HISTORIC STRUCTURE ASSESSMENT

HOUGH BUILDING

CORNER OF THIRD AND SILVER STREETS

LAKE CITY, COLORADO

FOR THE

THE LAKE CITY ARTS COUNCIL

FUNDING FROM

THE COLORADO HISTORICAL SOCIETY

STATE HISTORICAL FUND

SHF#2003-HA-068

PREPARED BY

MARK M. JONES ASSOCIATES, ARCHITECTS, LLC

1085 GRAND AVENUE

DEL NORTE, COLORADO 81132

(719) 657-2070 FAX (719) 657-2072

June 2004

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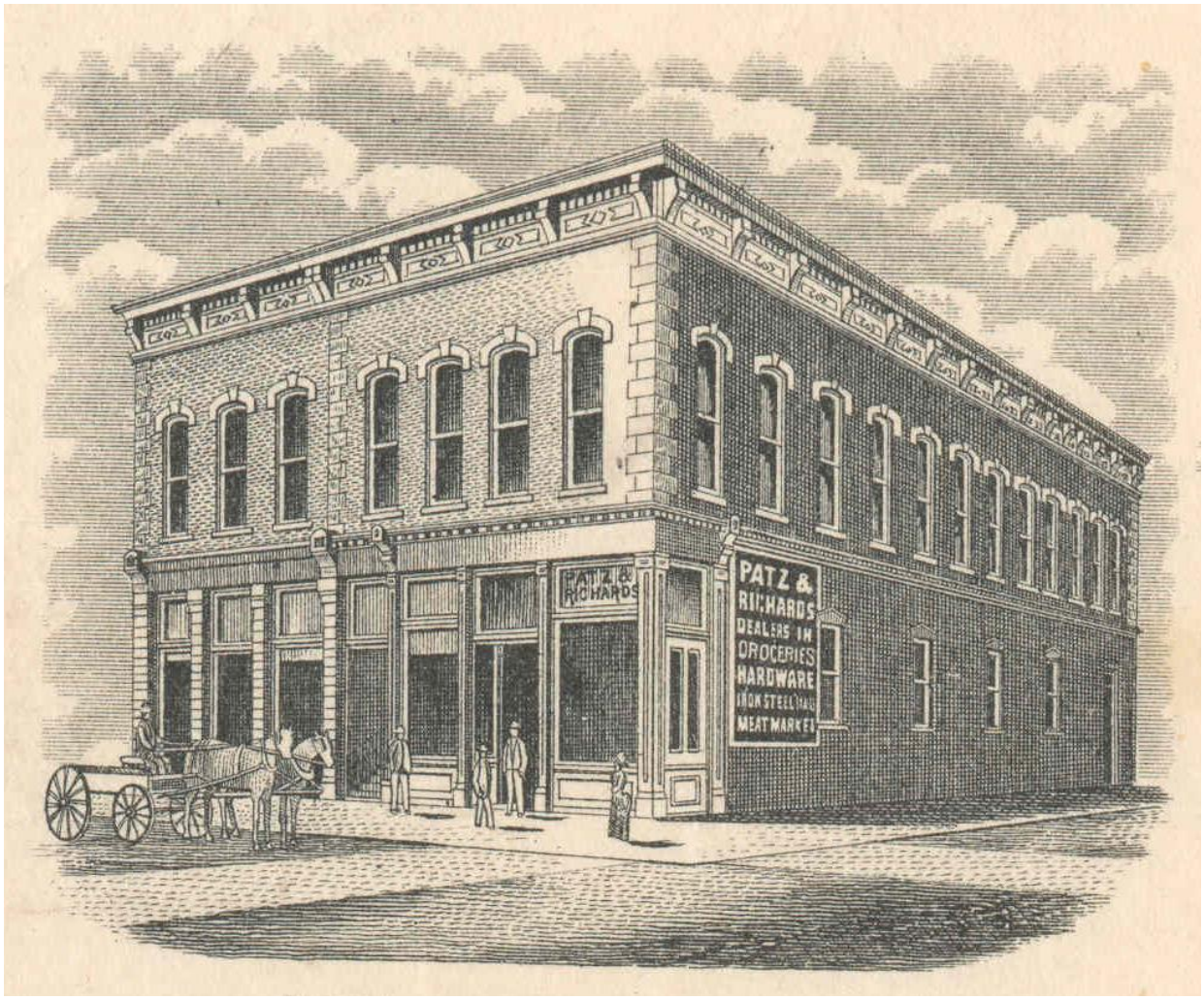
TABLE OF CONTENTS

PREFACE: EXECUTIVE SUMMARY



Lithograph of Hough Building, while Patz and Richards Grocery and Hardware Store, c.1885.

The Hough Building is a two story plus partial basement business block and a longtime landmark in Lake City. The rectangular building was constructed in two sections, the first section in 1880-81 (referred to in this report as building 1) and the second section in 1882 (referred to in this report as building 2). The Hough is an example of late 19th Century commercial style. The building includes large storefront entries and plate glass windows, and elaborately detailed stone, cast iron, and architectural sheet metal elements. The 1880-81 section, at the corner of 3rd and Silver streets, has a storefront with cast iron base, pilasters, lower cornice, brackets and two decorative modillions with crest motifs. The 1882 section, just north of the corner, has a lime and sand stone base and pilasters, and a massive stone entablature flanked with decorative stone brackets. Both buildings are primarily brick, and have wood low arched windows with stone sills and lintels, stone quoin corners, and architectural sheet metal upper cornices with brackets and dentils.

Hough Building while operating as Foster and Richards, c. 1890s

Hough Building as it appears today.

The building has housed a wide variety of mixed uses throughout its history. These include a basement tavern, a grocer and hardware store, a liquor store, a clothing boutique, a drug store, a number of restaurants, a private residence, a hotel, and a theatre. The Lake City Arts Council presently operates the Black Crooke Theatre in the corner section, with local artist exhibits,

cabarets, magicians, plays, and musical events. The main floor of building section two is currently used as a restaurant, with a kitchen maintained in the back. The second floor is currently occupied by four apartments, and a dentist's office in the southwest corner. The Lake City Arts Council is presently actively pursuing ownership of the building, and looks forward to utilizing it for local arts events and classes.

Hough Building West Elevation

Hough Building South Elevation

Hough Building upper portion Building 1 east elevation (partially obscured by adjoining structure).

Hough Building, Building 2 north elevation (partially obscured by adjoining structures).

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

This Historic Structure Assessment follows the current format of the State Historical Fund and is based on *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties*.

PROJECT PURPOSE: There are two primary goals for this project. The first goal of the project is to undertake a historic rehabilitation of the building. As stated in the secretary's guidelines, this strategy entails the stabilization, preservation, protection, and maintenance of the building's overall form, detailing, historic building materials and character defining features wherever possible. Under this strategy, extensively deteriorated, damaged, or missing features will be replaced using either traditional or substitute materials. This strategy allows for structural intervention using new materials where necessary. As necessary, code egress, disabled accessibility, and circulation issues will also be addressed with new construction, with efforts made to minimize the overall impact on the historic resource. The second goal of the project is to support utilization goals for the rehabilitated building, which include operation of the building as a theatre and arts center for the Lake City Arts Council. This goal will entail alterations of existing space to better suit the needs of the theatre and arts center. It is of the utmost importance that such alterations are tempered so they do not radically change, obscure, or destroy character defining spaces, materials, features, and finishes. A vast array of previous uses and occupancies has taken place through the varied and rich history of the Hough Building. No attempt will be made to directly match any specific past incarnation of the building, but rather to institute a new cultural landmark to the region rooted in a well-considered and thoughtful rehabilitation of the historic resource.

RESEARCH DESIGN: A four-part approach was developed to assess the Hough Building:

1. ARCHIVAL RESEARCH: This has included an exhaustive review of the archives of the Lake City Silver World newspaper, with assistance of Mr. Grant E. Houston, the newspaper editor and publisher. Also reviewed have been early photographs, and several books and journals describing the history and lifestyle of Hinsdale County. The journals include the San Cristobal Quarterly, a news and literature magazine devoted to the interests of Lake City and Hinsdale County.

2. PERSONAL RECOLLECTION:
On the 24th of July, 2003, several members of the community with many combined years of residency in the town and with strong ties to the building offered their remembrances about the history of the Hough Building. The CONSTRUCTION HISTORY portion of this historic structure assessment takes into account their verbal testimonies.

These community members included:

- Mr. Perk Vikars
- Mr. Joel Swank
- Mr. Grant Houston, Lake City Silver World Newspaper
- Mrs. Elaine Fredericks Gray, Town Librarian
- Mrs. Linda Pavitch Ragel, granddaughter of Michael and Stella Pavitch

3. EXISTING PROPOSED PLANS: Proposed plans for alterations to the building helped explain the intentions of former owners for their adaptations of the building for its variety of uses throughout the years. These include rough plans drawn by contractors and engineers, and student plans for proposed uses.

4. PHYSICAL INVESTIGATION: Exploration of the building as it exists today has been carried out. The configuration and condition of the building structure, envelope, finishes, and systems have been documented through photography and the preparation of measured drawings. Professional architectural, mechanical and electrical engineering evaluations have been conducted.

Consultants involved in the report:
Consulting professional services in preparation of this Historic Structure Assessment have been provided by Mark M. Jones Associates, Architects, LLC, of Del Norte, Colorado. The project team includes Mark M. Jones, AIA, a Colorado Registered Architect with more than 30 years of professional experience. Jones is widely published, and has worked on restoration projects on many important buildings throughout the southwest. Collaborating on the project is Christopher Lobas, a project architect with nearly a decade of experience, and involvement in historic preservation projects in Colorado, California, and Ohio. The Jones firm has prepared numerous Historic Structure Assessments for the SHF, and has served as architect for several successful restoration projects supported by the SHF, including the winner of the 2001 Stephen H. Hart Award from the CHS. The firm also has served as architect for the Southern Colorado region for the Colorado Community Revitalization Association *Main Street* program, providing architectural guidance for façade restoration/renovation in a number of cities.

Mark Burggraaf, P.E., of Burggraaf Associates of Pagosa Springs, is a Colorado Registered Mechanical and Electrical Engineer with extensive experience in historic buildings. He has provided field evaluation and recommendations on mechanical and electrical systems of Saint Thomas the Apostle Episcopal Church.

Funding partners:
This assessment has been funded through a grant from the Colorado Historical Society State Historical Fund, under Purchase Order #2003-HA-068, which is gratefully acknowledged. Additional funding has been provided by the Lake City Arts Council. John Parker, present building owner, is also acknowledged for additional funding assistance.

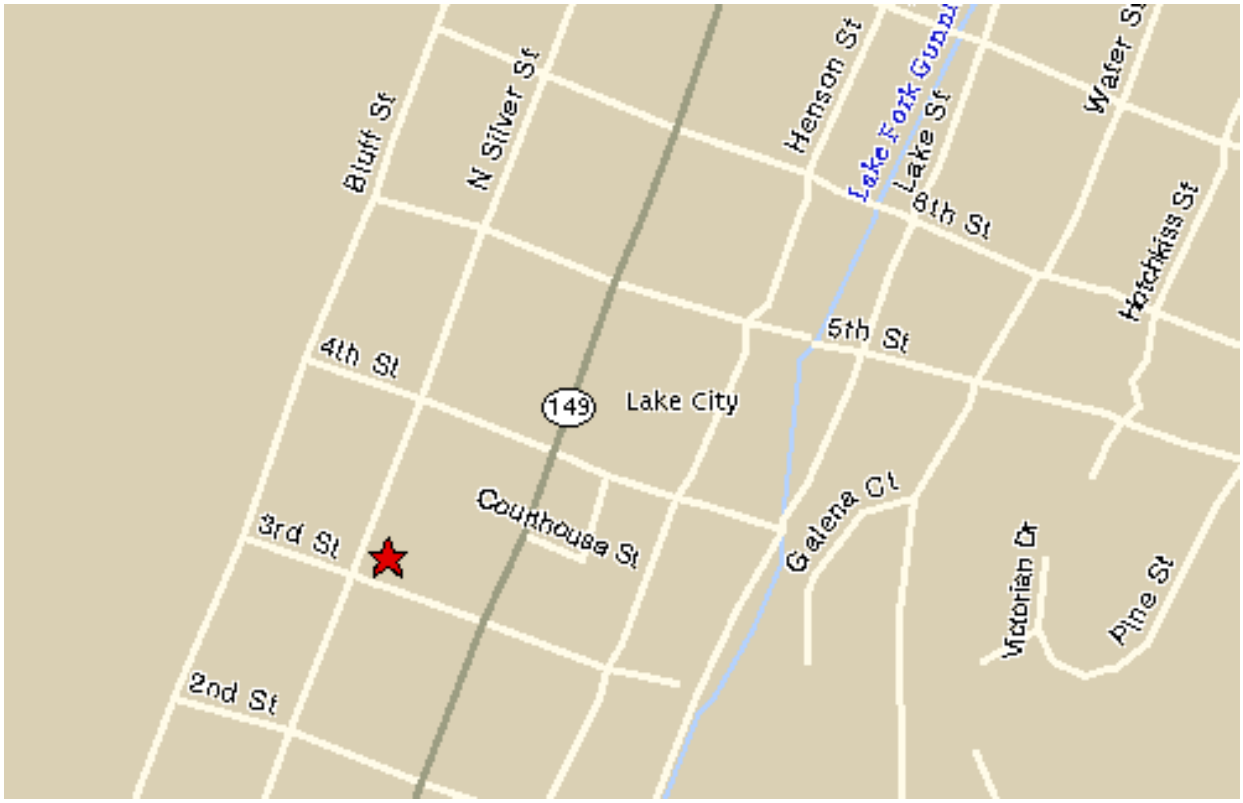
Also acknowledged for their assistance in this Historic Structure Assessment**:**
Mr. John H. Parker II, the present building owner, has been cooperative in allowing exploration of the building itself, and has offered his knowledge of the late history of the building.
Charlie Curtis, the longtime building caretaker, has been an invaluable guide to the construction history, and has provided access to the various spaces of the building.
Members of the Lake City Arts Council have provided extensive assistance in archival research, have arranged the recollection interviews, have provided access to the building, and have supplied plans drawn by contractors, engineers, surveyors, and students.

Members of the Lake City Arts Council who form the project team include:

- Warner Dewey, M.D., President
- Mrs. Helen Dewey
- Mr. Ed Campbell
- Mrs. Mary Stigall
- Mr. George Hoffman
- Ms. Lonnie Sweet

1.2 BUILDING LOCATION/ SITE PLAN

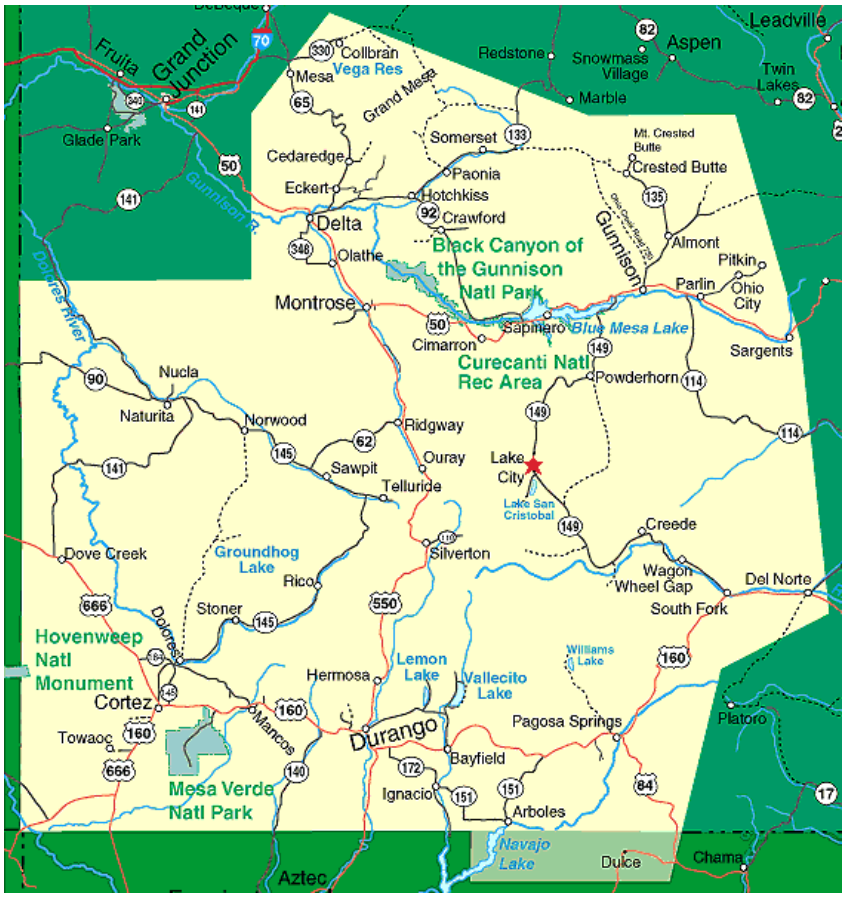
PHYSICAL LOCATION: Lake City, Colorado



Map courtesy www.Mapquest.com

LEGAL DESCRIPTION:

The Hough Building is located in Lake City at the Northeast corner of 3rd and Silver Streets. The property comprises the western 100 feet of Lots 17 and 18 and approximately 2.23 feet of the western 100 feet of Lot 19 in Block 55 of the town of Lake City. See site plan, below.



Above: *Map of Southwestern Colorado.* Lake City is a remote, small town, with a population (based on a 2000 census) of only 375 residents. Based on the same census, Hinsdale County has a population of only 790 residents. The nearest large towns are Gunnison (1.5 hours away), Durango (3 hours away), and Alamosa (3 hours away). The town is in an alpine valley with an altitude of 8,760 feet above sea level. The winters are harsh, with January low temperatures hovering around zero degrees. Average precipitation in Lake City is 16.6 inches per year.

