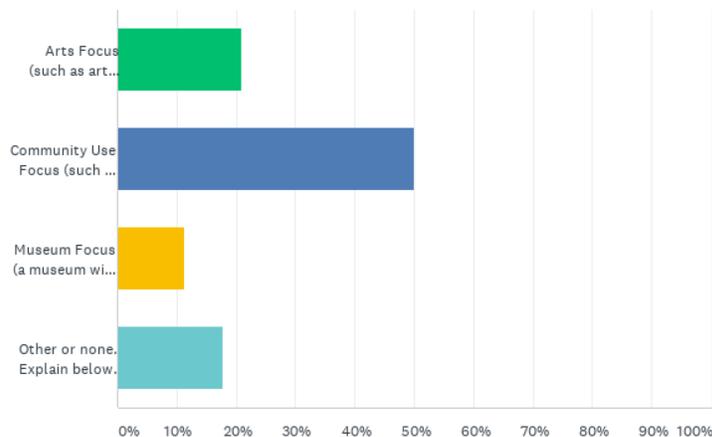


Astor House Survey #2 Get Real! Unabridged Responses May 28, 2020

The survey was available from May 18 through May 28, 2020. Invitations were sent to respondents to the first survey who opted in for further contact, neighborhood groups, GoldenToday.com, Golden Landmarks Association, several boards and commissions, senior City of Golden staff, Golden City Council members, and others. There were 124 responses. This survey was posted at AstorHouse.org by the Astor House Alliance (AHA!), an ad-hoc group of citizens for the preservation and use of the Astor House.

Q1 Preference for Main Use. After reviewing the results of "Survey #1, Dream Big!" and the "Reality Check" at the beginning of this survey, what is your preference for an overall MAIN FOCUS FOR USE of the Astor House? We have included only the top four aggregated responses to begin to build consensus. Choose one.



Answered: 124

Skipped: 0

Other or none. Explain below. (22 responses)

Perhaps hospitality-related use has been eliminated after survey 1. I thought the Foster Group proposal from the Dove Inn owners was a good fit. Of the 3 above, Community Use would be 1, then arts. I think a museum is not a good idea.

I would like to see a mixture of the first two options Arts Focus and Community Use

Using this facility as a museum or arts focus would compete with already existing facilities. It needs to be have a retail focus of some kind in order to generate revenue for the City.

I think whatever use is selected should generate at least some revenue to support on-going maintenance of the building.

Hospitality focus. Allow for long term lease, tenant would have to pay for renovations but in return have a long term lease to recoup that investment

Historical education, like the Betsy Ross house in Philadelphia. A place to go to learn of the role of the building in the history of Golden, and bring it to life. I could see school kids visiting after a trip to the Golden History Museum, or tourists/families stopping in as they wander around downtown Golden.

Art exhibits w/ Community Use

Is Hospitality Focus off the table? It got a lot of votes in the initial survey but I'm not seeing it on here.

Craft brewery or distillery with meeting rooms

Please consider using AH as a hostel - specific clientele - hikers/climbers and bicyclists. Indoor place to bed down. Backyard offers six spots for camping. Lavatory on each floor. No food service. Year around. 24 hours.

Money is going to be tighter the next few years. If there was a public private partnership option there might be an economically feasible solution - maintain historic exterior, maybe some community use options, but a business could operate here and pay the bills.

My choice is still Community Use Focus. However, I wonder if it's use as a "mini" event center for rent would really be the good idea ... weddings, business meetings, service organization meetings, whatever. It's historical significance (like the Boettcher Mansion) would give it a bit of pizzazz as a destination. And, of course, it's in the heart of Golden with restaurants, bars/pubs, and other attractions very close at hand.

We already have a lot of small museums in Golden, and Foothills is a great art space. I'm not sure we need more of either, but a community space (perhaps with a visiting artists showcase as part of it) could likely be better utilized.

