OMB No. 1024-0018

United States Department of the Interior National Park Service

JUN 2 8 1989

NATIONAL REGISTER

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property	7		
historic name: Gold Hil			
other names/site number	<u>: Gold Hill Historic Dis</u>	strict 5BL.769	
2. Location			
street & number: Main.	<u> Pine, College, Horsfal S</u>	Streets(NA) not	for publication
city, town: Gold Hill		(XX) Boul	der
state: Colorado	code: CO county: Bould	der code:013	zip code:80302
3. Classification			
Ownership of Property	Category of Property	No. of Resour	ces within Property
(x) private	( ) building(s)	contributing	noncontributing
(x) public-local	(x) district	38	9 buildings
( ) public-State	() site		sites
( ) public-Federal	( ) structure		structures
( ) public reductur	( ) object	<del></del>	objects
	( ) object	38	9 Total
Nome of weleted multiple			
Name of related multiple	e property listing:		buting resources
Matal Mint 1 m	. T. D	previously li	
Metal Mining and Touris	t Era Kesources of	National Regi	ster <u>U</u>
Boulder County			

4. State/Federal Agency Certificati	<u>.on</u>	
As the designated authority under the Nat		
1966, as amended, I hereby certify that		
determination of eligibility meets the do		
properties in the National Register of H		
and professional requirements set forth		
property (x) meets ( ) does not meet the	National Register criteria.	
( ) See continuation sheet.		
1 Daylor Citata	6-15-8	(9
1 Janvara 2001er	$\psi_{-73}$	<u> </u>
Signature of certifying official	Date	
State Minterio Programmation Officer Co.	lowed Wistowicel Conjety	
State Historic Preservation Officer, Co.   State or Federal agency and bureau	torado Historicar Society	
State of Federal agency and bureau		
I		
In my opinion, the property ( ) meets ( )	) does not meet the National	Register
criteria. () See continuation sheet.		_
Signature of Commenting or Other Official	l Date	
State or Federal Agency and Bureau		
Scate of redefal Agency and bureau		
<ol> <li>National Park Service Certificat</li> </ol>		
I havely eartify that this property is.	Company 1 1 Harmon 2	
I, hereby, certify that this property is:		
(A) entered in the National Register.	$\sim 1$	//
() See continuation sheet	HelousByen	8/3/89
( ) Bee constituation sheet	<del></del>	
( ) determined eligible for the National		
Register. ( ) See continuation sheet		
( ) determined not eligible for the		
National Register.		
( ) removed from the National Register.		<del></del>
( ) other, (explain:)		
	Signature of the Keeper	Data of
	pignature of the Keeper	Date of

Action

#### 6. Functions or Use

Historic Functions (enter categories from instructions)

Domestic / Single dwelling; Hotel
Commerce / Department Store,
Restaurant
Education / School

Current Functions (enter categories from instructions)

Domestic / Single dwelling; Hotel
Commerce / Department Store
Restaurant
Education / School

#### 7. Description

Architectural Classification (enter categories from instructions)

Late 19th Century and Early 20th
Century American Movements
Other: Vernacular / wood frame,
log, and commercial

#### Materials (enter categories from instructions)

founda	tions <u>Stone</u>
walls	Wood - Weatherboard
	Wood - Log
roof	Asphalt Shingle
other	

#### Describe present and historic physical appearance.

The Gold Hill District is an important collection of log and vernacular buildings, dating from 1872 and located in a small nineteenth-century mining town in western Boulder County, Colorado. The district contains 47 buildings; 38 are contributing and 9 are noncontributing. It is the best intact representation of the early mountain communities that developed as a result of the precious metal mining in Boulder County. The district, as well as most of its individual structures, possesses integrity of location, design, materials, and workmanship because Gold Hill is virtually unchanged from its early appearance. Additionally, there have been minimal alterations to the surrounding physical environment. This intact rural mountain setting contributes to the district's integrity of historic setting, feeling, and association.