The town of Lake City was started as a mining camp in 1874 when Enos Hotchkiss and his road building party found gold nearby. The town reached its peak in the 1880's. At that time two banks, two breweries, seven saloons, and the first church on Colorado's Western Slope were present and active in Lake City. The Lake City Silver World was the first newspaper on Colorado's Western Slope, and is still in operation today. The silver boom ended in 1893 when the federal government adopted the gold standard, seriously hampering further growth and expansion of the town.

Today, Lake City is primarily a tourist attraction. It is surrounded by numerous ghost towns and gorgeous countryside. There are 5 peaks over 14,000 feet (14ers) nearby: Uncompaghre, Wetterhorn, Sunshine, Handies, and Redcloud, and another 26 13ers are in the area. Lake San Cristobal, the second largest natural lake in Colorado, is just south of Lake City.
(Data from website www.sangres.com)

2.0 HISTORY AND USE

2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

Architectural Significance
The building was entered in the National Register of Historic Places in 1978.

The building is rectangular in plan and massing, as is typical for a commercial block of the late 19th century. For purposes of this report only, the original 1880-81 building section at the corner will be referred to as "building 1," and the 1882 building section will be referred to as "building 2." It is acknowledged that the Hough Building stands today as one, integrated whole. The nomenclature in this report of "building 1" and "building 2" is provided for clarity of description only.

Building 1 has a full basement with stone foundations and footings. Building 2 has a crawl space with stone foundation walls and footings as well. The walls of the buildings are entirely of multiple-wythe brick bearing masonry, except for the north wall of building 2, which is composed of rubble stone to the second floor. This wall is brick from the second floor to the roof.

Building 1 prior to the construction of Building 2. Photograph Circa 1880.

The most unique features of the building are its west elevation storefronts. Each storefront supports its own weight and the weight of the brick second story walls above with engaged columns, or pilasters. Storefront plate glass windows are set between these pilasters. Building 1 has a cast iron storefront system, with a base with integral cast moldings, pilasters with decorated bases and capitols, and a cast iron subcornice with two modillions. Each modillion has a

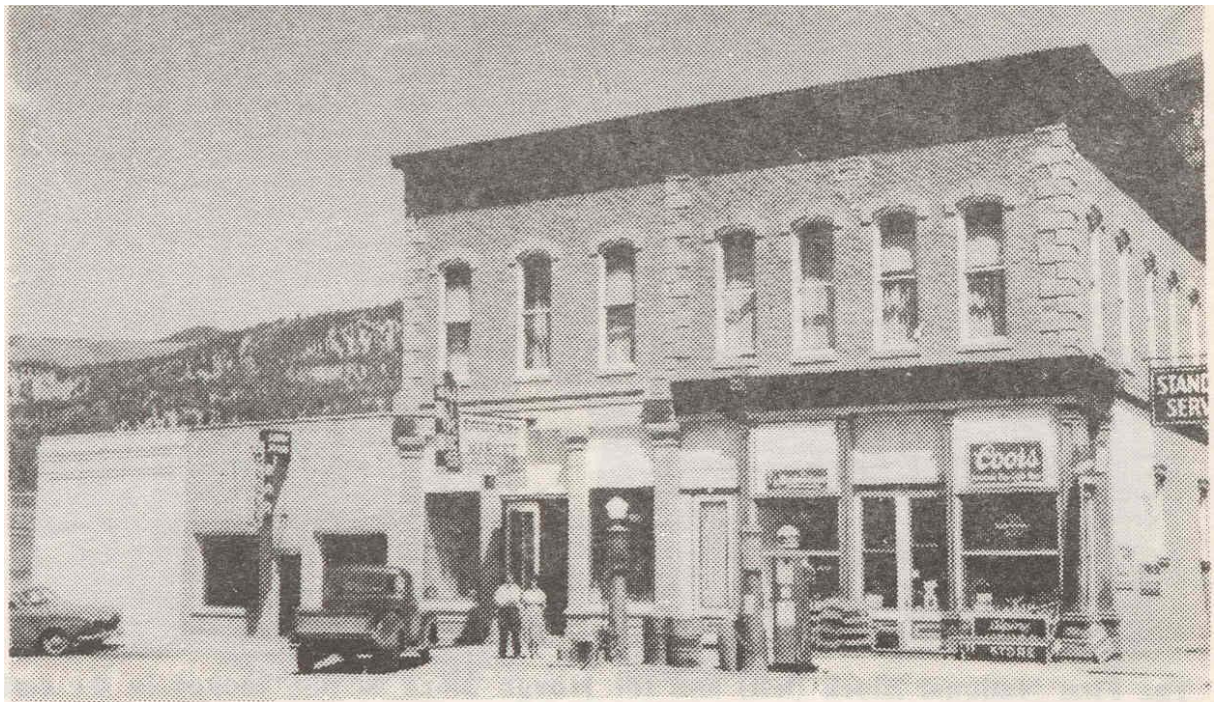
decorative shield motif. The building 1 storefront includes three entry doorways. One is a single-leaf door located at the north end of the building, and leads to a stairway, up twenty-six risers to the upper level. Another is located at the west (front) of the building and is a double-leaf door that leads to the concession and ticket area for the theatre. The building 1 storefront wraps around to the south side of the building, where there is another double leaf door that leads to the concession area. The storefront of building 2 consists of a smooth cut stone base and four stone pilasters. The stone varies in origin: some is locally quarried sandstone, and some is limestone shipped from other locales. The pilasters support a long sandstone entablature and two decorative square sandstone brackets. Between the two central pilasters is a double-leaf door that leads to the restaurant vestibule.

Left: *Building 1 (with cast-iron storefront) prior to the construction of Building 2 (with stone storefront).*
Photograph circa 1880.

Note that in the photo, the stairs leading to the upper level were originally open with no door. Note also, the stone pilaster at the left was a part of Building 1. This stone pilaster integrates with the Building 2 pilasters, a hint that there was an intention to construct Building 2 from the outset.

The west elevation second level has a total of seven one-over-one wood windows with stone sills and stone basket-handle arches with stone keystones. Four of these windows are on building 1, and the remaining three are on building 2. Above the four windows on building 1 is a stone carved marker, indicating the building name and 1880, the year of construction.

The south elevation of the building is nearly entirely of red brick, excepting the portion of storefront at the west end. The south elevation main level contains five one-over-one wood windows with cast iron sills and decorative headers. At the line of the second level are several courses of brick laid in a decorative pattern, with an angled bond course. On the south elevation second level are twelve one-over-one arched wood windows with stone sills and stone basket handle arches with stone keystones. The south elevation has quoin corners at the first and second level on the southeast corner and on the second level of the southwest corner. The north side elevation is composed of a rubble stone wall on the first floor with a number of doors with brick on the second floor with a number of arched windows.



Hough Block, with gasoline pumps in front. Photograph circa 1940s.

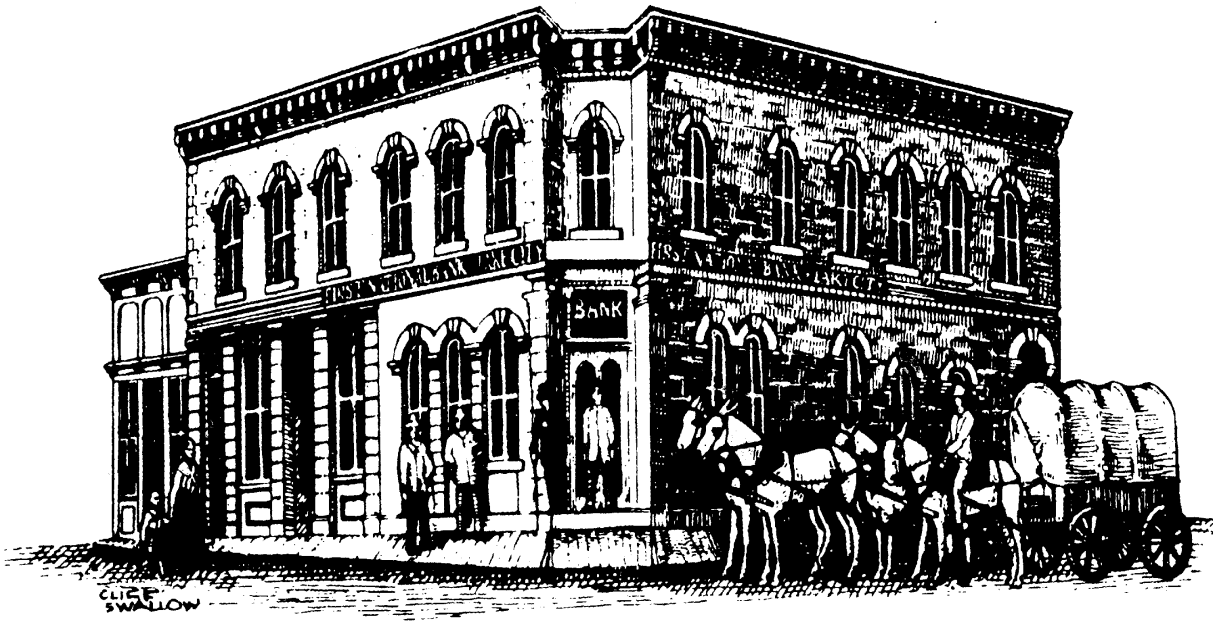
Hough Block, photograph 2003.

The west and south elevations are crowned with a decorative pressed architectural sheet metal cornice with brackets, dentils, and diamond motifs. Above the cornice were visible several chimneys with corbelled brick bell shaped caps, although several have been removed.

A painted sign was present on the south side of the building in several photographs and on the Patz and Richards lithograph which appears in the beginning of this report. The sign replaced in the 1970s with a mural depicting the mountainous landscape surrounding Lake City, and painted over in later years. Depending upon the wishes of the Arts Council, the sign could be restored to an approximation of the original, based on the photographs and lithograph, or it could merely be painted over in a color complementing the adjacent masonry.

The significance of the elaborate detailing of the facades on the building is that they were extremely elegant for the building's location, and designed by someone familiar with the classically inspired themes of its day. The building is also related to a building diagonally across the street in style and form, the 1877 First National Bank of Lake City, also known as the Elkhorn Building. This building, built by Mr. John Simpson Hough, the same man responsible for the construction of the Hough Block, is still utilized as a bank and office block today. The two buildings were and remain to be the two most prominent, architecturally distinguished buildings in historic Lake City.

No mention was made in Lake City Silver World records or other archives who designed either building. It is theorized that the classical storefronts may have been ordered from catalogues from eastern suppliers, who were popular in the late 19th and early 20th centuries.



Lithograph of First National Bank of Lake City. Artist and date of drawing unknown.

Current Photo of First National Bank of Lake City.
This photograph was taken from the roof of the Hough Building.

In a broader sense, the significance of the Hough Building is that of its present and future utilization by the Lake City Arts Council. The building is the primary headquarters of entertainment and the arts for the Lake City and Hinsdale County region. The art shows and performance events serve to enrich the cultural life of the populace of this area, and many vacationers and travelers.

Construction History

Several words must be said about Mr. John Simpson Hough (pronounced "huff"), for whom the Hough Block was named. He was born in Philadelphia in 1833, and was educated in Quaker schools there. Between 1850 and 1867, John Hough was a hunter and trapper, traveling and trading with Indians on the Santa Fe Trail and throughout the west. Hough was well acquainted with frontier explorers such as Tom Boggs and Kit Carson. John Hough often wore Kit's fringe leather coat as a stylish memento. Hough was also a second cousin of Ulysses S. Grant. President Grant once offered Hough the position of United States Postmaster General. Hough rejected the offer, because he refused to serve under any Republicans.

Hough and his family settled for a time near the present site of Durango, Colorado, where he established a merchandising business with his brother-in-law John W. Prowers. Hough lived for a time in Trinidad, where he built a two-story Greek revival style adobe residence, now known as the Baca house, named for Felipe Baca, a later resident. Hough arrived in Lake City in 1876 to evaluate the territory for an expansion branch of the Prowers and Hough general merchandise store. He first completed the Stone Bank Block for the First National Bank of Lake City at the southwest corner of 3rd and Silver Streets in 1877. Then he expanded his interests into a new general store block, this one at the northeast corner of 3rd and Silver. This new structure would be named the Hough Building, built between 1880 and 1882, the subject of this report.

John Hough's new businesses prospered, and he was able to invest in several silver mines in Hinsdale County, including the F. X. Aubrey, the Palmetto, and the Frank Hough mine, named for his son. He held a number of positions in the town of Lake City, including County Judge, County Treasurer, and Trustee and Mayor of Lake City. Lake City inevitably declined with the loss of its silver mines in the next century. The silver crash of 1893 was brought on by the federal adoption of the gold standard. Some mines struggled into the 20th century. John retired from business to his cottage at 4th Street and Bluff. He died there impoverished in November 1919 and was buried with a river stone grave marker in the Upper I.O.F. Cemetery. Hough's grave was later designated with a more formal burial marker.

John Hough built his block on a piece of property that had been consumed by the Great Fire of 1879 in Lake City. This fire, started in "Billy's Place," a one room saloon, effectively destroyed the major business district of the town, Block 55. Losses included three major businesses and twenty-one storerooms, for a total of $50,000 in buildings and $15,000 in merchandise.

Hough built the brick storefront block in two sections, each approximately 25' wide by 100' deep. At the façade, the south building section is twenty seven feet wide, whereas the north building section is slightly over twenty four feet wide. The first building section, to the south, included a cast iron storefront, composed of approximately seven and one half tons of cast iron, freighted to Lake City. This building section was under construction from 1880 to 1881. The second building section included locally quarried sandstone base plinth, pilasters, sills, and lintels, and was completed in 1882. The brick for the building was supplied by Joseph A. Hunt at a kiln at the north side of Lake City. The majority of the stone was locally quarried limestone and sandstone, except for the five tons of white sandstone lintels shipped by wagon from Gunnison. As previously noted, for ease of explanation in this report, the original 1880-81 building section at the corner will be referred to as "building 1" and the 1882 building section will be referred to as "building 2."

The building consists of five major spaces, each variously partitioned and subdivided over the years to accommodate a vast array of businesses and residents. Building 1 contains a lower level with brick and stone walls and a mechanical room, a main level with an entry area, a back room, and a raised stage platform, and a third level with a corridor and a large space (presently used for two apartments and a dentist's office). Building 2 consists of two stories: a main level with a kitchen area to the back, and an upper level with a corridor and a large space (presently used for two apartments).

The following passages depict, in an outline format, which spaces were utilized for which occupants and uses throughout the nearly 123 years the Hough Building has been open and operating in Lake City. Excepting the very early years of the building, the outline shows a use timeline decade by decade.

1880-1882
Building 1:

- Lower Level: Hole in the Wall Saloon
  - A pleasant and quiet gentlemen's club that served "cigars and spirituous compounds" run by D.R. Calloway & Co.

- Main Level: Albert E. Reynolds, general merchandise.
- Upper Level: Various offices

Building 2:

- Main Level: Smith and Bascom grocery store
- Upper Level: Various offices

1883

Building 1:

- Lower Level: Storage, possibly mechanical
- Main Level: Albert E. Reynolds proprietor, hardware store
- Upper Level: Various offices

Building 2:

- Main Level: Reynolds, grocery store
- Upper Level: Various offices

1885

Both Buildings:

- Lower Level: Storage, possibly mechanical
- Main Level: Conrad Patz and George J. Richards, succeeded Reynolds with grocery and hardware firm Patz and Richards.
- Upper Level: Various offices

1890s

Both Buildings:

- Lower Level: Storage, possibly mechanical
- Main Level: C.P. Foster joins Richards in the grocery and hardware business. Firm was known as Foster and Richards thereafter.
- Upper Level: Varies. Includes:
    - Gunnison attorneys Sapp & Sapp
    - Attorneys Brown & Nourse
    - D.M. Comfort, dentist
    - Madam Francis, fortune teller
    - Josephine Propper, hotel rooms and accommodations
    - Emma Mayer, hotel rooms

1900s-1910s

Both Buildings:

- Lower Level: Storage, possibly mechanical
- Main Level: Foster and Richards grocery and hardware business.
- Upper Level: The Lake City Library and Reading Room. Also, possibly offices, hotel rooms for rent.

1920s

Both Buildings:

- Lower Level: Storage, possibly mechanical
- Main Level: Foster sold grocery and hardware business to Henry T. Hoffman.
- Upper Level: Lake City Telegraph and Telephone offices.
  Possibly other offices and hotel rooms

In 1932, Mike and Stella Pavitch purchased the entire Hough Block.
Mr. Perk Vikars, Mr. Joel Swank and, Mrs. Linda Pavitch Ragel (granddaughter of Michael and Stella Pavitch) provided their memories of the building for a portion of the following sections.
An article about the life and times of Mrs. Stella Pavitch occurs in the appendix of this report.

1932-1945

Building 1

- Lower Level: Mechanical, specifically a coal burning furnace.
- Main Level: In 1934 at the front corner, the Pavitches opened a retail liquor store, which remained in operation until 1975
- Upper Level: Crystal Lake Masonic Temple and Lodge,
  Woodmen of the World Lodge. Possibly offices and hotel rooms
  The Pavitch family also made a portion of the upper level their primary residence.
  A kitchen was located in the back of Building 2 for use by the family and a café.

Building 2

- Main Level: Mike's Place Café.
  This café was expanded to include a bar, pool tables, and slot machines
- Upper Level: Possibly offices and hotel rooms.
  A portion of this space was also used for bedrooms for the Pavitch children.

