed with wood molding when the juncture is not covered.

The west wing of the second floor is a mirror of the west side of the first floor, with two bedrooms, bath and porch. The east wing of the second floor contains four small rooms, a bath, closet and narrow hall which leads down a back staircase to the kitchen and pantry. This plan is typical of the "servants" area of a large home but it is not clear that servants actually occupied part of the house during its early years. There are passing references to seven or nine bedrooms in casual descriptions of the mansion, and one statement that servants lived "away from" the main house and guests (1928 Denver Dry Goods pamphlet "Modes and Manners"), possibly above the first level of the garage. (See plan view 2 of 2) The 1928 source also gives the only clue to the original color of the interior scheme - a "soft Alice blue". Existing photographs of the interior in the twenties show that the furniture styles included Art Deco club chairs, Victorian spool-turned tables, an Arts and Crafts library table, wicker furniture in the sun room and hickory porch furniture outside on the patio. Windows in the great hall were treated with a long cornice board and patterned draperies. The recessed fireplace was fitted with tall, wooden settles of the Arts and Crafts style.

In 1974, when the building and grounds underwent renovation and restoration prior to opening as the Jefferson County Conference and Nature Center, a wall was added on the north facade to enclose the original back entry. Stairs leading to the back door were removed and the new interior (old exterior) was drywalled and textured to match existing interior plaster. A new concrete porch with steps was added to provide access into the Center from the adjacent parking area. This alteration did not compromise the architectural significance of the lodge and was done in a way which blends unobtrusively into the existing style of the house.

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Continuation sheet Significance Item number 8 Page 2

Boettcher and others formed the Great Western Sugar Co. in 1900 at Loveland after unsuccessfully trying to introduce sugar beet farming to the "cowboys" in the Grand Junction area. The need for cement in the construction of sugar beet factories led Boettcher (for the first time in the Rocky Mountain region) to manufacture Portland cement in Colorado; eventually the many cement factories which sprang up in the northeastern part of the state were consolidated in 1924 under the corporate holding company Ideal Cement. During the decades which followed, Ideal Cement expanded and diversified until today it is known as Ideal Basic Industries, a highly successful enterprise.

Boettcher also involved himself in Denver banking institutions and was, at one point, the director of the First National Bank. He helped create the life insurance business in Colorado, served as president of the Denver Tramway Co., established Western Packing Co., and financed the construction of many buildings in the downtown business district. He and Claude acquired and refurbished the reknowned Brown Palace Hotel and it was here (after several years at the Denver Club) that Charles lived during the winter months when Lorraine Lodge was closed due to impassable road conditions.

The architectural significance of Lorraine Lodge and its auxillary structures is derived from the skillful blend of Rustic and English Tudor styles, especially notable in the exterior combination of natural fieldstone, stucco and half-timbering and in the hand-crafted detailing of the interior great hall. It remains today a unique example of residential construction on a grand scale in the foothills near Denver at the turn of the century.³

The architecture and interior was the work of William E. and Arthur A. Fisher. Their firm designed and built numerous residential and commercial projects in the region, many which are now listed on the National Register: the Phipps Mansion, the University Building (A/C Foster Bldg.), the University of Colorado-Denver Center ("new" Tranway Bldg.), the Voorhis Memorial Gateway at the Denver Civic Center, to cite some examples.⁴ The firm was known locally for many large Tudor Revival or "English" homes in the Polo Club and other wealthy residential areas of the city.⁵

The importance of Boettcher's summer house is increased by the retention of the original surrounding grounds. The hilltop setting, with its still unspoiled forested acreage intact, communicates the historic nature of the resource as a retreat. It is one of the few important summer estates (as opposed to cottages) in the Denver area with the original surrounding land intact.⁶

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1916-1918; altered 1974 **Builder/Architect** Fisher & Fisher: architects

Statement of Significance (in one paragraph)

Lorraine Lodge and the nominated site are significant for:

1. Association with Charles Boettcher, an important Colorado capitalist of the late nineteenth-early twentieth century noted for his achievements in hardware, banking and securities, utilities, insurance, the sugar beet and portland cement industries, railroading, and the Denver Tramway Company; and,
2. Unique and singular architectural features of the complex, particularly Lorraine Lodge itself which is a fine example of the Rustic style with Tudor Revival influences.

