Memorandum

To:	City Council
From:	Jeffrey M. Noffsinger, Community Development Director and Historic Preservation Officer
Meeting Date:	October 17, 2026
Re:	Ratification – HPC 26-06 – G3 Casino Resort– Request for Demolition

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Request: At the regular Historic Preservation Commission ("HPC") meeting on September 22, 2026, the HPC considered the application for a Certificate of Appropriateness for demolition of multiple structures in regard to the G3 Casino Resort project.

The applicant is requesting approval of the Historic Preservation Plan (attached) which includes the demolition of several residential structures, the potential relocation of two residential structures, and the reuse of rock wall materials and historic ruins, and the facades from several structures.

Pertinent Facts: The City Council approved the Final Development Plan for the Gregory Gulch Resort PUD on May 19, 2026. This action effectively contemplated the removal of the historic features of the site. Refer to the staff report dated September 22, 2026, for an analysis of the request.

Summary: Commissioner Jeremy Kaiser made a motion with four findings of fact and ten conditions for approval of the Historic Preservation Plan as submitted by the applicant (see attached motion). The motion was seconded by Chair Forsyth. The motion carried 3-2 with Commissioners Forsyth, Kaiser, and Everett in support. Commissioners Connelly and Shofner opposed.

In a letter from OS Architecture dated October 2, 2026, the applicant has requested to modify several of the conditions imposed by the HPC.

Legal: As required by Land Development Code section 16-8-107.c.2.A, City Council shall ratify decisions made by the HPC for a Certificate of Appropriateness for Demolitions.

As a reminder, a full review cannot be conducted for this item by City Council unless pulled off the consent agenda by most of the Council. If an item is pulled

from the consent agenda, then a Public Hearing will be conducted by City Council during the following City Council meeting.

Staff Recommendation:

Staff recommend pulling the item from Consent Agenda to conduct a public hearing at the City Council meeting on November 3, 2026.

Attachments:

1) Staff Report dated September 22, 2026
2) Memo dated August 28 – Economic and Logistical Consideration
3) Historic Preservation Plan
4) Memo from OS Architecture dated September 16, 2026 – Plan Clarification
5) G3 Letter dated September 16, 2026 – Relocation Efforts
6) HPC Motion with Findings of Fact and Conditions of Approval
7) Memo from OS Architecture dated October 2, 2026 – Proposed Modifications to HPC Conditions of Approval

Staff Report – Amended

To:	Historic Preservation Commission (HPC)
From:	Jeffrey M. Noffsinger, Community Development Director
Meeting Date:	September 22, 2026;
Re:	HPC 26-06 – G3 Casino Resort Request of Demolition
Owner:	G3 Gaming, LLC

Request:
The applicant is requesting approval of the Historic Preservation Plan which includes the demolition of several residential structures, the potential relocation of two residential structures, and the reuse of rock wall materials and historic ruins, and the facades from several structures.

Pertinent Facts:

The City Council approved the Final Development Plan for the Gregory Gulch Resort PUD on May 19, 2026. *This action effectively contemplated the removal of the historic features of the site.*

A Certificate of Appropriateness is required for the demolition of *buildings*, structures, *and historic landmarks*, unless the Historic Preservation Officer determines that the building or structure poses an imminent threat to public health or safety, and demolition or partial demolition is the optimal way to mitigate the imminent threat.

City Council ratification is required for all demolitions approved by the HPC per Land Development Code Section 16-8-107.

Applicable Regulations:

Land Development Code
Article 2. Historic Preservation
Division 2-1. Findings, Purpose, Intent, Application, Limitations, and Modification of LDC Standards. Section 16-2-301 is specific to demolitions.

Central City Design Guidelines
It does not appear the Design Guidelines are applicable to this request with the exception of Guideline 90 regarding rock walls, which states that stone walls that retain their historic integrity, as determined by the HPC, may not be removed or relocated.

Administrative Appeals
If the HPC does not approve a COA for demolition the applicant may appeal pursuant to Section 16-8-502 Administrative Appeals. Similarly, the HPC may appeal a decision of the Historic Preservation Officer.

Analysis:
The applicant has submitted a memo explaining the components of the Historic Preservation Plan. Supporting the memo with detailed plans for each of the ten properties. *The applicant is seeking to deviate from the requirements of Guideline 90*. Below is a review of each of the properties.

Property #1 – Leavitt Street #1
A non-contributing structure that was relocated from an unknown location many years ago. I have toured the former residence and found the interior to be in poor condition with evidence of transient living. The exterior is in poor condition and needs repair. The structure is set on a foundation. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b) if the applicant chooses not to relocate as proposed.

Property #2 – Leavitt Street #2
A non-contributing structure that was relocated from an unknown location many years ago. I have toured the former residence and found the interior to be in poor condition with evidence of transient living. The exterior is in poor condition and needs repair. The structure is set on a foundation. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b) if the applicant chooses not to relocate as proposed.

Property #3 – 341 Gregory St – Rock Wall & Accessory Structure
The rock wall does not appear to be original but repaired to look as it was. The accessory structure is not listed on the Survey with the main structure. The applicant is proposing demolish both the rock wall and accessory structure. The rock wall material will be relocated and incorporated into the Historic Discovery Lane. Please refer to Sheet 7.01 and 7.02.

Property #4 – 341 Gregory St – Residence
A contributing structure that was completely renovated in the 1980's. The most recent owners were the Connelly's who sold the property to G3 Gaming in August 2025. This structure is the only one that is habitable. Extensive efforts have been made to relocate

the structure; however, the size of the home and the limited options to relocate proved to be untenable. Unfortunately, the developer is seeking a COA to demolish the structure.

Property #5 – 351 Gregory St
A contributing structure that is proposed to be demolished. The applicant is proposing to remove the front facade and reuse in the Historic Discovery Lane project. The interior is in poor condition with evidence of transient living. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #6 – 361 Gregory St
A contributing structure that is proposed to be demolished. The exterior and interior are both in poor condition. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #7 – Former Power Plant Ruins
The applicant is proposing to carefully incorporate the north and west facade and relocate into a feature at the Historic Discovery Lane. Please refer to Sheet HP 7.01 for more detail. *The ruins are listed as contributing landmark in the National Historic Landmark District application. The developer is seeking a COA for the removal and relocation of the ruins.*

Property #8 – Freemasons Monument
The applicant is proposing to incorporate the existing Freemason commemorative plaques into the north wall of the Freemasons Plaza. The wall will be constructed from rock materials from the power plant ruins. Please refer to Sheet HP 6.07 and HP 7.01 for more details.

Property #9 – 331 Gregory St
A contributing structure that is proposed to be demolished. The applicant is proposing to remove the west facade and reuse in the Historic Discovery Lane project. The interior is in poor condition with evidence of transient living. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #10 – 161 Packard St
A contributing structure that is proposed to be demolished. The exterior is in poor condition. As the Historic Preservation Officer, the property is deemed to be unsafe, and it

should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Collectively, the ten properties represent the Historic Preservation Plan. The only applicable components for formal review from the LDC are residence at 341 Gregory, the *Power Plant Ruins*, and the associated rock walls on several properties. However, staff is seeking approval of the Historic Preservation Plan *in it's entirety as presented by the applicant.*

Staff Recommendation:
This is a difficult scenario since the proposal conflicts with the Land Development. Code, Design Guidelines, and the fact that the City Council has already approved the Final Development Plan, which contemplated the removal of these structures.

Historic preservation in our community is very important, but so is economic development to support historic preservation efforts. Unfortunately, a reasonable solution cannot be realized to relocate the contributing structures and all of the rock wall features; however, economic realities and the unsafe conditions of all but 341 Gregory make this decision more palatable.

Staff is encouraged that architectural elements from each property is being incorporated into the Historic Discovery Lane concept. Also, it is possible the Central City URA will consider using a portion of tax revenues from the overall project to support future community historic preservation efforts *although no formal agreements have been established*. Staff recommends approval of the Historic Preservation Plan as presented.

Action:

1) A motion to approve HPC 26-06, the Historic Preservation Plan as submitted by the applicant with the following findings:
    a. *The Commission concurs with the determination by the HPO that properties 1,2, 5, 6, 9, 10 are an imminent threat to public safety in accordance with Section 16-2-301(b) of the Land Development Code;*
    b. *The Commission supports the relocation of all historic rock walls and waives the requirements of Guideline 90 of the Central City Design Guidelines;*
    c. *The Commission supports issuing a Certificate of Appropriateness for Demolition of the residence and accessory structure located at 341 Gregory for the purpose of economic development activities as the City Council previously approved the Final Development Plan for the Gregory Gulch Resort PUD;*

d. *The Commission supports issuing a Certificate of Appropriateness for Demolition of the Power Plant Ruins and their careful relocation of the materials into the design of the project.*

2) A motion to deny HPC 26-06, the Historic Preservation Plan as submitted by the applicant with the following findings:

a. *The Commission does not support the determination by the HPO that properties 1,2, 5, 6, 9, 10 are an imminent threat to public safety in accordance with Section 16-2-301(b) of the Land Development Code;*
b. *The Commission does not supports the relocation of all historic rock walls pursuant to the requirement of Guideline 90 of the Central City Design Guidelines;*
c. *The Commission does not support issuing a Certificate of Appropriateness for Demolition of the residence and accessory structure located at 341 Gregory for the purpose of economic development activities as the City Council previously approved the Final Development Plan for the Gregory Gulch Resort PUD;*
d. *The Commission does not support issuing a Certificate of Appropriateness for Demolition of the Power Plant Ruins and their careful relocation of the materials into the design of the project.*

Attachments:

1) Applicant Memo
2) Historic Preservation Plan
3) Email from OS Architecture dated 9/14/26

OBERMEIER·SHEYKHET ARCHITECTURE

1635 Blake Street, Suite 100
Denver, Colorado 80202
303.327.4600
www. osarchitecture.com

MEMORANDUM

To:	Mr. Jeff Noffsinger	**Date:**	August 28, 2026
Company:	City of Central	**Project:**	Gregory Gulch Gaming
From:	G3 Gaming; Development Team	**Project No.:**	92306 GGG
Subject:	**Historic Preservation Economic & Logistic Consideration**	**File Name:**	
Attachments:		Via:	Email

GREGORY GULCH GAMING RESORT:
Historic Preservation Plan: Economic & Logistic Consideration

G3 Gaming LLC respectfully requests approval of the attached documents illustrating the updated Historic Preservation Plan for the Gregory Gulch Gaming Resort project. The Plan reflects a continued effort to balance preservation of Central City's historic resources with the physical, economic, and logistical constraints of the proposed development.

The proposed preservation and mitigation measures include creation of a **"Historic Discovery Lane,"** featuring reconstruction and interpretation of historic ruins, relocation of existing historic markers, and historically accurate artistic representations of selected historic façades cast in concrete. The Historic Discovery Lane will incorporate interactive interpretive signage, lighting, and seating and will form part of the Easter Gardens within the overall development.

Both the Gardens and Historic Discovery Lane will be open to the public and accessible free of charge. Together, they intend to provide a meaningful public amenity that preserves and communicates the history of Gregory Gulch while integrating that history into the future development of the site.

As illustrated in the attached documents, several historic houses will require demolition due to unforeseen economic, physical, and logistical constraints. The project team has sought first to *avoid the loss of historic resources where feasible, minimize impacts where avoidance is not practical, and provide meaningful mitigation and interpretation where demolition cannot reasonably be avoided.*

In considering this request, we respectfully ask the Commission to take the following circumstances into account:

- **Substantial efforts were made to relocate and preserve the historic houses.** Our team evaluated relocation alternatives and conducted numerous discussions and extended negotiations with potential recipients of the structures. Despite these efforts, the prospective recipients ultimately determined that they could not accept the proposed relocation.
- **Decades of neglect have resulted in severe deterioration.** Several of the protected structures are presently in an advanced state of dilapidation and disrepair. Their existing physical condition substantially complicates stabilization, relocation, rehabilitation, and long-term preservation and limits the range of technically and economically feasible preservation alternatives.

- **Creative mitigation measures are proposed to retain and interpret important architectural features.** Select façades from the structures located at **331 and 351 Gregory Street** are proposed to be carefully documented and preserved through full-scale "shadow box" concrete imprints. These architectural interpretations will become part of the narratively enriched **Character Village**, allowing important elements of the historic streetscape to remain visible, understandable, and connected to their historic context.

The revised Historic Preservation Plan is therefore intended not simply to mitigate the loss of individual structures, but to create a broader interpretive experience through which residents and visitors can better understand the history, architecture, and evolution of Gregory Gulch. G3 Gaming LLC remains committed to honoring the historic character and heritage of Central City generally and the Gregory Gulch area specifically. The proposed Plan incorporates preservation where feasible, documentation and interpretation where direct preservation is impracticable, and new public amenities designed to reinforce the historic identity of the area for future generations.

We respectfully request the Historic Preservation Commission's review and approval of the attached revised Historic Preservation Plan.

END OF MEMORANDUM

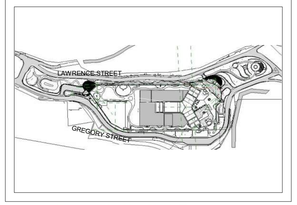
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



ARCHITECT OF RECORD:
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CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT

G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A.	3/26/2026	FDP CITY COMMENTS
B.	4/29/2026	FDP CITY COMMENTS
C.	5/6/2026	FDP RECORD SET
D.	8/11/2026	HISTORIC PRES. COMMISSION

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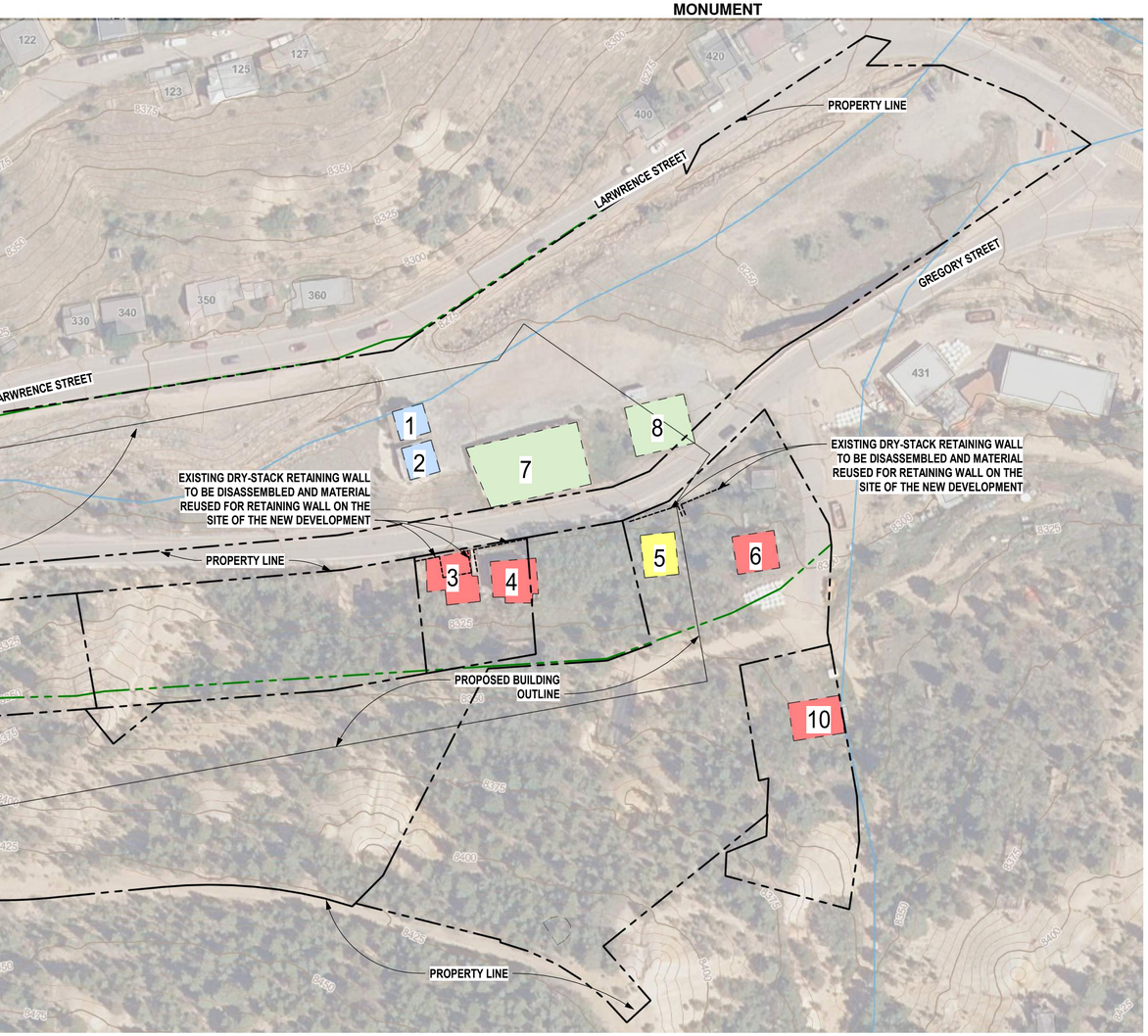
ISSUED FOR:
HISTORIC PRESERVATION COMMISSION

SHEET TITLE:
HISTORIC PRESERVATION PLAN

SCALE: AS NOTED

SHEET NUMBER:
HP 1.01

VOLUME 04 DD




1. 430A LAWRENCE ST


2. 430B LAWRENCE ST


3-4. 341 GREGORY ST & ANCILLARY STRUCTURES


5. 351 GREGORY ST


6. 361 GREGORY ST


7. POWER PLANT RUINS


8. FREEMASONS COMMEMORATIVE MONUMENT


9. 331 GREGORY ST

1 HISTORIC PRESERVATION EXISTING SITE PLAN

SCALE: 1" = 60'-0" @ 24x36

TRUE NORTH / PROJECT NORTH

GRAPHIC SCALE
0 30' 60' 90' 120' 180' 300'
0 1/2" 1" 2" 3" 5"
SCALE: 1" = 60' @ 24x36

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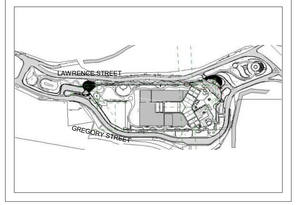

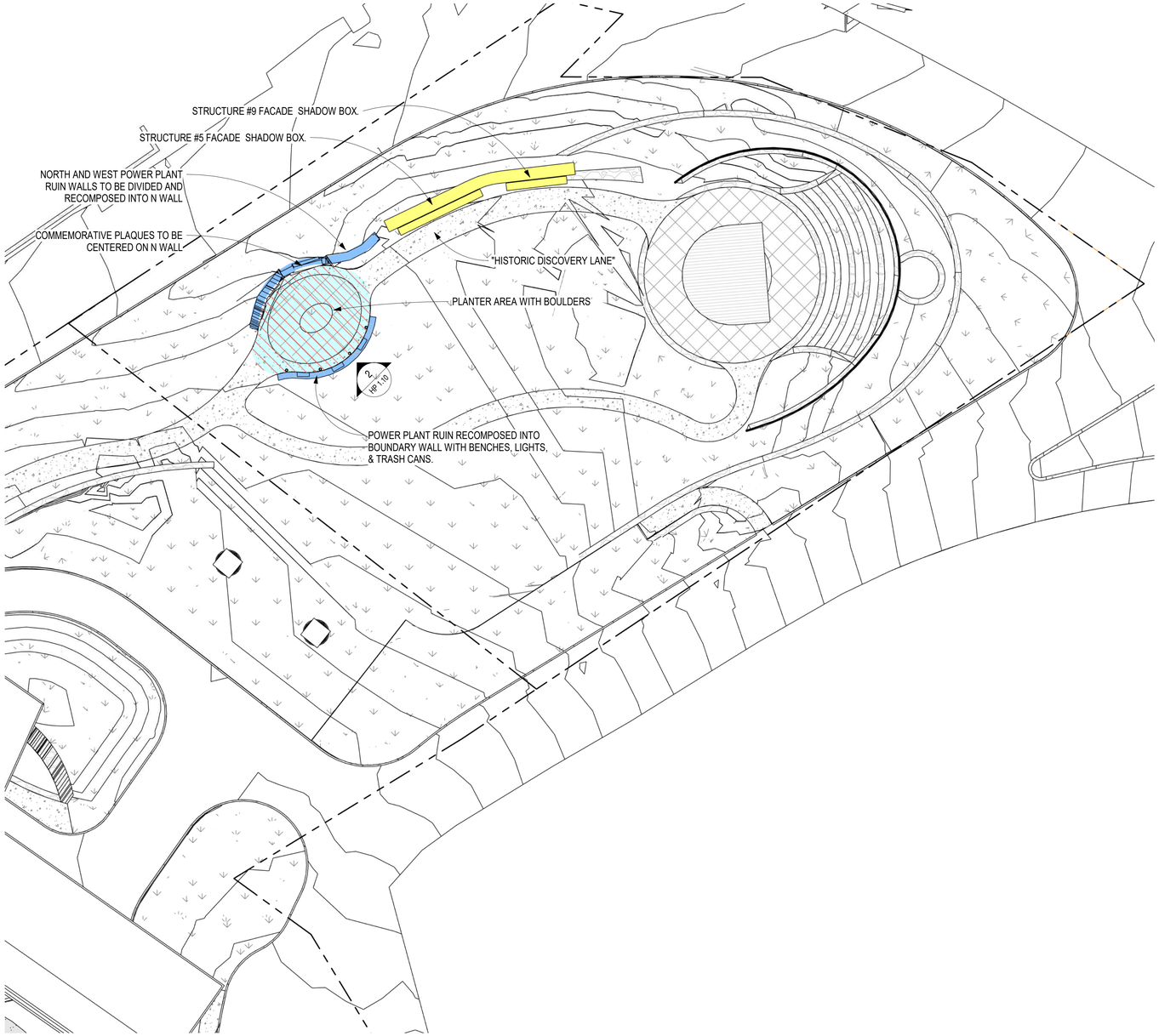

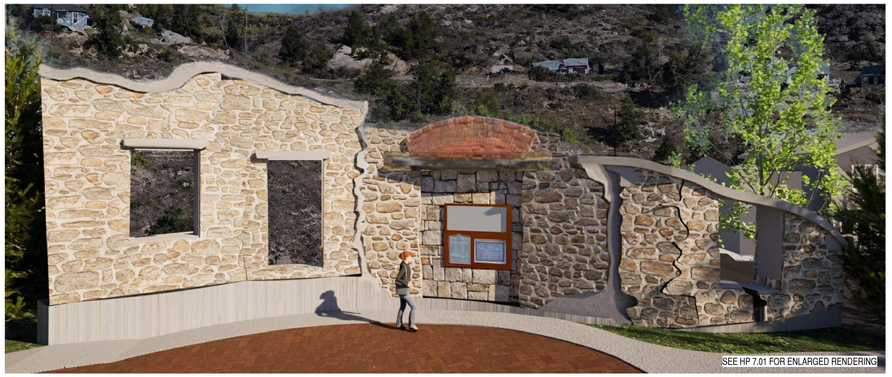

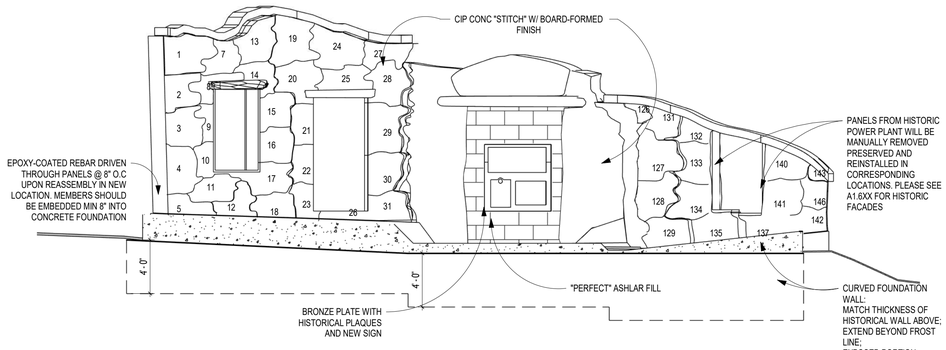

2 N ELEVATION TELLER MASONIC RETREAT

SCALE: 3/16" = 1'-0" @ 24x36

1 PROPOSED TELLER MASONIC RETREAT & HISTORIC DISCOVERY LANE

SCALE: 1" = 20'-0" @ 24x36

TRUE NORTH | PROJECT NORTH

GRAPHIC SCALE
0 10' 20' 30' 40' 60' 100'
0 1/2" 1" 2" 3" SCALE: 1" = 20' @ 24x36 5"