1945-1949

Building 1

- Lower Level: Possibly part used as a dance hall. Also mechanical and storage.
- Main Level: Liquor store in front, 80-seat movie theatre in back.
  This theatre had a high loft, under which was grocery storage.
- Upper Level: The Alpine Hotel rented rooms.

Building 2

- Main Level: Continued as a grocery store. Also had two pumps for gasoline fill-up.
- Upper Level: Pavitch residence.

1950s

Building 1

- Lower Level: Mechanical, coal storage, canned goods storage.
- Main Level: Liquor store in front, grocery storage in back.
  This storage included large salt licks sold to local sheepherders for their sheep.
- Upper Level: Pavitch residence, including a large family library, rooms for rent.

Building 2

- Main Level: Grocery store

- Upper Level: Pavitch residence. Mrs. Pavitch Ragel remembers her bedroom was located in the southwest corner of the building.

1960 - 1975

Building 1

- Lower Level: Mechanical, coal storage.
- Main Level: Liquor store in front, liquor and grocery storage in back.
- Upper Level: Pavitch residence.

Building 2

- Main Level: Grocery store.
- Upper Level: Pavitch residence, rooms for rent.

1975 - 1980

In 1975, John Parker purchased the building, and extensively renovated it. He remains the owner of the Hough Block today. Mrs. Elaine Fredericks Gray resided in the Hough Block during a part of this time, and filled in some of the details of this period.

Building 1

- Lower Level: The Hole in the Wall bar.
- Main Level: Front became a coffee shop, the back area became the Black Crooke Theatre
  The theatre was built and operated by Mr. John Parker during this time.
- Upper Level: Golden Fleece Woodshop, run by John Parker and Bob Hall.
  At first this woodshop took up the entire floor of Building 1, and later occupied only the west end. The stepchildren of Mrs. Gray stayed in the east end.

Building 2

- Main Level: Mountain Harvest Restaurant
- Upper Level: The upper level housed a succession of public reading rooms, sponsored by Men's Groups, the local Baptist church, and a Woman's club. In 1979, the Lake City Library returned to the building and stayed until 1991.

A brief note about the Lake City Library and Mrs. Gray (who headed the library since its inception):

Books were taken up to a window with a pulley for the initial move in. During this time, the upper floor was quite cold in any season, and a heated cabinet needed to be installed for the library's first computer. Mrs. Gray had a long tenure as librarian in the Hough Building. During this time she and her husband and stepchildren lived in the Hough Building during the winter months and in a teepee during the summer. During the summer, the boarding rooms were occupied by players in the theatre

1980s

Building 1

- Lower Level: Nela's Hole in the Wall bar. During this time, Nela served good Mexican food at the bar. For one year in the 1980s, an ice cream parlor was operated from the basement bar room.
- Main Level: Front: A coffee shop. Back: the Black Crooke Theatre
- Upper Level: Apartments

Building 2

- Main Level: A variety of restaurants operated here during the 1980s, including the Rockinghorse, Betsy Chaney's 1880 Tea Room, The Firehouse, and Mammy's, the current restaurant.
- Upper Level: Apartments.

1990s

Building 1

- Lower Level: For a brief period in the early 1990s, the lower level was still occupied by the Hole in the Wall bar. After this time, this level was utilized for props and costume storage by the theater company.
- Main Level: The entire main level was used by the theatre. The Lake City Arts Council operated the theatre beginning in 1993.
- Upper Level: Most suites in the upper level were apartments. A dentist moved into the front suites in the mid 1990s

Building 2

- Main Level: Remained Mammy's Restaurant
- Upper Level: Was briefly a gallery and an artist's studio and residence. Later this space was converted to apartments.

2000s

Building 1

- Lower Level: Remained a prop and costume storage area and green room.
- Main Level: The entire Building 1 main level is presently still operated by the Lake City Arts Council as a theatre.
- Upper Level: Dentist in front suites, apartments in back.

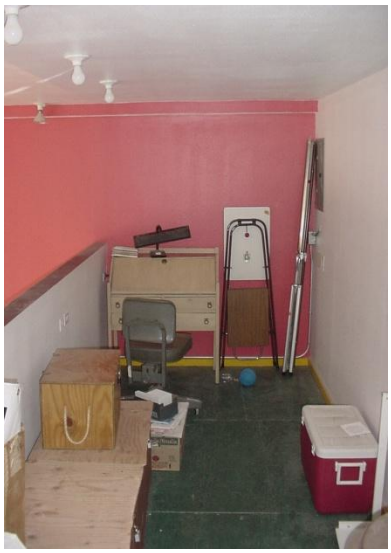
Building 2

- Main Level: Remained Mammy's Restaurant.
- Upper Level: Newly renovated apartments. One of these apartments included a massage room.

Building 1 Lower Level, filled to capacity with props and costumes for theatre company.

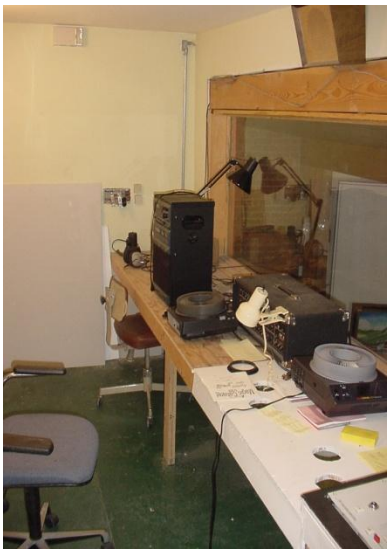
Lower level at exit door.

Theatre lobby, at west end of building 1.



Theatre lobby, from above.

Lobby mezzanine.



Sound and lighting booth.

Theatre lobby, looking up to mezzanine.

Theatre lobby, wood doors.

Above: *Theatre, from stage.* Below: *Theatre, looking east at stage.*

Above: *Building 2 main floor restaurant.* Below: *Restaurant, looking west.*

2.2 EXISTING SKETCH PLAN

No original scale drawings of the Hough Building are known to exist. As-built and proposed drawings have been created throughout the years for the building by surveyors, contractors, and designers. These drawings were used as a base for the following drawings. Actual conditions were measured and verified in the field to ensure greater accuracy. Based on these measurements, electronically drafted plans of the entire structure were produced by the office of Mark M. Jones Associates, Architects, LLC. The plans depicted in this section are these measured drawings. Proposed alterations to the building for code and accessibility compliance are delineated in drawings located later in this report.

2.3 PROPOSED PROGRAM

The Lake City Arts Council (LCAC) was recently able to enter into a nonbinding agreement (pending the results of this Historic Structure Assessment) to purchase the Hough Building. Currently, over fifty percent of the main level and all of the lower level are leased as a theatre for dramatic productions, musical events, and art exhibits. Approximately three years ago, the current owner of the property, Mr. John H. Parker II had the building appraised. The appraised value was $858,000 at that time. Mr. Parker has offered to sell the building to the Lake City Arts Council for $400,000 and essentially make a charitable donation in kind of the difference between that amount and the appraised value. Pending a favorable assessment result, the Arts Council will undertake a major fund-raising campaign to obtain the funds to purchase the building.

The Arts Council intends to undertake a major rehabilitation of the building. If the council is able to acquire the building, they will apply for further grants to help with phased structural and mechanical work. The eventual result of the renovations will be a “Community Arts Facility” with all of its spaces used by the Lake City Arts Council for creative community activities. These activities would include: a more functional theatre, rehearsal spaces, art gallery and exhibit spaces, classrooms, a meeting room, and an LCAC office.

In an interim period, while phased work is underway, the LCAC would continue to lease space to the existing restaurant operation and to the tenants in the upper level. These spaces would eventually transition into occupation by the new owners.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

DESCRIPTION:
The site consists of two platted street lots and a small portion of a third lot. When first built in 1880-81, building 1 only occupied the western 100 feet of Lot 17 of Block 55. Building 2 was built on the western 100 feet of Lot 18, with its north wall placed with its inside surface to the lot line, therefore encroaching onto Lot 19 slightly. A building directly north of the Hough Building utilizes this wall as its south bearing and demising wall. This adjacent building is presently used

as a flower shop. To the north of the building is a courtyard utilized by guests of Mammy's Restaurant in building 2, and by patrons of a coffee shop two doors north of the Hough Building.

The only parking associated with the building are public spaces to the west of the building (at the entry) and to the south of the building. No landscaping is found on the building's property. However movable plastic benches are located in front of building 2, and building 1 has several potted plants. No archeological artifacts are believed to be present on the site, as it was completely cleared after the fire in 1879.

CONDITION:
The property is essentially flat, with roof drainage to the east. No site drainage problems were observed. The street front building line and property line are contiguous at the sidewalk line. The sidewalk is intact, with very little cracking. Utility services are all from the north side of the building.

RECOMMENDATIONS:
No significant site work is recommended. However, the owner of the Hough Building and that of the coffee shop should agree to a beautification plan for their shared courtyard. This could include higher quality patio furniture and potted plants.

3.2 FOUNDATIONS

DESCRIPTION:
The perimeter foundation walls are stone, and presumably rest on stone footings in a T-shaped configuration. The exact size of the footings cannot be determined without destructive testing. An earthquake occurred on October 13, 1959, which settled the corner of the building 2 and one half brick courses, or approximately six inches. As a response to the earthquake damage, the owners jacked up the southeast corner with railroad jacks, and bolstered the area of the jacks with concrete. The jacks were left inside, covered by concrete.

Lower level stone wall

Lower level stone wall with lightwell.

CONDITION:
The foundations range between fair and good condition, and are sturdily holding the building in place. The integrity of the stone wall system is fair, having been damaged over time by significant water erosion. The water erosion has occurred at the west and south stone foundation walls. The later installation of sidewalks on the west and south elevation has apparently halted further erosion of the foundation elements at these locations.

The area at the southeast corner is in poor condition. When this portion was jacked up, the workers were overly exuberant. They jacked the corner of the building up nearly two courses of brick too high. The jacking at this point caused the building to fail at and around its natural weak points at the easterly window and central window of the east wall. This has impacted the masonry walls and has set the window at the southeast corner askew. This window is no longer open to the inside. Instead the opening is infilled with concrete block. No leaks are apparent at the foundation, so apparently foundation drainage is not a problem.

Left: *Eroded area at south stone foundation wall.*

RECOMMENDATIONS:
For nearly the entire building perimeter, and the central demising foundation wall between building 1 and building 2, the foundations require no corrective work. The west and south foundation walls should be monitored for evidence of further erosion.

The southeast corner is structurally stabilized in its present configuration, and would require a major structural modification to correct. This correction is not advised at any time in the future, as the expense would be exorbitant. The concrete block and concrete would need to be removed, as would the jacks, which are presently encased in concrete. New jacks would need to be installed, raising the entire corner structure to the correct elevation. This process would destabilize the entire corner, and extensive temporary shoring would be required while nearly the entire masonry wall is reconstructed. The out of plumb and tilted outer wythe of masonry could be corrected, as addressed in section 3.4 BUILDING ENVELOPE: EXTERIOR WALLS below. No corrective work is recommended for the perimeter foundation drainage.

3.3 BUILDING STRUCTURAL SYSTEM

GENERAL STRUCTURAL SYSTEM DESCRIPTION

The building structural system consists of multiple-wythe brick walls at the perimeter with an internal brick demising wall between building 1 and building 2. Interior walls are wood frame. The front (west) brick wall of the building is supported by cast iron and stone pilasters at the first level. The lower floor of building 1 is poured concrete. Main and upper floor framing is all wood framed with sawn joists at 16" on center spanning from north to south. Ceiling framing is also wood joists spanning north-south. The roof configuration is wedge shaped, with a single pitch sloped to the east end of the building. The roof framing itself is wood joists at 16" on center from north to south, stepping down from west to east. Interior partitions on all three levels are wood, and are of newer, non-load bearing origin.

LOWER LEVEL STRUCTURAL SYSTEM

DESCRIPTION:

The building 1 lower level is a concrete slab, poured over an original dirt floor. This slab is independent of the surrounding stone foundation / basement walls. Short concrete curbs have been constructed at the stone base on the west elevation of building 2. These apparently were intended to act as buttresses, to keep the stone base and pilasters intact. Another possible reason for the curbs was to cover up eroded stone at the base.

CONDITION:

The concrete lower level slab appears to be in good condition. The only element of poor construction is the concrete curbs for the stone base on the west elevation of building 2. These curbs were an unnecessary addition, and hide the historic profile of the base.

West elevation of building 2 with concrete curb at stone base. Detail at concrete curb.

RECOMMENDATIONS:
The concrete curbs should be removed carefully with hand tools, with care not to damage the original stone base. Once the bases are thoroughly clear of any concrete, they should be carefully cleaned with an approved restoration cleaner. Depending on the condition of the stone bases once the concrete has been removed, these may need to be replaced.

FIRST FLOOR STRUCTURAL SYSTEM

DESCRIPTION:
The first floor areas of both buildings are supported by sawn 2x10 wood joists running north to south at 16" on center. In building 1, the joists were shored up by timber framing in the mid-1970s to resist deflection from the heavy floor loads of the theatre above. The timber framing consists of heavy columns and beams at the approximate midpoint of the span. Building 1 also includes a stage area framed with 2x members.

CONDITION:
The first floor framing appears to be in good condition. The additional timber framing in the basement is in good condition, and substantially assists in the bearing of first floor loads. The stage appears to be adequately framed to support the live loads of musicians or a drama troop.

Left: *2x10 first floor framing visible at Building 2 kitchen crawl space. Note 2x6 knee wall at right.*

Photographs of timber reinforcement construction beneath main floor.

Photographs of timber reinforcement construction beneath main floor.

RECOMMENDATIONS:
No corrective work is recommended for the first floor structural system.

SECOND FLOOR STRUCTURAL SYSTEM

DESCRIPTION:
The second floor areas of both building 1 and building 2 are constructed of 2x members at 16" on center. Building 1 received some structural reinforcement in the 1970s remodeling, in order to lessen the deflection of the 2x joists above, and to slightly deaden the sound from the second floor. The reinforcement was well intended but not well designed. A large wood girder was first installed, centrally located beneath the wood joists and running north south. Then the girder was jacked up to counter the deflection of the joists. Then timber columns, diagonal struts, and horizontal members were installed to support the girder and the joists. The horizontal and diagonal members were intended to act uniformly as a truss to support the large wood beam. However, due to their poor design and placement, these members do not effectively withstand

any load. As soon as the temporary jack struts beneath the beam were removed, the girder sank and the joists deflected again.

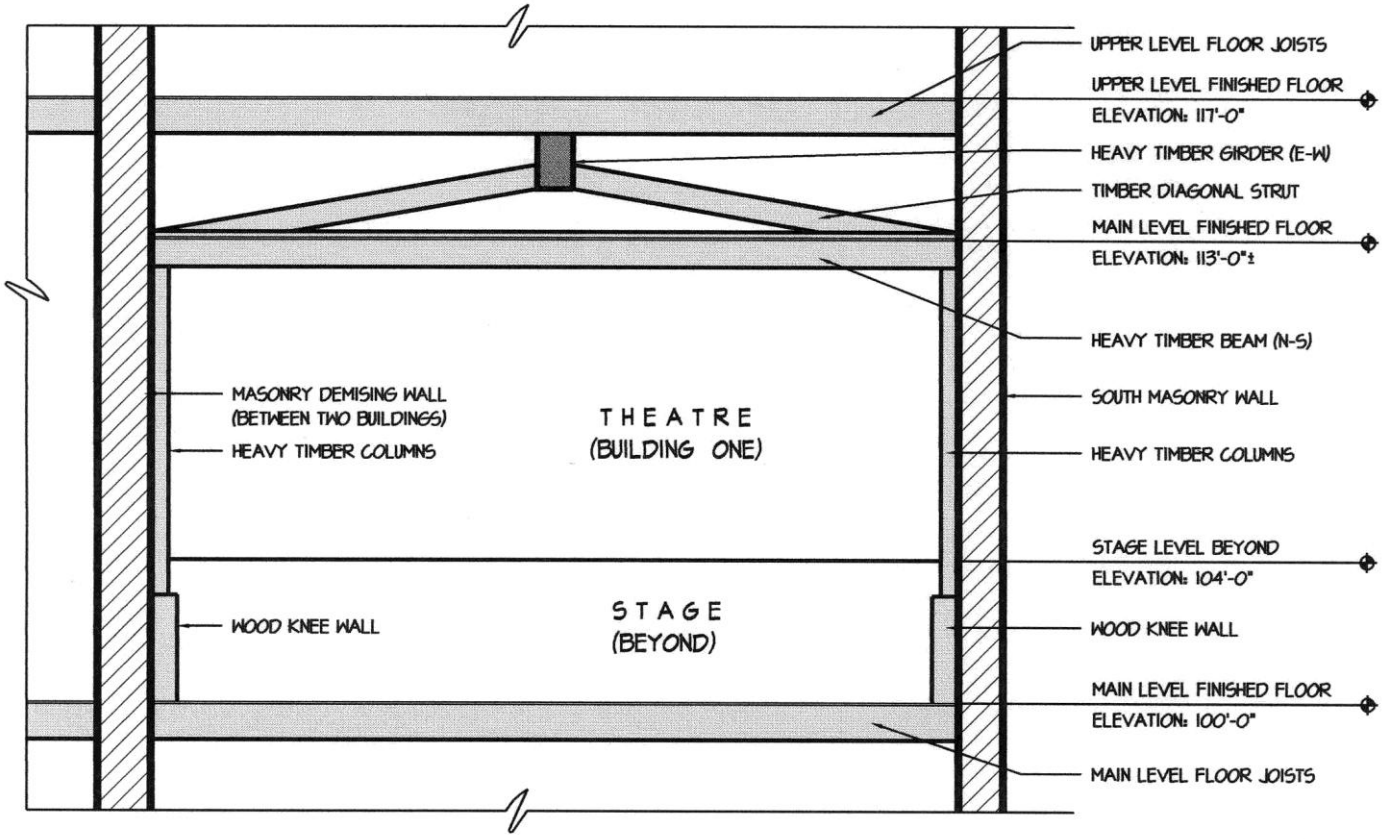
Above: *Structural retrofit showing central beam, strut and horizontal member.*

Below: *Structural retrofit, showing strut and vertical column.*

The positive effect of this construction was sound insulation of the theatre Theatre guests had often complained that they could hear footsteps and toilets flushing from the tenants upstairs.