The structures remain today on their original, large and intact site and thus preserve an accurate and valuable reminder of a lifestyle illustrative of some members of the upper-income class of the early 20th-century period. German by birth, Charles Boettcher (1852-1948) came to the Cheyenne, Wyoming area to work in his brothers' hardware business following graduation from high school (gymnasium). Charles himself became involved in owning and operating several hardware businesses. In 1874 he married Fannie A. Cowan and in March, 1879, Boettcher, his wife and four year old son Claudel¹ moved to Leadville, Colorado to take advantage of business opportunities afforded by the recent silver and gold strikes.

"In addition to the hardware business, he engaged in mining enterprises, won election to the Leadville Mining and Stock Exchange, played a leading role in the formation of a company to generate and distribute electricity to local residents and businesses, served as an official of The Carbonate National Bank, and organized a company to manufacture blasting powder. . . In 1882, he acquired a tract of land, as well, in North Park, near the town of Walden. There he raised horses which were in great demand among freighters who transported supplies and ores to and from the Leadville region's mining settlements. That small ranch became the nucleus of an immense estate operated under the name of The Big Horn Cattle Co."²

In the mid 1880's Boettcher purchased a hardware business in Denver and by 1890, he and his family moved permanently to the capitol city where, in the same year, their second child, a daughter Ruth, was born. Over the next several decades Boettcher's business interests grew even wider. During this period of prosperity, he and his wife became estranged from each other.

9. Major Bibliographical References

Bean, Garaldine. Charles Boettcher: A Study in Pioneer Western Enterprise. Boulder, Colorado: Westview Press, 1976.
The Charles Boettcher Collection, Colorado State Historical Library.

10. Geographical Data

Acree of nominated property 62
Quadrangle name Evergreen & Morrison

Quadrangle scale 1:24000

UTM References

A

1	3	4	7	8	7	2	5	4	3	9	7	8	3	0
Zone	Easting				Northing									

B

1	3	4	7	9	0	2	0	4	3	9	7	4	8	0
Zone	Easting				Northing									

C

1	3	4	7	9	0	2	5	4	3	9	7	3	2	0
Zone	Easting				Northing									

D

1	3	4	7	8	7	4	0	4	3	9	6	6	6	0
Zone	Easting				Northing									

E

1	3	4	7	8	5	7	0	4	3	9	6	6	6	0
Zone	Easting				Northing									

F

1	3	4	7	8	4	8	5	4	3	9	7	1	5	0
Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Susan Becker, Director; Kathryn Johnston (6305 S. Geneva Circle, Englewood, Co 80111)

organization Jefferson County Conference & Nature Center date August 1983

street & number 900 Colorow Road, Lookout Mountain telephone (303) 526-0855; 779-1136

city or town Golden state Colorado 80401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Barbara Sudley

title State Historic Preservation Officer

date 12/7/83

For NPS use only

I hereby certify that this property is included in the National Register

Ann M. Sullivan

date

1/18/1984

Keeper of the National Register

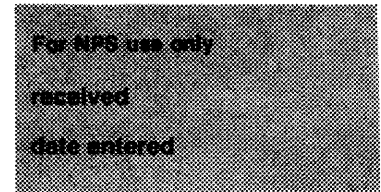
Attest:

date

Chief of Registration

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Continuation sheet Geographical Data Item number 10 Page 2

Parcel No. 3 has been selected for nomination because it was the complete original land purchase by Charles Boettcher in 1915 for the site of his summer home, garage, gazebo, well and barn.