ARCHITECT OF RECORD:
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GREGORY GULCH GAMING RESORT

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[TBD] GREGORY STREET
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REVISIONS:

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HISTORIC PRESERVATION COMMISSION

SHEET TITLE:
HISTORIC PRESERVATION PLAN

SCALE: AS NOTED

SHEET NUMBER:
HP 1.10

VOLUME 04 DD

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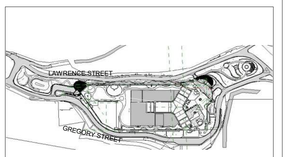








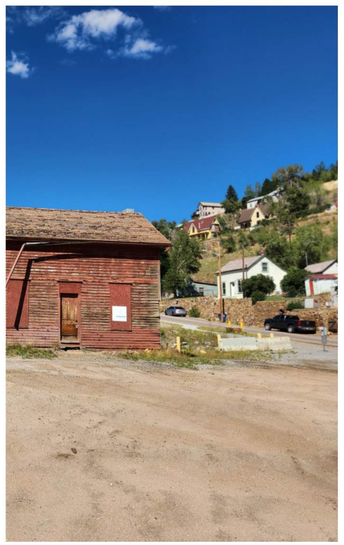
PROPERTY ADDRESS: 430-A LAWRENCE STREET

YEAR BUILT: 1890

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. STRUCTURE IS NOT ON IT'S ORIGINAL LOCATION AND HAS BEEN RELOCATED TO THE CURRENT LOCATION.

PLAN FOR EXISTING STRUCTURE:
1. STRUCTURE TO BE RELOCATED TO NEW LOCATION.
2. NEW LOCATION IS YET TO BE DETERMINED.





COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.171
County: Gilpin
Resource Name: Residence
Resource Address: 430 Gregory
Block Number: 042
Lot Number: 000B
Parcel Number: 183512401049



Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Non-Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: HRC Update1 recommends a change in status to non-contributing, noting that the building was in the process of being moved, and that the enclosed porch and south extension had been removed. This building sits next to another moved building, 420 Gregory (5GL.7.170). 2015 Survey: Building is located on the edge of a bus parking lot. Windows are all boarded up.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

1 SITE PLAN STRUCTURE 1 - 430A LAWRENCE STREET
SCALE: 1/4" = 1'-0" @ 24x36

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PROJ. NO. 92305
DRAWN BY: OS
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REVISIONS:

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ISSUED FOR:
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SHEET TITLE:
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SCALE: AS NOTED
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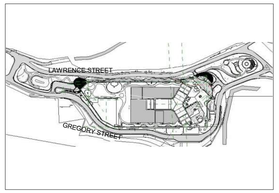



PROPERTY ADDRESS: 430-B LAWRENCE STREET

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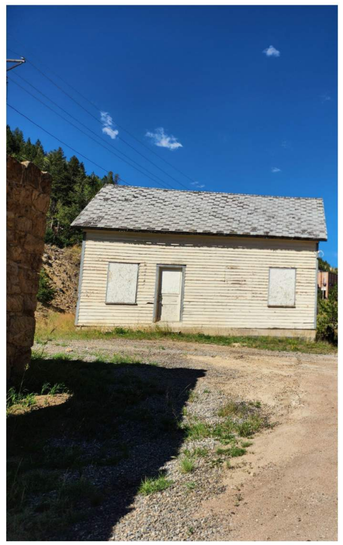
1. STRUCTURE TO BE RELOCATED TO NEW LOCATION.
2. NEW LOCATION IS YET TO BE DETERMINED.



COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey



Identification

Resource Number: 5GL.7.170
County: Gilpin
Resource Name: Residence
Resource Address: 420 Gregory
Block Number: 042
Lot Number: 000A
Parcel Number: 183512401050

Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Wood

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Non-Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: HRC Update1 recommends a change in status to non-contributing, noting that the building was in the process of being moved, and that a gable roof extension and mudroom had been removed. This building sits next to another moved building, 430 Gregory (5GL.7.171). 2015 Survey: Building is located on the edge of a bus parking lot. Windows are all boarded up.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

1 **SITE PLAN STRUCTURE 2 - 430B LAWRENCE STREET**
SCALE: 1/4" = 1'-0" @ 24x36

ARCHITECT OF RECORD:
OBERMEIER SHEYKHET ARCHITECTURE
1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026

REVISIONS:

A.	3/26/2026	FDP CITY COMMENTS
B.	4/29/2026	FDP CITY COMMENTS
C.	5/6/2026	FDP RECORD SET
D.	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.02
VOLUME 04 DD

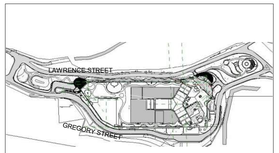
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



ARCHITECT OF RECORD:
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1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
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CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
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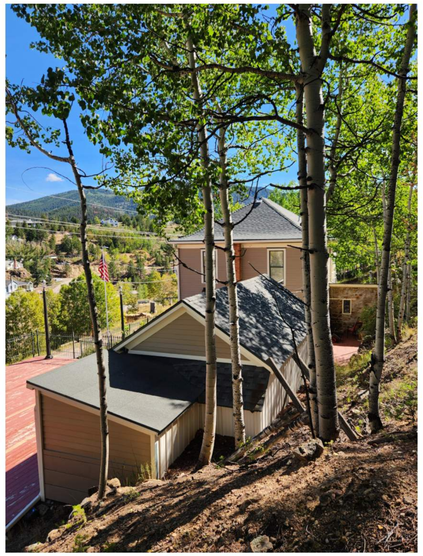
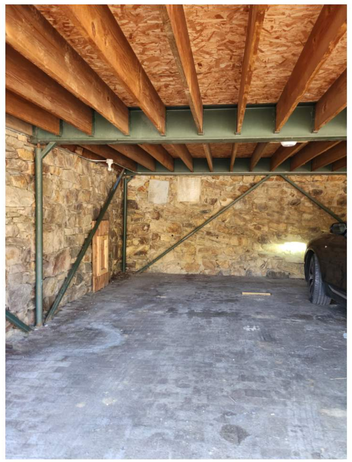
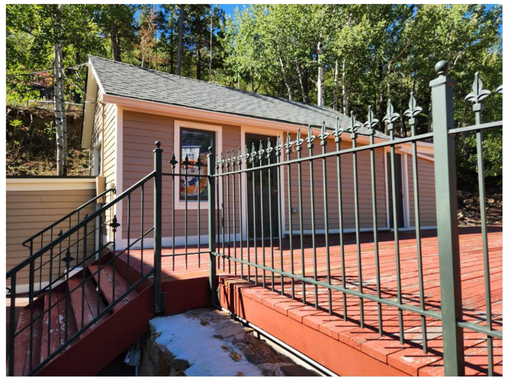
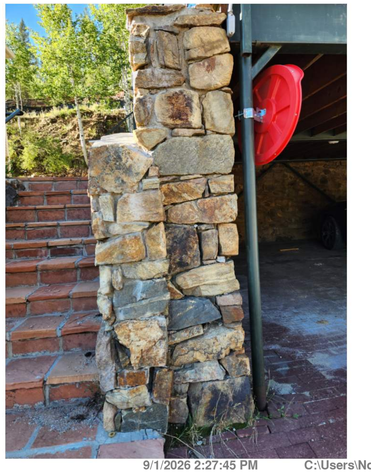












COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.167
County: Gilpin
Resource Name: Gregory Inn
Resource Address: 341 Gregory
Block Number: 044
Lot Number: 025-028
Parcel Number: 183512401098



Resource Information

Year Built: 1890 Number of Stories: 2
Roof Configuration: Hipped
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Good Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: Last use of the building appears to be as the Gregory Inn B&B. Currently advertised as for sale or lease and does not appear to be in use. No apparent alterations since last survey.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

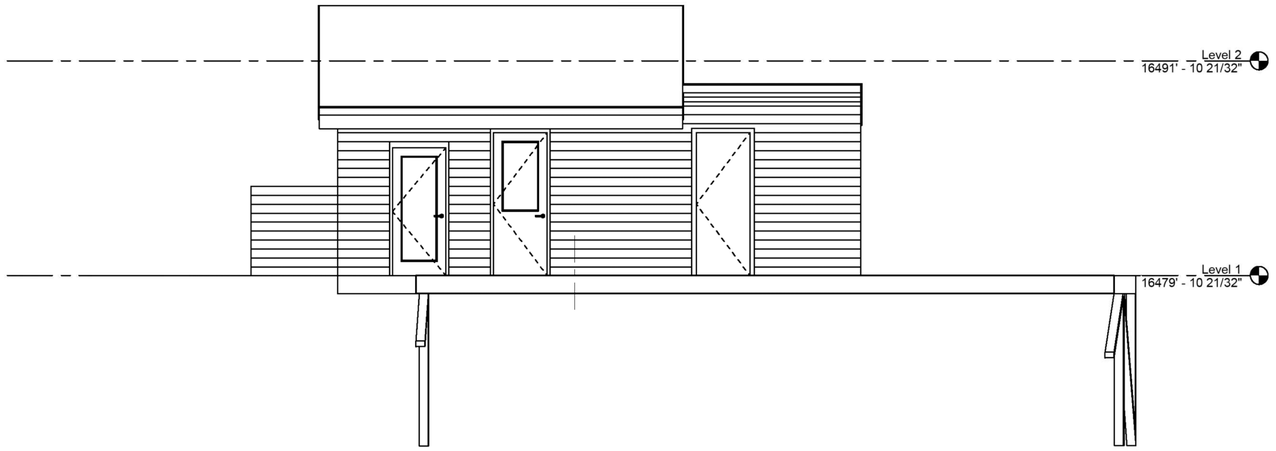
Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

PROPERTY ADDRESS: 341 GREGORY STREET

YEAR BUILT: 1890 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS COMPLETELY REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE TWO MAIN STRUCTURES ON THE PROPERTY ARE INTENDED TO BE DEMOLISHED IN THEIR ENTIRETY.
2. THE EXISTING STONE RETAINING WALLS TO BE RELOCATED AND REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.



1 **SITE PLAN STRUCTURE 3 - 341 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026

REVISIONS:

A.	3/26/2026	FDP CITY COMMENTS
B.	4/29/2026	FDP CITY COMMENTS
C.	5/6/2026	FDP RECORD SET
D.	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.03
VOLUME 04 DD



LATER ALTERATION FINISH AND COLOR



LATER ADDITION BRICK CHIMNEY



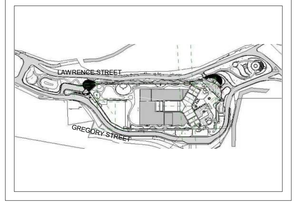
HISTORIC PRESERVATION GRAPHIC LEGEND

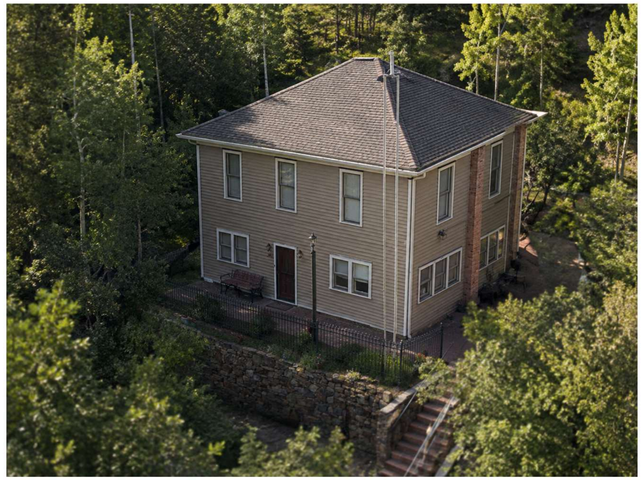
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





PROPERTY ADDRESS: 341 GREGORY STREET

YEAR BUILT: 1890 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS COMPLETELY REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE TWO MAIN STRUCTURES ON THE PROPERTY ARE INTENDED TO BE DEMOLISHED IN THEIR ENTIRETY.
2. THE EXISTING STONE RETAINING WALLS TO BE RELOCATED AND REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.167
County: Gilpin
Resource Name: Gregory Inn
Resource Address: 341 Gregory
Block Number: 044
Lot Number: 025-028
Parcel Number: 183512401098



Resource Information

Year Built: 1890 Number of Stories: 2
Roof Configuration: Hipped
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Good Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: Last use of the building appears to be as the Gregory Inn B&B. Currently advertised as for sale or lease and does not appear to be in use. No apparent alterations since last survey.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

1 **SITE PLAN STRUCTURE 4 - 341 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

ARCHITECT OF RECORD:
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1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	FDP CITY COMMENTS
B	4/29/2026	FDP CITY COMMENTS
C	5/4/2026	FDP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.04
VOLUME 04 DD

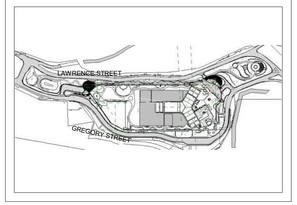
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



ARCHITECT OF RECORD:
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1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
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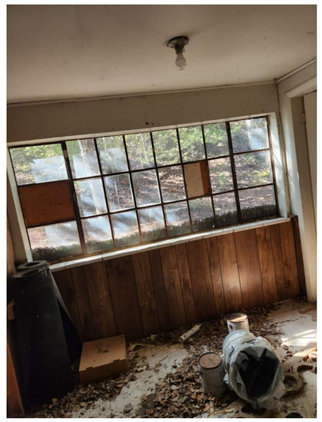

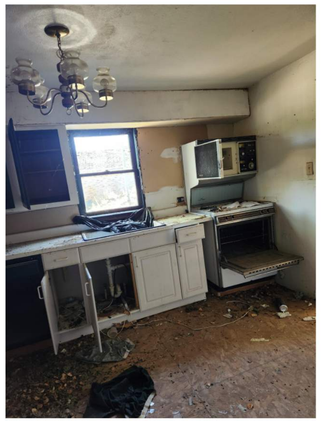



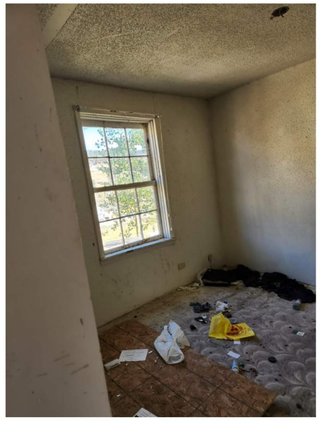



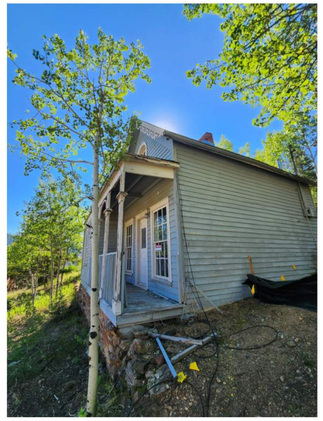

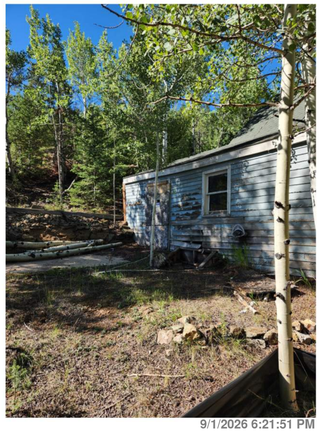

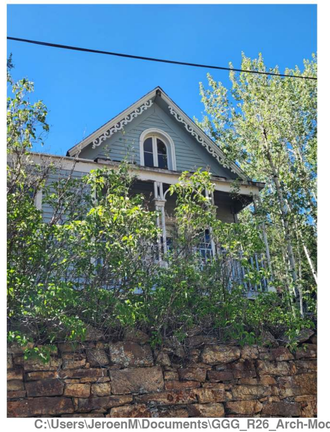

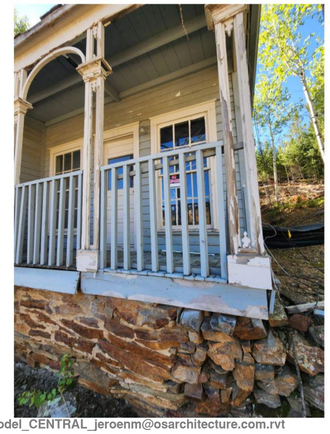

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PROPERTY ADDRESS: 351 GREGORY STREET

YEAR BUILT: 1890

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. HOWEVER, DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE FRONT FACADE TO BE REMOVED AND PRESERVED.
2. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.
3. THE EXISTING FACADE TO BE REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey



Identification

Resource Number: 5GL.7.168
County: Gilpin
Resource Name: Residence
Resource Address: 351 Gregory
Block Number: 044
Lot Number: 029
Parcel Number: 183512401099

Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Front Gabled
Style/Type: Folk Victorian, Gable Front
Original Use: Single Dwelling
Exterior Wall Material: Wood

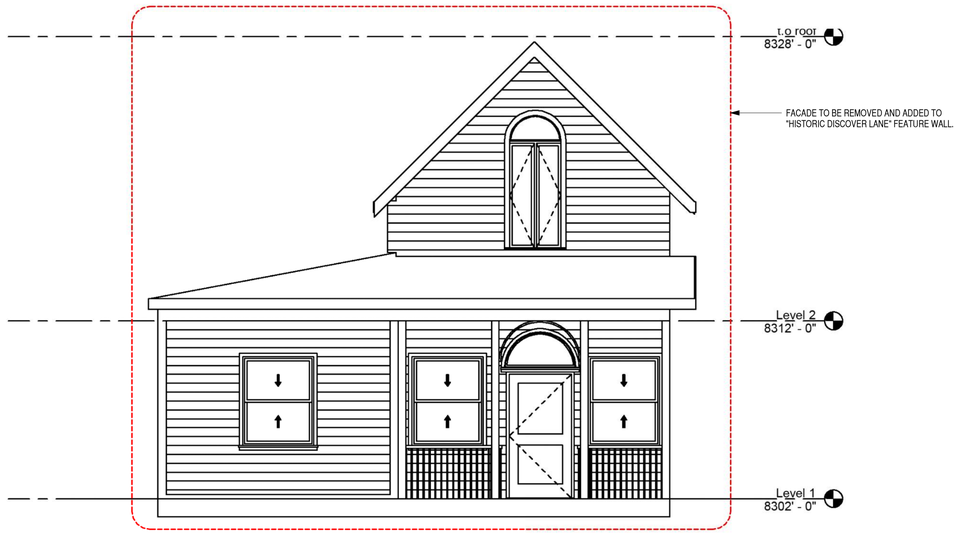
Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Fair
Current Use: Vacant/Not in Use

Notes: 2015 Survey: House is currently for sale and appears to be vacant. No apparent alterations since last survey. Appears that the building was originally a Gable Front dwelling with a later addition attached to the side. Fair integrity due to addition.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER



5 SITE PLAN STRUCTURE 5 - 351 GREGORY STREET
SCALE: 1/4" = 1'-0" @ 24x36

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	FDP CITY COMMENTS
B	4/29/2026	FDP CITY COMMENTS
C	5/4/2026	FDP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.05
VOLUME 04 DD