We have the Foothills Art Center. We have the Golden History Museum in a location that seems to have the opportunity for much more foot traffic than the Astor House location. We have a Community Center with meeting space (assuming we don't lose it somehow as collateral in the Coors property problem). The building needs to be used in a way that will make it self-sustaining. Retail or office space seems the most practical use in its location near downtown.

Until it has been determined by the City to what degree the AH must be self-supporting, survey respondents may be wasting their time selecting uses that could not be considered by the City. This survey needs to be more realistic and narrowly defined to be within the so far unknown \$\$\$ limitations.

Hospitality Focus (that was top 3 from the first survey, why is it not an option?).

Child focus on the idea of Meow Wolf but Golden style and Golden Size. Challenge Mines students to get creative with this

I think the City should sell the property. The cost to maintain it it far in excess of any historic interest the property may hold.

A craft brewery with a beer garden, and possibly a restaurant

Could it house the Quilt Museum, to bring that entity back into the downtown?

Privately owned or leased by a business

Q2 Combination of Uses. Although it is a small building it could be managed with different uses on the first and second floors, or with flexible space that could provide different uses at different times of the day, week, month, or year. Here is an example of one possibility: Utilize the first floor during the day for a children's art and educational enrichment program while leasing art studios or non-profit offices on the second floor. In the evening, use the first floor for community meetings, small venue performances, adult continuing education. Include a kitchen to support occasional teas or events. Use the back yard primarily as a public park but also for occasional historic re-enactments or events. If you have an idea for a combination, please share:

Answered: 69

Skipped: 55

I like the idea of event space. I remain confused about the focus on art space / nonprofit offices. Connects Workspace seems to satisfy the former, foothills art center seems to satisfy the former.

This flexibility example is great. The key to success over time will be to keep the uses fresh and relevant and engage the community in making it happen.

combination of arts and community focus usage

Backyard should be kept available for events: weddings, public gatherings, performances, childrens activities, etc. First floor would be great to have a small kitchen area to support those events, a multi-use space for similar indoor events and programs, and upstairs could be meeting rooms, or other rentable gathering space. Maybe on weekends it could double as a museum-like space if there are no other bookings.

Kitchen (commercial) even if done as client finish is super expensive. Would suggest not including a kitchen element. At most a wet bar with microwave perhaps for snacks for meetings. Golden lost our Teas Shop on Washington Street which was always busy and much loved by many. I'd like to see a Tea Shop in part of this building, preferably on the ground floor. Other uses of the space on the second floor could work as long as the space could be accessed without disruption of the business operations on the 1st floor.

Local tours meeting / starting points (private people/companies can sign up to lead them, either non-profit (gardens) or profit (history, ghosts, beer, whatever)

Historical re-enactments and talks in the backyard would be nice

The building, as an asset of the People of Golden, should be used as much and in as many ways as possible. Whoever ultimately manages the property needs to be sure it is open to the general public without charge for community events. The park should always be open for free, unless a large event is scheduled.

What you describe is OK, perhaps the back yard needs to be shaded fully or in part, and equipped to support things like weddings or parties

I would love the multi use to include Hands on History camp somehow

Non profits plus display mtg space

Perhaps lower floor as hospitality and upper floor for coworking space or community meeting space. One day a week, have local brewmeisters serve their beer, at a price of course in a unique beer garden.

Many years ago they brought in historical actors to talk to groups and have a ladies tea. That was WONDERFUL.

As stated the building is not that big (~3,000 square feet). I would not want to see offices on the second floor, very disruptive to have workers and others traipsing through the building when other activities are going on

No idea at this time

I like the above description of possible uses

I like the flexible idea

first floor for small local business use such as gardening decorations, pots, seeds, small items such as gloves, hats with an outdoor focus and the upstairs offices for community use such as environmental education for adults and kids in the community, non profits that have a vested focus on the greening of golden such as community gardens, nature along the riverwalk and plant and yard education

Id like to see a large venue or "great room" built in the back, and for the space to be used like the brooklyn historical society, the most amazing interactive historical museum / event space I've seen: <https://www.brooklynhistory.org> do a walk through here!: <https://goo.gl/maps/cz8axhg3nSgtm7YH9> my cousin's wedding was here, but they have classes, exhibitions and a cool mini interactive museum & gift shop.