Beginning at a point of intersection of the Southwesterly line of Colorow Road, and the Northwesterly line of Chieftain Avenue as shown on the recorded plat of Subdivision No. 3 Panorama Heights, from which point the East one-quarter corner of said Section 5, bears North 60°29'40" East, a distance of 2376.17 feet;

Thence along the Southwesterly line of Colorow Road on a curve to the right having a radius of 473.27 feet, a distance of 124.8 feet to point of tangent, the long chord of which curve bears South 53°53'30" East 124.39 feet;

Thence South 48°20'30" East, along the Southwesterly line of Colorow Road, 78.5 feet to point of curve;

Thence Southeasterly along the Southwesterly line of Colorow Road on a curve to the left having a radius of 183.9 feet, a distance 89.71 feet to the Northeast corner of Lot 8, Block 2, of said Subdivision, the long chord of which bears South 61°41'40" East 88.81 feet;

Thence South along the East line of Lots 8 and 1 in said Block 2, a distance of 496.74 feet to the Southeast corner of said Lot 1 which point is on the Northwesterly line of Lookout Mountain Road;

Thence Southwesterly along the Northwesterly line of Lookout Mountain Road and the Southeasterly line of said Subdivision as follows:

Southwesterly on a curve to the left, having a radius of 508.0 feet, a distance of 398.37 feet to point of tangent, the long chord of which curve bears South 62°39' West 388.26 feet;

Thence South 40°10'56" West 367.07 feet to point of curve;

Thence Southwesterly on a curve to the left, having a radius of 368.0 feet a distance of 230.66 feet to point of tangent; the long chord of which curve bears South 14°26'28" West 319.65 feet;

Thence South 11°18'01" East 77.2 feet to point of curve;

Thence Southwesterly on a curve to the right, having a radius of 342.0 feet, a distance of 303.53 feet to point of tangent, the long chord of which curve bears South 14°07'15" West 293.63 feet;

Thence South 39°32'30" West 445.14 feet to point of curve;

Thence Southerly on a curve to the left having a radius of 333.0 feet, a distance of 394.27 feet to point of tangent, the long chord of which, curve bears South 05°36'52" West 371.73 feet;

Thence South 28°13'46" East a distance of 326.72 feet to the Southeast corner of Lot 8, Block 11, of said subdivision;

Thence West along the South line of said Lot 8, a distance of 327.79 feet to point of curve;

Thence Westerly along the South line of Lots 8 and 9 in said Block 11, on a curve to the right having a radius of 319.56 feet, a distance of 94.91 feet to point of tangent, the long chord of which curve bears North 31°30' West 94.47 feet;

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Thence North 73°0' West, along the Southwesterly line of said Lot 9, a distance of 231.55 feet to a point on the South line of Lot 10, in said Block 11;

Thence East along the South line of said Lot 10, a distance of 123.49 feet to the Southeast corner of said Lot 10;

Thence North 15°06' West, along the Easterly line of said Lot 10, a distance of 180.0 feet to the Northeast corner of said Lot 10;

Thence West along the North line of said Lot 10, a distance of 145.0 feet to the Northwest corner of said Lot 10; which point is on the North-easterly line of Colorow Road;

Thence North 15°06' West along the Northeasterly line of Colorow Road and the Southwesterly line of Lots 11 and 12 in said Block 11, a distance of 218.83 feet to the Southeasterly corner of Lot 13 in said Block 11;

Thence, North 74°54' East along the Southeasterly line of said Lot 13, a distance of 276.93 feet to the East corner of said Lot 13;

Thence North 17°10' West, along the Northeasterly line of said Lot 13, a distance of 170.0 feet to the corner common to Lots 4, 5, 13, 15 in said Block 11;

Thence North along the West line and the West line extended of said Lot 4, Block 11, a distance of 333.0 feet to a point on the South line of Lot 4, Block 10, of said Subdivision,

Thence East, along the South line of said Lot 4, a distance of 53.39 feet to the Southeast corner of said Lot 4, Block 10;

Thence North along the East line of said Lot 4, Block 10, and the same extended North, 502.17 feet to the South corner of Lot 5, Block 9, of said Subdivision;

Thence North 50°50' West, along the Southwesterly line of said Lot 5, a distance of 355.5 feet to the West corner of said Lot 5, which point is in the Southeasterly line of Colorow Road;

Thence along the Southeasterly and Easterly line of Colorow Road and the Westerly line of Blocks 8, and 9, of said Subdivision as follows:

North 45°51' East 102.07 feet to point of curve;

Thence on a curve to the right having a radius of 232.0 feet, a distance of 102.82 feet to the point of tangent, the long chord of which curve bears North 58°30'45" East 101.97 feet;

Thence North 71°10'30" East 114.6 feet to point of curve;

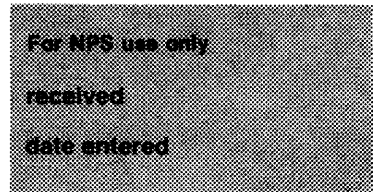
Thence Northeasterly on a curve to the left, having a radius of 246.82 feet, a distance of 273.18 feet to point of tangent, the long chord of which curve bears North 39°27'30" East 259.52 feet;

Thence North 07°44'30" East 337.7 feet to point of curve;

Thence Northwesterly on a curve to the left having a radius of 271.23 feet, a distance of 257.58 feet to point of tangent, the long chord of which curve bears North 19°27'30" West 248.0 feet;

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Thence North 46°39'30" West 229.2 feet to point of curve;

Thence Northerly on a curve to the right having a radius of 176.78 feet, a distance of 187.7 feet to point of tangent, the long chord of which curve bears North 16°14'30" West 179.0 feet;

Thence North 14°10'30" East 169.8 feet to point of curve;

Thence Northeasterly on a curve to the right, having a radius of 132.36 feet, a distance of 111.67 feet to point of tangent, the long chord of which curve bears North 35°10'30" East 109.2 feet;

Thence North 56°10'30" East 74.8 feet to point of curve;

Thence Northeasterly on a curve to the left having a radius of 229.43 feet, a distance of 112.74 feet to point of tangent, the long chord of which curve bears North 42°06' East 111.59 feet;

Thence North 28°01'30" East 108.8 feet to point of curve;

Thence Northerly on a curve to the left having a radius of 187.47 feet, a distance of 194.7 feet to point of tangent, the long chord of which curve bears North 01°43'30" West 186.05 feet;

Thence North 31°28'30" West 35.2 feet to point of curve which curve is opposite Colorow Point;

Thence Northeasterly on a curve to the right having a radius of 45.0 feet, a distance of 106.95 feet to point of tangent, the long chord of which curve bears North 30°37' East 83.5 feet;

Thence South 75°17'30" East 167.4 feet to point of curve;

Thence Southeasterly on a curve to the right having a radius of 162.94 feet, a distance of 98.24 feet to point of tangent, the long chord of which curve bears South 58°01' East 96.77 feet;

Thence South 40°44'30" East 138.6 feet to point of curve;

Thence Southeasterly on a curve to the left having a radius of 760.3 feet a distance of 103.89 feet to point of tangent, the long chord of which curve bears South 44°39'30" East 103.87 feet;

Thence South 48°34'30" East 206.1 feet to point of curve;