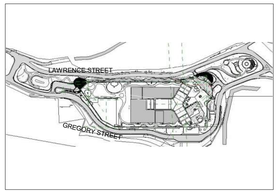
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



ARCHITECT OF RECORD:
OBERMEIER SHEYKHET ARCHITECTURE
1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

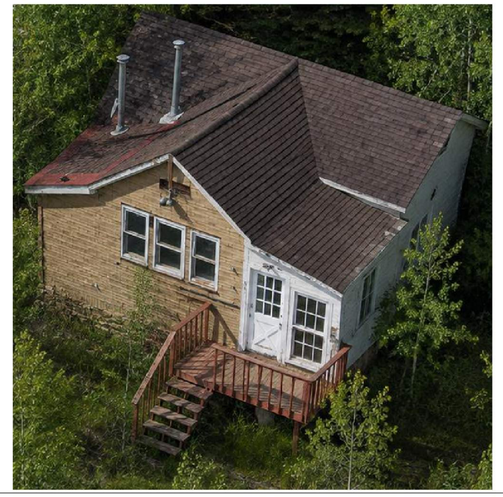
CLIENT:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION







PROPERTY ADDRESS: 361 GREGORY STREET

YEAR BUILT: 1893 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.169
County: Gilpin
Resource Name: Residence
Resource Address: 361 Gregory
Block Number: 044
Lot Number: 030-032
Parcel Number: 183512401100

Resource Information

Year Built: 1893 Number of Stories: 1
Roof Configuration: Cross Gabled
Style/Type: Gabled Ell
Original Use: Single Dwelling
Exterior Wall Material: Asphalt

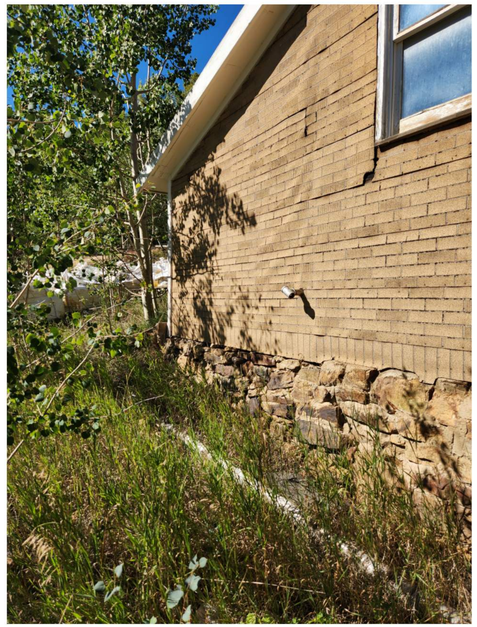
Evaluation

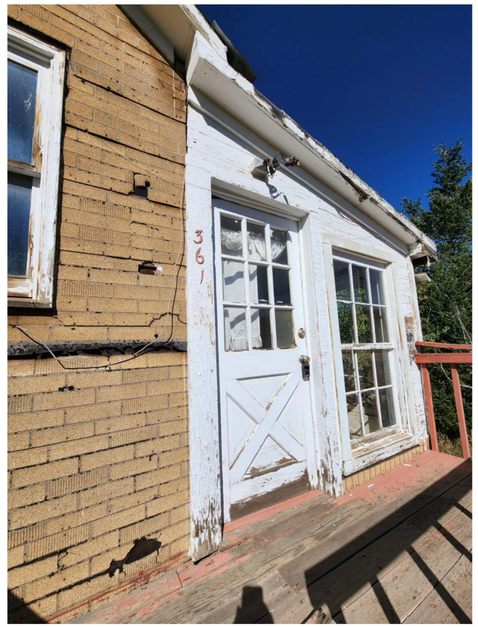
Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Poor
Current Use: Single Dwelling

Notes: 2015 Survey: Integrity is poor due to replacement of horizontal wood siding with rolled asphalt siding designed to imitate brick. This alteration has had a significant impact on the historic character of the house. Recommended as non-contributing due to loss of integrity.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER







1 **SITE PLAN STRUCTURE 6 - 361 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

GREGORY GULCH GAMING RESORT

G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	FDP CITY COMMENTS
B	4/29/2026	FDP CITY COMMENTS
C	5/6/2026	FDP RECORD SET
D	8/11/2026	HISTORC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.06
VOLUME 04 DD

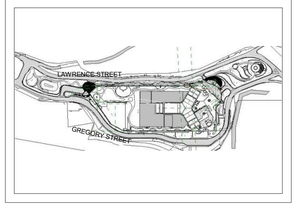
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

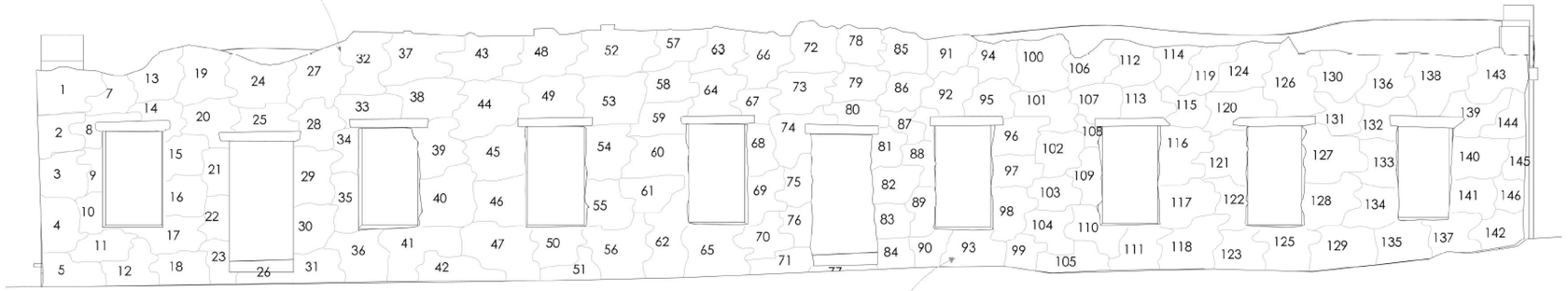
HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



LINEWORK REPRESENTS APPROX. CUTLINE BETWEEN STONE PANELS. SUCH CUTLINE IS TO FOLLOW MORTAR JOINTS BETWEEN ADJACENT STONES. PANELS TO BE TRANSPORTED AND RE-ASSEMBLED INTO NEW GEOMETRY AS SHOWN IN DESIGN ELEVATION (HP 6.03)

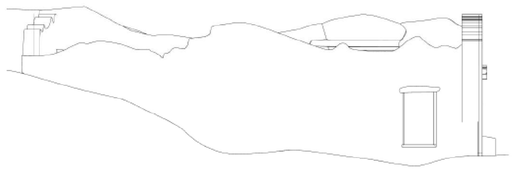


INJECT GROUT INTO PANELS TO STABILIZE BEFORE AND AFTER DIVISION.

WEST FACADE OF POWERPLANT RUIN IS INCORPORATED INTO DESIGN. WEST FACADE TO BE DIVIDED AND ENUMERATED AS NORTH FACADE IS FOR FINAL DELIVERABLE. THE SAME PROCESS OF STABLIZATION, DIVISION, TRANSPORTATION AND REASSEMBLY IS TO OCCUR FOR SELECT PORTION OF NORTH AND WEST FACADES.

1 POWER PLANT RUIN N

SCALE: 1/4" = 1' - 0"



2 POWER PLANT RUIN E

SCALE: 1/8" = 1' -0"



3 POWER PLANT RUIN W

SCALE: 1/8" = 1' - 0"









HISTORIC PRES #8: FREEMASONS MONUMENT

TWO EXISTING FREEMASON COMMEMORATIVE PLAQUES WILL BE RELOCATED FROM THEIR CURRENT LOCATIONS AND REINSTALLED CENTRALLY ON THE NORTH WALL OF FREEMASONS PLAZA -- CONSTRUCTED USING SALVAGED MASONRY FROM THE HISTORIC POWER PLANT RUIN. THE TWO PLAQUES WILL BE GROUPED WITH A NEW INTERPRETIVE SIGN IDENTIFYING AND DEDICATING FREEMASONS PLAZA. THE SIGNAGE WILL BE PROMINENTLY LOCATED FOR PUBLIC VIEWING. SEE HP6.03 FOR PLACEMENT OF SIGNAGE & PLAQUES.



HISTORIC PRES #7: POWER PLANT RUIN

THE HISTORIC POWER PLANT RUIN WILL BE PANELIZED, WITH ELEMENTS DIVIDED AND RECONSTRUCTED INTO A NEW DESIGN. BLOCKS WILL BE REASSEMBLED AS COMPONENTS ON THE NORTH AND SOUTH SIDES OF THE MASON'S PLAZA, PRESERVING MATERIAL CHARACTER WHILE ESTABLISHING A NEW SPATIAL COMPOSITION. SEE HP 6.03 FOR DESIGN ELEVATION SHOWING THE RECOMPOSED POWER PLANT.

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GREGORY GULCH GAMING RESORT

G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	FDP CITY COMMENTS
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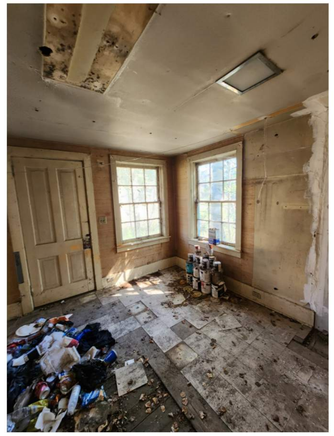
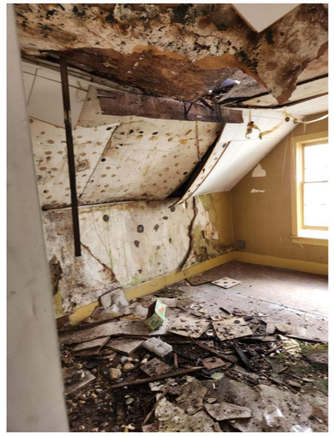
SHEET TITLE:
HISTORIC PRESERVATION PLAN

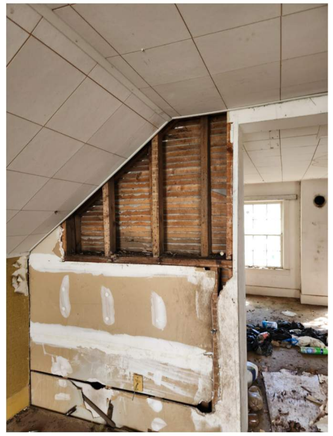
SCALE: AS NOTED

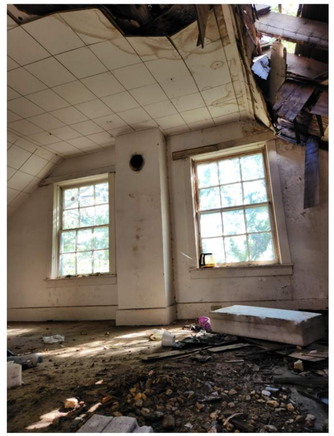
SHEET NUMBER:
HP 6.07

VOLUME 04 DD



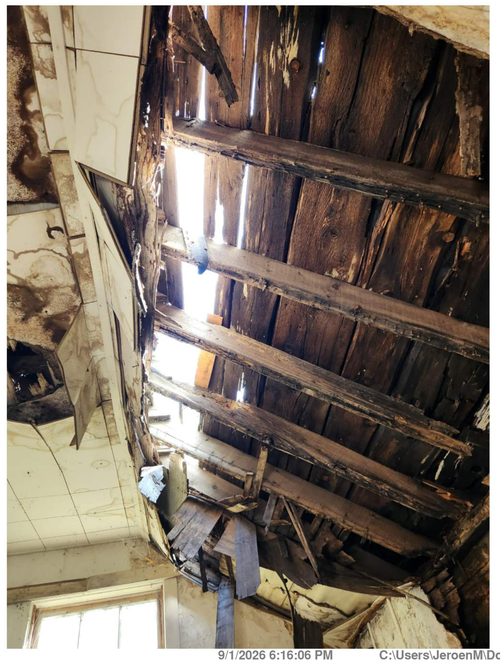














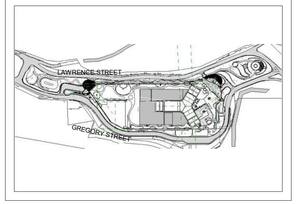
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





PROPERTY ADDRESS: 331 GREGORY STREET

YEAR BUILT: 1900

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. HOWEVER, DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE WEST FACADE TO BE REMOVED AND PRESERVED.
2. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.
3. THE EXISTING FACADE TO BE REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.166
County: Gilpin
Resource Name: Residence
Resource Address: 331 Gregory
Block Number: 044
Lot Number: 004-008
Parcel Number: 183512401095

Resource Information

Year Built: 1900 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

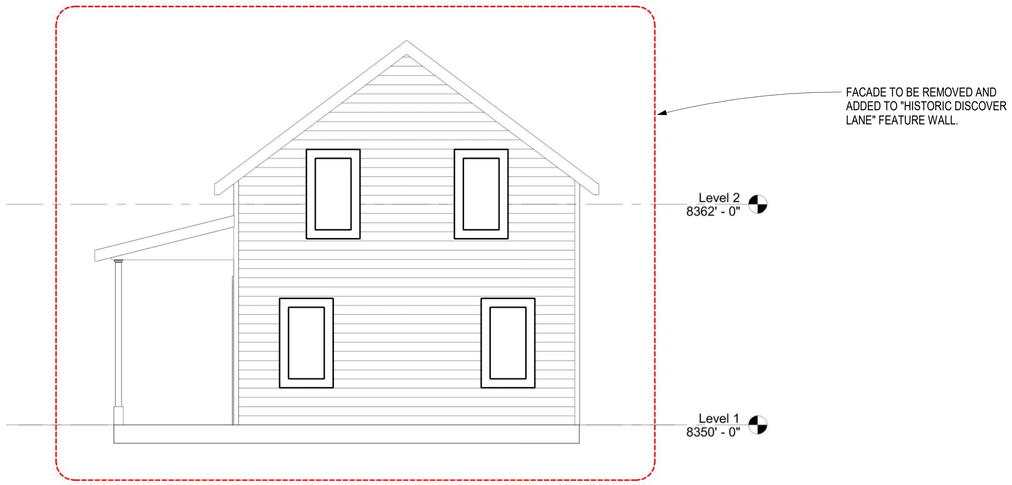
Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: No apparent alterations since last survey. Building in need of maintenance especially porch and roof.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER



1 **SITE PLAN STRUCTURE 9 - 331 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

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CLIENT:
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CONSULTANT:

ARCHITECT / ENGINEER SEAL:
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GREGORY GULCH GAMING RESORT

G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A.	3/26/2026	FDP CITY COMMENTS
B.	4/29/2026	FDP CITY COMMENTS
C.	5/6/2026	FDP RECORD SET
D.	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.09
VOLUME 04 DD

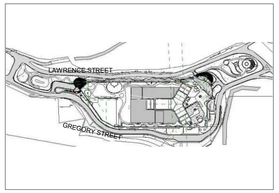
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



PROPERTY ADDRESS: 161 PACKARD STREET

YEAR BUILT: 1950

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE IS A VACANT AND BOARDED UP SHED WITH A NON-CONTRIBUTING HISTORICAL VALUE TO THE AREA. THE STRUCTURE DOES NOT REPRESENT ANY SPECIFIC ARCHITECTURAL STYLE. DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE STRUCTURE IS TO BE DEMOLISHED AND CLEARED FROM THE SITE.



COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.280
County: Gilpin
Resource Name: Residence
Resource Address: 161 Packard
Block Number: 45
Lot Number: 1-3
Parcel Number: 183512401101



Resource Information

Year Built: 1900 Number of Stories: 1
Roof Configuration: Shed
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Asphalt, Plywood/Particle Boa

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: COMPASS: Listed as built in 1953. HRC Update 2: Cites continued deterioration since initial survey in 1986, including broken windows and exposed wood siding. 2015: The 1953 construction date in COMPASS seems more accurate than the 1900 construction date from the NR Nomination. The shed roof form and the wall materials (plywood and asphalt roll siding designed to imitate stone) both appear to be mid-20th century. All of the openings have been boarded up since the last survey. Non-contributing due to either construction or alteration after the district's period of significance.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO **DENVER**

1 SITE PLAN STRUCTURE 10 - 161 PACKARD STREET
SCALE: 1/4" = 1'-0" @ 24x36

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CLIENT:
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CONSULTANT:

ARCHITECT / ENGINEER SEAL:
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GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026

REVISIONS:

A.	3/9/2026	FDP CITY COMMENTS
B.	4/29/2026	FDP CITY COMMENTS
C.	5/6/2026	FDP RECORD SET
D.	8/11/2026	HISTORIC PRES. COMMISSION

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EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.10
VOLUME 04 DD

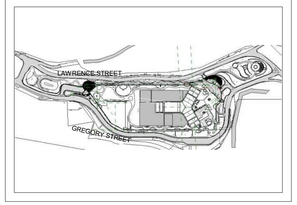
HISTORIC PRESERVATION GRAPHIC LEGEND

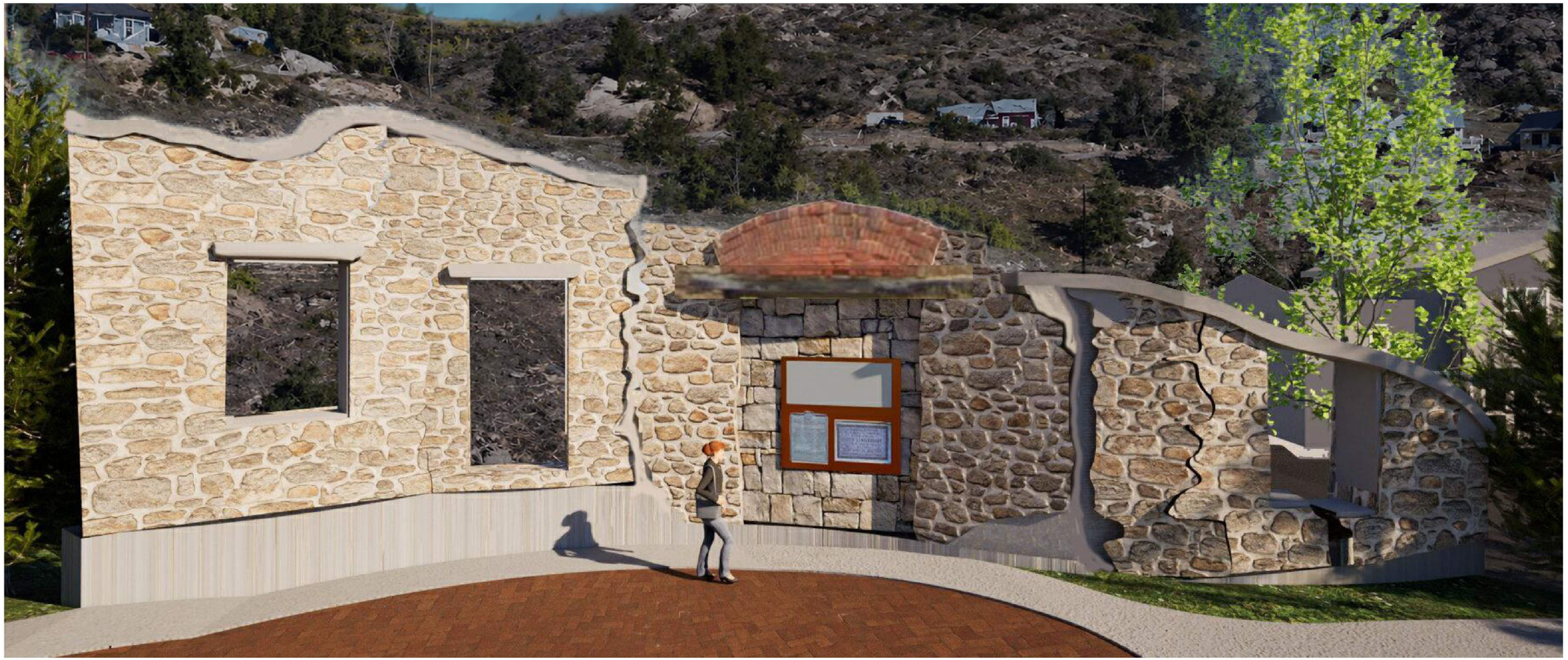
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





1 **PROPOSED N TELLER MASONIC RETREAT RENDERING**
SCALE: NTS

9/1/2026 6:20:26 PM C:\Users\Aleksandr\Documents\GGG_R26_Arch-Model_CENTRAL_intern7G754.rvt

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SHEET TITLE:
TELLER RETREAT ELEVATION
SCALE: AS NOTED
SHEET NUMBER:
HP 7.01
VOLUME 04 DD

HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
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- LOT LINE
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HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
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6. 361 GREGORY ST.
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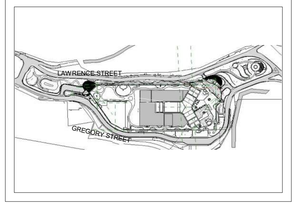
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





STREET VIEW ALONG HISTORIC DISCOVERY LANE. SHADOW BOXES OF HOUSES FROM SOUTH OF GREGORY

1 SCALE: NTS



STREET VIEW ALONG HISTORIC DISCOVERY LANE WITH FREE MASONS COMMEMORATIVE MONUMENT AND THE SHADOW BOXES OF HOUSES

2 SCALE: NTS

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Denver, CO 80202
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ARCHITECT / ENGINEER SEAL:
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GREGORY GULCH GAMING RESORT
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[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

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ISSUED FOR:
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SHEET TITLE:
HISTORIC LANE ELEVATIONS

SCALE: AS NOTED

SHEET NUMBER:
HP 7.02

VOLUME 04 DD

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September 16, 2026

City of Central Historic Preservation Commission (HPC)
PO Box 249, 141 Nevada Street
Central City, CO 80427

RE: Gregory Gulch Gaming Resort – Historic Preservation Plan Clarification

Dear Historic Preservation Commission,

Thank you for your ongoing commitment to preserving the City's historic fabric and for continuing to collaborate with us on the commemoration of historic structures within the project site. In response to the Historic Preservation Commission meeting held on September 9, 2026, we are providing additional clarification regarding the existing rock retaining walls located within the project boundaries.