The Gold Hill Historic District is being nominated as part of the Multiple Property nomination, Metal Mining and Tourist Era Resources of Boulder County. The district contains the property types discussed in the associated historic context, "Early Settlement and Community Development in the Mountain Region of Boulder County, 1858 - 1910" and "Recreation and Tourism in Boulder County's Mountain Region (1900-1935)."

The community of Gold Hill is situated on a plateau on Horsfal Mountain at 8,296 feet elevation. Three sides of the town are demarcated with distinct changes in the topography. To the east and south mountain tops rise to surround Gold Hill. A steep slope descending into Lick Skillet gulch creates a natural boundary for the town on the south. The rolling terrain that characterizes much of the town's built up area continues to the north. The buildings of Gold Hill are located primarily on the land adjacent to Gold Run, a small stream that flows through the plateau. Dense pine forests encircle the community. Large stands of deciduous and coniferous trees also are found within the townsite.

(x) See continuation sheet

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							301d	Hill H	istor	cic District	<u> </u>		
This	vegetation,	plus	the	open	areas	in	and	around	the	community,	give	Gold	Hill
a di	stinct rural	chara	actei	<b>:</b> .									

Today Gold Hill is a residential community of approximately 150 people. It is a remnant of the past, one of the few remaining towns that sprang up in Boulder County to serve the hundreds of nineteenth-century prospectors and miners. The Gold Hill District reflects this heritage in the form, distribution, and use of its buildings. The district consists primarily of dwellings that are located along the town's main thoroughfare, Main Street, and two adjacent residential streets, Pine and College. A small collection of commercial establishments is located on Main Street near the entrance into the town from Four Mile Canyon Road. Further west on Main Street is the Gold Hill School. While Gold Hill contains a number of new buildings associated with the community's current development, the historic district boundaries have been drawn to exclude the modern structures.

The boundaries for the Gold Hill District are located within the original 1888 townsite and include the earliest area of development. There are forty-seven buildings within the district. Of these, thirty-eight are considered contributing to the district because they represent the historic methods of construction and styles from the important periods of community development in the mountain region of Boulder County. Classification of the contributing status of the buildings was based upon the retention of the original design, materials, workmanship, as well as minimal disturbance to the setting. The nine noncontributing buildings have either been altered or were constructed after the period of significance.

The Gold Hill District provides a good example of the plat and physical character of Boulder County's historic mining communities. The original townsite of Gold Hill contains seventeen blocks laid out among ten streets that roughly parallel the course of the Gold Run Creek. Generally, the blocks are divided into rectangular lots, 50' X 100' in size which vary with the terrain.

The buildings provide tangible links with the early economic and social conditions of the community. The first buildings were log dwellings and commercial buildings erected on Main and Horsfal streets. The oldest buildings in the district date to the early 1870s. These Pioneer Log Dwellings and Vernacular Commercial Buildings are built of round or hewn logs, are one story, rectangular in plan, and have ether a front gable or side gable roof.

As the town grew during the late 1800s, a number of houses with various types of board siding were built near the log structures on Main Street and on the adjacent streets. These Vernacular Wood Frame Dwellings are small, one story, and rectangular in plan, and are faced with lapped or clapboard siding,

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	 	Gold	Hill	Historic	District	

vertical board and batten, or millwaste. The roof shapes range from side or front gable to hipped.

When the mineral production of the Gold Hill mining district reached its peak in the late nineteenth century, it was reflected in the diversification of building types in the town. A number of commercial establishments opened businesses along Main Street and a school was constructed on the western edge of town near a growing residential area. It is these buildings which provide important evidence of Gold Hill's evolution from an early mining camp and temporary settlement into a permanent community. They are primarily Vernacular Victorian Dwellings which have stylistic embellishments indicative of permanent settlements. These buildings feature decorative shingling in the gables, turned porch columns, and decorative window shapes and surrounds more commonly found in urban areas.