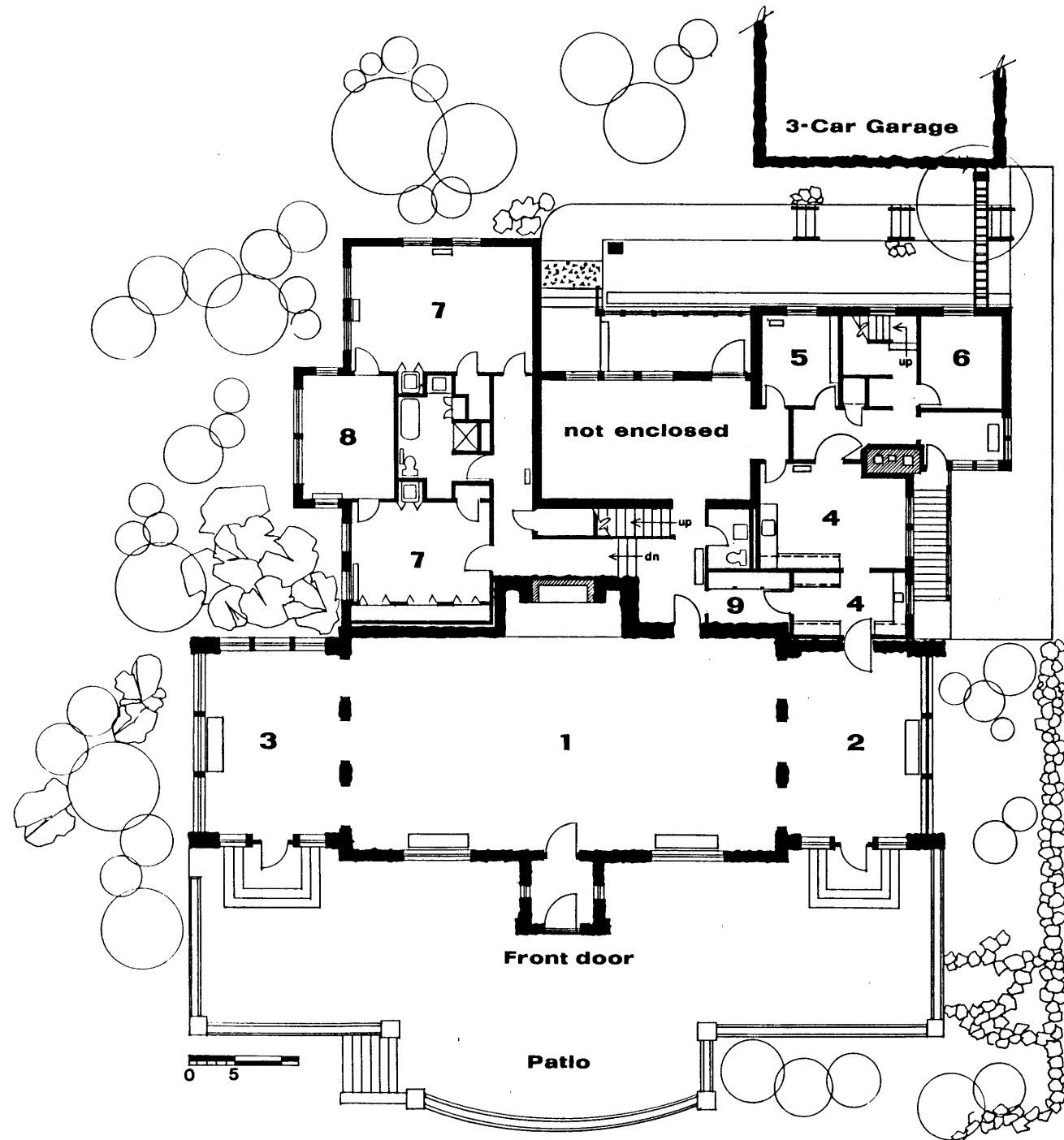
Thence Southeasterly on a curve to the right having a radius of 176.07 feet, a distance of 99.77 feet to point of tangent, the long chord of which curve bears South 32°20'30" East 98.44 feet;

Thence South 16°06'30" East 280.1 feet to point of curve;

Thence Southeasterly on a curve to the left having a radius of 264.21 feet, a distance of 220.61 feet to point of tangent, the long chord of which curve bears South 40°02' East 214.3 feet;

Thence South 63°57'30" East 93.9 feet to point of curve;

Thence Southeasterly on a curve to the right having a radius of 473.37 feet, a distance of 20.79 feet more or less to the point of beginning, the long chord of which curve bears South 02°42' East a distance of 20.79 feet;