CONDITION:
The second floor structural system in building 2 encounters slightly shorter spans, and is in good condition. The second floor structural system in building 1 is in poor to fair condition. The floor joists have deflected several inches. The retrofit supports are of no value.

RECOMMENDATIONS:
The second floor structural system in building 2 requires no modifications. The second floor structural system in building 1 needs to be addressed. First non-original elements including the timber columns, the horizontal members, and the diagonal struts should be removed. The central timber beam should be kept in place. This beam should be shored until the floor joists above it are approximately level.



BUILDING SECTION EXISTING STRUCTURAL RETROFIT

NOT TO SCALE

A series of horizontal steel beams perpendicular with the central timber beam (that is, in the same orientation as the floor joists above) should be installed so that the load of the central timber girder bears upon it. These beams should be supported at the north or south sides of the theater space by steel columns. Care should be taken to integrate the appearance of the beams and columns with the character defining historic space. These members could either be covered with wood veneer and trim, or painted in a flat dark color. Other options should be explored during the architectural schematic design phase.

To address sound deadening issues, sound batts should be placed between the joists, and plumbing pipes should be wrapped in insulating material. Hat channels should be installed below and perpendicular to the joists. Two layers of gypsum drywall should be attached to the hat channels.

CEILING AND ROOF FRAMING SYSTEM

DESCRIPTION:
The ceiling framing system consists of 2x wood joists at 16" on center spanning north to south. Roof framing is also of wood construction, consisting of 2x wood roof joists at 16" on center spanning north to south. Intermediate vertical and diagonal members connect the ceiling joists with the roof joists, in effect creating trusses in the building attic. From west to east, the roof joists are hung progressively lower, so that a slope is created for positive drainage off the east end of the roof.

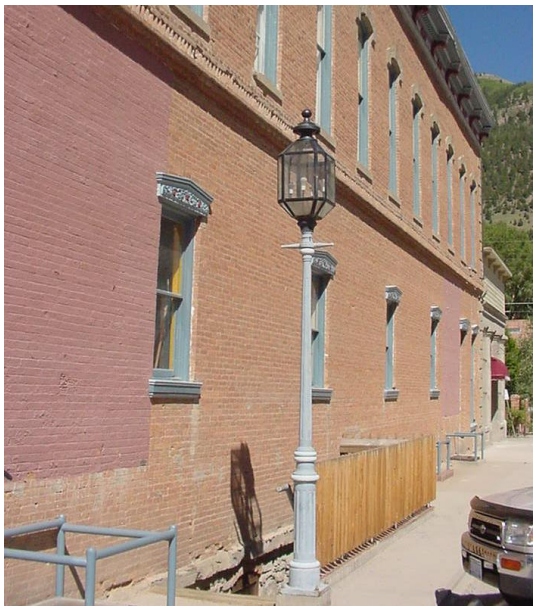
CONDITION:
The ceiling framing and the roof framing systems appear to be in good condition.

RECOMMENDATION:
No work is recommended for the ceiling and roof framing.

3.4 BUILDING ENVELOPE-EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION AND MASONRY

DESCRIPTION:
Exterior wall construction varies. The first floor north wall of Building 2 is sandstone load bearing masonry, typically sixteen inches thick. The east and south walls are composed of three-wythe brick load bearing masonry, as is the bearing wall between Building 1 and Building 2. Joints for all masonry are flush. The west wall consists of the previously mentioned glass storefront systems with cast iron pilasters at building 1 and stone pilasters at building 2. Brick masonry is present above the storefront system in both cases.



Above: *East end of south wall.*
Left: *Perspective view of south wall from southwest corner.*

In photographs on preceding page, note dull red painted sections. This is where the original Patz and Richards sign and later signs were painted.

CONDITION:
With several exceptions noted here, the exterior wall construction appears to be in good condition. The north stone wall is solidly constructed, and does not appear to have undergone significant cracking from settlement over its approximately one hundred and twenty years. The mortar joints at the stone masonry are intact. The majority of the brick wall also appears to be in good condition, with intact mortar joints. An exception is the east end of the south wall, which was subject to an earthquake in 1959 and subsequent jacking. The jacking lifted the brick wall at the southeast corner up approximately six inches, and impacted the window at this corner, altering its shape from a rectangle to a parallelogram. The west wall storefront systems appear to be in good condition. The brick masonry and mortar joints above the storefront system also appear to be in good condition.

RECOMMENDATION:
The majority of the north stone wall does not require any structural work or retooling of joints. The exception is stone masonry at the northwest corner, which is crumbling. A portion of this stonework should be removed with new material replaced in kind.

The majority of the brick masonry walls do not require structural work or joint retooling. The brick wall at the southeast corner requires structural attention. Several options were investigated for this wall, and were evaluated on the bases of structural stabilization, historical accuracy, and cost effectiveness.

Left: Crumbling stone masonry at base of northwest corner of building 2.

Photos of damaged areas of southeast corner of Hough Building:

Upper level corner.

Main level with window.

Main level detail.

The broadest corrective measure considered would entail the removal of the concrete and lowering of the jacks at the lower level, the internal and external shoring of the second story masonry at the southeast corner, and the painstaking and careful dismantling of the southeast corner of brick masonry up to the decorative band. This process would also involve the removal of the window at this location and the concrete block wall behind it. (The window would be refurbished at an outside shop and reinstalled). The wall would then be rebuilt with as much original material as possible and with replacement bricks in kind where necessary. The exorbitant costs for this measure and the potential for unforeseen complications would potentially outweigh the benefit.

The second option under consideration would primarily address the stabilization of the overall wall in its present structural condition and the outside appearance. In this measure, the physical configuration of the bearing masonry and the jacks embedded in concrete would remain untouched. The concrete block masonry behind the window would also be kept intact. The real corrective work undertaken would be at the outside wythe of brick. This wythe would be removed from the building up to the decorative band. The window would be removed, disassembled in a shop, reassembled square, restored, and reinstalled. Finally, the exterior wythe of brick would be rebuilt, using as much original material as possible, and using a mortar composition and color close to identical to the original.

Based on the factors previously mentioned: structural stabilization, historical accuracy, and cost effectiveness; the second option is recommended. This recommendation would offer greater structural stability, a historically accurate appearance, and less overall structural intervention, all for a lower total cost. During the course of the preparation of architectural and structural

schematic design documents, both of these measures, as well as other unforeseen solutions, should be fully investigated and estimated.

Left: *Hadite cinder block behind south elevation window.*

Building section 2: *stone pilasters and storefront system*

Building section 1: *cast iron pilasters and storefront system.*

No corrective structural work is recommended for the cast iron and stone storefront systems.

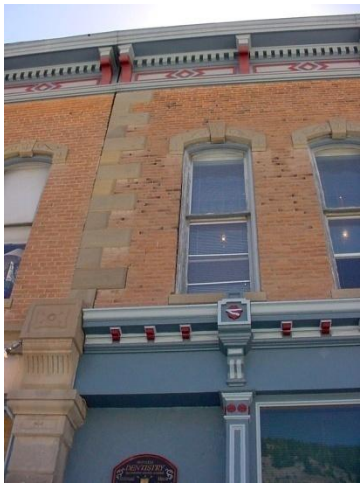
EXTERIOR FINISHES

DESCRIPTION:
The primary exterior building material of the Hough Building is brick. Most brick is currently unsurfaced and unpainted. An exception is the brick at the south building face, which includes two rectangular sections, at the west and east ends of the wall. Historically, the section at the west end of the wall was painted with signage for the groceries and hardware stores occupying the main floor level. Now, both rectangles are painted a dull red color directly over the brick. Other exterior finishes are present at the west storefront. The cast iron storefront of building 1 is currently painted in a shade of blue-gray, with light cerulean blue and maroon trim. The stone

storefront of building 2 is unpainted, and consists of sandstone and limestone elements. The architectural sheet metal cornice at the building parapet is painted in the same color scheme as the cast iron storefront of building 1. The exterior of the north elevation is rough-hewn stone approximately to the second floor line, and brick above.

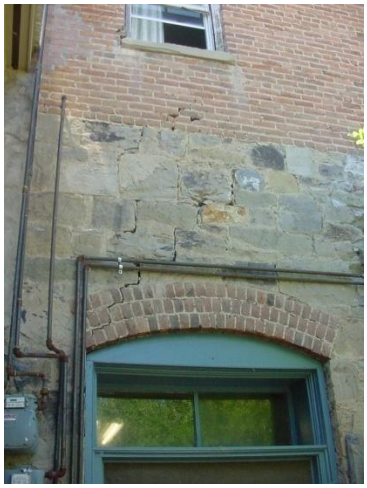
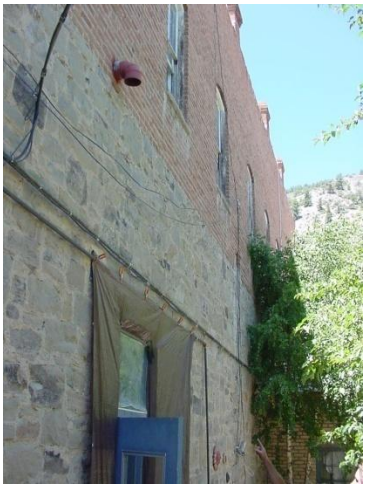
Cornice at building intersection.

Cornice at building 1.



Cornice and upper cornice.

Cast iron storefront at building 1, and detail at pilaster base.


North elevation views, showing stone masonry below and brick masonry above.

CONDITION:

The exterior brick, for the most part, is in good condition. The brick is relatively soft and at the south elevation has been subject to graffiti carvings. Some of these carvings include dates, as early as the mid-1880s. The dull red painted sections of the south wall detract from the overall appearance of the wall. The cast iron and architectural sheet metal elements of the building are painted in an attractive palette, but without laboratory analysis, it is impossible to discern whether these colors are original. The sandstone and limestone storefront elements of building 2 are weathered, but generally appear to be in good condition. The stone at the north elevation is also in fair to good condition.

Cornice painting with makeshift scaffold. Photograph circa 1987.

RECOMMENDATIONS:
It has been determined that attempts to remove the graffiti carvings would cause more damage than the carvings themselves. The dull red paint should be removed with a mild solution of Prosoco paint remover. Sand or water blasting should not be undertaken on the building, nor should the brick be painted. Consideration should be given to restoring the historic painted signs, since they are valid historic fabric. The presence of these signs would pay tribute to an earlier time in the history of Lake City. If the owner opts to restore the signs at any one of their historic periods, a layered paint removal process would need to be employed. Samples should be carefully removed at the cast iron and architectural sheet metal, and should be sent to a laboratory for spectrographic analysis. Once the original colors have been determined, these portions of the building should be cleaned down to the next good paintable layer. The cast iron and architectural sheet metal should then be painted in a close approximation of their original colors. The sandstone and limestone storefront elements of building 2 should be cleaned with a mild solution of restoration cleaner. No finish work is recommended to the stone masonry at the north elevation of the building.

EXTERIOR APPENDAGES (PORCHES, STOOPS, PORTICOES, ETC.)
DESCRIPTION

The building is a rectangular block, without appendages.

3.5 BUILDING ENVELOPE-ROOFING AND WATERPROOFING

ROOFING SYSTEMS AND SHEET METAL FLASHING

DESCRIPTION:
The building has recently been entirely re-roofed with a seamed EPDM rubber membrane system. A metal seamed roofing system is present above the adjacent building to the east of the Hough building. Water drains directly off the Hough Building onto the seamed roofing system of the adjacent building to the east. This seamed roofing system is flashed at the wall roof intersection with sheet metal flashing.

CONDITION:
The rubber roofing system appears to be in good condition. All seems are intact and parapet flashing appears to be in good condition. The building maintenance worker, Mr. Charlie Curtis, reports that since this roofing system has been installed, no leaks have been reported. No signs of leakage were apparent on the second level, directly below this roof. The metal seamed roofing system appears to be in fair condition. The sheet metal flashing at the building edge is intact, but some has begun to rust from exposure to the elements.

Above: *Rubber roofing system, looking west.* Below: *Looking east.*

Detail at seam.

Detail at east roof hatch.

The following photographs are of the metal seam roofing system on the roof of the building directly adjacent to the Hough Building on the east side. These are shown because the east end of the Hough Building roof drains directly onto this seam roof.

Metal seam roof at second level.

Metal seam roof, looking south.

Sheet metal flashing at metal roof

Sheet metal flashing.

RECOMMENDATIONS:
The roof should be monitored for any signs of leakage. No roof replacement is recommended at this time. Approximately ten linear feet of sheet metal flashing at the wall-roof intersection should be removed and replaced.

GUTTERS AND DOWNSPOUTS

DESCRIPTION:
No gutters or downspouts are present on the building.

CONDITION:
The lack of gutters or downspouts is problematic at the east end of the building. Drip from the upper roof causes backsplash, damaging the east wall of the Hough Building. Efflorescence has been noted on the interior of this east wall.

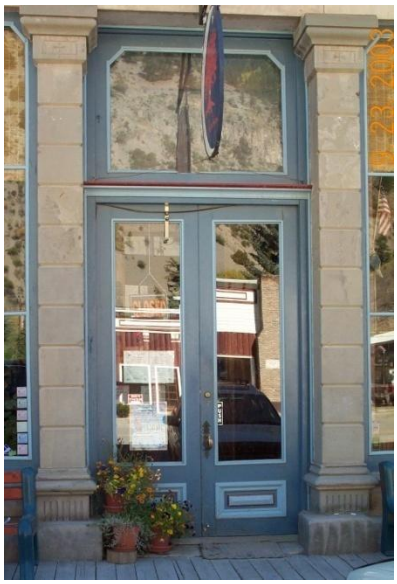
RECOMMENDATIONS:
Metal gutters should be installed at the east end of the building at the upper level. Metal downspouts should be installed and associated with these gutters at the east end of the building.

3.6 WINDOWS AND DOORS

EXTERIOR AND INTERIOR DOORS, HARDWARE, TRIM, AND FINISHES

DESCRIPTION:
The building has a total of four wood single exterior doors and four wood double exterior doors. The original entry doors on the west elevation and the west end of the south elevation include large glazed panes and elaborate trim. Most doors have wood frames, except the doors integral with the cast iron storefront system, which have cast iron frames. The exterior doors are painted in the same blue-gray and light cerulean shades as the cast iron elements. The entry doors have original intricate brass door pull hardware, depicted below.

The interior doors number eight single doors on the lower floor, eight single doors and two sets of double doors on the main level, and thirty-one single doors and one set of double doors on the upper level. The majority of the interior doors are wood with wood frames. An exception to this are the double doors from the lobby to the theatre, which are hollow metal with a hollow metal frame. An original specialty set of wood doors (currently sealed) are from the restaurant to the theatre. Most other interior doors are either flush or single-panel. These are painted, or left their natural wood color and varnished. Most interior door hardware is brass.



Building 2 west elevation door. West elevation central door. Entry doors at southwest corner.

Non-original exit door from lower level. Wood, four panel with lite.

Non-original main level. restroom door Wood, four panel.

Original restaurant interior double door. Wood, arched, three panel.

Above: *Non-original hollow metal doors between theatre and lobby. Trim is original.*

Right: *Non-original apartment 201 door. Apartment doors are typically wood, solid core, and flush. Trim is original.*

Entry door pulls: Center door, east doors.

CONDITION:
Most exterior doors and their hardware and finishes are in good condition. The double storefront doors at the west end of the south elevation have been sealed. The interior doors and their hardware and finishes are also in fair to good condition. The original doors between the restaurant and the theatre have also been sealed, but are in fully functional, good condition.

RECOMMENDATIONS:
The two sets of double doors (one set exterior and one set interior) which are presently sealed should be made operable. Exterior and interior doors and frames should be cleaned with mild non-abrasive cleaners. No doors require paint or additional clear finishes.

EXTERIOR AND INTERIOR WINDOWS, HARDWARE, TRIM, AND FINISHES

DESCRIPTION:
The building includes windows on all three floors. The lower level features five window wells and a window opening into the south stairwell. The window wells each feature a horizontal Plexiglas closure above the well. Presumably these wells originally had single or double hung sash at the wall plane. The main level of building 1 includes five double-hung wood windows in square frames on the south elevation, and two large storefront windows with cast iron frames on the west elevation. The main level of building 2 also includes two large storefront windows with metal frames on the west elevation. The upper level of building 1 contains a number of double-hung wood eyebrow arch windows in square frames; twelve on the south elevation and four on the west elevation. One window is present on the building 1 upper level east elevation, accessing the sloped roof in this location. The upper level of building 2 also contains a number of double-hung wood arch windows; nine on the north elevation and three on the west elevation. Hardware for the windows generally consists of brass sash locks.

Lower level lightwell.

Upper level window.

Main level theatre window.

Theatre lobby window.

Above: *Windows on south wall of theatre.*

Below: *Interior view of theatre lobby windows.*

Upper level window: rotted sill.

Upper level window: rotted trim.

Upper level window: rotted sill

Upper level window: damaged wood trim.