Per Central City's Design Guidelines, Amended May 2022, we refer to Chapter 1, Guideline #30 for rock walls and fences in new construction and infill projects. Please find our comments following each of the numbered text of the guidelines.

"All historic rock retaining walls shall be strictly maintained and new retaining walls along fronts of properties shall be of stone construction, similar to those found historically."

1. New retaining walls shall be constructed to have the appearance of dry stack, with no visible mortar.
    a. *For new project retaining walls and some site walls, the project intends to mimic the appearance of dry stack stone or masonry, but utilize structurally sound installation methods as required by engineering design parameters and details.*

2. New rock walls should be constructed of stone similar in size, shape, color, and texture to those found in the neighborhood. Native stone is preferred, but other natural stone can be considered, so long as the other criteria are met.
    a. *The project intends to re-use rocks harvested from existing rock retaining walls that need to be relocated due to the extents of development.*
    b. *Any additional stone wall rocks encountered during excavation shall also be harvested and reused for certain project site walls.*
    c. *We note that not all project retaining walls shall be stone. Some larger retaining and rock walls will require engineered designs and use of appropriate material. Larger walls are expected to be shotcrete, cast in place concrete, or rock cut walls with protective rock fall netting as reflected in the approved FDP.*

3. Faux stone or other materials cast to look like stone are not appropriate.
    a. *The project intends to utilize reclaimed existing rock wall material and new stone material sourced to match existing stones closely for certain project site walls.*

4. It is generally not acceptable to dismantle or remove existing rock walls to make room for a new one. Instead, rehabilitation of the existing should be done, to the greatest extent possible.
    a. *Where any existing rock walls do not interfere with the extents of project development, those walls shall be left alone unless stabilization is needed.*

5. Steps providing access to structures may be constructed of stone, wood, or concrete.
    a. *The project's access routes shall abide by these parameters.*

6. Large plants like trees or tall shrubs should not be planted within 6 ft. of a newly constructed rock wall, in order to minimize the risk of roots affecting the wall's structural integrity.
    a. *These design parameters shall be addressed as part of the landscape design and construction documents.*

7. Refer to Guidelines 89 – 92 and the Land Development Code for specific rock wall requirements

Per the guidelines under infill construction, we also refer to Guideline #90 under Chapter 3 describing principles for rehabilitation of historic district buildings. Although the project is a new construction infill project, consideration is given to the existing retaining wall guidelines provided in this section. Please find our comments following each of the numbered text of the guidelines.

"All historically significant rock retaining walls shall be strictly maintained and new retaining walls along fronts of properties shall be of rock or stone construction, similar to those found historically."

1. Stone walls that retain their historic integrity, as determined by HPC, may not be removed or relocated.
    a. *The project will encounter various existing stone retaining walls that interfere with the extent of project development; either in right-of-way locations or building structure locations. Stones from these retaining walls shall be harvested for reuse and utilized in new retaining walls and site walls within the project.*
    b. *Where any existing rock walls do not interfere with the extents of project development, those walls shall be left alone unless stabilization is needed.*
    c. *The original submitted and approved Historic Preservation project design package showed the proposed building footprint, relocation of historic structures, and relocated street right-of-way that impacts retaining walls. The submitted data was known and has not changed in scope.*
    d. *The design calls for the relocation of existing stone in the manner illustrated within the example of the historic power plant ruins.*
    e. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*

2. Factors considered in evaluation of the integrity of a rock wall shall include the character of the stones, the dry stack pattern (or mortar joint pattern), the function and location of the wall.
    a. *Any existing rock walls that do not interfere with the extents of the project shall be analyzed based on these parameters.*

3. If it is determined by HPC that older walls have lost their historic integrity and may be demolished, an equal amount of new rock wall shall be built on the site. The Commission will consider evaluations by qualified engineers in making its determinations.
    a. *Any rock walls being demolished within the project boundaries shall have rocks harvested for reuse in new retaining walls and site walls.*
    b. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*
    c. *Some existing damaged stone and rock is expected and may be unsuitable for reuse.*

4. Any stone wall to be removed shall first be documented and the record placed on file with the City. Consult with the HPO prior to beginning deconstruction for instructions on documentation.
    a. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*
    b. *Such survey shall include wall locations and photo documentation of all known and discovered rock walls.*

5. Use of dry laid native stone for retaining walls is encouraged along streets throughout the city when new construction occurs on sloping lots.
    a. *The project intends to re-use rocks associated with existing rock retaining walls that need to be relocated due to the extents of development.*
    b. *Any additional stone wall rocks encountered during excavation shall also be harvested and reused for project site walls.*

6. Genuine dry stack walls are preferred. At a minimum, stone shall be laid to resemble dry stack walls. Mortared rock walls are not historically authentic in Central City and are strongly discouraged although they may be considered on a case-by-case basis by HPC under special circumstances.
    a. *For new smaller project retaining walls and some smaller site walls, the project intends to mimic the appearance of dry stack stone or masonry, but utilize structurally sound installation methods as required by engineering design parameters and details.*
    b. *We note that not all project retaining walls shall be stone. Some larger retaining and rock walls will require engineered designs and use of appropriate material. Larger walls are expected to be shotcrete, cast in place concrete, or rock cut walls with protective rock fall netting as reflected in the approved FDP.*

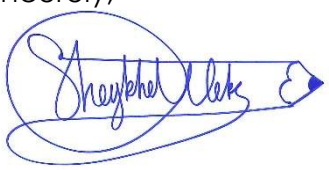
7. Wood cribbing may be used for rear retaining walls where it was found historically, so long as documentation is provided.
    a. *Wood cribbing is deemed not applicable to existing or new retaining walls within the project.*

8. Walls shall align in placement along the street with others in the neighborhood.
    a. *Street condition retaining walls are deemed not applicable within the project.*

9. Maintain the historic height of retaining walls; changing the height is inappropriate. Walls over a certain height may be required to be designed by a qualified engineer. Consult current land development and building codes.
    a. *Any existing rock walls not impacted by the extents of the project shall not be modified in height unless deemed necessary for structural or safety reasons.*

Please let us know if there are additional questions related to the preservation of existing retaining wall stones and rock. We look forward to continuing our working relationship on this project.

Sincerely,



Aleksandr Sheykhet, President
Obermeier Sheykhet Architecture

Attached:
Exhibit A – Samples of existing retaining walls within the project boundary.
Exhibit B – East site plan indicating primary location for retaining wall rock relocation.

A. Exhibit A

EXISTING RETAINING ROCK WALLS

The below images represent a sampling of the types of existing rock retaining walls that will be documented and harvested for reuse in the new project retaining and site walls. At a minimum, the existing rocks will be reused for the primary retaining wall at the far east project boundary. A new curved retaining wall will feature reused historic retaining wall rocks assembled in a dry stack appearance and incorporate City of Central signage as a gateway retaining wall feature.



Figure 1



Figure 2



Figure 3

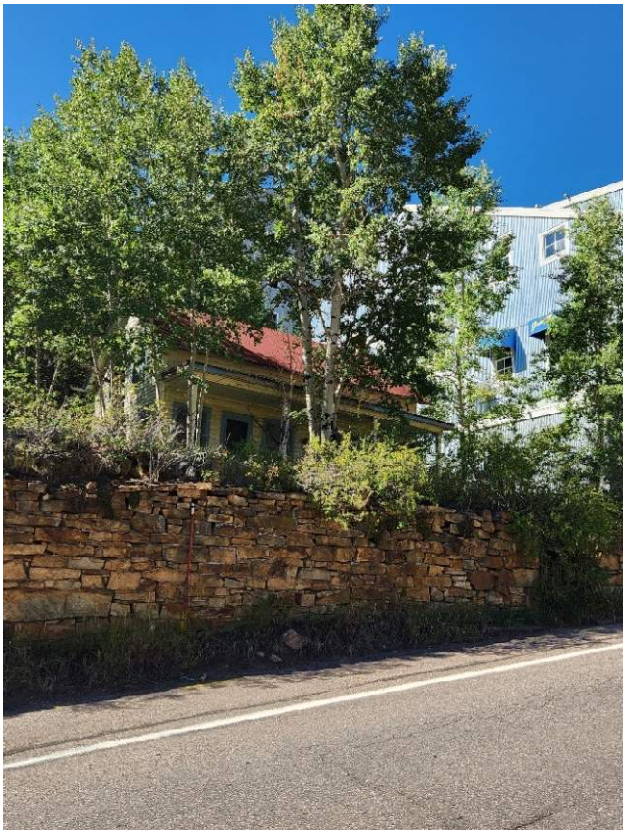


Figure 4

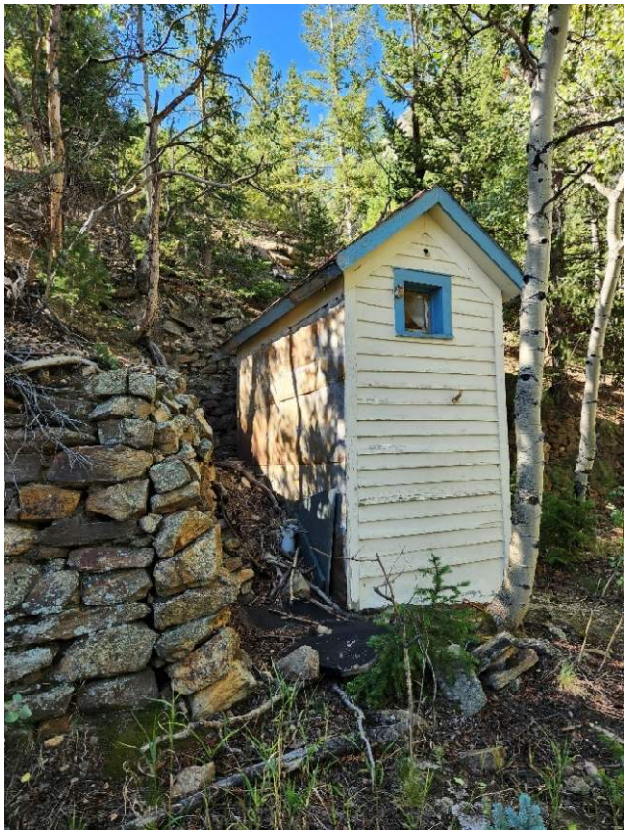


Figure 5



Figure 6



Figure 7



Figure 8



Figure 9

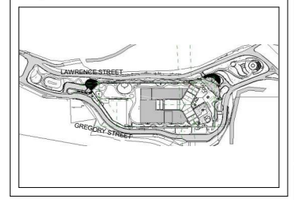
HISTORIC PRESERVATION GRAPHIC LEGEND

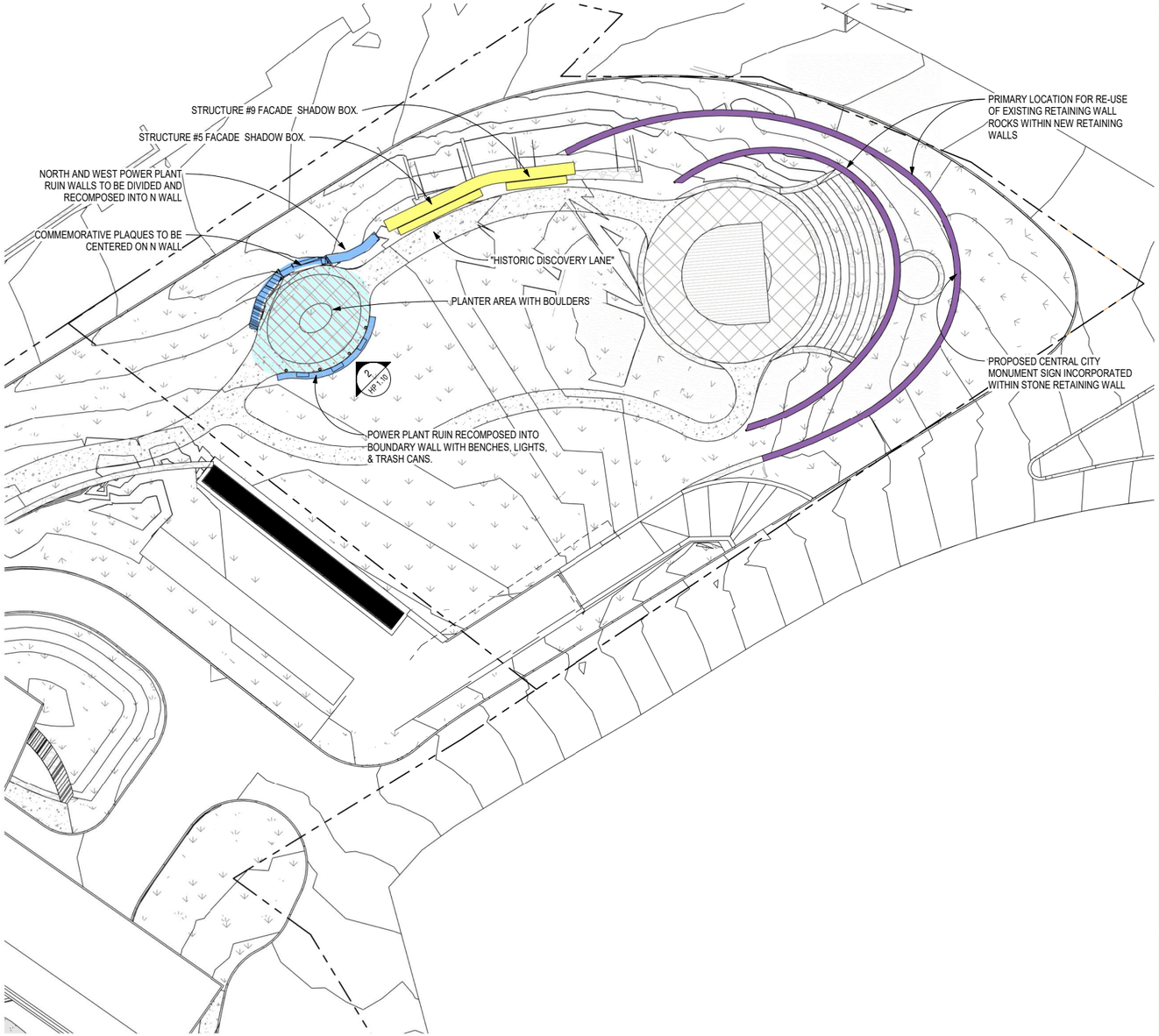
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

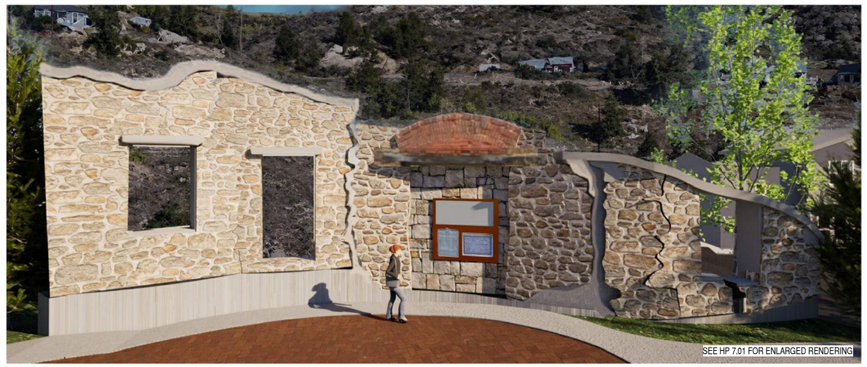
KEY PLAN

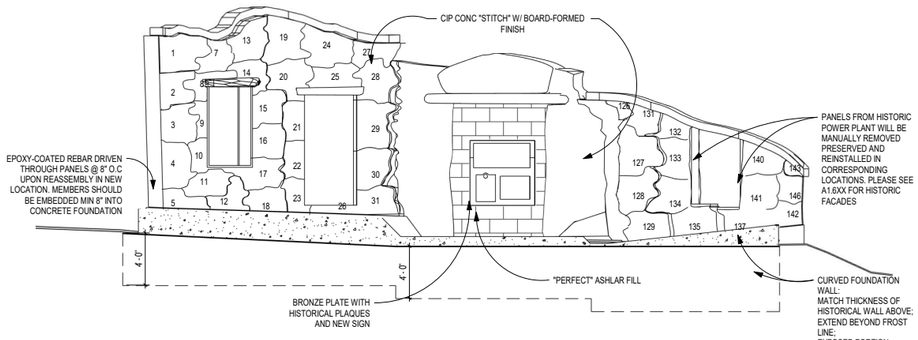




1 PROPOSED TELLER MASONIC RETREAT & HISTORIC DISCOVERY LANE

SCALE: 1" = 20'-0" @ 24x36





2 N ELEVATION TELLER MASONIC RETREAT

SCALE: 3/16" = 1'-0" @ 24x36

TRUE NORTH | PROJECT NORTH

GRAPHIC SCALE
0 10' 20' 30' 40' 60' 100'
0 1/2" 1" 2" 3" SCALE: 1" = 20' @ 24x36 5"

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1635 Blake Street, #100
Denver, CO 80202
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OWNER:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/16/2026

REVISIONS:

A	3/26/2026	FOP CITY COMMENTS
B	4/29/2026	FOP CITY COMMENTS
C	5/6/2026	FOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
HISTORIC PRESERVATION PLAN
SCALE: AS NOTED
SHEET NUMBER:
HP 1.10
VOLUME 04 DD

G3 Gaming LLC
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+1 (919) 986-1462
david@g3gaminggroup.com
www.g3gaminggroup.com

Date: September 16, 2026
To: City of Central Historic Preservation Commission
Company: City of Central
Subject: Efforts to Preserve and Relocate Historic Structures Impacted by the Gregory Gulch Gaming Development

Dear Members of the Historic Preservation Commission

We appreciate the Commission's commitment to preserving Central City's historic resources and respectfully submit this letter to document the extensive efforts undertaken by G3 Gaming LLC to preserve and relocate the historic residential structures impacted by our future development plans.

From the earliest stages of project planning, our team has made preservation of these structures a priority and have explored opportunities to incorporate or relocate the homes to other suitable locations. Various options have been considered, including positions on the outermost portions of our property, such as the Tom Sprung parcels, where the structures could potentially remain within the community. We have also investigated the potential acquisition of adjacent properties to create a permanent relocation site for the homes. While these efforts remain under consideration, no viable solution has yet been identified.

Beginning this past spring, we have actively engaged with individuals and organizations throughout the community to identify parties interested in acquiring, relocating, preserving, or otherwise stewarding these historic structures. Conversations have included:

- Anne McGonagle, Central City Opera Properties
- Eric Chinn, Central City Opera Properties
- Michael Godlewski, local property owner following a reference from Jeff Noffsinger
- Austin Bolter, local business owner following a reference from Jeff Noffsinger
- Michael Wieland, potential future owner of Eureka Valley
- Susan Torres, regarding a potential relocation site behind the Red Dolly property (ultimately determined to be unworkable)
- Greg Harper, local resident, following a referral from Jeff Noffsinger
- Bill Davis, Mammoth Structural Movers Inc., regarding relocation logistics and feasibility

In addition to these outreach efforts, we have sought professional guidance regarding preservation and relocation alternatives. We have consulted Brie Samyn with Studio Sentiments LLC, a Historic Preservation consultant previously engaged by Evan Kesner, and are currently considering retaining her services to provide additional expertise and assistance in identifying potential preservation solutions.

Despite our best efforts and substantial time invested in evaluating alternatives, identifying relocation sites, consulting with preservation professionals, and engaging potential recipients within the community, we have not yet been successful in securing a workable preservation and relocation solution for these structures. In August 2026, both the Opera and Michael Godelewski stopped on the same day due to similar concerns over costs for foundations and restoration despite G3 paying for the relocation

G3 GAMING

costs. Nevertheless, we remain committed to continuing these efforts and welcome any suggestions, partnerships, or opportunities the Commission may identify that could advance preservation objectives.

We respectfully submit this summary to demonstrate our good-faith efforts to preserve these historic resources and our ongoing commitment to exploring every reasonable option available. We currently estimate that the structures will impede progress of our project by the second Quarter of 2027 as currently standing. Finding an acceptable solution to all parties is critically important to the feasibility of the development. We look forward to continuing to work collaboratively with the Commission and the community throughout this process.

Thank you for your time and consideration.

Sincerely,
David Johnston
Founder
G3 Gaming LLC

Motion from Commissioner Kaiser

I move to APPROVE HPC Case 26-06, the Historic Preservation Plan for the Gregory Gulch Gaming Resort PUD, and issue a Certificate of Appropriateness for the applicable parcels, adopting the following findings of fact and binding conditions:

PART I: FINDINGS OF FACT

1. **Jurisdiction and Procedure:** The Commission has proper jurisdiction to hear this matter under Chapter 16 of the Central City Municipal Code. Proper public notice was given, and a public hearing was held on this date.

2. **Acknowledgment of Administrative Waivers:** The Commission acknowledges and concurs with the formal determination of the Historic Preservation Officer (HPO) that Properties #1, #2, #5, #6, #9, and #10 constitute imminent threats to public health and safety. Under Land Development Code Section 16-2-301(b), the COA requirement for demolition is legally waived for these specific structures.