Existing Plan

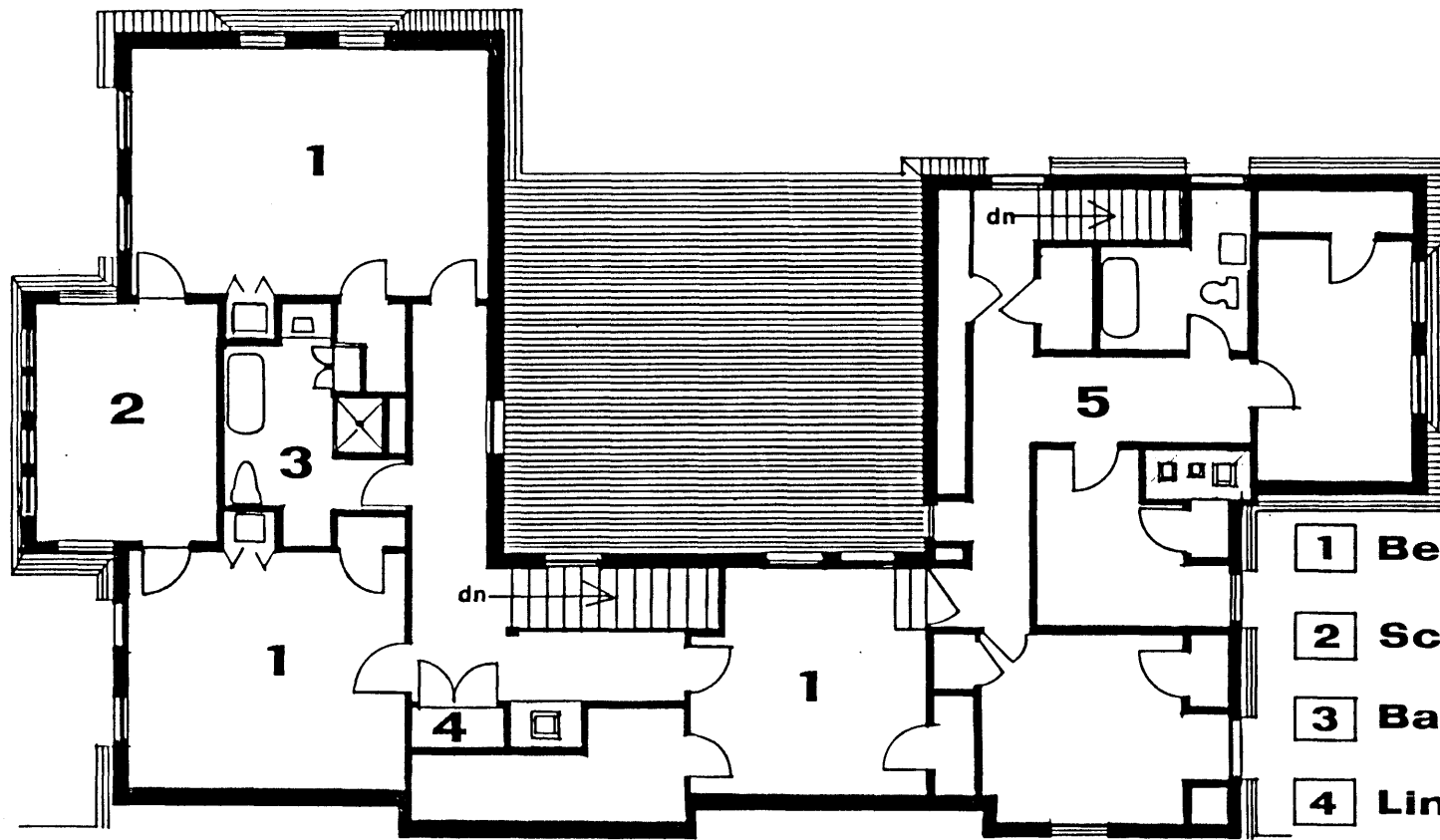
First Floor

PRIOR RESIDENTIAL PLAN

- 1 Living
- 2 Dining
- 3 Sunroom
- 4 Kitchen & pantry
- 5 Storage
- 6 Maids' dining
- 7 Bedrooms
- 8 Screened porch
- 9 Coat closet



Lorraine Lodge
 (Charles Boettcher Summer Home)
 Plan View 1 of 2
 Scale: As indicated



- 1** Bedrooms
- 2** Screened porch
- 3** Bath
- 4** Linen closet
- 5** servants or guests

Existing Plan

Second Floor

PRIOR RESIDENTIAL PLAN

Lorraine Lodge
 (Charles Boettcher Summer Home)
 Plan View 2 of 2
 Scale: As indicated