CONDITION:
Windows are all original, and appear to mostly contain their original glazing. Windows generally range from poor to good condition. Most of the windows have been well maintained and painted at the interior, but allowed to succumb to dry rot at the exterior, as depicted above. Paint on the interior of the windows is generally in poor to fair condition, and paint on the exterior of the windows is nearly universally in poor condition.

RECOMMENDATIONS:
Determine through laboratory spectrographic analysis whether windows and trim were originally painted or stained, and if painted, what color. Refurbish windows as follows: Using gentlest means possible, remove all chipped and peeled paint from sash and frames only down to the next good paintable surface. Use epoxy filler to patch any damaged areas. Remove cracked glazing putty and re-putty. Prime the sash and frames. Use epoxy filler on cracked sills as needed.

Follow lead paint protocol. In all double-hung windows, replace all ropes and reset or replace any missing weights. Install new copper weather-stripping. Check all sash for proper operation. Replace any cracked panes with panes fabricated to match existing glass. Check inside finish. As appropriate to the original window treatment, reseal with paint or low sheen poly on any worn areas. Paint should be a close approximate of the original window color. Apply a poly finish coat. As an alternate, traditional varnish can be used, but would not be as durable as a poly finish.

3.7 INTERIOR FINISHES

WALL FINISH MATERIALS

DESCRIPTION:
Wall finishes vary throughout the building. Please see interior photographs on pages 18 through 21. In building 1 lower level, wall finishes are untreated original stone masonry at the perimeter, with interior walls of horizontal wood paneling and gypsum drywall. In building 1 main level, wall finishes are original brick on the north and south walls, with a 1970s wood panel wainscot. Other finishes on this level are painted gypsum drywall. Building 2 main level interior wall finishes are stone at the north wall, and a 1970s western Tudor half-timber and interior stucco. A wood bar and a wood demising partition are present in the west section of the main floor restaurant, extensively remodeled in the 1970s. The kitchen and wait station area finishes are painted gypsum drywall. The wall finishes of the apartments on the upper level of both buildings are brick at the building perimeter walls and painted gypsum drywall at the interior walls. The dental office on the upper level of building 1 also has brick at the building perimeter walls and painted gypsum drywall at the interior walls. Also, extensive interior remodeling had taken place on the upper level in the 1970s.

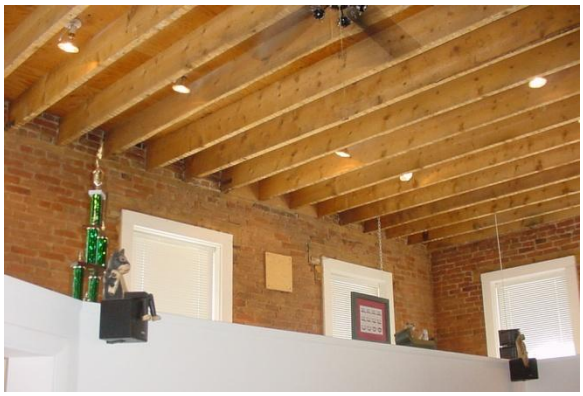
CONDITION:
The only original walls in the building are those composed of stone at the basement and north wall first floor perimeter, and brick at the perimeter and the wall separating building 1 from building 2 on the main and second floors. These walls are in fair to good condition, with extensive dirt their only negative attribute. The interior walls composed of gypsum drywall are in fair to good condition. The non-original wood paneling on the lower level and main level of building 1 is in fair condition. The restaurant walls of half-timber and stucco are in fair condition.

RECOMMENDATIONS:
The walls finished with gypsum drywall should be painted where they are scuffed, worn, or faded. The non-original wood paneling should be removed, and the walls beneath it patched and cleaned as required. The half-timber and stucco should also be removed. The wood bar and wood demising partition should be removed to transition the restaurant space into one utilizable by the adjacent theatre. More details on this change are described in the accessibility compliance section of this report. After any demolition and new construction takes place, the brick and stone perimeter and interior walls should be cleaned with a mild solution of restoration cleaner.

CEILING FINISH MATERIALS

DESCRIPTION:
Ceiling finishes also vary throughout the building. The lower level ceiling is gypsum drywall with a painted, textured finish. The building 1 main level ceiling in the theatre is black painted acoustic ceiling tile. Below the ceiling tile is the wood timber reinforcement previously mentioned in the second floor structural system section above. The theatre lobby ceiling is gypsum drywall. The building 2 main level ceiling is gypsum drywall with a non-original thick interior stucco texture. Several soffits in this ceiling are lined with wood trim. The upper level apartments have ceilings of painted gypsum drywall. The dentist office on building 1's second level has wood ceiling joists exposed with wood decking above. The ceiling joist members and the decking are both unfinished lumber.

CONDITION:
The lower level ceiling appears to be in good condition. The building 1 main level theatre black-painted ceiling tile appears to be in fair condition. The wood timber reinforcement below the ceiling tile, as previously mentioned, is in poor condition, as it does not adequately reinforce the floor structure above it. The theatre lobby ceiling appears to be in good condition. The building 2 main level (restaurant) ceiling appears to be in fair condition. The upper level ceilings all appear to be in fair to good condition.



Both pictures above: *Dentist's office exposed wood ceiling joists.*

RECOMMENDATIONS:
No work is recommended for the lower level and second level ceilings. The main level theatre ceiling should be removed when work begins to more adequately reinforce the floor structure above it. Once beams are installed in this area, a new sound-insulated ceiling should be instituted in this space. The sound deadening could be accomplished with batt insulation and two layers of gypsum drywall. The heavily textured ceiling, soffits, and wood trim in the restaurant area should be demolished. New gypsum drywall ceiling should be installed in this area and painted.

FLOOR FINISH MATERIALS

DESCRIPTION:
The lower level floor is a non-original concrete slab. The theatre green room and dressing rooms are carpeted. The main level floors have non-original tongue and groove oak flooring (the original floors would likely have been tongue and groove fir, typical of the era). A portion of the floor at the west end of the restaurant is raised three risers, and also finished with tongue and groove wood flooring. The kitchen area has red square ceramic tile. The upper level hallways have tongue and groove wood flooring. Apartment floors are generally carpeted, and have vinyl composition tile in the kitchen areas and bathrooms. The dentist's office on the upper level of building 1 has finished wood floors.

CONDITION:
The lower level concrete floor appears to be in fair to good condition. The carpets on this floor are in mostly poor condition. The tongue and groove wood flooring on the main level appears to be in fair to good condition. The kitchen area ceramic tile appears to be in good condition. The upper level wood flooring appears to be in fair to good condition. The carpet and composition tile on this floor appears to be in fair condition.

RECOMMENDATIONS:
No immediate work is recommended for the lower level floor. At such time that rehabilitation measures are undertaken to better accommodate the lower level for theatre event preparation, the carpet should be removed, and new green room and dressing room areas should be carpeted. The new restrooms should receive vinyl composition or ceramic tile at this time. The composition tile where it is used in the building should be checked for the presence of asbestos.

After rehabilitation designs are undertaken, the building 1 main floor level floors should be refinished. This entails thorough cleaning, lightly sanding, and coating with a urethane product. The building 2 main level raised platform and its corresponding stairs should be removed. Once rehabilitation is undertaken in this area, the floors for the building 2 main level should also be refinished as described above. New accessible restrooms should receive vinyl composition or ceramic tile at this time.

The wood floors on the upper level should also receive refinishing treatment as described above. An exception is the dental office floor, which is still in good condition. The upper level carpeted and tiled floors should not be altered at this time, as the majority of apartments will generally remain in use for the time being.

3.7 MECHANICAL SYSTEMS

L.P. (Propane) GAS UTILITY SERVICE

DESCRIPTION:
An L.P. gas tank has been buried on the north east side of the building adjacent to the alley. Gas service has been extended into the building (as well as three other buildings) from this tank. A

header has been installed on the north side of the building and services to individual tenants are metered prior to being extended into the building. With the exception of apartment 202 and the basement all of the building is served with metered gas service. The Uniform Plumbing Code will prohibit L.P. gas service to the basement and there is an additional tap on the header to allow service to apartment 202 in the future if desired.

CONDITION:
In general, the installation is in good condition.

RECOMMENDATIONS:
The L.P. gas service is adequate in its present configuration.

MECHANICAL HEATING

DESCRIPTION:
The heating systems in the building tend to vary from space to space. The original building heating system consisted of a locomotive coal fired boiler, which remains on the lower level of building 1. Several original chimneys built into the structure also remain. The original heating system was probably a combination of this coal fired boiler with steam radiators for the lower level and individual coal fired cast iron stoves for the upper level rooms. Presently the building is heated using a variety of equipment as tabulated below:

- Basement / bar — Electric furnace
- Theater — Rinnai L.P. gas heater
- Theater lobby — Electric baseboard
- Restaurant — Rinnai L.P. gas heater / wood stove
- Apartment 201 — Condensing L.P. boiler
- Apartment 202 — Electric baseboard
- Apartment 203 — Rinnai L.P. gas heater and electric baseboard
- Apartment 204 — Rinnai L.P. gas heater and electric baseboard
- Dentist's office — Electric baseboard

Wood stove in restaurant.

Typical Rinnai L.P. heater.

CONDITION:
In general, the condition of all of the visible equipment is good. The electric furnace serving the basement bar was not inspected. It is suspected that it will have to be evaluated for replacement during any significant remodel of the basement area.

RECOMMENDATIONS:
Although significantly lacking in consistency, with the exception of the theater, theater lobby, and apartment 202, the systems being used reasonably meet the needs of the building. It is recommended that the heating system in the theater and theater lobby be redesigned completely to provide for the appropriate introduction of ventilation air and associated reduction of unnecessary electric heat. Assuming that the basement is taken over as a part of the upper level theater, the system could be designed around the use of a gas fired hot water boiler. Heating distribution from the boiler system would be through a combination of hot water baseboard and fan coil units. Apartment 202 should have a Rinnai L.P. heater installed to reduce the dependence on electric heat and to make it consistent with the remaining apartment installations. Consideration should be given to replacing the condensing boiler in Apartment 201 with a less maintenance intensive unit.

MECHANICAL VENTILATION SYSTEM

DESCRIPTION:
Ventilation systems in the building consist of the following:

- Lower level bar - Electric furnace - no apparent outside air
- Theater - Ceiling fans
- Theater lobby - Ceiling fans
- Restaurant kitchen - Exhaust fan - make up air through screened opening direct to outside
- Restaurant/ bar - Re-circulation fan for smoke removal

The remaining areas of the building do not have any ventilation, nor is any required due to the presence of operable windows.

CONDITION:
The condition of the systems as installed is good.

RECOMMENDATIONS:
The systems as installed in the lower level bar, theater, and theater lobby are inadequate and should be replaced. The installation of the fan coil unit(s) noted previously will address the inadequacies. The restaurant kitchen system while somewhat marginal does meet the requirements of the building code. The restaurant/ bar seating area system is inadequate and should be redesigned to incorporate code mandated outside air quantities.

MECHANICAL COOLING SYSTEM

DESCRIPTION:
The building does not have a mechanical cooling system of any kind.

RECOMMENDATIONS:
Due to the heavy mass of the building, low external and internal heat gains, and the high ceilings the need for mechanical cooling in the building is limited at best and not recommended unless a specific request has been put forth from the owner.

Should a requirement for cooling be discovered in one of the commercial spaces, it would be relatively simple to install a condensing unit associated with the re-designed ventilation system.

DOMESTIC UTILITY WATER SERVICE

DESCRIPTION:
Presently, the water service enters the building from Third Street on the south. The service is 2" and is exposed to view in an access hole on the lower level.

CONDITION:
The water service from the street is galvanized steel. After the shut-off valve in the building, it is run in schedule 20 PVC pipe for a short distance. The use of PVC pipe does not meet the requirements of the existing plumbing code. While the use of PVC pipe does not pose a health hazard, it does have significantly less strength than comparable copper pipe, leading to the possibility of a rupture and subsequent flooding of the basement level of the building.

RECOMMENDATIONS:
The water service should be replaced with a 2" type AK copper pipe. At the time of the replacement, consideration should be given to the installation of a larger 4" service which would allow the building to be fire sprinkled in the future

Above: *Domestic water service entry.*
Right: *Lower level pump station.*

SANITARY WASTE UTILITY SERVICE

DESCRIPTION:
The waste system discharges north and then east to the city sanitary sewer in the alley. All of the underground sanitary sewage system outside of the building is PVC.

CONDITION:
A visual inspection of the sanitary waste utility service system was not possible. However Mr. Charlie Curtis indicated that there have not been any problems with the installation and that in all likelihood it will continue to function properly for the foreseeable future.

RECOMMENDATIONS:
The waste system is adequate in its present configuration.

FIRE SUPPRESSION - SPRINKLER SYSTEMS

DESCRIPTION:
The building does not have a fire suppression system in place.

RECOMMENDATIONS:
There is adequate ceiling space above the main level areas to install a concealed system. The installation in the lower level would likely have to be exposed, due to the limited amount of ceiling space and the overall construction. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the Congregation discuss the option, particularly with regards to potential insurance savings. The sprinkler lines on the main level should be roughed-in when architectural work is undertaken to the ceilings in the theatre and the former restaurant. (See the prioritized work plan in section 8.1 below). The final installation of the sprinkler heads will take place in the penultimate priority.

COMMERCIAL KITCHEN EQUIPMENT

DESCRIPTION:
The building 2 restaurant is presently equipped with a full commercial kitchen with a wide array of fixtures and equipment. These include:

- An ice machine.
- A utility sink.
- A commercial dish washing counter and sink.
- A three-compartment wash sink.
- Extensive stainless steel counters
- A grill, stove, and oven
- A refrigerator.
- A walk-in cooler.
- A dishwasher.

CONDITION:
The fixtures and equipment in the commercial kitchen all appears to be in good, serviceable condition.

RECOMMENDATIONS:
The original recommendation was to retain the entire kitchen in its existing configuration. However, the needs of the theatre company and needs for vertical circulation take precedence over the utilization of a commercial kitchen for the project. Therefore, it is recommended that the commercial kitchen be dismantled, and most fixtures should be sold.

North wall of kitchen.

East wall of kitchen with 3 comp. sink.

Kitchen, looking east.

Kitchen, stove and fry top.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL UTILITY SERVICE

DESCRIPTION:
In 1993 a 208/120 volt, 3 phase electric service has been extended underground from the pad mounted transformer north of the building to a 400 amp main service disconnect on the north side of the building. The disconnect serves five meters through a wireway type gutter and an

additional four meters located on a meter stack adjacent to the disconnect. The nine electric meters serve the following spaces in the building.

- Restaurant / kitchen - 200 amp
- Theater - 200 amp
- Basement / bar - 200 amp
- Theater lobby - 100 amp
- Apartment 201 - 100 amp
- Apartment 202 - 100 amp
- Apartment 203 - 100 amp
- Apartment 204 - 100 amp
- Dentist's office - 200 amp

CONDITION:
The installation of the electrical service entry is adequate and serviceable. However, it appears to be at its limit from a capacity standpoint. Additional power is not available for either the theater or any other future tenant. In addition, given the proximity of the service entrance to the outdoor dining area of the restaurant, it would be desirable to improve the appearance of the installation.

Left: *Theatre load center, currently in men's dressing room.*

RECOMMENDATIONS:
Given the overall size and potential use of the building, the service entrance should be increased to 800 amps. In addition, all electric distribution should be from an exterior meter stack. The meter stack should have (2) 400 amp, 3 phase meter locations and eight 100 amp, 3 phase meter locations. This will allow for future flexibility in the use of the building and the type of tenants that might be considered.

ELECTRICAL PANELS AND DISTRIBUTION SYSTEM

DESCRIPTION:
From the exterior meters previously noted, the electrical service is extended to interior distribution load centers. The theater load center further sub-feeds a lighting control unit and a panel located in the mezzanine control room. Apartment 201 has a sub panel located in the corridor which is used for corridor lighting and the motorized chair in the stairway. Apartment 204 has two panels due to the previous use of the space.

CONDITION:
In the case of the Theater Lobby, the Dentist office, and the upstairs apartments except for Apartment 204, the load centers are relatively new and are in good condition. The two load centers serving Apartment 204 are acceptable, but combining the loads into a single load center would reduce confusion as to which circuits are served from which panel. The kitchen panel is full with no space for any remodel work. While the remaining panels serving the Theater, Theater Lobby, and Basement / Bar are serviceable, the overall wiring distribution systems do not appear to have been appropriately planned, either for the loads that are being served or for the method in which they relate to sub-panels.

RECOMMENDATIONS:
Those electrical panels on the north wall of Building 2 should be moved further west along the wall face to allow for installation of a new exit door at this location. This should be undertaken to coordinate with architectural work that is slated to take place in this area. See the prioritized work plan in section 8.1 below.

Given that there is a desire for adding to the theater lighting system, it recommended that a single 400 amp service panel be installed. This panel should be used to sub-feed both the existing mezzanine panel and a new 200 amp lighting panel (located either in the mezzanine or behind the stage area). All lighting power should be re-routed from the existing lighting control unit to the new lighting power panel. Given the use of the theater lobby and lower level bar by the theater, consideration should be given to serving these panels from the 400 amp serving panel as well. This would reduce the metering requirements and associated billing costs.

A separate house panel should be installed to serve exterior lighting, the stairwell motor chair, and interior common spaces.

LIGHTING SYSTEMS

DESCRIPTION:
Lighting systems through the building are a mixture of fluorescent and incandescent and tend to match the requirements of the occupants. Emergency exit signs and egress lighting have been installed in appropriate locations throughout the building.

CONDITION:
The fluorescent lighting used in upper level corridor detracts from the space and should be revised to period type fixtures.

RECOMMENDATIONS:
In general, it is recommended that common space lighting on the upper level be replaced with period type fixtures to re-establish the historical significance of the building.