Gold Hill's development during the early years was typical of many mining communities in the mountains of Boulder County. Although the town enjoyed brief periods of prosperity, the production from the mines was not sufficient to sustain the continued development of the community. Unlike the major Colorado mining towns, such as Aspen and Leadville, the actual growth of Gold Hill was limited in size and density. Many platted lots in Gold Hill remained undeveloped and no additions were made to extend the boundaries of the original townsite. Many facilities and amenities, like sidewalks, paved roads, or street lighting, never appeared. As the mine production continued to dwindle in the early twentieth century, building came to a complete standstill. Eventually the population of the community declined and many early businesses and homes were abandoned. After World War I, tourism became the mainstay of Gold Hill's economy. The Wentworth House, an early hotel for miners, was converted into the Bluebird Lodge and a large log dining hall was constructed on an adjacent lot to the west of the hotel in 1926. With Gold Hill's promotion and popularity as a vacation spot, many of the early miner's cabins became seasonal residences. Unfortunately, Gold Hill's prosperity as a tourist town was also short-lived. With the onset of the 1920s Depression, vacation travel was dramatically curtailed. Gold Hill became dormant and remained so for almost fifty years.

Due to its depressed economy and relative isolation, the Gold Hill District appears today much as it did in the early 1900s. There have been only minor changes to the physical environment and the rural character of the mountain settlement has been maintained. Only minimal changes have been made to the individual buildings except for the replacement of chinking on the log structures and for replacement of roofing materials. The result has been the preservation of the historic and architectural integrity of Gold Hill

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Buildings constructed after the end of the period of significance in 1935 and those that have suffered major changes from the original are determined noncontributing. Among the most common minor alterations found on the contributing buildings are small, one story shed roofed additions for kitchens, bathrooms, or bedrooms. Much of this work has been done using historic construction methods and materials which has retained the original appearance of the buildings. Other alterations include dormers and porches enclosed by screens and/or windows. These changes are not considered to diminish the original integrity of these buildings to any significant degree and they still contribute to the historic setting, feeling, and association of the district.

The Gold Hill Historic District is an important component of the Metal Mining and Tourist Era Resources of Boulder County Multiple Property nomination because it contains many excellent examples of the historic building types and sub-types which developed in association with the settlement and growth of the nineteenth and early twentieth century mining towns in Boulder County. All of the resources in the district are described in "Section F Associated Property Types" of the cover form and meet the registration requirements. The buildings listed below are classified by type. The tax assessor's date of construction, building material, and/or predominant features have been listed.

#### CONTRIBUTING BUILDINGS - 38

#### PIONEER LOG DWELLINGS

- 210 Horsfal Round log, side gable roof, 1872.
- 240 Horsfal Hewn log, front gable roof, 1872.
- 310 Main Round log, front gable roof, no date, moved to location in 1935.
- 370 Main Round log, front gable roof, 1900.
- 481 Main Hewn log, side gable roof, 1875.
- 501 Main Round log, side gable roof, 1875.
- 970 Main Hewn log, side gable roof, 1884.
- 561 Pine Round log, front gable roof, 1890.

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#### VERNACULAR WOOD FRAME DWELLINGS

- 320 Main Lapped siding, front gable roof, 1890.
- 330 Main Vertical board and batten siding, front gable roof, 1900.
- 490 Main Clapboard siding, front gable roof, 1909.
- 540 Main Lapped siding, front gable roof, 1880.
- 517 Main Vertical board on board siding, front gable roof, 1900.
- 551 Main Lapped siding, side gable roof, 1900.
- 631 Main Clapboard, hipped roof, 1889.
- 691 Main Millwaste siding, side gable roof, 1890.
- 698 Main Vertical board on board siding, hipped roof, 1900.
- 721 Main Vertical board and batten siding, front gable, 1890.
- 730 Main Vertical board and batten, front gable, 1888.
- 770 Main Clapboard, front gable roof, 1890.
- 899 Main Millwaste siding, side gable roof, 1900.
- 900 Pine Clapboard, hipped roof, 1905.
- 990 Pine Clapboard, hipped roof, 1899.
- 1090 Pine Vertical board and batten siding, hipped roof, 1899.
- 1120 Pine Clapboard, front gable roof, 1905.
- 1131 Pine Shingle, front gable roof, 1900.