Art & community use, perhaps a collaboration of local not for profits

use backyard as public park with occasional community events

Seems to me like the arts and community space uses would be compatible

I would like to see it as a combination of artist studios on the second floor and a community maker space with open studio and classes on the first floor. In order for an artist to get a studio they would need to volunteer x hours to lead classes and x hours to monitor open studio. Classes would have a fee to cover materials and address time. Classes would range in ages from baby to adult.

Winter farmer's market? Senior dancing? Yoga? Book Groups?

Modify the second floor to provide an additional exercise class room similar to the existing rooms at the Community Rec Center which are often used to capacity. Modify the first floor so it can be rented by residents only for meeting space, parties, and wedding receptions. Include kitchen facilities adequate for catered food and toilet facilities. Scheduled events could spill into the adjacent outdoor park. The outdoor park should be developed for use by scheduled event users and otherwise open to public use.

I would like to see a historically centered remodel, and for it to continue being used as it originally was— a boarding house. A boarding house that also provides a few beds for homeless. What better way to honor its historical significance, than to have it operate this way. Also, let's honor Larry, who used to sit outside the Astor house all day. We can provide shelter for a few people. Let's respond to Golden's

reputation as increasingly privileged. Let's purposely provide hostel style travel accommodations, and help our neighbors.

No. No mucking around with combo uses. Single use. Too spoons in the soup with combo.

Food/restaurant/alcohol vendor. Use 2nd floor for a microlodging hotel

One group of people that aren't well served by community offerings are young adults. There are a lot of programs for kids and a lot of programs for senior folks. What about the 22-50 range?

changing main floor to keep it interesting, community use for meetings/offices upstairs

I think the idea displayed is appropriate

I think the uses outlined in this "question" are good ones.

I like the student art/education coupled with art studios, or nonprofit offices upstairs

Could also consider a combination of day time use as a resource center for community oriented non-profits where residents can learn about and access resources across non-profits and to help serve as a volunteer and residents in need clearinghouse. And in the evening serve as a venue for community meetings and performances, etc.

include the Museum of Reinterpretation in the mix. It is a new concept - very unlike existing museums as we all know them. It could be something for everyone. Recommending that it be one of the uses, not the sole use.

This is a good start... I think the second floor needs to be a profitable business that is vested in the community and can actually pay the bills. We have a lot of non-profits in town already.

One possible idea is to establish an "international market" with individual vendors. Perhaps some of the vendors could be international Mines students and their families. They could sell crafts from their various countries.

first floor day use: city historical presentations/city activity, features and business displays commercial use. A small coffee bar downstairs might encourage community members to check out the space and learn about its uses and history.

I love the idea of combining a space for community use and event space with offices or other.

downtown satellite visitors center

The example combination above sounds great! I feel strongly that the building should provide a civic service as meeting space on the 1st floor. 2nd and 3rd floor could be a combination of no profit and art studio spaces, which would ensure that the building is activated during the day.

I like the suggestion above

I like all these ideas proposed

Again, all the things that you have listed here have places where they can happen - library, community center, visitors' center, existing Golden History Park. Retail downstairs, office space for lease upstairs.

The example for combination of uses is great.

My preference is to find a mixed use that strikes a balance between private events covering costs to operate/maintain the Astor House, and otherwise available to the public to use for community events/meetings, small venue performances, etc at reduced rates. Astor House 2.0 shouldn't be a drain on city resources like it did as a museum. A mixed use model (public, private, non-profit) that meets community needs and covers costs would be ideal

see question 1

Connects Workspace

Art center only. Let art center management decide on how to utilize space.

have the golden gardening society take over and plant heirloom plants

In general, a combination of arts/cultural/community use makes sense.