FIRE DETECTION SYSTEM

DESCRIPTION:
The building does not presently have an operating central fire detection system. There are battery powered smoke alarms in the residential units and in the dentist office.

RECOMMENDATIONS:
Given that there can be significant unoccupied periods in the theater portion of the building, the installation of a complete fire detection system with a central station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the owner's insurance carrier for premium cost savings.

TELEPHONE / DATA SYSTEM

DESCRIPTION:
As was previously noted, the telephone service entry is on the north exterior of the building along with the power systems. Telephone service has been extended through the building to individual tenant locations as required.

CONDITION:
Although the distribution system is adequate for present use, there is a tendency to string telephone wires wherever convenient, including on the exterior of the building if required. In addition, the need for modernization with additional telephone and data services will become more of an issue as time passes.

RECOMMENDATIONS:
It is recommended that the telephone service entry be moved to a dedicated location on the second level and that conduits be extended from that location to accessible points in each potential tenant space. This will allow modernization changes to the building over time without having an effect on the interior and exterior appearances.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

None of the materials in the building are suspected to contain asbestos. Pipe insulation is not present on the piping, nor are any older floor tiles suspected of containing asbestos present. Nevertheless, contractors working on the building are advised to keep a watchful eye for any

evidence of asbestos containing materials. If any are found and are likely to be disturbed by construction, an asbestos survey is recommended. The composition floor tiles on the main and upper floor, due to their age, are suspected to be asbestos containing. These should be surveyed, and if any are slated to be disturbed by construction, they should be abated by a qualified asbestos contractor.

4.2 EXISTING MATERIALS ANALYSIS

PAINT:
Original paint and clear finishes on the building, because of their age, are understood to be lead-based. Restoration work should follow approved protocol for encapsulation of lead-based paint, varnishes, and other clear finishes.

4.3 ZONING CODE COMPLIANCE

Presently, the building is zoned commercial, and is a part of the Town of Lake City Central Business District. The upstairs apartments are viewed as a non-conforming use by town official Ms. Ann McCord. A special conditional use permit for the upper level apartments has not been applied for or granted to allow living units. It is recommended that if the building owner intends to continue operating these spaces as apartments, that this special conditional use permit be applied for and obtained from the Town of Lake City.

4.4 BUILDING CODE COMPLIANCE

Hinsdale County has adopted the 1994 Uniform Building Code as its standard building code. Mark M. Jones Associates, Architects LLC and their consultants have proceeded with the analysis of the building using this code. Electrical recommendations are in accordance with the National Electric Code, and fire protection recommendations are in accordance with NFPA 1991.

The building code calls for two means of egress from most spaces, and for stairs that meet standards for number of risers, tread width, and riser height. These requirements are addressed in the conceptual "test" plans included under the Accessibility Compliance section of this report.

4.5 ACCESSIBILITY COMPLIANCE

An important facet of our work on Historic Structure Assessments entails addressing building accessibility issues. Particularly addressed are the Americans with Disabilities Act Accessibility Guidelines. The A.D.A.A.G. calls for access to each floor for disabled persons using wheelchairs, and for accessible restrooms on at least one accessible floor on the building.

Enclosed please find conceptual proposed floor plans for the Hough Building. Please be advised that these are "test" plans to indicate that there exist potential solutions to code, accessibility, and functional needs for the building. At the later design phase of the project, each of these issues will be studied in greater depth, and other options will be designed and considered.
Of specific importance here:

- A stair and elevator core on the northeast corner of the building. Note that the elevator as designed would allow access to all three floors of the building, as well as access to the stage before or during productions. The existing commercial kitchen would be usurped by the stair and elevator core.
- Expansion of the theatre audience seating area into the present ticket and concession area.
- A reconstruction of the sound and lighting booth, so it does not interfere with sight lines from the back of the theater audience seating area.
- A dual-use for the former restaurant: a dining room, and an entry lobby, ticket, and intermission area for the theatre. Also, expanded restrooms for use by both diners and theatre production attendees. As discussed at a recent site visit, the LCAC has the opportunity of mutually beneficial integration of the theatre/ art gallery space with that of the dining room. These would merge the artistic experience with a culinary experience. The layout presented was designed with these ideas in mind. Examples of events taking place with this design include dinner theatre, gallery luncheons, and show openings. A small kitchen would be constructed to allow caterers to serve food in the dining room.
- A reorganization of the lower level (former "Hole in the Wall Saloon") Included here are generous men's and women's dressing rooms, and a more expansive green room. We acknowledge that the costumes and props currently consume a larger area then proposed in this plan. We advise that a more efficient use of storage space with shelving and cabinets would accommodate more items in a smaller total area.
- The loss of a portion of apartment 201 to provide room for the stair and elevator core.
- Note that the second floor plan has not been reorganized to address particular Lake City Arts Council needs at this time. We assume that the apartments will remain operational during the first several years of LCAC ownership of the building.

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK PLAN

Generally, measures to stabilize the existing building envelope are given the highest priority. Restoration of the building envelope, masonry, finishes, and windows and doors are given the next priority. Measures to stabilize the building 1 second floor structural system follow. Then, proposed interior design elements to meet egress requirements and access for disabled persons should be undertaken. Measures to rehabilitate interior spaces for future utilization are next in order. Finally are mechanical and electrical priorities.

PRIORITY ONE: Immediate Maintenance (Both Buildings).

- Repair masonry at all original well-constructed chimneys. Disassemble poorly constructed replacement chimneys.
- Decommission all chimneys and seal with sheet metal cover and flashing.
- Remove wood stove and associated flues from restaurant.
- Install new gutter and leaders at east end of upper roof.
- Repair backsplash and flashing at wall-roof intersection of lower metal roof.
- Repoint and clean affected masonry at Hough Building east second story wall.

PRIORITY TWO: Southeast Corner Masonry (Building 1).

- Keep concrete block masonry behind blind window intact.
- Install temporary compressive shoring for upper masonry wall.
- Remove outer wythe of brick up to and including decorative band.
- Remove and dismantle damaged window. Remove glazing.
  Restore and re-assemble this window in shop, and reinstall.
- Rebuild exterior wythe of brick, using as much original material as possible.
- Repair crack at east masonry wall at hall window.

PRIORITY THREE: Exterior Restoration and Repair (Both Buildings).

- Take paint samples of windows, doors, cast iron, and architectural sheet metal for spectrographic analysis to determine original colors.
- Restore each window, and paint in close approximation to original color.
- Restore all exterior doors, and paint in close approximation to original color.
- Repoint and clean brick masonry at former painted signs.
- Remove concrete curb at Building 2 stone storefront. Repair and replace stone plinth as necessary. Clean stone storefront.
- Paint cast iron storefront and architectural sheet metal elements, in close approximations to original colors.
- Repair any missing or damaged sheet metal elements.

PRIORITY FOUR: Structural Reinforcement and Sound Deadening (Building 1).

- Remove non-original timber columns, horizontal members, and diagonal struts
- Retain central timber beam in place. Shore this beam until second level joists are level.
- Introduce horizontal steel beams running north-south, and steel columns at side walls.
- Integrate the appearance of the beams and columns with the historic space.
  (Painting or wrapping in drywall and painting. This task will require significant additional design consideration).
- Rough in wet-pipe sprinkler header, pipe, tees, and ceiling extension pipe in building 1 ceilings while they are open.
- Place sound batts between the joists, and wrap pipes in insulation.
- Install hat channels and two layers of gypsum drywall at ceiling. Paint ceiling.
- Patch all affected construction at walls and ceilings.

PRIORITY FIVE: Accessible Circulation and Theatre Rehabilitation (Building 1).

- Temporarily relocate costumes and prop items.
- Demolish all non-bearing walls in lower level.
- Demolish cabinetry and counters at lower level
- Carefully disassemble hardwood “Hole in the Wall” bar. Place in storage.
  Some components could be used in the construction of the new restaurant bar in Priority Six.
- Remove boiler and fixtures at lower level.
- Remove all commercial kitchen fixtures and appliances, and kitchen walk-in cooler.
- Demolish kitchen walls, floor and subfloor, and kitchen floor framing.

- Excavate below former kitchen in order to provide room for vertical circulation core and mechanical spaces.
- Build concrete foundation and concrete walls below former kitchen for stairs, elevator, and mechanical spaces.
- Remove existing northeast exterior exit door and infill with masonry.
- Selectively demolish portions of masonry demising walls to provide openings between building 1 and building 2, and to provide a new exit at northeast corner of building 2.
- Install new double exit doors at northwest corner of building 2.
- Relocate lower level mechanical systems, including hot water heater, utility sink, and lift station.
- Demolish existing back stairway.
- Demolish non-original stage at southeast corner.
- Demolish non-original doors and walls between theatre and former ticket and concession area and all ticket and concession equipment.
- Demolish non-original sound and lighting mezzanine.
- Demolish portion of second level apartment number 201 and all its fixtures, cabinetry, and counters, and patch surrounding affected construction.
- Construct lower level accessible restrooms, dressing rooms, green room, and storage rooms. Build walls, doors, counters, and shelving, and install appropriate fixtures for these rooms.
- Demo existing wait station. Construct main level kitchen, pantry, and janitor's closet.
- Construct elevator and stair shafts from main level through upper level.
- Install new stairs, elevator, and elevator machine room.
- Construct new stage and stage stairs.
- Clean interior masonry walls and refinish theatre floors.
- Construct a modular, movable two-tier seating platform at former ticket and concession area. Also, construct temporary ticket counter.
- Construct new, smaller sound and lighting booth in new mezzanine.
- Construct two closets and stair hall in upper level of building 2.

Electrical work.

- Increase electrical service entrance to 800 amps, with (2) 400 amp 3 phase meters and (8) 100 amp 3 phase meters.
- Retrench for electrical lines back to transformer and relocate electrical panels as required.
- Install a theatre main panel and associated sub-panels and wiring.

PRIORITY SIX: Building 2: Restaurant Rehabilitation (Building 2).

- Demolish bar, platform, entry vestibule walls, and demising wall.
- Remove non-original Western-Tudor half-timber and interior stucco at walls and ceiling.
- Rough in wet-pipe sprinkler header, pipe, tees, and ceiling extension pipe in building 2 ceilings while they are open.
- Clean interior masonry walls and refinish restaurant floors.
- Demolish existing restrooms.
- Construct accessible men's and women's restrooms.
- Install new ticket booth and bar.
- Restore doors between restaurant and theatre, and make these doors operable.

PRIORITY SEVEN: Mechanical and Electrical Work (Both Buildings).
Plumbing:

- Upgrade domestic water supply to 4" copper pipe.
- Relocate the lower level lift station.
- Maintain the remainder of the sanitary waste utility service in its present configuration.

Heating and Ventilation:

- Install a hot water boiler system including distribution equipment to serve the theatre and lower level. This system should also include fresh air ventilation for these spaces.
- Add a Rinnai liquid petroleum heater to apartment 202.
- Replace the condensing boiler in apartment 201.
- Provide adequate ventilation for the building 2 restaurant/ bar area.

Electrical, Lighting, and Telecommunications:

- Install a separate house panel to connect all common loads, thus serving exterior lighting, the stairwell motor chair, and interior common spaces.
- Renovate the upper level common space lighting.
- Install a new raceway system from the telephone service location to individual tenant spaces.

PRIORITY EIGHT: Fire Detection and Prevention (Both Buildings).
Install a fire detection system with central station dial-up capacity. Install a concealed wet-pipe sprinkler system between joists serving the entire building.

PRIORITY NINE: Upper Level Rehabilitation.
Note that because this rehabilitation does not directly impact code and accessibility requirements, no schematic design plans for this area are located in this report. However, the potential impact of the future spaces on the historic resource is addressed here. The budget figures for the work in this area were based on a general square footage estimate rather than on individual line item costs.

- Demolish a portion of the non-original non-bearing walls on the upper level.
- Rebuild walls where necessary and practical for the proposed spaces.
- Create walls, doors, and spaces for the following functions:
    - Lake City Arts Council office, meeting room, and library (in former dentist's office).
    - Dance rehearsal space (in former apartment 204).
    - Music rehearsal space (in west end of former apartment 201).
    - Set design/ construction space (in east end of former apartment 201).
    - Arts and crafts space (in former apartment 202)
        - This space will be primarily for watercolor and oil painting.
        - Some pottery and similar crafts will take place here.
    - Props and costume storage (in former studio apartment 203).
- Provide fire separation for set design/ construction space.
  This would entail the construction of walls with layers of non-combustible fire rated gypsum drywall and with fire rated doors. Fire separation may also be necessary

between floors, which would require layers of fire rated gypsum drywall on the ceilings below the set design/ construction space.
- Provide adequate mechanical ventilation for set design/ construction space and arts and crafts space.
- If necessary, provide structural reinforcement for a small electric kiln in the arts and crafts space.
- Increase electrical service capacity for the various spaces, and rewire as required.
- Install required walls, doors, and fixtures for two unisex accessible restrooms on opposite ends of the building.
- Inspect all interior brick masonry walls, and clean all worn and soiled areas.
- Patch and clean areas of the resource affected by construction.

5.2 PHASING PLAN

The owners' preliminary plan for the Hough Building is as follows:

Year	**Priorities**
2004	Priorities 1 through 3
2005	Priorities 4 and 5
2006 forward	Priorities 6 through 9

It is acknowledged that the building owners have the prerogative to perform the priorities over a longer or shorter period of time than the initial phasing plan indicates, and to elect not to undertake any of the priorities listed.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

Historic Structure Assessments are by nature conceptual and do not include plans and specifications sufficient to develop actual quantity takeoffs for purposes of cost estimating. As such, this is approached as a conceptual budgeting effort, based on the level of detail available. Consequently, contingencies ranging from 20% to 30% have been included in each item. Architectural and engineering fees are also included.

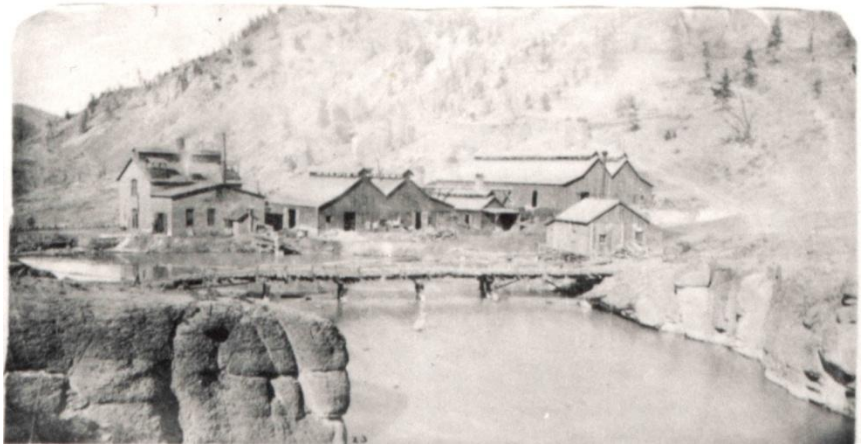
Construction Priorities		2004	As scheduled*
PRIORITY 1:	Immediate Maintenance (Both Buildings)	$ 8,200	$ 8,200
PRIORITY 2:	Southeast Corner Masonry (Building 1)	$ 22,100	$ 22,100
PRIORITY 3:	Exterior Restoration and Repair (Both Buildings)	$ 87,400	$ 87,400
PRIORITY 4:	Structural Reinforcement and Sound Deadening (Building 1)	$ 85,900	$ 90,200
PRIORITY 5:	Accessible Circulation and Theatre Rehabilitation (Building 1)	$ 470,000	$ 493,400
PRIORITY 6:	Restaurant Rehabilitation (Building 2)	$ 70,000	$ 77,100
PRIORITY 7:	Mechanical and Electrical Work. (Both Buildings)	$ 140,000	$ 154,400
PRIORITY 8:	Fire Detection and Prevention (Both Buildings)	$ 52,500	$ 57,900
PRIORITY 9:	Upper Level Rehabilitation (Both Buildings	$ 225,000	$ 248,000
TOTALS:		$ 1,161,100	$ 1,238,700

*As scheduled in phasing plan above. Construction costs are presumed to increase five percent per year, comp

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

Photos and illustrations appear where applicable within the text in each section of the report. Town context photographs circa 1880 are shown in this section.