#### VERNACULAR VICTORIAN DWELLING

- 540 College Decorative gable shingling and ornamental front facade window surrounds, 1900.
- 541 College Shingled gable and turned porch columns, 1900.
- 860 Pine Decorative gable shingling, 1900.
- 960 Pine Decorative relief on gable and palladian window, 1900.

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#### VERNACULAR COMMERCIAL AND COMMUNITY INSTITUTIONAL BUILDINGS

- 280 Main Frame, front gable roof Commercial Building, 1890.
- 349 Main Hewn log, side gable Commercial Building, 1873.
- 401 Main Round log, side gable Commercial Building, 1926.
- 531 Main Frame, false front, Commercial Building, 1889.
- 890 Main Clapboard School, 1895.

#### RUSTIC TOURIST DWELLINGS

- 810 Main Millwaste siding, side gable roof, 1915.
- 811 Main Millwaste siding, side gable roof, 1914.
- 859 Pine Lapped siding, side gable roof, 1915.

Nine of the district's resources of the district's resources do not contribute to the historic district. These include three buildings which were constructed outside the period of significance and several historic buildings that have had major alterations to their exteriors such as large additions with incompatible materials and major changes to window and door openings.

#### NONCONTRIBUTING BUILDINGS - 9

- 451 College 1975
- 491 College 1899
- 471 Main 1890
- 601 Main 1910
- 620 Main 1890
- 671 Main 1910
- 761 Main 1900
- 1001 Pine 1939
- 1101 Pine 1937

8. Statement of Significance		
Certifying official has considered the relation to other properties: ( )		
Applicable National Register Criteria Criteria Considerations (Exceptions)		( ) E ( ) F ( ) C
Areas of Significance (enter categories from instructions) Architecture	Period of Significance	Significant Dates
Exploration / Settlement	1872 - 1910	1873;
Entertainment / Recreation	1900 - 1935	
	Cultural Affiliation N/A	
Significant Person N/A	Architect/Builder Not Known	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Gold Hill Historic District meet criteria A and C for its historic and architectural significance associated with the 19th century metal mining and exploration and settlement period in Boulder County. Gold Hill was part of the first mining district organized in Colorado in 1859 and was one of the earliest mining camps to develop in the state. The Gold Hill Historic District is architecturally significant and meets criterion C because it best represents the context of "Early Settlement and Community Development in the Mountain Region of Boulder County, (1858 - 1910)" and "Recreation and Tourism in Boulder County's Mountain Region (1900 - 1935)." The buildings within the district are excellent examples of the associated property types of this context and meet the registration requirements.

Settlement began in the general vicinity of the Gold Hill with the 1859 discovery of gold along Gold Run Creek. The strike brought over a thousand prospectors to the area in a very short time. As this population influx predated the establishment of a government for the state or territory, a mining district was organized to handle business related to the numerous mining claims, as well as criminal proceedings or other matters requiring community action. The Gold Hill Mountain District #1 was established at a miner's meeting on March 7, 1859, the first mining district in the state and was an in settlement and growth of Boulder County. Unfortunately, no buildings remain from this early period due to a 1860 fire in Gold Hill and the temporary nature of the structures erected initially in the mining camps.

In the early 1870s a second mining boom for the Mountain District #1 was triggered with the discovery of tellurium. As the prospectors and miners flocked once more to the area, the Gold Hill townsite was shifted west to a more protected location along the ridge between Four-Mile and Left-Hand Canyons.

(x) See continuation sheet

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Two of the oldest buildings in the Gold Hill Historic District date form this period. Located at 210 and 240 Horsfal, these Pioneer Log Dwellings were constructed in 1872. One of the more important structures constructed during this time was the Grand Mountain Hotel, which was commonly known as the Wentworth House, named after the original owner, Charles Wentworth. This 1873 log hotel is larger than most log buildings that were constructed in the early mountain communities. However, the rustic nature of the accommodations, the appointments of the building and the rough clientele were typical of the period and region. In 1926, the hotel was renamed the Bluebird Lodge, and a large log dining hall was constructed next door at 401 Main.