Example stated in the question is realistic.

Yard-1st floor: Events and 2nd floor: offices.

Golden could use more restaurant options with outdoor seating, or a beer garden. Golden already has everything that is listed above...art center, museum, community center, etc.

The above ideas are excellent. Adding in the small performance venue, maybe in conjunction with CSM student arts groups, is a good idea.

Community meeting space with some sort of historical exhibits. Event space to rent for small weddings, parties, etc. outside public park.

We're moving toward art space with the Coors property purchase. Let that focus be there. Here we could use the top floor as shared office space. It seems Golden could use more of that.

Community use with commercial kitchen on first floor, non-profit & community meeting space on second floor. Yard primarily as park, but can be reserved for open community performances (ex. local musicians).

Again - sell the property Let the private purchaser renovate and choose the most economically advantageous use.

Again, a craft brewery with a beer garden, and o

first floor community meetings, education gathering and art gallery with kitchen. top floor community offices, non-profit rentals.

Community use in any combination would get people into the building, which seems an important goal.

Hold back one or a few high end high rent rooms for hotel guests, preserving a portion of its original intent and paying for a goodly bit of annual maintenance costs. Artist in residence sounds interesting if supported with paid external funds. Museum of great long-term interest would be interesting but unsure what could generate interest. Onsite curator?

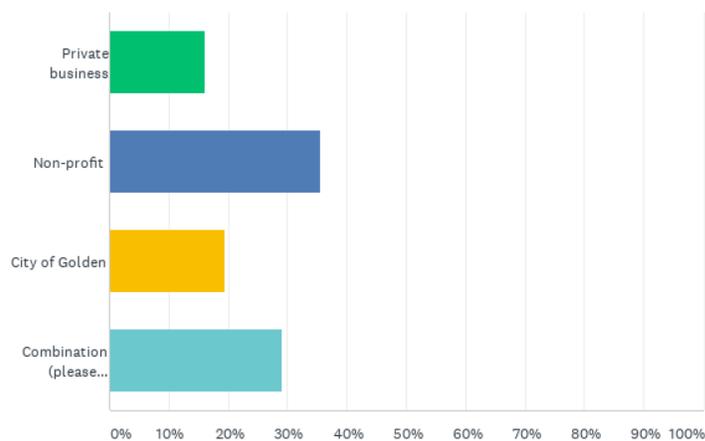
top floor: new artist incubator studios. Ground floor: experiential, immersive space aka Boulder's Wonder Wonder

1st floor for art gallery co-op, 2nd floor for children's art education, Gallery needs to be accessible to draw in revenue.

No idea....except DO NOT put a splash pad there!!!

I would like to see art programs taught on the first floor, artist studios on the second floor, and office space for non-profits on the third floor (but then--I've never seen the third floor and don't know if it's habitable). I would also like to see rotating art exhibits on the walls. If museums didn't want to bring their artifacts to the Astor House they could put large pictures on them with explanatory text. I would also like to have a coop art store on the first floor, where the Astor House gift shop used to be. I don't have a strong opinion about whether it should have a full kitchen. If we're using it for art classes, probably not. If we want to rent it for weddings, maybe so.

Q3 Who Would Manage Your Preferred Use? To implement your preferred use, what type of entity could provide the best stability and expertise for overall administration and manage day-to-day operations? Choose one.



Answered: 124

Skipped: 0

Other public funding, foundation grants, donations, or other ideas to finish rehabilitation to make preferred use viable. Please specify: (36 responses)

I could see a combination of private business and some other entity depending on the lessee. As long as the City of Golden remains the 'landlord', i.e., owner of the building, then the City would have to be involved at some level.

Possibly a nonprofit working with a small community board of advisers who would be sure the community's best interests are always under consideration, including preservation of the structure.