Above: *Lake City overview, Circa 1880.* Below: *Mining buildings.*

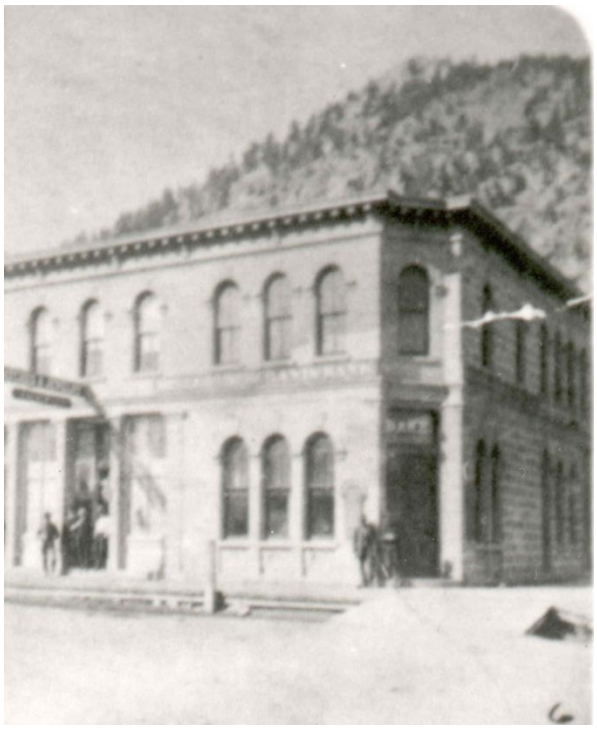


Kraft & Mullin Hardware Store

H & A Schiffer General Store

Watches and Jewelry Store

Mining Register Building



First National Bank of Lake City

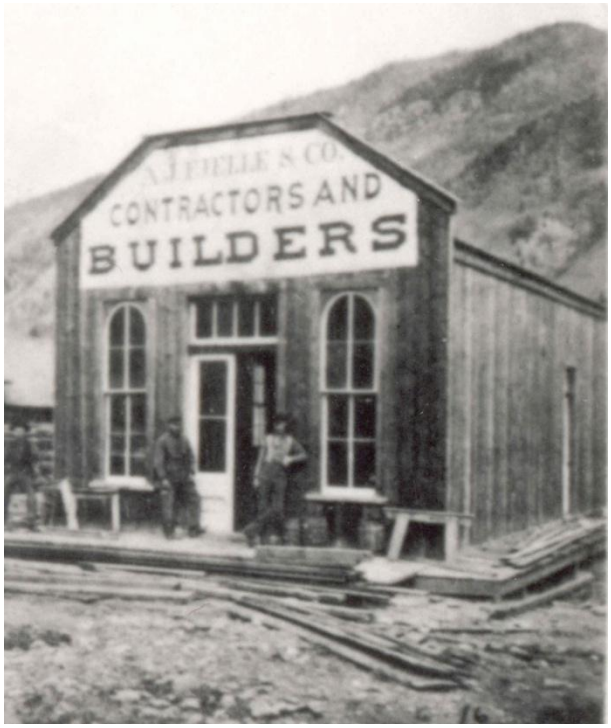
Silver World Newspaper

J. H. Simmons Hardware Company

Books, Papers & Notions Shop

Beer and Billiards Hall

Henry Kohler Building



A. J. Fielle & Company
Contractors and Builders

Furniture and Undertaker

Miner's Store

Post Office

Building Materials Supply Store

Blacksmith's Shop

Imported Goods

Two-story brick building, possibly a school.

Wood storefront

Brick building with gambrel dormer.

7.0 BIBLIOGRAPHY

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8.0 APPENDICES

8.1 CONSULTANT DOCUMENTS

On pages to follow. These include a report from Mark Burggraaf, consulting mechanical and electrical engineer.

8.2 MEASURED DRAWINGS

Original architects' drawings and measured drawings are included in Section 2.3 and in annotated form as appropriate in the text.

8.3 HISTORIC DOCUMENTS

On pages to follow.

8.4 HISTORIC NEWSPAPERS

On pages to follow.

HOUGH BUILDING

LAKE CITY, COLORADO

MECHANICAL/ELECTRICAL

RECOMMENDATIONS

AND

CONSTRUCTION COST ESTIMATES

PREPARED BY

BURGGRAAF ASSOCIATES INC.
543 PARK AVE., SUITE #1 - P.O. BOX 5770
PAGOSA SPRINGS, COLORADO 81147
970/731-4278

October 7, 2003

INTRODUCTION

Burggraaf Associates has been commissioned to provide a scope of work and estimated costs for mechanical and electrical improvements for the Hough Building in Lake City, Colorado. Mark Burggraaf met with Mr. Christopher Lobas of Mark M. Jones Associates and Mr. Charlie Curtis on August 27, 2003 to examine the building and to discuss the Owners= desires for the structure.

The comments and recommendations of this report are intended to document the existing mechanical and electrical systems presently in the building, identify equipment and systems which are deficient and determine the requirements for new mechanical and electrical systems which will need to be installed in order to ensure the habitability of the building for the future. An opinion of probable cost associated with each of the systems has also been provided.

The existing facility was built in 1880-81 and added on to in 1882. The use of the facility has changed a number of times and the systems have been modified and updated as required to accommodate the changes in use. In general, the workmanship has been good, but there is not any evidence of a significant long term plan for the building's mechanical and electrical systems.

Presently, all of the mechanical, plumbing and electrical systems in the building are functional and are in reasonable repair given the age of the systems. The main water service entry is poorly installed and should be replaced. The mechanical systems in the theater and the lower level bar do not meet the requirements of present day building codes and should be replaced. Some consideration should also be given to revising the electrical service entry to an exterior meter stack from the present gutter system. Additional electric capacity is desired by the theater and could be provided as a part of the renovation.

DOMESTIC WATER UTILITY SERVICE

Description

Presently, the water service enters the building from Third Street on the south. The service is 2" and is exposed to view in an access hole on the lower level.

Condition

The water service from the street is galvanized steel. After the shut-off valve in the building, it is run in schedule 20 PVC pipe for a short distance. The use of PVC pipe does not meet the requirements of the existing plumbing code. While the use of PVC pipe does not pose a health hazard, it does have significantly less strength than comparable copper pipe, leading to the possibility of a rupture and subsequent flooding of the basement level of the building.

Recommendations

The water service should be replaced with a 2" type AK@ copper pipe. At the time of the replacement, consideration should be given to the installation of a larger 4" service which would allow the building to be fire sprinkled in the future.

It is estimated that the cost of the 2" service replacement will be $ 2,000.

It is estimated that upgrading the service size to 4" for the purpose of installing a future fire sprinkler system will be $ 5,000.

SANITARY WASTE UTILITY SERVICE

Description

The waste system discharges north and then east to the city sanitary sewer in the alley. All of the underground sanitary sewage system outside of the building is PVC.

Condition

A visual inspection of the sanitary waste utility service system was not possible. However, from our discussions with Mr. Charlie Curtis indicated that there have not been any problems with the installation and that in all likelihood it will continue to function properly for the foreseeable future.

Recommendations

The waste system is adequate in its present configuration.

L.P. (Propane) GAS UTILITY SERVICE

Description

An L.P. gas tank has been buried on the north east side of the building, adjacent the alley. Gas service has been extended into the building (as well as three other buildings) from this tank. A header has been installed on the north side of the building and services to individual tenants are metered prior to being extended into the building. With the exception of apartment 202 and the basement all of the building is served with metered gas service. The Uniform Plumbing Code will prohibit L.P. gas service to the basement and there is an additional tap on the header to allow service to apartment 202 in the future if desired.

Condition

In general, the installation is in good condition.

Recommendations

The L.P. gas service is adequate in its present configuration.

ELECTRICAL UTILITY SERVICE

Description

In 1993 a 208/120 volt, 3 phase electric service has been extended underground from the pad mounted transformer north of the building to a 400 amp main service disconnect on the north side of the building. The disconnect serves five meters through a wireway type gutter and an additional four meters located on a meter stack adjacent to the disconnect. The nine electric meters serve the following spaces in the building.

- Restaurant / kitchen - 200 amp
- Theater - 200 amp
- Basement / bar - 200 amp
- Theater lobby - 100 amp
- Apartment 201 -100 amp
- Apartment 202 -100 amp
- Apartment 203 -100 amp
- Apartment 204 -100 amp
- Dentist's office - 200 amp

Condition

The installation of the electrical service entry is adequate and serviceable. However, it appears to be at its limit from a capacity standpoint. Additional power is not available for either the theater or any other future tenant. In addition, given the proximity of the service entrance to the outdoor dining area of the restaurant, it would be desirable to improve the appearance of the installation.

Recommendations

Given the overall size and potential use of the building, the service entrance should be increased to 800 amps. In addition, all electric distribution should be from an exterior meter stack. The meter stack should have (2) 400 amp, 3 phase meter locations and eight 100 amp, 3 phase meter locations. This will allow for future flexibility in the use of the building and the type of tenants that might be considered.

It is estimated that the cost of a new electrical service entry will be approximately $10,000

TELEPHONE UTILITY SERVICE

Description
The telephone service entrance is overhead and is extended to the north wall of the building from the alley on the east.

Condition
The telephone service appears to be adequate, but suffers from general disrepair and the tendency to hang wires Awherever@ when extending the service to tenants.

Recommendations
It is recommended that a dedicated interior location for the telephone service entry be provided and that the service to the building be re-routed to the new location. All future tenant requirements could then be routed inside the building from the new location.

It is estimated that the cost of relocating the telephone service entry will be approximately $ 3,000.

MECHANICAL HEATING SYSTEM

Description
The heating systems in the building tend to vary from space to space. With the exception of several chimneys built into the structure, with there is no sign of the original building heating system (probably a combination of a coal fired boiler with steam radiators for the lower level and individual coal fired cast iron stoves for the upper level rooms). Presently the building is heated using a variety of equipment as tabulated below:

- Basement / bar Electric furnace
- Theater Rinnai L.P. gas heater
- Theater lobby Electric baseboard
- Restaurant Rinnai L.P. gas heater / wood stove
- Apartment 201 Condensing L.P. boiler
- Apartment 202 Electric baseboard
- Apartment 203 Rinnai L.P. gas heater and electric baseboard
- Apartment 204 Rinnai L.P. gas heater and electric baseboard
- Dentist office Electric baseboard

Condition
In general, the condition of all of the visible equipment is good. We were unable to inspect the electric furnace serving the basement bar, but suspect that it will have to be replaced during any significant remodel of the basement area.

Recommendations
Although significantly lacking in consistency, with the exception of the Theater, Theater lobby, and apartment 202, the systems being used reasonably meet the needs of the building. It is recommended that the heating system in the Theater and Theater lobby be re-designed completely to provide for the

appropriate introduction of ventilation air and associated reduction of unnecessary electric heat. Assuming that the basement is taken over as a part of the upper level theater, the system could be designed around the use of a gas fired hot water boiler. Heating distribution from the boiler system would be through a combination of hot water baseboard and fan coil units. Apartment 202 should have a Rinnai L.P. heater installed to reduce the dependence on electric heat and to make it consistent with the remaining apartment installations. Consideration should be given to replacing the condensing boiler in Apartment 201 with a less maintenance intensive unit.

The estimated installed costs for the above recommendations are as follows:

- Install a hot water boiler system including distribution equipment to serve the Theater, Theater lobby and basement / bar area - $ 30,000.
- Add a Rinnai L.P. heater to Apartment 202 - $ 3,000.
- Replace the condensing boiler in Apartment 201 - 5,000

MECHANICAL VENTILATION SYSTEM

Description
Ventilation systems in the building consist of the following:

- Basement / bar - Electric furnace - no apparent outside air
- Theater - Ceiling fans
- Theater lobby - Ceiling fans
- Restaurant kitchen - Exhaust fan - make up air through screened opening direct to outside
- Restaurant / bar - Re-circulation fan for smoke removal

The remaining areas of the building do not have any ventilation, nor is any required due to the presence of operable windows.

Condition
The condition of the systems as installed is good.

Recommendations

The systems as installed in the Basement / bar, Theater, and Theater lobby are inadequate and should be replaced. The installation of the fan coil unit(s) noted previously will address the inadequacies. The restaurant kitchen system while somewhat marginal does meet the requirements of the building code. The Restaurant / bar seating area system is inadequate and should be redesigned to incorporate code mandated outside air quantities.

The estimated cost of the ventilation system for the Basement / Bar, Theater, and Theater lobby are included in the costs of the heating system renovation noted above.

The estimated cost of providing adequate ventilation for the Restaurant / Bar seating area is $ 20,000.

MECHANICAL COOLING SYSTEM

Description
The building does not have a mechanical cooling system of any kind.

Recommendations

Due to the heavy mass of the building, low external and internal heat gains, and the high ceilings the need for mechanical cooling in the building is limited at best and not recommended unless a specific request has been put forth from the Owner or Tenants.

Should a requirement for cooling be discovered in one of the commercial spaces, it would be relatively simple to install a condensing unit associated with the re-designed ventilation system.

DOMESTIC PLUMBING SERVICES

Description
All visible domestic water piping in the building appears to be copper tubing.

The waste and vent piping system is a combination of cast iron and PVC.

There is a sump pump system in the Basement / Bar area with a duplex 3/4 HP pump system.

Plumbing fixtures tend to reflect the vintage of the associated remodel. Most are in fair to good condition. The only ADA restroom is associated with the theater. ADA restrooms should be provided for the restaurant space and any other publicly used spaces.

Domestic water heaters are gas or electric, with size depending on the requirements of the space being served.

Condition
Where visible, all of the domestic water service system appears to be in generally good condition.

The waste and vent system appears to be in good condition.

The plumbing fixtures are in generally good condition.

Recommendations
ADA restrooms will have to be installed as a part of any remodel of the Restaurant. Further evaluation should be done to determine the code required number of restroom fixtures needed for the building as a whole.

The estimated installed costs for adding additional restroom fixtures are $1,000 per fixture.

FIRE SUPPRESSION - SPRINKLER SYSTEMS

Description
The building does not have a fire suppression system in place.

Recommendations
There is adequate ceiling space above the main level areas to install a concealed system. The installation in the lower level would likely have to be exposed, due to the limited amount of ceiling space and the overall construction. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the Congregation discuss the option, particularly with regards to potential insurance savings.

In the event that a sprinkler system is installed, the cost is estimated to be $ 35,000.

ELECTRICAL PANELS and DISTRIBUTION SYSTEM

Description
From the exterior meters previously noted, the electrical service is extended to interior distribution load centers. The theater load center further sub-feeds a lighting control unit and a panel located in the mezzanine control room. Apartment 201 has a sub panel located in the corridor which is used for corridor lighting and the motorized chair in the stairway. Apartment 204 has two panels due to the previous use of the space.

Condition
In the case of the Theater Lobby, the Dentist office, and the upstairs apartments except for Apartment 204, the load centers are relatively new and are in good condition. The two load centers serving Apartment 204 are acceptable, but combining the loads into a single load center would reduce confusion as to which circuits are served from which panel. The kitchen panel is full with no space for any remodel work. While the remaining panels serving the Theater, Theater Lobby, and Basement / Bar are serviceable, the overall wiring distribution systems do not appear to have been appropriately planned, either for the loads that are being served or for the method in which they relate to sub-panels.

Recommendations
Given that there is a desire for adding to the theater lighting system, it recommended that a single 400 amp service panel be installed. This panel should be used to sub-feed both the existing mezzanine panel and a new 200 amp lighting panel (located either in the mezzanine or behind the stage area). All lighting power should be re-routed from the existing lighting control unit to the new lighting power panel. Given our understanding of the use of the Theater Lobby and Basement / Bar by the Theater, consideration should be given to serving these panels from the 400 amp serving panel as well. This would reduce the metering requirements and associated billing costs.

A separate house panel should be installed to serve exterior lighting, the stairwell motor chair, and interior common spaces.

The cost of installing the recommended Theater main panel and associated sub-panels / wiring is estimated to be $ 12,000.

The cost of installing a separate house panel and connecting all common loads is estimated to be $ 3,000.

LIGHTING SYSTEMS

Description
Lighting systems through the building are a mixture of fluorescent and incandescent and tend to match the requirements of the occupants. Emergency exit signs and egress lighting have been installed in appropriate locations throughout the building.

Condition
The fluorescent lighting used in upper level corridor detracts from the space and should be revised to period type fixtures.

Recommendations
In general, it is recommended that common space lighting on the upper level be replaced with period type fixtures to re-establish the historical significance of the building.

The estimated installed cost for renovation of the upper level common space lighting is $ 1,500.

FIRE DETECTION SYSTEM

Description
The building does not presently have an operating central fire detection system. There are battery powered smoke alarms in the residential units and in the dentist office.

Recommendations
Given that there can be significant unoccupied periods in the theater portion of the building, the installation of a complete fire detection system with a central station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the Owner's insurance carrier for premium cost savings.

The cost of installing a fire detection system is estimated to be $10,000.

TELEPHONE / DATA SYSTEM

Description
As was previously noted, the telephone service entry is on the north exterior of the building along with the power systems. Telephone service has been extended through the building to individual tenant locations as required.

Condition
Although the distribution system is adequate for present use, there is a tendency to string telephone wires wherever convenient, including on the exterior of the building if required. In addition, the need for modernization with additional telephone and data services will become more of an issue as time passes.

Recommendations
It is recommended that the telephone service entry be moved to a dedicated location on the second level and that conduits be extended from that location to accessible points in each potential tenant space. This will allow modernization changes to the building over time without having an effect on the interior and exterior appearances.

The cost of installing a raceway system to from the telephone service location to individual tenant spaces is estimated to be $ 5,000.

MECHANICAL / ELECTRICAL DESIGN FEES

Design fees for the above noted recommendations will range from 6% to 10% of the construction costs depending on the number of recommendations pursued and the construction administration requirements.

HOME AGAIN!

We have removed to the new and elegant corner of Third and Silver streets, from where we hurriedly moved the night of the great fire. Our store has been fitted up in the best of style, and we are now in a position to make the finest display of any house in Southern Colorado.

OUR STOCK

is perfect and full in all its branches, consisting of STAPLE AND FANCY

DRY GOODS,
DRESS GOODS,

Trimmings, Silks, Satins, Ribbons, Mohairs, Hosiery, Ladies' White Goods, Hamburg and Embroidery Laces, Fringes, Etc., Etc., Etc.

In MEN'S WEAR our assortment is all that could be wished for, having a full line of

C|L|O|T|H|I|N|G|,

from the best of Broadcloth down to Mining suits.