3. **Evidentiary Finding of Good-Faith Relocation Efforts:** The Commission finds that the applicant has demonstrated exhaustive, good-faith efforts to preserve and relocate the contributing structures—specifically the residence at 341 Gregory Street—through documented outreach to Mammoth Structural Movers, Central City Opera Properties, and local stakeholders. The Commission accepts the evidence that these options collapsed in August 2026 due to third-party structural and foundation cost constraints, rendering on-site preservation untenable due to the fixed footprint of the already-approved Final Development Plan (FDP).

4. **Conditional Deviation from Guidelines #30 & #90:** The Commission approves a controlled variation from strict adherence to Chapter 1, Guideline #30 and Chapter 3, Guideline #90 regarding the removal of historic stone walls. The Commission explicitly accepts the applicant's mitigation framework to harvest, catalog, and visibly reintegrate native stone into new site features, while acknowledging the engineered necessity of shotcrete, cast-in-place concrete, or rock cut walls with protective netting in high-scale development zones as approved in the PUD FDP.

PART II: BINDING CONDITIONS OF APPROVAL

This Certificate of Appropriateness is issued subject to the absolute fulfillment of the following explicit and binding conditions:

• **Condition 1 (City Council Ratification):** Per Land Development Code Section 16-8-107, this approval is strictly contingent upon formal ratification by the Central City City Council. No demolition or site-clearing permits shall be issued prior to Council ratification.

• **Condition 2 (HABS/HAER Documentation Archive):** Prior to the issuance of a demolition permit or the disturbance of any historic feature, structure, ruin, or masonry wall, the applicant shall complete a comprehensive historic preservation archive. This documentation must be prepared by a qualified historic preservation professional and must include high-resolution photographic records, a written architectural narrative, and measured drawings matching Historic American Buildings Survey (HABS) or Historic American Engineering Record (HAER) standards. The finalized archive shall be placed on permanent file with the City and the HPO.

• **Condition 3 (Architectural Deconstruction and Element Harvesting Protocols):** Demolition of contributing structures 341, 351, and 331 Gregory Street must proceed via methodical architectural deconstruction rather than bulk mechanical clearing. The applicant shall systematically harvest all historic exterior and interior decorative trim, original wood windows, ornamental lintels, structural joists, and architectural details. If hazardous material abatement (such as lead or asbestos) is required, the applicant must perform surgical remediation to ensure that the historic exterior facades and structural components remain intact for salvage and reuse.

• **Condition 4 (Structural Stabilization of Historic Ruins):** Prior to any structural separation or extraction of the north and west facades of Property #7 (Power Plant Ruins), a licensed structural engineer specializing in historic masonry shall design and execute an on-site temporary shoring and bracing system. This system must fully protect the physical integrity of the ruins during extraction and prevent unapproved structural collapse.

• **Condition 5 (Salvage, Recycling, and Chain-of-Custody Protocols):** The applicant must submit a comprehensive Historic Material Salvage and Recycling Plan for administrative approval by the HPO prior to site disturbance. This plan must explicitly detail the careful dismantling, cataloging, secure on-site storage, and preservation of 100% of the usable historic stone, facades, and monument plaques. A certified inventory sheet tracking the chain-of-custody and transfer of these materials from the demolition zones to their active reconstruction inside the Historic Discovery Lane and public park must be submitted monthly to the HPO.

• **Condition 6 (Dry-Stack Aesthetics and Reintegration):** All new non-engineered retaining walls and site features within the project's public park must utilize the reclaimed native stone harvested under Condition 5. These walls must be constructed to mimic the

historic appearance of dry-stack masonry with no visible mortar joints, satisfying Guideline #30(1) and Guideline #90(6). Faux stone or artificial cast materials are strictly prohibited.

• **Condition 7 (Preservation of Non-Interfering Walls):** Any historic rock retaining walls that do not directly conflict with the physical footprint or structural grading limits of the project development must be left undisturbed, protected during construction, and structurally stabilized in place, in accordance with Guideline #90(1)(b).

• **Condition 8 (Perpetual Public Access Easement):** As a mandatory mitigation measure for the loss of individual historic landmarks on the site, and prior to the issuance of a Certificate of Occupancy for any portion of the resort, the applicant shall execute and record a non-exclusive Perpetual Public Pedestrian Access Easement over the project's public park and 'Historic Discovery Lane' areas. This easement shall run with the land, be recorded with the Gilpin County Clerk and Recorder, and explicitly guarantee that the general public shall have free, unimpeded pedestrian access to view the reconstructed historic features and rock walls in perpetuity, independent of resort operations.

• **Condition 9 (Formalization of URA Historic Preservation Funding):** Prior to the issuance of a building or demolition permit, the applicant shall finalize and execute a binding Memorandum of Understanding (MOU) or covenant with the City and the Central City Urban Renewal Authority (URA) to codify the specific mechanism, timing, and distribution of the project-generated tax revenues earmarked for the community-wide Historic Preservation Fund, converting the funding potential identified in the PUD record into a binding municipal agreement.

• **Condition 10 (Extended Relocation Window):** Because the applicant testifies that the structures will not physically impede project progression until the second quarter of 2027, no demolition of the structures at 341 Gregory Street, 351 Gregory Street, or 331 Gregory Street may occur prior to April 1, 2027, ensuring a final window for community partners to secure a potential alternative relocation site or salvage solution."

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October 2, 2026

City of Central City Council
PO Box 249, 141 Nevada Street
Central City, CO 80427

RE: Gregory Gulch Gaming Resort – Proposed Modifications to the Historic Preservation Certificate of Appropriateness Conditions of Approval

Dear Honorable City Council,

Thank you for your ongoing commitment to preserving the City's historic fabric and for continuing to collaborate with us on the commemoration of historic structures within the project site. In response to the Historic Preservation Commission meeting held on September 22, 2026, a Certificate of Appropriateness was approved with conditions. On behalf of the applicant, G3 Gaming LLC, we are requesting to modify some of the conditions of approval as outlined below.

Historic Preservation Commission – Meeting Minutes of Approval

PART II: BINDING CONDITIONS OF APPROVAL
This Certificate of Appropriateness is issued subject to the absolute fulfillment of the following explicit and binding conditions:

Condition 1: City Council Ratification

Per Land Development Code Section 16-8-107, this approval is strictly contingent upon formal ratification by the Central City City Council. No demolition or site-clearing permits shall be issued prior to Council ratification.

- *No changes proposed. The applicant shall comply with this condition.*

Condition 2: HABS/HAER Documentation Archive

Prior to the issuance of a demolition permit or the disturbance of any historic feature, structure, ruin, or masonry wall, the applicant shall complete a comprehensive historic preservation archive. This documentation must be prepared by a qualified historic preservation professional and must include high-resolution photographic records, a written architectural narrative, and measured drawings matching Historic American Buildings Survey (HABS) or Historic American Engineering Record (HAER) standards. The finalized archive shall be placed on permanent file with the City and the HPO.

- *The applicant shall comply with the intent of this condition. Text revision is highlighted below.*

  Prior to the issuance of a demolition permit or the disturbance of any historic feature, structure, ruin, or masonry wall, the applicant shall complete a historic preservation archive. This documentation must be prepared by a qualified **professional skilled in historic preservation**. **Such documentation must include high-resolution photographic records, a written architectural narrative, and measured drawings.** The finalized archive shall be placed on permanent file with the City and the HPO.

Condition 3: Architectural Deconstruction and Element Harvesting Protocols

Demolition of contributing structures 341, 351, and 331 Gregory Street must proceed via methodical architectural deconstruction rather than bulk mechanical clearing. The applicant shall systematically harvest all historic exterior and interior decorative trim, original wood windows, ornamental lintels, structural joists, and architectural details. If hazardous material abatement (such as lead or asbestos) is required, the applicant must perform surgical remediation to ensure that the historic exterior facades and structural components remain intact for salvage and reuse.

- *The applicant requests a change in language to the following:*

  Demolition of contributing structures 341, 351, and 331 Gregory Street may harvest some historic exterior architectural details, if value of such details found to exceed the cost of handling.

Condition 4: Structural Stabilization of Historic Ruins

Prior to any structural separation or extraction of the north and west facades of Property #7 (Power Plant Ruins), a licensed structural engineer specializing in historic masonry shall design and execute an on-site temporary shoring and bracing system. This system must fully protect the physical integrity of the ruins during extraction and prevent unapproved structural collapse.

- *The applicant shall comply with this condition. Minor revision is highlighted below.*

  Prior to any structural separation or extraction of the north and west facades of Property #7 (Power Plant Ruins), a licensed structural engineer **shall assist the builder in developing measures necessary to protect the physical integrity of the ruins during extraction and prevent unapproved structural collapse.**

Condition 5: Salvage, Recycling, and Chain-of-Custody Protocols

The applicant must submit a comprehensive Historic Material Salvage and Recycling Plan for administrative approval by the HPO prior to site disturbance. This plan must explicitly detail the careful dismantling, cataloging, secure on-site storage, and preservation of 100% of the usable historic stone, facades, and monument plaques. A certified inventory sheet tracking the chain-of-custody and transfer of these materials from the demolition zones to their active reconstruction inside the Historic Discovery Lane and public park must be submitted monthly to the HPO.

- *The applicant requests a change in the name and language to the following:*

  Condition 5: Execution Protocols

  The Applicant shall submit a revised Historic Preservation Plan for administrative approval by the HPO prior to site disturbance only if the previously approved Historic Preservation Plan is substantially modified.

  In addition, the Applicant shall submit a written preservation statement based on the historic preservation archive prepared pursuant to Condition No. 2. The statement shall identify the usable historic stone and monument plaques designated for preservation and reuse. Removal, handling, transfer, storage, and incorporation of these materials into the Historic Discovery Lane and public park shall be performed by a qualified, licensed contractor experienced in this type of work.

Condition 6: Dry-Stack Aesthetics and Reintegration

All new non-engineered retaining walls and site features within the project's public park must utilize the reclaimed native stone harvested under Condition 5. These walls must be constructed to mimic the historic appearance of dry-stack masonry with no visible mortar joints, satisfying Guideline #30(1) and Guideline #90(6). Faux stone or artificial cast materials are strictly prohibited.

- *The applicant requests a change in formulation of this condition while preserving the intent. All newly constructed retaining walls shall have some level of engineering involved in their design and construction to ensure proper assembly and support. The stone harvested from the site will be used primarily in the curved decorative retaining wall found in the east park as 'Welcome to Central City' wall.*
- *Condition shall state the following:*

  Selected retaining wall and some site features within the project's public park may utilize the reclaimed native stone harvested under Condition 5. **These components shall attempt to be** constructed to mimic the historic appearance of dry-stack masonry with no visible mortar joints, satisfying Guideline #30(1) and Guideline #90(6).

Condition 7: Preservation of Non-Interfering Walls

Any historic rock retaining walls that do not directly conflict with the physical footprint or structural grading limits of the project development must be left undisturbed, protected during construction, and structurally stabilized in place, in accordance with Guideline #90(1)(b).

- *The applicant respectfully requests Condition 7 to be removed from the conditions of approval.*

- *The applicant believes this condition is not applicable to the project as the entirety of the project site is expected to be impacted by some level of demolition, blasting, excavation, and grading disturbance.*
- *The applicant shall comply with this condition should it occur, but in preset design it does not.*

Condition 8: Perpetual Public Access Easement

As a mandatory mitigation measure for the loss of individual historic landmarks on the site, and prior to the issuance of a Certificate of Occupancy for any portion of the resort, the applicant shall execute and record a non-exclusive Perpetual Public Pedestrian Access Easement over the project's public park and "Historic Discovery Lane" areas. This easement shall run with the land, be recorded with the Gilpin County Clerk and Recorder, and explicitly guarantee that the general public shall have free, unimpeded pedestrian access to view the reconstructed historic features and rock walls in perpetuity, independent of resort operations.

- *The applicant respectfully requests Condition 8 to be removed from the conditions of approval.*

- *While the applicant remains committed to incorporating a publicly accessible park with reconstructed and preserved historic features, Condition 8 requiring the execution and recording of a non-exclusive perpetual easement exceeds the scope of the Historic Preservation Commission's authority and is not appropriately related to the review of a Historic Preservation Plan or Certificate of Appropriateness. The creation and dedication of property rights is traditionally the responsibility of planning and zoning and implemented as part of the approved Final Development Plan. In addition, a perpetual public easement may result in substantial operational consequences impacting both the City and applicant.*

Condition 9: Formalization of URA Historic Preservation Funding

Prior to the issuance of a building or demolition permit, the applicant shall finalize and execute a binding Memorandum of Understanding (MOU) or covenant with the City and the Central City Urban Renewal Authority (URA) to codify the specific mechanism, timing, and distribution of the project-generated tax revenues earmarked for the community-wide Historic Preservation Fund, converting the funding potential identified in the PUD record into a binding municipal agreement.

- *The applicant respectfully requests Condition 9 to be removed from the conditions of approval in its entirety.*
- *Any agreement asking the applicant to codify timing and distribution of the project's tax revenue is outside the applicant's legal authority and control. Such authority is strictly the responsibility of the URA Board and City Council. Even if such an agreement were executed, the applicant has no control over how future public officials and boards approve, execute, or maintain the funding agreement or City budget.*

Condition 10: Extended Relocation Window

Because the applicant testifies that the structures will not physically impede project progression until the second quarter of 2027, no demolition of the structures at 341 Gregory Street, 351 Gregory Street, or 331 Gregory Street may occur prior to April 1, 2027, ensuring a final window for community partners to secure a potential alternative relocation site or salvage solution.

- *The applicant respectfully requests Condition 10 to be removed from the conditions of approval in its entirety.*
- *As noted in Finding of Facts item number 3, the applicant has demonstrated exhaustive good-faith efforts to relocate the historic structures on site. All efforts determined relocation to be infeasible. The applicant believes that requiring an additional relocation period conflicts with fact item 3. The applicant notes that the April 2027 date is speculative. The Commission may review demolition requests but should not modify development phasing and scheduling.*

Please let us know if there are questions related to the notes and requests pertaining to the conditions of approval.

Sincerely,



Aleksandr Sheykhet, President
Obermeier Sheykhet Architecture

Attached:
Exhibit A –Proposed revised conditions narrative dated October 5,2026.
Exhibit B – Staff report dated September 9, 2026.
Exhibit C –Historic Preservation Plan as approved with conditions on September 22, 2026.
Exhibit D –Memos on Guideline 90 and negotiations effort to HPC dated September 16, 2026.

OBERMEIER·SHEYKHET
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October 5, 2026

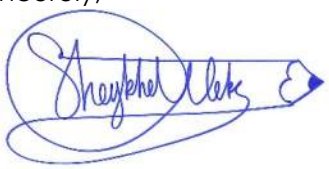
City of Central City Council
PO Box 249, 141 Nevada Street
Central City, CO 80427

RE: Gregory Gulch Gaming Resort – Proposed Revised Conditions of Approval Narrative: Historic Preservation Certificate of Appropriateness

Dear Honorable City Council,

As mentioned in the Proposed Modifications to the Historic Preservation Certificate of Appropriateness Conditions of Approval Letter dated October 2, 2026, please find the below narrative of proposed revised conditions only.

Sincerely,



Aleksandr Sheykhet, President
Obermeier Sheykhet Architecture

PART II: BINDING CONDITIONS OF APPROVAL
This Certificate of Appropriateness is issued subject to the absolute fulfillment of the following explicit and binding conditions:

Condition 1: City Council Ratification
Per Land Development Code Section 16-8-107, this approval is strictly contingent upon formal ratification by the Central City City Council. No demolition or site-clearing permits shall be issued prior to Council ratification.

Condition 2: HABS/HAER Documentation Archive
Prior to the issuance of a demolition permit or the disturbance of any historic feature, structure, ruin, or masonry wall, the applicant shall complete a historic preservation archive. This documentation must be prepared by a qualified professional skilled in historic preservation. Such documentation must include high-resolution photographic records, a written architectural narrative, and measured drawings. The finalized archive shall be placed on permanent file with the City and the HPO.

Condition 3: Architectural Deconstruction and Element Harvesting Protocols
Demolition of contributing structures 341, 351, and 331 Gregory Street may harvest some historic exterior architectural details, if value of such details found to exceed the cost of handling.

Condition 4: Structural Stabilization of Historic Ruins
Prior to any structural separation or extraction of the north and west facades of Property #7 (Power Plant Ruins), a licensed structural engineer shall assist the builder in developing measures necessary to protect the physical integrity of the ruins during extraction and prevent unapproved structural collapse.

Condition 5: Execution Protocols
The Applicant shall submit a revised Historic Preservation Plan for administrative approval by the HPO prior to site disturbance only if the previously approved Historic Preservation Plan is substantially modified.
In addition, the Applicant shall submit a written preservation statement based on the historic preservation archive prepared pursuant to Condition No. 2. The statement shall identify the usable historic stone and monument plaques designated for preservation and reuse.
Removal, handling, transfer, storage, and incorporation of these materials into the Historic Discovery Lane and public park shall be performed by a qualified, licensed contractor experienced in this type of work.

Condition 6: Dry-Stack Aesthetics and Reintegration
Selected retaining wall and some site features within the project's public park may utilize the reclaimed native stone harvested under Condition 5. These components shall attempt to be constructed to mimic the historic appearance of dry-stack masonry with no visible mortar joints, satisfying Guideline #30(1) and Guideline #90(6).

-END-

Staff Report

To:	Historic Preservation Commission (HPC)
From:	Jeffrey M. Noffsinger, Community Development Director
Meeting Date:	September 9, 2026 at 4:00 p.m.
Re:	HPC 26-06 – G3 Casino Resort Request of Demolition
Owner:	G3 Gaming, LLC

Request:
The applicant is requesting approval of the Historic Preservation Plan which includes the demolition of structures, relocation of two structures, and the reuse of materials from several structures.

Pertinent Facts:

The City Council approved the Final Development Plan for the Gregory Gulch Resort PUD on May 19, 2026.

A Certificate of Appropriateness is required for the demolition of structures unless the Historic Preservation Officer determines that the building or structure poses an imminent threat to public health or safety, and demolition or partial demolition is the optimal way to mitigate the imminent threat.

City Council ratification is required for all demolitions approved by the HPC per Land Development Code Section 16-8-107.

Applicable Regulations:

Land Development Code
Article 2. Historic Preservation
Division 2-1. Findings, Purpose, Intent, Application, Limitations, and Modification of LDC Standards. Section 16-2-301 is specific to demolitions.

Central City Design Guidelines
It does not appear the Design Guidelines are applicable to this request with the exception of Guideline 90 regarding rock walls, which states that stone walls that retain their historic integrity, as determined by the HPC, may not be removed or relocated.

Administrative Appeals
If the HPC does not approve a COA for demolition the applicant may appeal pursuant to Section 16-8-502 Administrative Appeals.

Analysis:
The applicant has submitted a memo explaining the components of the Historic Preservation Plan. Supporting the memo with detailed plans for each of the ten properties. Below is a review of each of the properties.

Property #1 – Leavitt Street #1
A non-contributing structure that was relocated from an unknown location many years ago. I have toured the former residence and found the interior to be in poor condition with evidence of transient living. The exterior is in poor condition and needs repair. The structure is set on a foundation. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b) if the applicant chooses not to relocate as proposed.

Property #2 – Leavitt Street #2
A non-contributing structure that was relocated from an unknown location many years ago. I have toured the former residence and found the interior to be in poor condition with evidence of transient living. The exterior is in poor condition and needs repair. The structure is set on a foundation. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b) if the applicant chooses not to relocate as proposed.

Property #3 – 341 Gregory St – Rock Wall & Accessory Structure
The rock wall does not appear to be original but repaired to look as it was. The accessory structure is not listed on the Survey with the main structure. The applicant is proposing demolish both the rock wall and accessory structure. The rock wall material will be relocated and incorporated into the Historic Discovery Lane. Please refer to Sheet 7.01 and 7.02.

Property #4 – 341 Gregory St – Residence
A contributing structure that was completely renovated in the 1980's. The most recent owners were the Connelly's who sold the property to G3 Gaming in August 2025. This structure is the only one that is habitable. Extensive efforts have been made to relocate the structure; however, the size of the home and the limited options to relocate proved to be untenable. Unfortunately, the developer is seeking a COA to demolish the structure.

Property #5 – 351 Gregory St
A contributing structure that is proposed to be demolished. The applicant is proposing to remove the front facade and reuse in the Historic Discovery Lane project. The interior is in poor condition with evidence of transient living. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #6 – 361 Gregory St
A contributing structure that is proposed to be demolished. The exterior and interior are both in poor condition. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #7 – Former Power Plant Ruins
The applicant is proposing to carefully incorporate the north and west facade and relocate into a feature at the Historic Discovery Lane. Please refer to Sheet HP 7.01 for more detail. Staff could not identify whether the ruins were listed as a contributing or non-contributing non-residential feature. Therefore, it does not appear that the Design Guidelines or LDC are applicable to this structure.

Property #8 – Freemasons Monument
The applicant is proposing to incorporate the existing Freemason commemorative plaques into the north wall of the Freemasons Plaza. The wall will be constructed from rock materials from the power plant ruins. Please refer to Sheet HP 6.07 and HP 7.01 for more details.

Property #9 – 331 Gregory St
A contributing structure that is proposed to be demolished. The applicant is proposing to remove the west facade and reuse in the Historic Discovery Lane project. The interior is in poor condition with evidence of transient living. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Property #10 – 161 Packard St
A contributing structure that is proposed to be demolished. The exterior is in poor condition. As the Historic Preservation Officer, the property is deemed to be unsafe, and it should be removed or relocated as it is an imminent threat to public safety. As such, the requirement for a COA for demolition is waived in accordance with LDC Section 16-2-301(b).

Collectively, the ten properties represent the Historic Preservation Plan. The only applicable components for formal review from the LDC are residence at 341 Gregory and the associated rock walls on several properties. However, staff is seeking approval of the entire Historic Preservation Plan.