I would lean towards private business, but perhaps that private business could also be a non-profit.

If the city continues to own, they would have to be a player, but day to day management may be done by either private or non-profit.

City of Golden and Historic preservation Group.

Whoever currently manages the Golden History Museum.

The city of Golden should provide the structure with basic occupancy needs completed such as walls, paint light fixtures, counters etc. in combination with a small local private business on the first floor. This could be a seasonal building open spring, summer, and fall. Closing in the winter which would save money on heating, water and maintenance.

I would want the building to be protected from being torn down or from having too many cosmetic changes/additions that it loses its historic look. So I would think that the City would have to have partial management? And then whatever business is in the building (my preference is still a hospitality focus) would also manage. I just think there needs to be some oversight of any private business owner to maintain the integrity of the building.

I'd like to see a city space with a food and beverage kiosk provided/staffed by a local business.

I think it should be a combo of the city & non-profits supported by private businesses & individuals: the entire local community.

city of golden should lease to a non profit.

City of Golden along with private business (art gallery biz).

Any of the above.

Could it be combined with the history museum [old library bldg.] and the Clear Creek history park?

City could schedule the space. This way, the City would prioritize the use of the building. However, non-profits or private business could decide what they do during their scheduled time.

I think the city of Golden should oversee whoever has the vision to run this project. I own the Golden Guest House, right across the street. I operate full time through AirBnB. I'm also an interior designer with a background in historic preservation. I would be happy to work on a portion, or with a group to run an operation like I've described above.

all of the above, depending on what event/use at any given time.

City of Golden and Mountaineering Center. Others would be tapped for contributions to help run the place. User fee would be \$50/day/person. \$40 for groups of six. No groups larger than six.

Coalition of non-profits that manage Astor House. Perhaps the Civic Foundation could play a role in this regard.

Maintain City of Golden ownership. Allow a nonprofit with a specific plan and financing to manage the preferred use.

private profitable business that is interested in maintaining the building and being part of the community, and the City to allow for community use.

Activity rental fee. Private donations. City of Golden. Grants. Rental fee for office space. Donation/entry fee for use of the back yard.

City/DDA

I understand the financial concerns of the City. I think it would be great if a private company could manage it, take on the financial risk, and hopefully be able to make a profit, but that the City would be able to ensure the integrity of the building and the integrity of its uses.

I would encourage exploring a public-private partnership.

City establishes rules, guidelines, and expectations for use of property, rental rates, etc., and offers reduced rent for a qualified tenant to do property management per terms/conditions established by city.

see question 1.

Non-profit working with the City of Golden.

Public private partnership, e.g., some space leased by city or a non-profit contracted by the city to private entities for gallery space plus a small cafe.

Private to be monitored by Non profit.

Partner with experienced local business for day-to-day operations, like Connects Workspace. Work with nonprofits like Golden Civic Foundation on vision.

city/non-profit

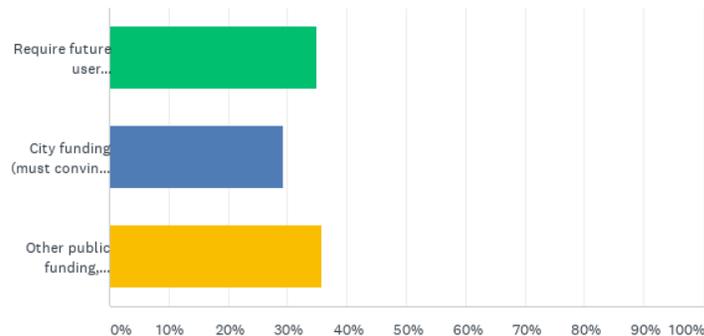
At this point, I don't trust the City to handle it. A combination of non-profit and private sector could work.

A local non-profit would run/manage and/or eventually buy from city with restrictions. As a historic place, designated by the citizens by vote, it must continue to have some City involvement (honoring that original intent).