As time progressed, a pattern and sequence of the boom and bust occurred within Gold Hill similar to those found in many metal mining communities throughout Boulder County. During the last decades of the nineteenth century as the mines of Gold Hill prospered and the population grew, the buildings within the community diversified. Construction became less rudimentary and the materials and techniques became more varied. With the decline in the quality and quantity of precious metal ores recovered after 1900, the development and population of Gold Hill also began to dwindle. This was reflected in relatively limited building activity and the conversion of the existing buildings to uses associated with the growing trend in tourism in the teens and 1920s in Boulder County. Another decline came during the Great Depression which lasted until well after World War II.

Gold Hill is an excellent example of the pattern of settlement and community development which shaped the 19th century mental mining communities of Boulder County. The district's architectural significance is found in the design, construction, and materials of its property types which characterize the early day mining communities, most of which no longer exist.

Gold Hill is one of those rare mining communities that remained in limbo - neither dying to become a ghost town nor prospering to develop beyond its rudimentary beginnings. The more prosperous Colorado mining camps such as Aspen, Leadville, and Central City quickly developed into sophisticated communities with electricity and paved streets and where brick and stone buildings soon replaced the initial log buildings.

The Gold Hill Historic District provides a rare opportunity to study the early stages of development of Colorado's mining camps. Throughout the district, the evolution of mining camp architecture can be traced through the excellent examples of its property types - Pioneer Log, Vernacular Victorian and Tourist Dwellings, and its Vernacular Commercial and Institutional Buildings.

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Individually, the buildings of the district exibit the characteristics and evolution of the vernacular building traditions that distinguished the mountain regions of Colorado and much of the West during the nineteenth century. Collectively, the resources of the district give testimony to the importance of the early mining operations and their role in the settlement and growth of the Boulder County. Additionally, they provide information about the economic and social conditions of the historic populations. As such, the Gold Hill District is an important manifestation of the history and architecture of the early mining communities of the Colorado mountain region.

The period of significance for the Gold Hill Historic District begins with the 1872 construction of the oldest known buildings in the district and ends in 1935, when the 19th century Pioneer Dwelling at 310 Main Street was moved to that location. Due to the Depression followed by World War II, there was little growth in Gold Hill.

The period of significance for Architectural significance was determined by the construction dates of the buildings in the district. The period of significance for Exploration / Settlement was ended at 1910 because, as was mentioned in the Multiple Property Overview, "the essential character and plats of the mining associated towns and their building types were established by 1910 and they changed very little after that date." As established in the Multiple Property Overview, the period of significance for Entertainment / Recreation was begun in 1900 because "during the 1900s the economics of many of the metal mining communities shifted to tourism." The period was ended in 1935 with the Great Depression and World War II because "as the economic conditions severely severely curtailed vacation traved, construction and development within the mountain communities came to a standstill."

9. Major Bibliographical References	
Bailey, Delores. God's Country USA: Wallstreet. (Fo	rt Collins: Robinson Press.
Inc.) 1982.	
Pettem, Sylvia. Red Rocks to Riches. (Boulder: We Inc.), 1980.	stype Publishing Services,
1116.7, 1700.	(x) See continuation sheet
Previous documentation on file (NPS):	
	tion of additional data: storic Preservation Office
has been requested () Other St	
() previously listed in the National () Federal	
Register ( ) Local go	
( ) previously determined eligible by ( ) Universi	ty
the National Register () Other	
( ) designated a National Historic Specify Repo Landmark	sitory:
( ) recorded by Historic American Buildings Survey #	
() recorded by Historic American	
Engineering Record #	
10. Geographical Data	
Acreage of property: 18 acres	
UTM References	
	5 6 7 0  4 4 3 4 2 4 0
Zone Easting Northing Zone East	ing Northing
C 113 416141812101 41413141514101 D 113 4161	41816101 41413141612101
	ing Northing
	(x) See continuation sheet
Verbal Boundary Description see attached tax assesso	r map.
Block 4, lots 1-6; Block 6, lots 20-22; Block 7, lot	
Block 12, lots 1-10; Block 13, lots 1-17; Block 14,	lots 1-8 and lots 18-20;
Block 15, lots 1-10 and lots 26-35.	
	( ) See continuation sheet
	( ) See continuation sheet
Boundary Justification	
The boundaries are drawn within the original to	wnsite of Gold Hill to
include the oldest and most intact historic building	s and to exclude those blocks
with significant intrusions and altered buildings.	
	( ) See continuation sheet
11. Form Prepared By	
Name/Title: <u>Deborah Edge Abele</u> , Consultant (Edited	
Organization: N/A	Date: 10/87 revised 11/88
Street & Number: P.O. Box 6367	Telephone: (303)635-2065
City or Town: <u>Colorado Springs</u>	State: <u>CO</u> Zip Code: <u>80203</u>