Staff Recommendation:
This is a difficult scenario since the proposal conflicts with the Land Development. Code, Design Guidelines, and the fact that the City Council has already approved the Final Development Plan, which contemplated the removal of these structures.

Historic preservation in our community is very important, but so is economic development to support historic preservation efforts. Unfortunately, a reasonable solution cannot be realized to relocate the contributing structures and all of the rock wall features; however, economic realities and the unsafe conditions of all but 341 Gregory make this decision more palatable.

Staff is encouraged that architectural elements from each property is being incorporated into the Historic Discovery Lane concept. Also, it is possible the Central City URA will consider using a portion of tax revenues from the overall project to support future community historic preservation efforts. Staff recommends approval of the Historic Preservation Plan as presented.

Action:

1) A motion to approve HPC 26-06, the Historic Preservation Plan as submitted by the applicant.
2) A motion to deny HPC 26-06, the Historic Preservation Plan as submitted by the applicant; or
3) A motion to advise the applicant to revise their proposal to address specific concerns raised by the Commission.

Attachments:

1) Applicant Memo
2) Historic Preservation Plan

HPC CASE 26-06: MASTER HEARING PACKET

Location: Central City, Colorado
Hearing Date: September 22, 2026
Project: Gregory Gulch Gaming Resort PUD — Historic Preservation Plan

1. CRITICAL ANALYSIS OF DEMOLITION FEATURES & PROPER HANDLING

To shield the Commission from any post-approval liability or 'willful neglect' claims, the motion text has been expanded with explicit instructions regarding hazardous material remediation, structural stabilization of adjacent ruins, and architectural element salvaging. These updates fill the gaps left by the applicant's brief letters and ensure that demolition acts as a meticulous historical harvest rather than standard commercial clearing.

Why this is now fully airtight:

- Secures Non-Stone Features: Windows, woodwork, muntins, trim, and structural timbers from contributing structures (such as 341, 351, and 331 Gregory St) are explicitly brought under a supervised deconstruction protocol instead of being thrown in a landfill.
- Protects Unstable Ruins: Condition 4 mandates engineering stabilization for the Power Plant Ruins' north and west facades prior to structural separation, stopping them from collapsing mid-process.
- Blocks Hazardous Material Excuses: Mandates that lead or asbestos abatement cannot be used as an excuse to bulldoze structures without harvesting historic face materials.

2. VERBATIM MOTION FOR THE FLOATING RECORD (READ SLOWLY)

Read the following text into the microphone once the Chair opens the floor for a formal motion. Do not summarize or alter the core statutory language.

"Mr./Madam Chair, I move to APPROVE HPC Case 26-06, the Historic Preservation Plan for the Gregory Gulch Gaming Resort PUD, and issue a Certificate of Appropriateness for the applicable parcels, adopting the following findings of fact and binding conditions:

PART I: FINDINGS OF FACT
1. Jurisdiction and Procedure: The Commission has proper jurisdiction to hear this matter under Chapter 16 of the Central City Municipal Code. Proper public notice was given, and a public hearing was held on this date.
2. Acknowledgment of Administrative Waivers: The Commission acknowledges and concurs with the formal determination of the Historic Preservation Officer (HPO) that Properties #1, #2, #5, #6, #9, and #10 constitute imminent threats to public health and

safety. Under Land Development Code Section 16-2-301(b), the COA requirement for demolition is legally waived for these specific structures.

3. Evidentiary Finding of Good-Faith Relocation Efforts: The Commission finds that the applicant has demonstrated exhaustive, good-faith efforts to preserve and relocate the contributing structures—specifically the residence at 341 Gregory Street—through documented outreach to Mammoth Structural Movers, Central City Opera Properties, and local stakeholders. The Commission accepts the evidence that these options collapsed in August 2026 due to third-party structural and foundation cost constraints, rendering on-site preservation untenable due to the fixed footprint of the already-approved Final Development Plan (FDP).

4. Conditional Deviation from Guidelines #30 & #90: The Commission approves a controlled variation from strict adherence to Chapter 1, Guideline #30 and Chapter 3, Guideline #90 regarding the removal of historic stone walls. The Commission explicitly accepts the applicant's mitigation framework to harvest, catalog, and visibly reintegrate native stone into new site features, while acknowledging the engineered necessity of shotcrete, cast-in-place concrete, or rock cut walls with protective netting in high-scale development zones as approved in the PUD FDP.

PART II: BINDING CONDITIONS OF APPROVAL

This Certificate of Appropriateness is issued subject to the absolute fulfillment of the following explicit and binding conditions:

• Condition 1 (City Council Ratification): Per Land Development Code Section 16-8-107, this approval is strictly contingent upon formal ratification by the Central City City Council. No demolition or site-clearing permits shall be issued prior to Council ratification.

• Condition 2 (HABS/HAER Documentation Archive): Prior to the issuance of a demolition permit or the disturbance of any historic feature, structure, ruin, or masonry wall, the applicant shall complete a comprehensive historic preservation archive. This documentation must be prepared by a qualified historic preservation professional and must include high-resolution photographic records, a written architectural narrative, and measured drawings matching Historic American Buildings Survey (HABS) or Historic American Engineering Record (HAER) standards. The finalized archive shall be placed on permanent file with the City and the HPO.

• Condition 3 (Architectural Deconstruction and Element Harvesting Protocols): Demolition of contributing structures 341, 351, and 331 Gregory Street must proceed via methodical architectural deconstruction rather than bulk mechanical clearing. The applicant shall systematically harvest all historic exterior and interior decorative trim, original wood windows, ornamental lintels, structural joists, and architectural details. If hazardous material abatement (such as lead or asbestos) is required, the applicant must perform surgical remediation to ensure that the historic exterior facades and structural components remain intact for salvage and reuse.

• Condition 4 (Structural Stabilization of Historic Ruins): Prior to any structural separation or extraction of the north and west facades of Property #7 (Power Plant Ruins), a licensed structural engineer specializing in historic masonry shall design and execute an on-site temporary shoring and bracing system. This system must fully protect the physical integrity of the ruins during extraction and prevent unapproved structural collapse.

• Condition 5 (Salvage, Recycling, and Chain-of-Custody Protocols): The applicant must submit a comprehensive Historic Material Salvage and Recycling Plan for administrative approval by the HPO prior to site disturbance. This plan must explicitly detail the careful dismantling, cataloging, secure on-site storage, and preservation of 100% of the usable historic stone, facades, and monument plaques. A certified inventory sheet tracking the chain-of-custody and transfer of these materials from the demolition zones to their active reconstruction inside the Historic Discovery Lane and public park must be submitted monthly to the HPO.

• Condition 6 (Dry-Stack Aesthetics and Reintegration): All new non-engineered retaining walls and site features within the project's public park must utilize the reclaimed native stone harvested under Condition 5. These walls must be constructed to mimic the historic appearance of dry-stack masonry with no visible mortar joints, satisfying Guideline #30(1) and Guideline #90(6). Faux stone or artificial cast materials are strictly prohibited.

• Condition 7 (Preservation of Non-Interfering Walls): Any historic rock retaining walls that do not directly conflict with the physical footprint or structural grading limits of the project development must be left undisturbed, protected during construction, and structurally stabilized in place, in accordance with Guideline #90(1)(b).

• Condition 8 (Perpetual Public Access Easement): As a mandatory mitigation measure for the loss of individual historic landmarks on the site, and prior to the issuance of a Certificate of Occupancy for any portion of the resort, the applicant shall execute and record a non-exclusive Perpetual Public Pedestrian Access Easement over the project’s public park and 'Historic Discovery Lane' areas. This easement shall run with the land, be recorded with the Gilpin County Clerk and Recorder, and explicitly guarantee that the general public shall have free, unimpeded pedestrian access to view the reconstructed historic features and rock walls in perpetuity, independent of resort operations.

• Condition 9 (Formalization of URA Historic Preservation Funding): Prior to the issuance of a building or demolition permit, the applicant shall finalize and execute a binding Memorandum of Understanding (MOU) or covenant with the City and the Central City Urban Renewal Authority (URA) to codify the specific mechanism, timing, and distribution of the project-generated tax revenues earmarked for the community-wide Historic Preservation Fund, converting the funding potential identified in the PUD record into a binding municipal agreement.

• Condition 10 (Extended Relocation Window): Because the applicant testifies that the structures will not physically impede project progression until the second quarter of 2027, no demolition of the structures at 341 Gregory Street, 351 Gregory Street, or 331 Gregory Street may occur prior to April 1, 2027, ensuring a final window for community partners to secure a potential alternative relocation site or salvage solution."

3. CRISIS DEFENSE: RESPONSES TO POTENTIAL PUSHBACK

During the discussion phase, the developer or other commissioners may attempt to push back on specific conditions. Use these targeted, legally grounded talking points to hold your ground.

Pushback A: 'The City Council already approved the PUD Final Development Plan, so the HPC cannot force an easement on our park or dictate how we handle our private property.'

Your Rebuttal: "City Council's PUD approval established the layout and zoning density, but it explicitly left the execution of the Historic Preservation Plan and demolition permits under our independent statutory authority under Chapter 16 of the Municipal Code. Because the applicant is asking to remove landmarks, requiring an access easement over the park where those features are being moved is a direct, reasonable mitigation measure. We aren't changing their zoning; we are executing our legal duty to preserve public access to the town's heritage."

Pushback B: 'Condition 9 regarding the URA Funding is too restrictive and will stall our financing. The tax framework cannot be rewritten by the HPC.'

Your Rebuttal: "The staff report explicitly uses the prospect of URA tax revenues supporting community preservation to make this massive destruction of historic fabric 'palatable' to the city. If that funding mechanism is key to justifying this project's economic compatibility, then it must be codified in writing. Condition 9 does not write the tax code; it simply prevents demolition permits from being issued until that promised agreement is formally signed."

Pushback C: 'Condition 3 and 4 are too expensive. Methodical architectural deconstruction and engineering shoring for the ruins will throw us off our critical path timeline.'

Your Rebuttal: "The critical path layout cannot come at the expense of irreversible structural destruction. If the applicant intends to use these facades in their 'Historic Discovery Lane' as stated, they must be safely dismantled and engineered so they survive the transition. If we allow standard mechanical bulldozing, those historic assets will turn into rubble before they ever reach the park."

Disclaimer: This is for informational purposes only. For medical advice or diagnosis, consult a professional. AI responses may include mistakes.

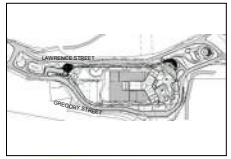
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





1. 430A LAWRENCE ST



2. 430B LAWRENCE ST



3-4. 341 GREGORY ST & ANCILLARY STRUCTURES



5. 351 GREGORY ST



6. 361 GREGORY ST



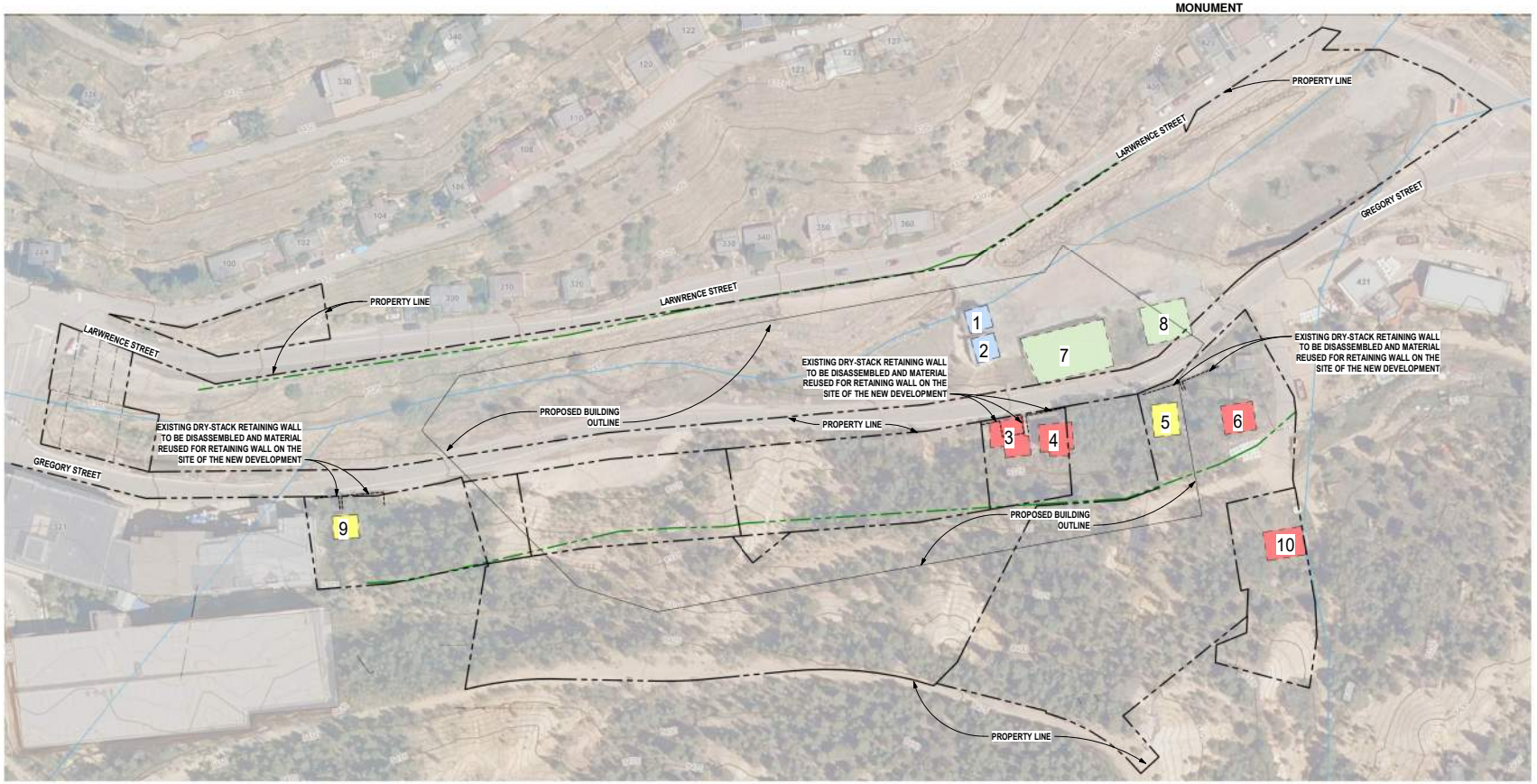
7. POWER PLANT RUINS



8. FREEMASONS COMMEMORATIVE MONUMENT



9. 331 GREGORY ST



1 HISTORIC PRESERVATION EXISTING SITE PLAN

SCALE: 1" = 60'-0" @ 24x36

TRUE NORTH / PROJECT NORTH

GRAPHIC SCALE
0 30' 60' 90' 120' 180' 300'
0 1/2" 1" 2" 3" SCALE: 1" = 60' @ 24x36 5"

OBERMEIER SHEYKHET ARCHITECTURE
1635 Blake Street, #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

G3 GAMING

NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	6/26/2026	TOP CITY COMMENTS
C	7/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION

SHEET TITLE:
HISTORIC PRESERVATION PLAN

SCALE: AS NOTED

SHEET NUMBER:
HP 1.01

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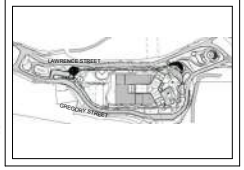

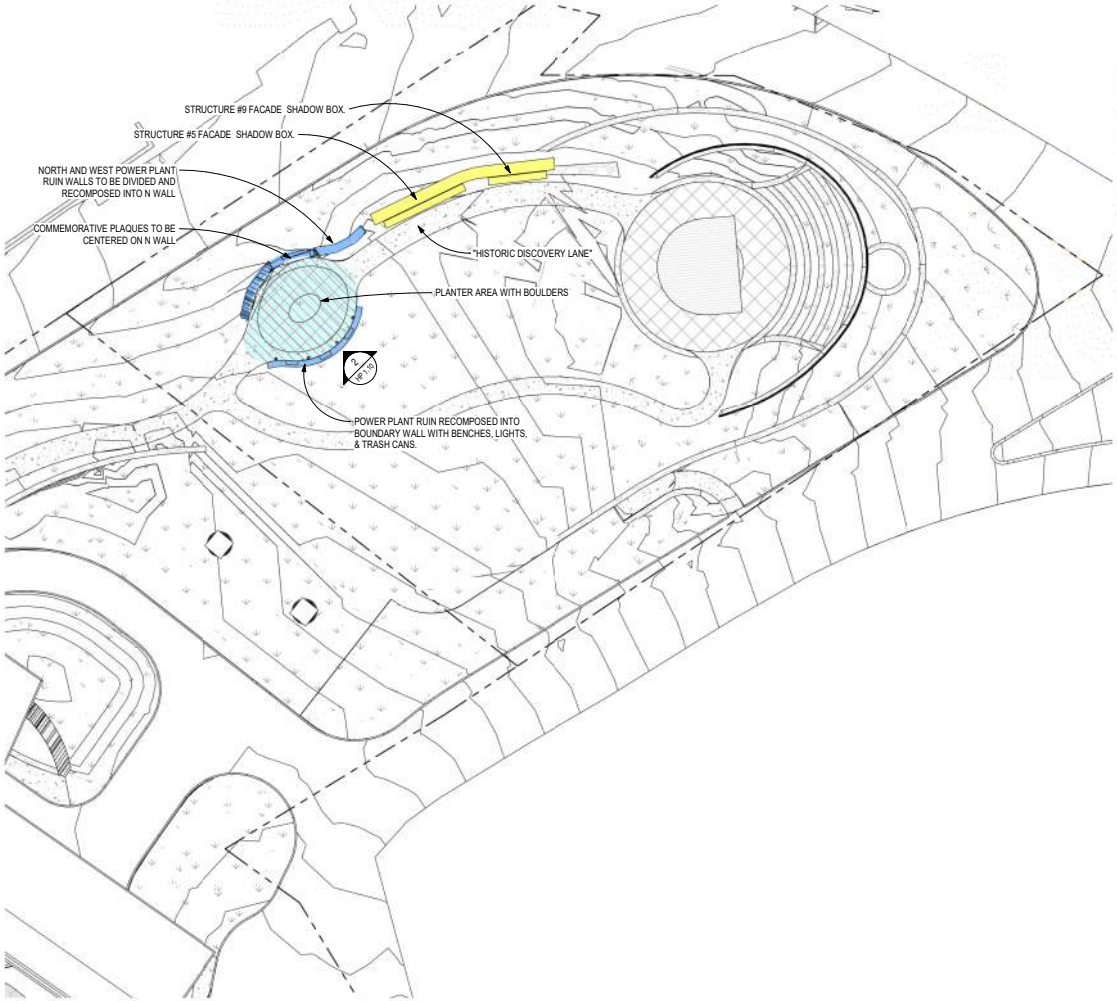



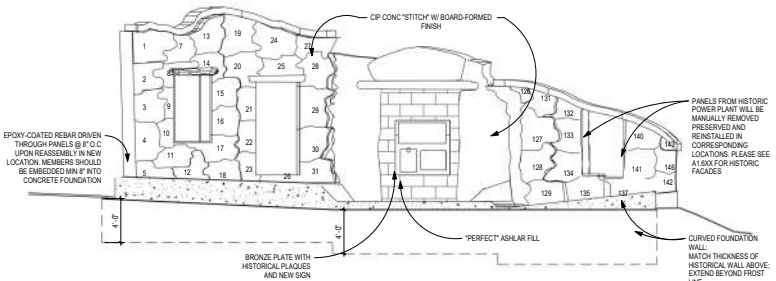

2 N ELEVATION TELLER MASONIC RETREAT
SCALE: 3/16" = 1'-0" @ 24x36

1 PROPOSED TELLER MASONIC RETREAT & HISTORIC DISCOVERY LANE
SCALE: 1" = 20'-0" @ 24x36

TRUE NORTH | PROJECT NORTH

GRAPHIC SCALE
0 10' 20' 30' 40' 60' 100'
0 1/2" 1" 2" 3" 5"
SCALE: 1" = 20' @ 24x36

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ISSUED FOR:
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SHEET TITLE:
HISTORIC PRESERVATION PLAN
SCALE: AS NOTED
SHEET NUMBER:
HP 1.10

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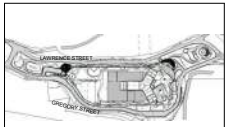











PROPERTY ADDRESS: 430-A LAWRENCE STREET

YEAR BUILT: 1890

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. STRUCTURE IS NOT ON IT'S ORIGINAL LOCATION AND HAS BEEN RELOCATED TO THE CURRENT LOCATION.

PLAN FOR EXISTING STRUCTURE:
1. STRUCTURE TO BE RELOCATED TO NEW LOCATION.
2. NEW LOCATION IS YET TO BE DETERMINED.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.171
County: Gilpin
Resource Name: Residence
Resource Address: 430 Gregory
Block Number: 042
Lot Number: 000B
Parcel Number: 183512401049

Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Non-Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: HRC Update1 recommends a change in status to non-contributing, noting that the building was in the process of being moved, and that the enclosed porch and south extension had been removed. This building sits next to another moved building, 420 Gregory (5GL.7.170). 2015 Survey: Building is located on the edge of a bus parking lot. Windows are all boarded up.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research

1 SITE PLAN STRUCTURE 1 - 430A LAWRENCE STREET

SCALE: 1/4" = 1'-0" @ 24x36

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SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.01









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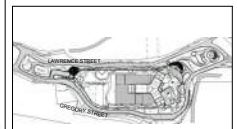
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





PROPERTY ADDRESS: 430-B LAWRENCE STREET

YEAR BUILT: 1890

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. STRUCTURE IS NOT ON IT'S ORIGINAL LOCATION AND HAS BEEN RELOCATED TO THE CURRENT LOCATION.