NOT the COG

I don't have a strong opinion about whether it should be a business, like Connects, or a non-profit like the Civic Foundation, but I think we need paid staff so someone is responsible for being there and locking the doors at night.

Q4 Cost of Rehabilitation. Assume for purposes of this survey that Legacy Fund money can be used to rehabilitate the Astor House. The additional cost to make the building useful for whatever intended purpose is ultimately chosen should be paid for by: Choose one.



Answered: 123

Skipped: 1

Other public funding, foundation grants, donations, or other ideas to finish rehabilitation to make preferred use viable. Please specify: (44 responses)

This would be a good public/private partnership.

I don't think a "new" Non-Profit could afford to provide the upfront cost of rehab but I would assume the future users (preferably non-profit) could provide some funds but I would like to explore grants and donations, etc to cover larger portion of the cost - so as to not saddle the future users with "massive" cost to cover any loan for rehab.

Even if the future user assumes these costs, I would think that other public funding should be investigated as well.

I've seen this city come together to do some amazing things. I believe that if we engage local businesses and residents, that sufficient funds could be raised to meet the rehab needs. Maybe this is also an opportunity to reach beyond our geographic community to other historical communities around the country via GoFundMe.com or similar campaigns. Plaques or bricks or some other type of honor could be incorporated into the remodel to thank donors.

Not really an either/or.... should never give up on outside available grants, also open to City Legacy Fund, although this may become less available with pandemic financial needs.

State historical society

I think it will have be be a combination of lessee, city, and other public funding, especially if we want the building to remain publicly owned. It's not going to be easy to meet everyone's desires.

If by co-managing entity, they would need to be able t recoop cost from rental fees, or admission fees.

Various fundraisers would be a fun way to show our support.

Non profit and other.

From all the DAM parking fees collected.

Dana Hudkins Crawford

Foundation / public / city

Combination of GURA/DDA, small business chamber, Golden chamber, tourism, community fundraising along with local private business to occupy first floor.

Could it be a combination of future user plus public funding?

A combination of many funding sources to reflect the community collaboration

Look for grants that have to do with bringing the arts to the community.

Are there government grants available for buildings that have historical site designations, or have these already been utilized? It seems like a large cost to impose on city funding. Remind us again who it or what organization was responsible for tearing this museum apart and losing the artifacts/furniture? Can they assume some cost. Keep up the discussion. Someone will have a good idea. We have seen property values rise quite a lot over the past 9 years so surely this building is worth saving.

If had 4 hostel style beds, the AirBnB bookings could bring in \$12k in June, July, and August, easily. well as city contribution

Go to the folks who brought us to the dance: Coors and CoorsTek are already very generous. They are good for more. Find the family funds in the area who like the out of doors and touch them. Too bad the late Dave Powers is gone, he'd be great at this.

Combination of all sources mentioned in all the choices.

A combination of one and three.

Combination of City funding together with the future non profits user.

Good project for golden civic foundation, along w gura

City to finish all rehab. Private/quasi public/commercial entities, grants, etc, to furnish first floor presentations/displays and pay space rental. Private business/professional entities to lease upper floor space.

State gaming fund with cash match from city

Legacy fund plus user

All of the above

Could we explore a combination of city funding, foundation grants, and revenue-generating services?

see question 1.

State Historical funds from gaming

grants/donations

Art center management seek and obtain funding from various sources (not city funding).

Combo of City funding & private, grants, donations, etc. Rent to occupiers would pay back improvement investment over time. A clear & concise business plan should be required to support & justify the Project.

If possible, find an established arts non profit that was interested in an outpost on the west side of the metro area; I.e. Swallow hill West. They would likely have a good knowledge of available funding sources. Or work with Foothills Art Center, Miners Alley, JSO, Golden Community Choir - none have extra funds on their own, but possibly together they might have the means and uses for this space.