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						***************************************	
•	ne. <u>Colorado l</u> csity of New Mo		otographic Histo 1977.	ory. (Albu	iquerque:		
Stoehr. C.	Eric. Bonanza	a Victorian:	Architecture an	d Society	in Colorado	Mining	

Weiss, Manuel. "Boulder County Historical Site Survey, 1981." (Colorado Historical Society) 1981.

Towns. (Albuquerque: University of New Mexico Press), 1975.

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E 13 464 850 4434 530 F 13 465 240 4434 760

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Gold Hill Historic District

#### **PHOTOS**

General Information:

Photographer: Deborah Abele

Date of Photograph: November, 1986

Location of Negative: 1502 North Custer Ave., Colorado Springs, Colorado

Photograph #1
APT Pioneer Log
481 Main Street, Gold Hill
Viewing south southwest

Photograph #2 APT Subtype / Vernacular Frame Dwelling 730 Main Street, Gold Hill Viewing north

Photograph #3 APT Subtype / Vernacular Frame Dwelling 631 Main Street, Gold Hill Viewing south

Photograph #4

APT Subtype / Vernacular Frame Dwelling
811 Main Street, Gold Hill

Viewing southwest

Photograph #5 APT Subtype / Vernacular Victorian Dwelling 540 College Street, Gold Hill Viewing northeast

Photograph #6 APT / Vernacular Commercial Building 349 Main Street, Gold Hill Viewing southeast

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Gold Hill Historic District

Photograph #7
APT / Vernacular Commercial Building
531 Main Street, Gold Hill
Viewing south

Photograph #9
APT / Vernacular Community Institutional Building
890 Main Street, Gold Hill
Viewing northwest

Photograph #11
Pioneer Log Dwelling
210 Horsfal Street, Gold Hill
Viewing north northeast

Photograph #12 Streetscape with Frame Commercial, Vernacular Frame and Log Dwellings Northside, 300 Block Main Street, Gold Hill Viewing north northwest

Photograph #13 Streetscape and Surrounding Environs Southside, 300 Block Main Street, Gold Hill Viewing east

Photograph #14 Streetscape 400-600 Block, Main Street, Gold Hill Viewing west

Photograph #15
Streetscape with Noncontributing Resource (New Construction - 671 Main)
Southside, 600-300 Block Main Street, Gold Hill
Viewing southwest

Photograph #16 Streetscape with Vernacular Frame Dwelling Northside, 700 Block Main Street, Gold Hill Viewing northwest

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# NATIONAL REGISTER OF HISTORIC PLACE CONTINUATION SHEET

Section number photos Page 3 Gold Hill Photo Log

Photograph #17 Streetscape with Gold Hill School Northside, 800 Block Main Street, Gold Hill Viewing east northeast

Photograph #18
Vernacular Frame Dwelling with Millwaste Siding
899 Main Street, Gold Hill
Viewing southwest

Photograph #19
Noncontributing Resources (Altered Historic Buildings - 451 and 491 College Ave. Westside, 400 Block College Street, Gold Hill Viewing northwest

Photograph #20 Streetscape with Vernacular Frame Dwelling, 900 Pine Intersection of College and Pine Streets, Gold Hill Viewing northeast

Photograph #21 Streetscape with Vernacular Victorian and Frame Dwellings Northside, 900-1100 Block Pine Street, Gold Hill Viewing northwest