PLAN FOR EXISTING STRUCTURE:
1. STRUCTURE TO BE RELOCATED TO NEW LOCATION.
2. NEW LOCATION IS YET TO BE DETERMINED.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.170
County: Gilpin
Resource Name: Residence
Resource Address: 420 Gregory
Block Number: 042
Lot Number: 000A
Parcel Number: 183512401050

Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Wood

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Non-Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: HRC Update1 recommends a change in status to non-contributing, noting that the building was in the process of being moved, and that a gable roof extension and mudroom had been removed. This building sits next to another moved building, 430 Gregory (5GL.7.171). 2015 Survey: Building is located on the edge of a bus parking lot. Windows are all boarded up.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research



1 **SITE PLAN STRUCTURE 2 - 430B LAWRENCE STREET**
SCALE: 1/4" = 1'-0" @ 24x36

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WWW.OSARCHITECTURE.COM

G3 GAMING

NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026
REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	4/29/2026	TOP CITY COMMENTS
C	5/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.02

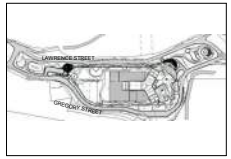
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN

















PROPERTY ADDRESS: 341 GREGORY STREET

YEAR BUILT: 1890 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS COMPLETELY REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE TWO MAIN STRUCTURES ON THE PROPERTY ARE INTENDED TO BE DEMOLISHED IN THEIR ENTIRETY.
2. THE EXISTING STONE RETAINING WALLS TO BE RELOCATED AND REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.167
County: Gilpin
Resource Name: Gregory Inn
Resource Address: 341 Gregory
Block Number: 044
Lot Number: 025-028
Parcel Number: 183512401098

Resource Information

Year Built: 1890 Number of Stories: 2
Roof Configuration: Hipped
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

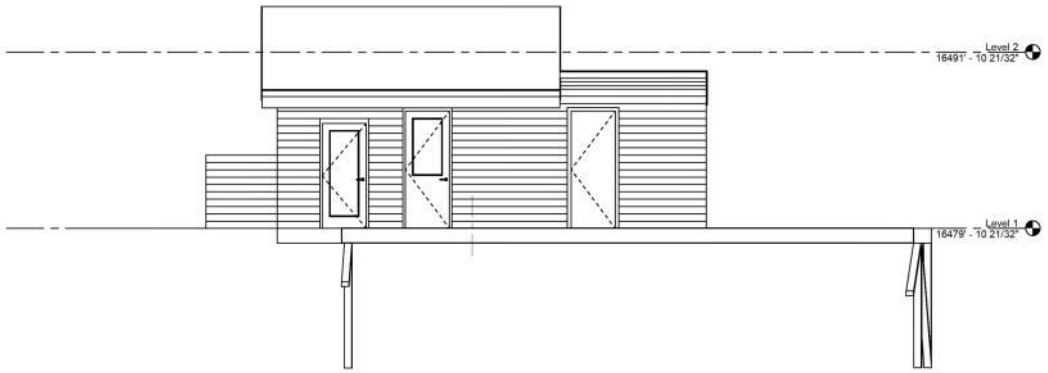
Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Good Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: Last use of the building appears to be as the Gregory Inn B&B. Currently advertised as for sale or lease and does not appear to be in use. No apparent alterations since last survey.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research



1 **SITE PLAN STRUCTURE 3 - 341 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

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ARCHITECTURE
1635 Blake Street, #100
Denver, CO 80202
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G3 GAMING

NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	6/26/2026	TOP CITY COMMENTS
C	7/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.03









PROPERTY ADDRESS: 341 GREGORY STREET

YEAR BUILT: 1890 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS COMPLETELY REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE TWO MAIN STRUCTURES ON THE PROPERTY ARE INTENDED TO BE DEMOLISHED IN THEIR ENTIRETY.
2. THE EXISTING STONE RETAINING WALLS TO BE RELOCATED AND REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

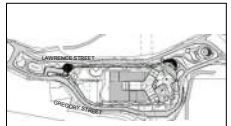
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.167
County: Gilpin
Resource Name: Gregory Inn
Resource Address: 341 Gregory
Block Number: 044
Lot Number: 025-028
Parcel Number: 183512401098



Resource Information

Year Built: 1890 Number of Stories: 2
Roof Configuration: Hipped
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Good Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: Last use of the building appears to be as the Gregory Inn B&B. Currently advertised as for sale or lease and does not appear to be in use. No apparent alterations since last survey.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research

1 **SITE PLAN STRUCTURE 4 - 341 GREGORY STREET**
SCALE: 1/4" = 1'-0" @ 24x36

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G3 GAMING

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GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026
REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	6/26/2026	TOP CITY COMMENTS
C	7/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.04

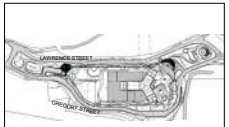
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



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G3 GAMING

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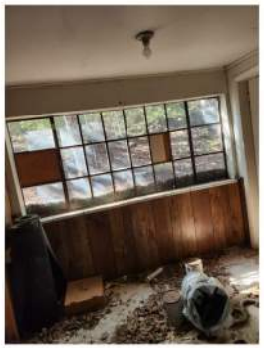
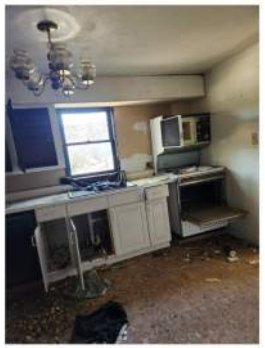
GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247



















PROPERTY ADDRESS: 351 GREGORY STREET

YEAR BUILT: 1890

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. HOWEVER, DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE FRONT FACADE TO BE REMOVED AND PRESERVED.
2. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.
3. THE EXISTING FACADE TO BE REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.168
County: Gilpin
Resource Name: Residence
Resource Address: 351 Gregory
Block Number: 044
Lot Number: 029
Parcel Number: 183512401099

Resource Information

Year Built: 1890 Number of Stories: 1.5
Roof Configuration: Front Gabled
Style/Type: Folk Victorian, Gable Front
Original Use: Single Dwelling
Exterior Wall Material: Wood

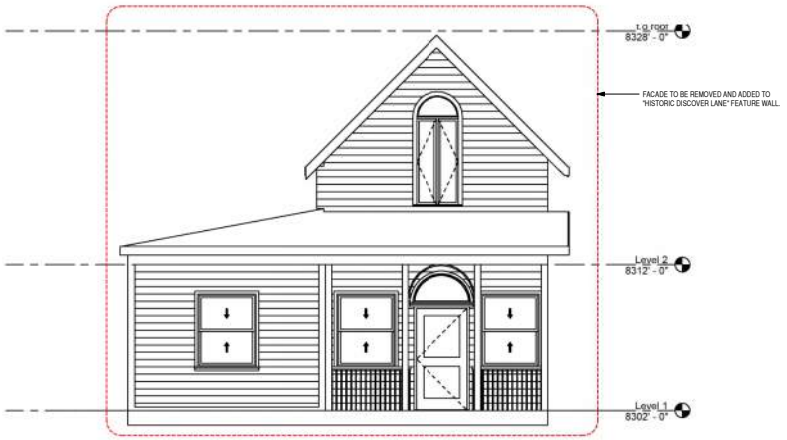
Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Fair
Current Use: Vacant/Not in Use

Notes: 2015 Survey: House is currently for sale and appears to be vacant. No apparent alterations since last survey. Appears that the building was originally a Gable Front dwelling with a later addition attached to the side. Fair integrity due to addition.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research



5 SITE PLAN STRUCTURE 5 - 351 GREGORY STREET
SCALE: 1/4" = 1'-0" @ 24x36

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	6/26/2026	TOP CITY COMMENTS
C	7/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.05

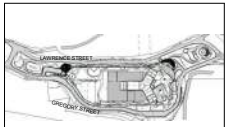
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN









PROPERTY ADDRESS: 361 GREGORY STREET

YEAR BUILT: 1893 (REBUILT IN THE 1908's)

EXISTING STRUCTURE DETERMINATION:
PROPERTY WAS REBUILT IN THE 1980's AND NONE OF THE ORIGINAL HOUSE REMAINS ON THE PROPERTY. THERE REMAINS NOTHING OF HISTORICAL SIGNIFICANCE WITH THE REMAINING PROPERTY FROM AN ARCHITECTURAL PERSPECTIVE.

PLAN FOR EXISTING STRUCTURE:
1. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.169
County: Gilpin
Resource Name: Residence
Resource Address: 361 Gregory
Block Number: 044
Lot Number: 030-032
Parcel Number: 183512401100



Resource Information

Year Built: 1893 Number of Stories: 1
Roof Configuration: Cross Gabled
Style/Type: Gabled Ell
Original Use: Single Dwelling
Exterior Wall Material: Asphalt

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Poor
Current Use: Single Dwelling

Notes: 2015 Survey: Integrity is poor due to replacement of horizontal wood siding with rolled asphalt siding designed to imitate brick. This alteration has had a significant impact on the historic character of the house. Recommended as non-contributing due to loss of integrity.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research







1 SITE PLAN STRUCTURE 6 - 361 GREGORY STREET
SCALE: 1/4" = 1'-0" @ 24x36

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G3 GAMING

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GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	4/29/2026	TOP CITY COMMENTS
C	5/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.06

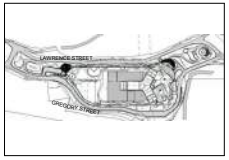
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

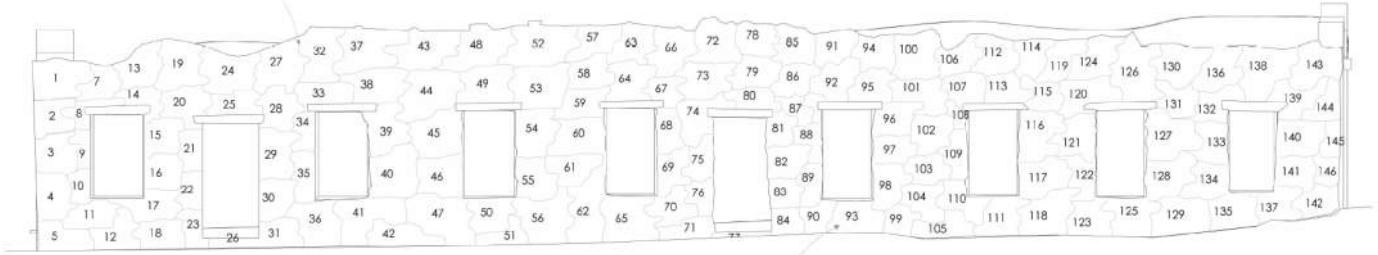
HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN



LINEWORK REPRESENTS APPROX. CUTLINE BETWEEN STONE PANELS. SUCH CUTLINE IS TO FOLLOW MORTAR JOINTS BETWEEN ADJACENT STONES. PANELS TO BE TRANSPORTED AND RE-ASSEMBLED INTO NEW GEOMETRY AS SHOWN IN DESIGN ELEVATION (HP 6.03)

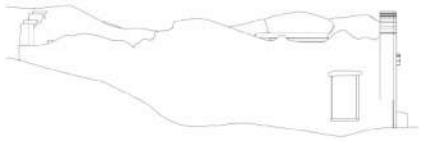


INJECT GROUT INTO PANELS TO STABILIZE BEFORE AND AFTER DIVISION.

WEST FACADE OF POWERPLANT RUIN IS INCORPORATED INTO DESIGN. WEST FACADE TO BE DIVIDED AND ENUMERATED AS NORTH FACADE IS FOR FINAL DELIVERABLE. THE SAME PROCESS OF STABILIZATION, DIVISION, TRANSPORTATION AND REASSEMBLY IS TO OCCUR FOR SELECT PORTION OF NORTH AND WEST FACADES.

1 POWER PLANT RUIN N

SCALE: 1/4" = 1' - 0"



2 POWER PLANT RUIN E

SCALE: 1/8" = 1' -0"



3 POWER PLANT RUIN W

SCALE: 1/8" = 1' - 0"









HISTORIC PRES #8: FREEMASONS MONUMENT

TWO EXISTING FREEMASON COMMEMORATIVE PLAQUES WILL BE RELOCATED FROM THEIR CURRENT LOCATIONS AND REINSTALLED CENTRALLY ON THE NORTH WALL OF FREEMASONS PLAZA -- CONSTRUCTED USING SALVAGED MASONRY FROM THE HISTORIC POWER PLANT RUIN. THE TWO PLAQUES WILL BE GROUPED WITH A NEW INTERPRETIVE SIGN IDENTIFYING AND DEDICATING FREEMASONS PLAZA. THE SIGNAGE WILL BE PROMINENTLY LOCATED FOR PUBLIC VIEWING. SEE HP6.03 FOR PLACEMENT OF SIGNAGE & PLAQUES.



HISTORIC PRES #7: POWER PLANT RUIN

THE HISTORIC POWER PLANT RUIN WILL BE PANELIZED, WITH ELEMENTS DIVIDED AND RECONSTRUCTED INTO A NEW DESIGN. BLOCKS WILL BE REASSEMBLED AS COMPONENTS ON THE NORTH AND SOUTH SIDES OF THE MASON'S PLAZA, PRESERVING MATERIAL CHARACTER WHILE ESTABLISHING A NEW SPATIAL COMPOSITION. SEE HP 6.03 FOR DESIGN ELEVATION SHOWING THE RECOMPOSED POWER PLANT.

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G3 GAMING

NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	6/26/2026	TOP CITY COMMENTS
C	7/6/2026	PDP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION

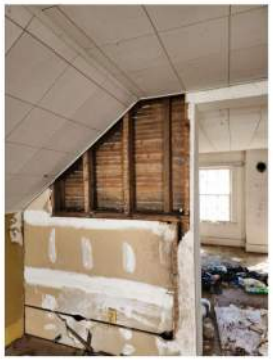
SHEET TITLE:
HISTORIC PRESERVATION PLAN

SCALE: AS NOTED

SHEET NUMBER:
HP 6.07

















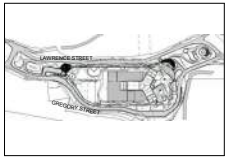
HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

1. 430A LAWRENCE ST.
2. 430B LAWRENCE ST.
3. 341 GREGORY ST. ANCILLARY STUCTURES
4. 341 GREGORY ST.
5. 351 GREGORY ST.
6. 361 GREGORY ST.
7. POWER PLANT RUINS
8. FREEMASONS COMEMORITIVE MONUMENT
9. 331 GREGORY ST.

KEY PLAN





PROPERTY ADDRESS: 331 GREGORY STREET

YEAR BUILT: 1900

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE HAS SIGNIFICANT HISTORICAL VALUE BASED ON THE ARCHITECTURAL FEATURES AND RELEVANCE TO HE AREA. HOWEVER, DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE WEST FACADE TO BE REMOVED AND PRESERVED.
2. THE REMAINING STRUCTURE TO BE DEMOLISHED AND CLEARED FROM THE SITE.
3. THE EXISTING FACADE TO BE REUSED IN FUTURE INSTALLMENT OF "HISTORIC DISCOVER LANE" AT EAST PROPERTY PARK.

COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification



Resource Number: 5GL.7.166
County: Gilpin
Resource Name: Residence
Resource Address: 331 Gregory
Block Number: 044
Lot Number: 004-008
Parcel Number: 183512401095

Resource Information

Year Built: 1900 Number of Stories: 1.5
Roof Configuration: Side Gabled
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Horizontal Siding, Wood

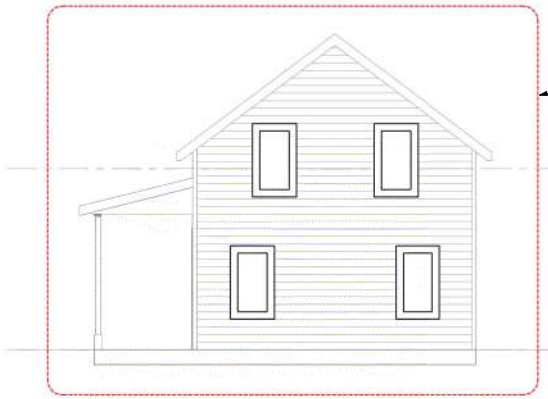
Evaluation

Recommended Status: Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Fair Integrity: Good
Current Use: Vacant/Not in Use

Notes: 2015 Survey: No apparent alterations since last survey. Building in need of maintenance especially porch and roof.

Survey Date: 1/19/2015 Surveyor Name: Abigal Christman

Center of Preservation Research



1 SITE PLAN STRUCTURE 9 - 331 GREGORY STREET
SCALE: 1/4" = 1'-0" @ 24x36

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1635 Blake Street, #100
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Tel : 303.327.4600
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G3 GAMING

NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO. 92305
DRAWN BY: OS
CHECKED BY: AS
DATE: 09/01.2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	4/29/2026	TOP CITY COMMENTS
C	5/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.09

HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
- EDGE OF PROPOSED BLDG
- PROPERTY LINE
- LOT LINE
- GAMING DISTRICT BOUNDARY

HISTORIC PRESERVATION PROPERTY LEGEND

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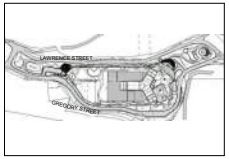

PROPERTY ADDRESS: 161 PACKARD STREET

YEAR BUILT: 1950

EXISTING STRUCTURE DETERMINATION:
THE STRUCTURE IS A VACANT AND BOARDED UP SHED WITH A NON-CONTRIBUTING HISTORICAL VALUE TO THE AREA. THE STRUCTURE DOES NOT REPRESENT ANY SPECIFIC ARCHITECTURAL STYLE. DUE TO THE DILAPIDATION OF THE EXISTING STRUCTURE, IT IS NOT FEASIBLE TO RELOCATE THE STRUCTURE AS A WHOLE.

PLAN FOR EXISTING STRUCTURE:
1. THE STRUCTURE IS TO BE DEMOLISHED AND CLEARED FROM THE SITE.



COLORADO CULTURAL RESOURCE SURVEY

2014 Central City Resurvey

Identification

Resource Number: 5GL.7.280
County: Gilpin
Resource Name: Residence
Resource Address: 161 Packard
Block Number: 45
Lot Number: 1-3
Parcel Number: 183512401101



Resource Information

Year Built: 1900 Number of Stories: 1
Roof Configuration: Shed
Style/Type: No Style
Original Use: Single Dwelling
Exterior Wall Material: Asphalt, Plywood/Particle Boa

Evaluation

Recommended Status: Non-Contributing
Official Status: Contributing Previous Status: Contributing
Condition: Poor Integrity: Poor
Current Use: Vacant/Not in Use

Notes: COMPASS: Listed as built in 1953. HRC Update 2: Cites continued deterioration since initial survey in 1986, including broken windows and exposed wood siding. 2015: The 1953 construction date in COMPASS seems more accurate than the 1900 construction date from the NR Nomination. The shed roof form and the wall materials (plywood and asphalt roll siding designed to imitate stone) both appear to be mid-20th century. All of the openings have been boarded up since the last survey. Non-contributing due to either construction or alteration after the district's period of significance.

Survey Date: 1/19/2015 Surveyor Name: Abigail Christman

Center of Preservation Research
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

1 SITE PLAN STRUCTURE 10 - 161 PACKARD STREET
SCALE: 1/4" = 1'-0" @ 24x36

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GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

A	3/26/2026	TOP CITY COMMENTS
B	4/29/2026	TOP CITY COMMENTS
C	5/6/2026	TOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
EXISTING STRUCTURE REVIEW
SCALE: AS NOTED
SHEET NUMBER:
HP 6.10

HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
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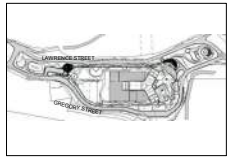



1 PROPOSED N TELLER MASONIC RETREAT RENDERING
SCALE: 12" = 1'-0" @ 24x36

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ARCHITECTURE
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G3 GAMING

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GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/01/2026

REVISIONS:

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION
SHEET TITLE:
TELLER RETREAT ELEVATION
SCALE: AS NOTED
SHEET NUMBER:
HP 7.01

HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
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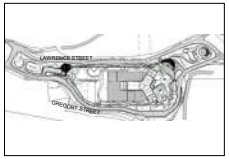



1 STREET VIEW ALONG HISTORIC DISCOVERY LANE. SHADOW BOXES OF HOUSES FROM SOUTH OF GREGORY

SCALE: 12" = 1'-0" @ 24x36



2 STREET VIEW ALONG HISTORIC DISCOVERY LANE WITH FREE MASONS COMMEMORATIVE MONUMENT AND THE SHADOW BOXES OF HOUSES

SCALE: 12" = 1'-0" @ 24x36

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[TBD] GREGORY STREET
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DATE:	09/01/2026

REVISIONS:

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION

SHEET TITLE:
HISTORIC LANE ELEVATIONS

SCALE: AS NOTED

SHEET NUMBER:
HP 7.02

G3 Gaming LLC
1724 S. Saunders St., Raleigh, NC 27603
+1 (919) 986-1462
david@g3gaminggroup.com
www.g3gaminggroup.com

Date: September 16, 2026
To: City of Central Historic Preservation Commission
Company: City of Central
Subject: Efforts to Preserve and Relocate Historic Structures Impacted by the Gregory Gulch Gaming Development

Dear Members of the Historic Preservation Commission

We appreciate the Commission's commitment to preserving Central City's historic resources and respectfully submit this letter to document the extensive efforts undertaken by G3 Gaming LLC to preserve and relocate the historic residential structures impacted by our future development plans.

From the earliest stages of project planning, our team has made preservation of these structures a priority and have explored opportunities to incorporate or relocate the homes to other suitable locations. Various options have been considered, including positions on the outermost portions of our property, such as the Tom Sprung parcels, where the structures could potentially remain within the community. We have also investigated the potential acquisition of adjacent properties to create a permanent relocation site for the homes. While these efforts remain under consideration, no viable solution has yet been identified.