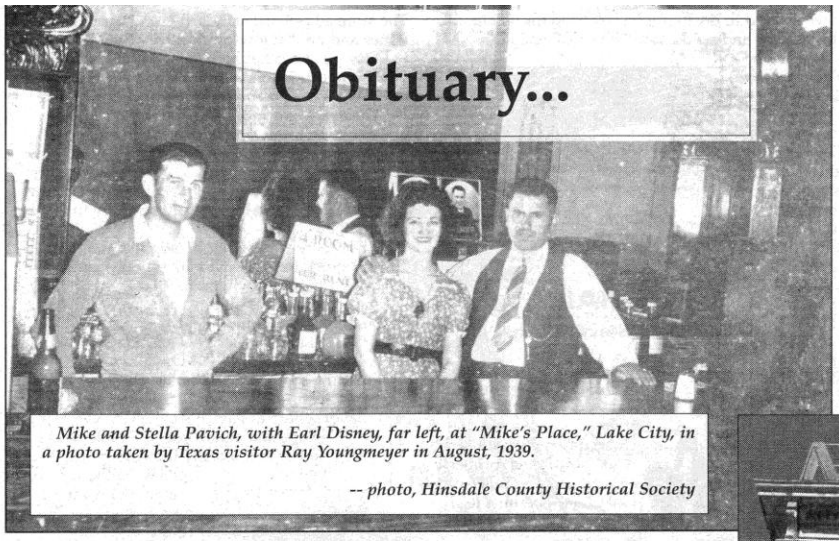
In FURNISHING GOODS we can please the most fastidious.

Our stock of HATS, CAPS, BOOTS and SHOES is immense.

We shall be pleased to receive orders from merchants and private parties, and can assure our patrons that our prices will at all times be as low as the lowest. No trouble to show goods.

HARTMAN & CO.,
Cor. Silver and Third Sts., Lake City, Colo.

Hartman & Company advertisement, circa 1920s.



Mike and Stella Pavich, with Earl Disney, far left, at "Mike's Place," Lake City, in a photo taken by Texas visitor Ray Youngmeyer in August, 1939.

-- photo, Hinsdale County Historical Society

Stella M. Pavich

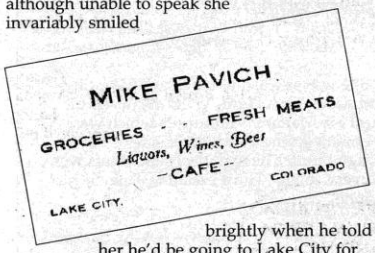
... 98-year old operated Lake City grocery, cafe, bar 1932-1975.

Neoga Mountain, the mountain Stella knew so well from years and decades in the downtown store, stared down impassively on the day she came home.

Likewise, crowds of visitors strolled by the Hough Block, occasionally looking up to admire the building's noble facade. They, too, were unaware of last Saturday afternoon's homecoming.

Stella "Mammy" Pavich, who died at Gunnison Health Care Center June 12, age 98, hadn't actually lived in Lake City for nearly a decade. Father Jim Koenigsfeld, who officiated at Saturday's short graveside memorial service at Lake City's IOOF Cemetery, recalled that he conducted Catholic Mass at the Gunnison nursing home on a regular basis.

He never failed to greet Stella, he said, and although unable to speak she invariably smiled



brightly when he told her he'd be going to Lake City for Mass at St. Rose of Lima Catholic Church.

"The mere words 'Lake City' always brought a smile to her face," he said.

Stella Pavich never lost her fascination with her home of nearly a half-century and, for older Lake City residents, the name "Mrs. Mike" or "Mammy" was universally known among visitors and residents alike.

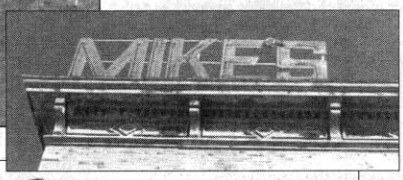
She was a constant presence at the Hough Block on the corner of Third and Silver streets in Lake City where she and her husband, Mike Pavich, alternately operated a liquor shop and hotel, cafe, grocery and bar for nearly four decades

The Hough Block was headquarters for Stella and her family -- both downstairs businesses and upstairs residence -- from their arrival in 1932 until the property was sold to John Parker in 1976. For a majority of Lake Citians, Stella Pavich and her grocery store are indelible memories.

Stella May (Moore) Pavich had her start in Independence, Virginia, where she was born April 4, 1903. Rather than a southern upbringing, however, Stella was really a westerner.

Her parents, Ezekiel M. and Theodicia (Vaughan) Moore, and family, moved successively to Telluride, Colorado, where they operated the Keystone Dairy, then back to Virginia where the Moores ran a flour and corn mill.

World War I found Ezekiel Moore and family in Gooding, Idaho, followed by Vancouver, Washington, where, as a mere teenager, Stella worked as a waitress in the Hollywood Cafe. The cafe was frequented by some of the 40,000 servicemen of nearby Spruce Division.



Stella was no stranger to hard work and long hours throughout her long and eventful life, whether as a waitress, short house cook or back in Telluride where the family returned in the late 1910s to operate a hotel.

One occasional guest at the hotel's restaurant, a young immigrant from Austria, held special significance for Stella. Mike Pavich worked at Telluride's Liberty Bell mine

continued page 4

Mike and Stella Pavich's headquarters building was the Hough Block, emblazoned in the neon-era with the identifying sign "Mike's" on its corner cornice, top right.

Under Pavichs' stewardship, the Hough Block was alternately occupied by a liquor store, cafe, bar, movie theatre, hotel, and gas station between 1932 and 1975.

A brief interval came in 1939 when the Paviches owned College Cafe, right, across from Texas Tech University in Lubbock, Texas. Popular fare at the college hangout was chili at 5-cents a bowl or six hamburgers for a quarter.

Stella Pavich Article, Lake City Silver World 21 June 2001, page 1.

Pavich,

continued from page 3

and conducted a local pool hall.

16-year old Stella Moore married Mike Pavich at the Moore family's home in Telluride on September 28, 1919. Immediately following their marriage, the couple went to the oil fields at Shamrock, Texas, after which they returned to Colorado, moving to Pueblo where Mike worked for Colorado Fuel & Iron Corp.

Subsequent moves for the young couple included Segundo, Colorado, where Mike worked installing an air shaft for a local coal mine, followed by a brief stint in Denver, and then on to Leadville, Colorado, where the Paviches opened a dance hall and bar -- "Mike's Place" -- on the smelter-end of town.

Prior to moving permanently to Lake City, Mike and Stella lived in Crested Butte beginning in 1925. They rented a main street building from Rachel Eilebrecht and conducted a grocery which was frequented by many of the Austrians working at CF & I's Big Mine.

Acquaintances who knew the Paviches in Crested Butte or Lake City recall their hard work ethic and love of life. Particularly mentioned is Stella's love of dancing, especially fast-tempo Latin dance tunes which invariably brought Stella to her feet in a fast, staccato dance step.

Stella's granddaughter, Linda Pavich Ragle, recalls her grandmother's love of dancing. "If any good dance music was played, particularly Spanish music, she'd just cut loose." According to Linda, Stella's girlhood dream was to become a professional dancer, although this was adamantly rejected by her Victorian-era father.

Crested Butte's Big Mine shut down in 1932 and the Paviches, like the rest of the community, fell on hard times. Mike and Stella began looking for new opportunities.

The Pavich family had by this time grown to four sons -- Jesse who was born in Pueblo in 1920, and Lawrence "Larry," Lloyd Mickey, and Brice who were born in Crested Butte respectively in 1925, 1927, and 1929.

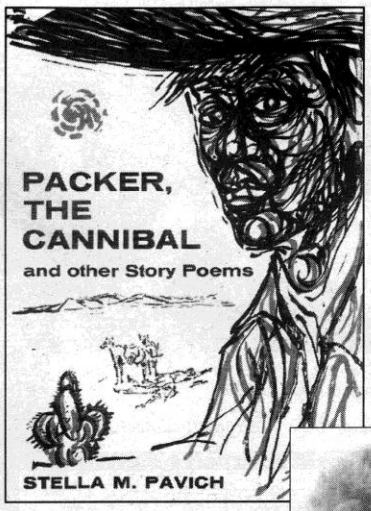
The family came to Lake City in 1932 following a chance introduction with a Mr. Jordan who was interested in local mining ventures. Their next contact was newspaper editor Billy Blair who happened to be the agent for the downtown Hough Block.

The once grand brick commercial building was all closed up and, like all Lake City, down on its luck. "The whole country was down," Stella recalled in a 1986 interview, "everything was closed up... men were not even making wages. Grass was growing in the streets."

"When we first came to this town people would have starved to death if it hadn't been for fish in the streams and wild game," she recalled.

The Paviches sensed an opportunity, however, and arranged to move to Lake City. "We felt sure that with time things would improve," she said.

Prior to acquiring the Hough Block, they divided their time between rented quarters in Emma Myer's Waldheim Cabin at Lake San Cristobal in the summer, followed by the Bluff Street Kranichfeld house in the winter months.



In an effort to take her mind off her four sons who were serving in World War II, Stella Pavich began writing songs and poetry, the best known of which was the book "The True Story of Packer the Cannibal," above, which went through multiple editions starting in 1954.

A promotional photo of the author, right, captured Stella's vivacity and love of life.

Once in the Hough Block, Mike and Stella mirrored ever-changing public and social attitudes with a succession of businesses. One of their constant businesses was renting rooms in the upstairs of the large commercial building, a practice which Stella continued up until selling the building in the 1970s. In the early years rooms were rented at a basic $2 per night.

For starters, however, they needed to repair the building and bring it up to livable standards. This involved a new roof and heating system. Mike went to Crested Butte to purchase a former saw mill boiler which, with steam radiators he gathered up throughout Pueblo, he adapted into a heating system reminiscent of one he'd seen at the Smuggler Mine near Telluride.

Reliable electricity was a scarce commodity after the Crooke Falls plant washed out in the flood of 1921. Mike Pavich arranged for his own generators, one of which furnished juice to not only the Hough Block but also the Armory building and the firemen's annual masquerade in February, 1935.

In March, 1934, following the repeal of prohibition, the Paviches obtained Lake City's first liquor license to open the Lake City Liquor Store.

The store advertised standard brands of whisky, wines and gin "at low-profit prices," together with "Tivolli and other high class bottled beers."

In addition to the liquor store, which opened in what is now the lobby of the Black Crooke Theatre, Mike and Stella opened a cafe in the adjoining room which is now known as "Mammy's" in Stella's honor.

"Those were busy times," she recalled years later, "with cooking and washing, running the liquor shop, and looking out after my four small boys."

But there was plenty of laughter, too, she was quick to recall. "It makes you young to live with people who make you laugh," she said. "What days those were!... we were laughing all the time."

"I'll tell you, we worked, oh how we worked, but we also had fun. Sometimes I'd be laughing so hard that I'd have to stop cooking."

Favorite fare at Pavich's Lake City cafe were steaks, chops and short orders. T-bone steaks were popular and usually received rave reviews, although one unnamed revenue man thought the 50-cent charge was "highway robbery."

The Paviches ran a bar in conjunction with the cafe and gradually enlarged it with upwards of 30 slot machines. Lake City was a wide open town with little law enforcement at that time.

The Paviches' son, Brice, recalls the place was packed and his father often worked throughout the night without sleep.

A horseshoe-shaped counter was constructed to hold the wide variety of slot machines. The slots were acquired through a gaming outfit in New

continued page 12

Stella Pavich Article, Lake City Silver World 21 June 2001, page 2.

Pavich,

continued from page 4

Orleans and ranged from penny to nickel and quarter, all the way up to 50-cent and dollar slots, the latter favorites with visiting businessmen.

It was estimated a single $1 slot machine could earn up to $800 a day during the busy 60-day summer season in Lake City.

Fishermen headed out for a day on the stream often gave their wives money to shop and spend on the slots. In the event of an unannounced inspection, the slots were quickly removed from the top of the counter to a lower, out-of-the way shelf.

One visitor of the time recalls peering in the doorway and not seeing a single slot, although the sounds of gambling continued. On closer look, he could see legs -- some in stocking and heels -- kneeling behind the counter as they continued to work the slot machines.

Known for his wit, Mike Pavich was once asked by a visitor whether his slots actually paid.

"Oh sure they do," he responded, "if they don't pay you, they pay me."

Colorado began cracking down on gambling emporiums the late 1940s and Lake City slot machines began to be slowly phased out.

In their stead, the Paviches opened a thriving grocery store, eventually buying out their across-the-street neighbor, the old Henry Hoffman grocery, a store with lineage dating back to such pioneer grocers as Schiffer & Co., Patz & Richards, and Foster & Richards.

With the advent of 24-hour electricity in 1949, the Paviches introduced the novel concept of frozen foods to Lake City.

Mike's Grocery opened in 1945 and continued through 1975 as a bellwether business of downtown Lake City. Many current day residents and visitors gained their first introduction through the grocery and the always elegantly-attired Stella Pavich. Business thrived, although Mike forecast that business "would never be the same" after Highway 149 was paved into Lake City.

The advent of World War II briefly sidelined Mike Pavich's plans for a movie theatre in a room behind the liquor store in what is now the Black Crooke Theatre.

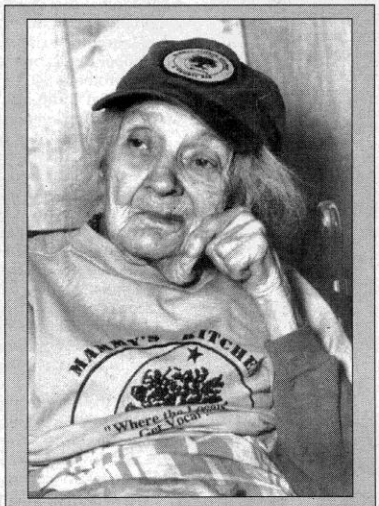
The movie theatre ran summers from 1945 to 1949, the theatre seating 80 to 90 people for movies which changed three times a week. Tickets were priced at 30-cents for adults and an affordable 9-cents for children.

Pavich sons Larry and Brice were in charge of running the projector and keeping the film moving. Predictable favorites for summer fare were westerns and John Wayne.

The theatre closed in 1949, after which Mike Pavich rented the room as an adjunct to Jack Milner's next door Log Cabin Inn.

The Paviches acquired additional real estate with the old Avery brick building to the north of the Hough Block which had been Bessie Dwyer's restaurant, together with the Soderholm buildings on the opposite side of Silver Street -- now the home of Timberline Craftsman -- where sons Jesse and Mickey Pavich opened their own grocery store in 1946. Through tax sale the Paviches also acquired a portion of what is now the Lake City Park in the downtown area.

The vacant space between the Avery and Hough buildings was filled in by the Paviches in the early 1950s with what is now Malinda McDonald's flower shop. The new building, together with the old Avery building, were successively used as a combined bar and restaurant by Roy Pray and Larry Pavich. This was the site of Jim and Therese Ryan's introduction to Lake City business in 1955 with their Lone Star Cafe & Bar.



Stella Moore Pavich in a last photo taken by Bob Stigall during a return visit to Lake City in 1999.

Each of the Pavich sons grew to manhood while in Lake City. Acquaintances of the time recall that the boys was always neatly and attractively dressed. Mike and Stella vowed at an early date that each of the boys would receive a college education. All four were enrolled at Texas Tech in Lubbock, Texas, although World War II put the boys' college plans on hold.

Jesse, Mickey, Larry and Brice all enlisted in the war effort. Concern over her boys' welfare led Stella to become an avid reader and writer as a way to divert her mind from her sons in the war. "Every time we got a business telegram, I was scared to death. Writing took my mind off it."

She began with lyrics to songs, 28 of which were subsequently copyrighted.

Stella belonged to four different book clubs and "read everything I could get my hands on." She also found writing inspiration by recalling the colorful tales she heard from Lake City oldtimers such as Hugh Coburn, Rube Fullington, Frank Swank, Nute McCloughan, and Bessie Dwyer.

Her first book, a poetic narrative entitled THE TRUE STORY OF PACKER THE CANNIBAL was published by Story Book Press in 1954. The booklet went through four separate printings and in its 1961 enlargement by Comet Press Books included other narrative stories on the hanging of Betts and Browning, Horse Thief Trail, and "The Irish Wake."

Stella Pavich's prose, according to reviewers, was "strong and dramatic... the surprise is that they have been written by a woman. The accent everywhere is virile and muscular!"

Stella continued to operate the assorted family businesses in the Hough Block following the death of her husband, Mike, in November, 1961. She rarely left the building, according to granddaughter Karen Hurd, even for a picnic or social function. "Her whole life was wrapped up in that building."

Lake City residents could set their clock by Stella's timeliness, coming down from her upstairs apartment -- always carefully dressed in a sleeveless blouse and dress, her black hair done up, and often wearing jewelry made by her son, Mickey -- to open the grocery store.

She continued the businesses through 1975. The following year she sold her Lake City real estate to John Parker and officially retired. Through the years, she developed a close affinity with the Hough Block and, in making the sale to Parker, said a prime consideration was finding someone who could afford to keep a roof on the building and preserve it.

"That building and I became close friends through the years," she said.

Hinsdale County Chamber of Commerce named Stella Pavich Lake City's "Woman of the Year" during the chamber's annual banquet in 1976.

Following sale of her Lake City property, she built a residence near the Gunnison/Hinsdale county line and continued to live there until failing health made it necessary for her to enter Gunnison Health Care Center in May, 1993.

She continued a resident there, in increasingly frail health, until her death at age 98 last week.

Stella Pavich is survived by a son, Brice Pavich, of the lower Lake Fork. There are also five grandchildren, including Linda Ragle and Karen Hurd of Lake City; six great grandchildren, and four great-great grandchildren.

She was predeceased by her husband, Mike Pavich; a brother, Bookie Moore; three sons, Jesse Pavich, who died in 1990, and Mickey Pavich and Larry Pavich, both of whom died in 1975; and a granddaughter, Cindy L. Pavich, who died in 1971.

At the family's suggestion, memorials in Stella Pavich's name may be made to Gunnison Health Care Center, 1500 West Tomichi in Gunnison.

Stella Pavich Article, Lake City Silver World 21 June 2001, page 3.