Beginning this past spring, we have actively engaged with individuals and organizations throughout the community to identify parties interested in acquiring, relocating, preserving, or otherwise stewarding these historic structures. Conversations have included:

- Anne McGonagle, Central City Opera Properties
- Eric Chinn, Central City Opera Properties
- Michael Godlewski, local property owner following a reference from Jeff Noffsinger
- Austin Bolter, local business owner following a reference from Jeff Noffsinger
- Michael Wieland, potential future owner of Eureka Valley
- Susan Torres, regarding a potential relocation site behind the Red Dolly property (ultimately determined to be unworkable)
- Greg Harper, local resident, following a referral from Jeff Noffsinger
- Bill Davis, Mammoth Structural Movers Inc., regarding relocation logistics and feasibility

In addition to these outreach efforts, we have sought professional guidance regarding preservation and relocation alternatives. We have consulted Brie Samyn with Studio Sentiments LLC, a Historic Preservation consultant previously engaged by Evan Kesner, and are currently considering retaining her services to provide additional expertise and assistance in identifying potential preservation solutions.

Despite our best efforts and substantial time invested in evaluating alternatives, identifying relocation sites, consulting with preservation professionals, and engaging potential recipients within the community, we have not yet been successful in securing a workable preservation and relocation solution for these structures. In August 2026, both the Opera and Michael Godelewski stopped on the same day due to similar concerns over costs for foundations and restoration despite G3 paying for the relocation

G3 GAMING

costs. Nevertheless, we remain committed to continuing these efforts and welcome any suggestions, partnerships, or opportunities the Commission may identify that could advance preservation objectives.

We respectfully submit this summary to demonstrate our good-faith efforts to preserve these historic resources and our ongoing commitment to exploring every reasonable option available. We currently estimate that the structures will impede progress of our project by the second Quarter of 2027 as currently standing. Finding an acceptable solution to all parties is critically important to the feasibility of the development. We look forward to continuing to work collaboratively with the Commission and the community throughout this process.

Thank you for your time and consideration.

Sincerely,
David Johnston
Founder
G3 Gaming LLC

OBERMEIER·SHEYKHET
ARCHITECTURE

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Denver, Colorado 80202
303.327.4600
www. osarchitecture.com

September 16, 2026

City of Central Historic Preservation Commission (HPC)
PO Box 249, 141 Nevada Street
Central City, CO 80427

RE: Gregory Gulch Gaming Resort – Historic Preservation Plan Clarification

Dear Historic Preservation Commission,

Thank you for your ongoing commitment to preserving the City's historic fabric and for continuing to collaborate with us on the commemoration of historic structures within the project site. In response to the Historic Preservation Commission meeting held on September 9, 2026, we are providing additional clarification regarding the existing rock retaining walls located within the project boundaries.

Per Central City's Design Guidelines, Amended May 2022, we refer to Chapter 1, Guideline #30 for rock walls and fences in new construction and infill projects. Please find our comments following each of the numbered text of the guidelines.

"All historic rock retaining walls shall be strictly maintained and new retaining walls along fronts of properties shall be of stone construction, similar to those found historically."

1. New retaining walls shall be constructed to have the appearance of dry stack, with no visible mortar.
    a. *For new project retaining walls and some site walls, the project intends to mimic the appearance of dry stack stone or masonry, but utilize structurally sound installation methods as required by engineering design parameters and details.*

2. New rock walls should be constructed of stone similar in size, shape, color, and texture to those found in the neighborhood. Native stone is preferred, but other natural stone can be considered, so long as the other criteria are met.
    a. *The project intends to re-use rocks harvested from existing rock retaining walls that need to be relocated due to the extents of development.*
    b. *Any additional stone wall rocks encountered during excavation shall also be harvested and reused for certain project site walls.*
    c. *We note that not all project retaining walls shall be stone. Some larger retaining and rock walls will require engineered designs and use of appropriate material. Larger walls are expected to be shotcrete, cast in place concrete, or rock cut walls with protective rock fall netting as reflected in the approved FDP.*

3. Faux stone or other materials cast to look like stone are not appropriate.
    a. *The project intends to utilize reclaimed existing rock wall material and new stone material sourced to match existing stones closely for certain project site walls.*

4. It is generally not acceptable to dismantle or remove existing rock walls to make room for a new one. Instead, rehabilitation of the existing should be done, to the greatest extent possible.
    a. *Where any existing rock walls do not interfere with the extents of project development, those walls shall be left alone unless stabilization is needed.*

5. Steps providing access to structures may be constructed of stone, wood, or concrete.
    a. *The project's access routes shall abide by these parameters.*

6. Large plants like trees or tall shrubs should not be planted within 6 ft. of a newly constructed rock wall, in order to minimize the risk of roots affecting the wall's structural integrity.
    a. *These design parameters shall be addressed as part of the landscape design and construction documents.*

7. Refer to Guidelines 89 – 92 and the Land Development Code for specific rock wall requirements

Per the guidelines under infill construction, we also refer to Guideline #90 under Chapter 3 describing principles for rehabilitation of historic district buildings. Although the project is a new construction infill project, consideration is given to the existing retaining wall guidelines provided in this section. Please find our comments following each of the numbered text of the guidelines.

"All historically significant rock retaining walls shall be strictly maintained and new retaining walls along fronts of properties shall be of rock or stone construction, similar to those found historically."

1. Stone walls that retain their historic integrity, as determined by HPC, may not be removed or relocated.
    a. *The project will encounter various existing stone retaining walls that interfere with the extent of project development; either in right-of-way locations or building structure locations. Stones from these retaining walls shall be harvested for reuse and utilized in new retaining walls and site walls within the project.*
    b. *Where any existing rock walls do not interfere with the extents of project development, those walls shall be left alone unless stabilization is needed.*
    c. *The original submitted and approved Historic Preservation project design package showed the proposed building footprint, relocation of historic structures, and relocated street right-of-way that impacts retaining walls. The submitted data was known and has not changed in scope.*
    d. *The design calls for the relocation of existing stone in the manner illustrated within the example of the historic power plant ruins.*
    e. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*

2. Factors considered in evaluation of the integrity of a rock wall shall include the character of the stones, the dry stack pattern (or mortar joint pattern), the function and location of the wall.
    a. *Any existing rock walls that do not interfere with the extents of the project shall be analyzed based on these parameters.*

3. If it is determined by HPC that older walls have lost their historic integrity and may be demolished, an equal amount of new rock wall shall be built on the site. The Commission will consider evaluations by qualified engineers in making its determinations.
    a. *Any rock walls being demolished within the project boundaries shall have rocks harvested for reuse in new retaining walls and site walls.*
    b. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*
    c. *Some existing damaged stone and rock is expected and may be unsuitable for reuse.*

4. Any stone wall to be removed shall first be documented and the record placed on file with the City. Consult with the HPO prior to beginning deconstruction for instructions on documentation.
    a. *Prior to construction, the development team (not outside consultant) will survey and document the existing rock wall conditions slated for reuse and reassembly.*
    b. *Such survey shall include wall locations and photo documentation of all known and discovered rock walls.*

5. Use of dry laid native stone for retaining walls is encouraged along streets throughout the city when new construction occurs on sloping lots.
    a. *The project intends to re-use rocks associated with existing rock retaining walls that need to be relocated due to the extents of development.*
    b. *Any additional stone wall rocks encountered during excavation shall also be harvested and reused for project site walls.*

6. Genuine dry stack walls are preferred. At a minimum, stone shall be laid to resemble dry stack walls. Mortared rock walls are not historically authentic in Central City and are strongly discouraged although they may be considered on a case-by-case basis by HPC under special circumstances.
    a. *For new smaller project retaining walls and some smaller site walls, the project intends to mimic the appearance of dry stack stone or masonry, but utilize structurally sound installation methods as required by engineering design parameters and details.*
    b. *We note that not all project retaining walls shall be stone. Some larger retaining and rock walls will require engineered designs and use of appropriate material. Larger walls are expected to be shotcrete, cast in place concrete, or rock cut walls with protective rock fall netting as reflected in the approved FDP.*

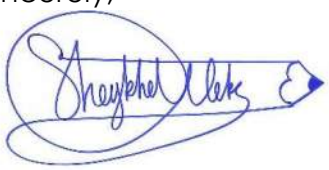
7. Wood cribbing may be used for rear retaining walls where it was found historically, so long as documentation is provided.
    a. *Wood cribbing is deemed not applicable to existing or new retaining walls within the project.*

8. Walls shall align in placement along the street with others in the neighborhood.
    a. *Street condition retaining walls are deemed not applicable within the project.*

9. Maintain the historic height of retaining walls; changing the height is inappropriate. Walls over a certain height may be required to be designed by a qualified engineer. Consult current land development and building codes.
    a. *Any existing rock walls not impacted by the extents of the project shall not be modified in height unless deemed necessary for structural or safety reasons.*

Please let us know if there are additional questions related to the preservation of existing retaining wall stones and rock. We look forward to continuing our working relationship on this project.

Sincerely,



Aleksandr Sheykhet, President
Obermeier Sheykhet Architecture

Attached:
Exhibit A – Samples of existing retaining walls within the project boundary.
Exhibit B – East site plan indicating primary location for retaining wall rock relocation.

A. Exhibit A

EXISTING RETAINING ROCK WALLS

The below images represent a sampling of the types of existing rock retaining walls that will be documented and harvested for reuse in the new project retaining and site walls. At a minimum, the existing rocks will be reused for the primary retaining wall at the far east project boundary. A new curved retaining wall will feature reused historic retaining wall rocks assembled in a dry stack appearance and incorporate City of Central signage as a gateway retaining wall feature.



Figure 1

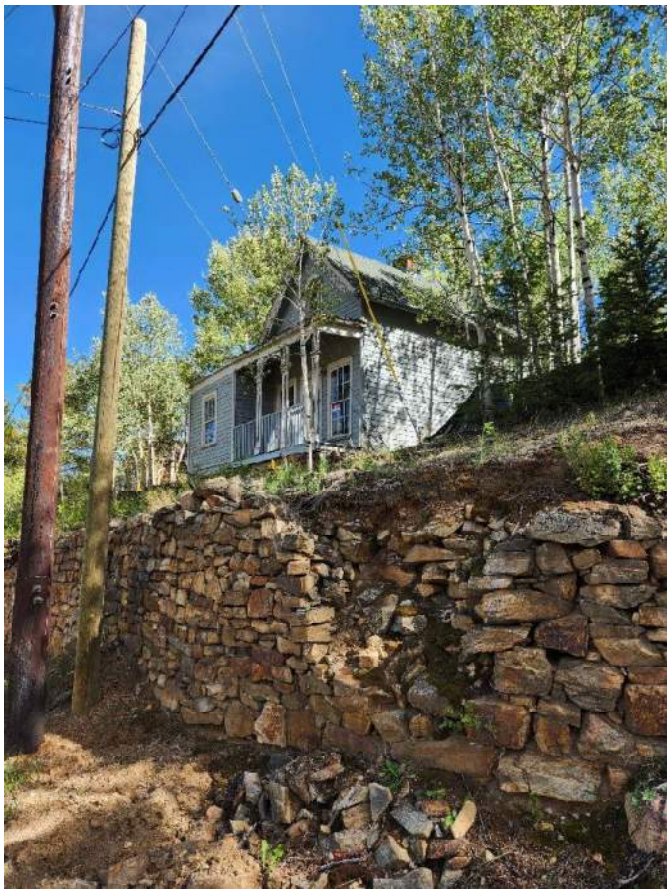


Figure 2



Figure 3

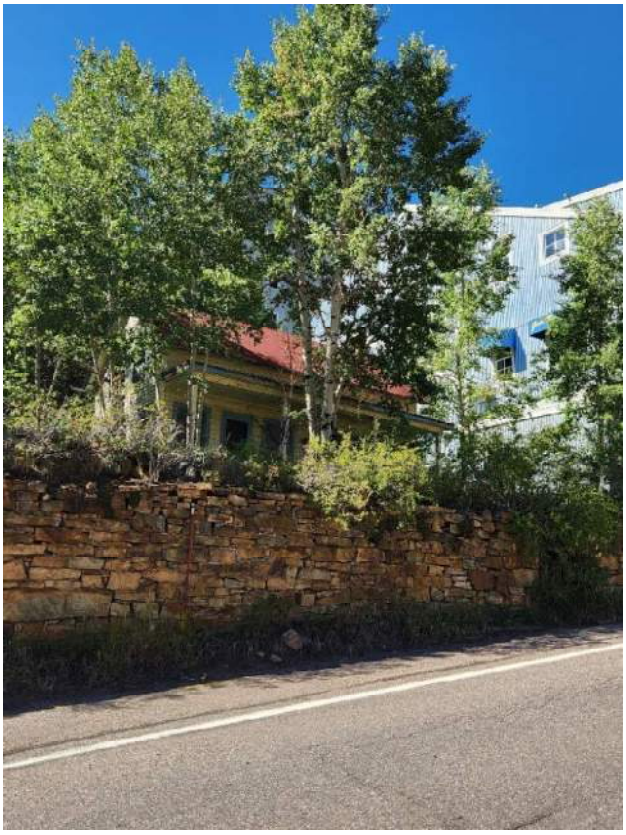


Figure 4

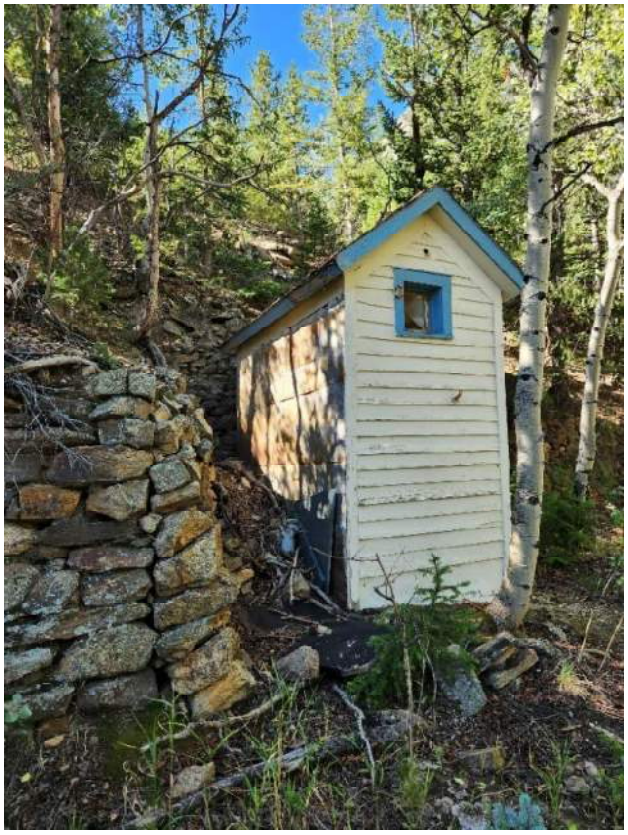


Figure 5



Figure 6



Figure 7



Figure 8



Figure 9

HISTORIC PRESERVATION GRAPHIC LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RELOCATED
- EXISTING STRUCTURE TO BE REUSED
- PROPOSED FACADE PRESERVATION
- PROPOSED COMMEMORATIVE PLAZA
- PROPOSED RELOCATED FREEMASONS MONUMENTS
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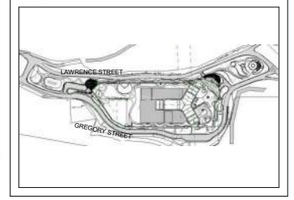
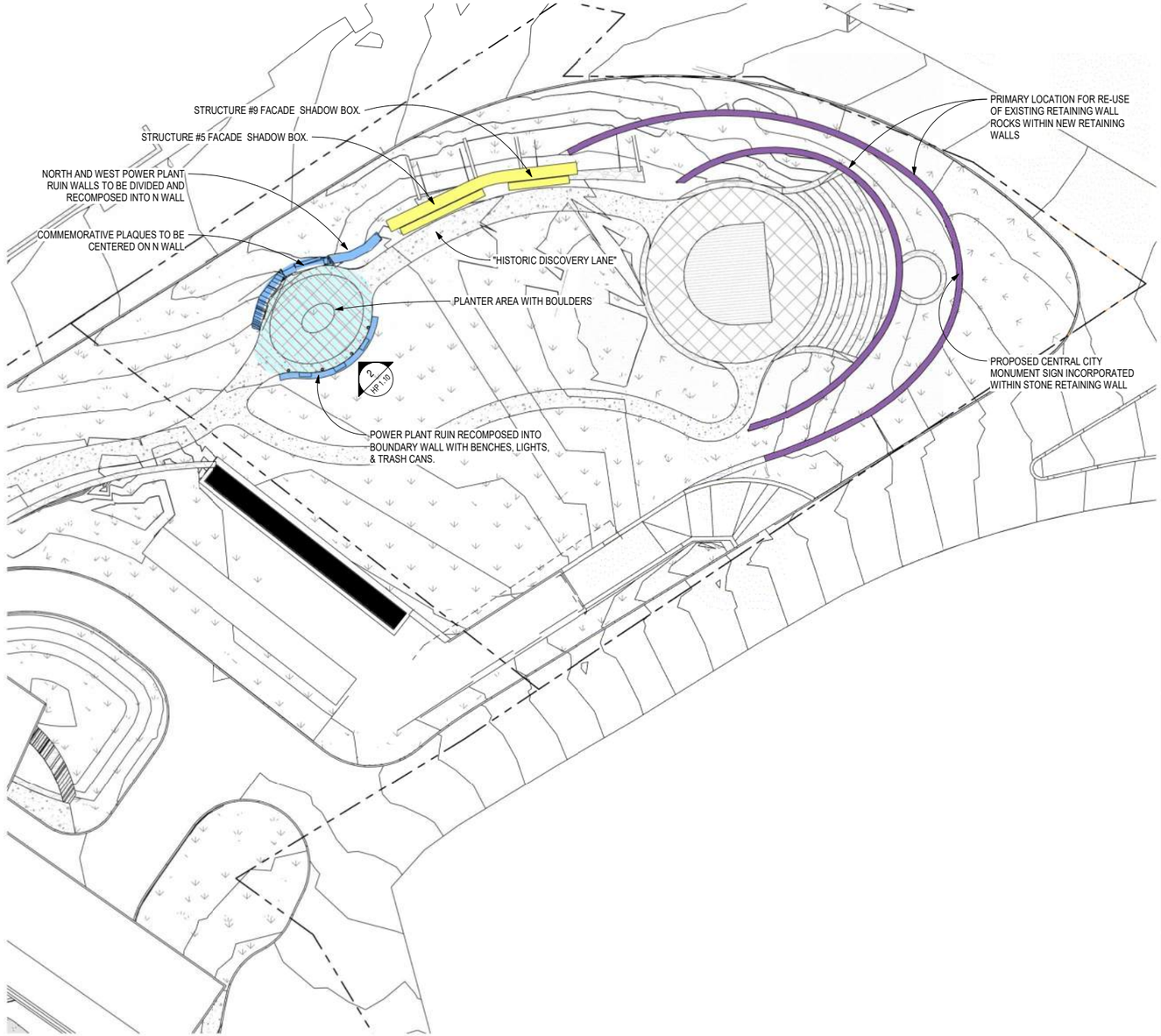
KEY PLAN

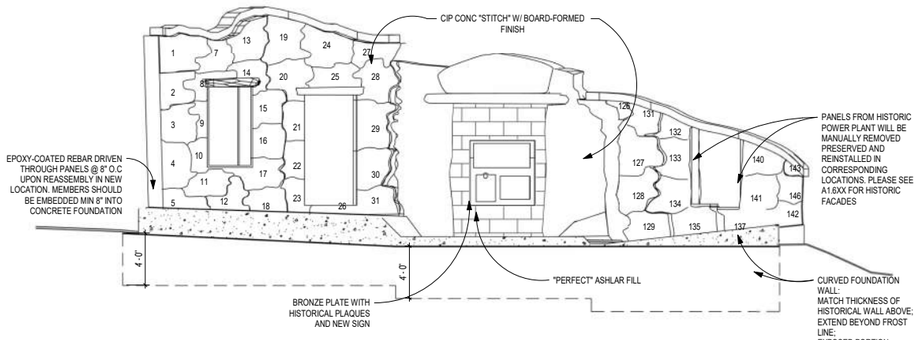




1 PROPOSED TELLER MASONIC RETREAT & HISTORIC DISCOVERY LANE

SCALE: 1" = 20'-0" @ 24x36





2 N ELEVATION TELLER MASONIC RETREAT

SCALE: 3/16" = 1'-0" @ 24x36

TRUE NORTH | PROJECT NORTH

GRAPHIC SCALE
0 10' 20' 30' 40' 60' 100'
0 1/2" 1" 2" 3" SCALE: 1" = 20' @ 24x36 5"

ARCHITECT OF RECORD:
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Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM

OWNER:
G3 GAMING

CONSULTANT:

ARCHITECT / ENGINEER SEAL:
NOT FOR CONSTRUCTION

GREGORY GULCH GAMING RESORT
G3 GAMING
[TBD] GREGORY STREET
CENTRAL CITY, CO 80247

PROJ. NO.	92305
DRAWN BY:	OS
CHECKED BY:	AS
DATE:	09/16/2026

REVISIONS:

A	3/26/2026	FOP CITY COMMENTS
B	4/29/2026	FOP CITY COMMENTS
C	5/6/2026	FOP RECORD SET
D	8/11/2026	HISTORIC PRES. COMMISSION

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ISSUED FOR:
HISTORIC PRESERVATION COMMISSION

SHEET TITLE:
HISTORIC PRESERVATION PLAN

SCALE: AS NOTED

SHEET NUMBER:
HP 1.10

VOLUME 04 DD