DDA, GURA, GCF, volunteers (a la "Habitat for Humanity" workdays)

go fund me

Grant

At least a partial City provided and guaranteed loan to a private business.

It is the City's building and the citizens own it. It must also be put to good use for the benefit of the citizens and cover its costs/expenses with a buffer for regular improvement emergency. I judge that this is a considerable burden for the user that would otherwise fall on the City. With that in mind once a plan is agreed, and Legacy/other funds are known, 50% of the remainder of rehab costs should be borne by the City and 50% by the new user/manager.

Grants?

Should be funded by grants from historical entities.

Q5: What else would you like to tell us?

I think allowing a private business the opportunity to use / lease the space within a use that is approved by the historical parameters required is most appropriate. That private business would thus help to defray ongoing maintenance costs. Allowing the yard to be used for events, performances, etc makes sense. I remain unconvinced that art space / nonprofit meeting space is organically demanded from those actual users, and also unconvinced that this would make financial sense to the city. Golden already seems to have great art / museum / nonprofit space already in place or available, but only a tight small central downtown business area. After all - the building lived most of its life as a private business!! Allowing a small business owner who cares about the community and historical character seems most appropriate to honor that use, and also makes most financial sense.

Answered: 65

Skipped: 59

Astor House could be a nice venue for events and rotating art exhibits. Venue lease could bring some revenue.

I'm glad AHA and citizens and non-profits are now all sharing ideas that will keep the Astor House alive.

I really hope the Astor House can be saved for future generations. I think it is an important part of the history of Golden and Colorado.

Given the stretched city budget due to coronavirus, I think the Astor House will have to be managed by an outside entity, rather than the city, to bring outside resources to bear. I don't see how the city can fully fund this building going forward, regardless of its historic status.

Perhaps a stages approach could be taken to help raise money for the full rehab? Could the back yard be improved enough to handle revenue generating activities such as theatrical performances and fundraising events before work would begin on the interior?

The ROI does not have to be significant, but should not be zero. If the subsidy was almost \$20/visitor as a museum, and we can't get that down to \$24K/year that is not a viable use. If we can't get closer to a model where the city's annual outlay is minimal, perhaps just maintenance fees, then I would say we have not found the right use.

I resonate with the previous responses that this building is an important part of Golden's history. It should not be sold nor torn down. Either one of these options would be a terrible mistake. Other cities have made these types of decisions in the interest of "progress" and have lived to regret their decisions. Golden's charm is its history and, in the case of real property, we should hold this first and foremost when making decisions.

Thanks for working to engage our community to understand how the Astor House can again become a vibrant part of living history and community!

You tear down history and you never get it back. Why is this not a designated historic site now, so it would always be protected ?

If the arts will be what is ultimately chosen then an organization with a long history of providing arts programming in Golden like Foothills Art Center should run this. They have a historic building that is in good running order already that they have heavily invested in over the years.

I would really like to see an emphasis on access to this Golden "Gem" for the young people, including children and young adults.

Ultimately, the fate of the Astor House should be folded into the Heart of Golden project. That will slow things down and make them more complicated, but it's probably the right thing to do.

The Astor house has the ability to run deep in someone's soul.

I appreciate the AHA's push to keep this property intact and alive as a part of golden!

The Astor House should remain the property of Golden and its citizens. The management and running of it can be subbed out to a private organization.

This is a HISTORIC Building. It needs to be honored and cherished...

Currently volunteer at the Golden History Museum and Park and am very impressed with the management. The staff is talented but small in number and already very stretched.

The city powers that be need to remember that the Astor House belongs to the citizens- not them and their whims of what to do with it.

Na

I think a combination of a tied focus with business and community would make it a more successful venture where all parties have a vested interest.

My preference is a hospitality use. If that is not an option, my other preferences would be a beer museum with a beer garden out back or an art focus.

The last questions: I think should be funded by all options listed.

Let's occupy the Astor house! Sitting vacant for years is a blight for our small town.

Needs to be kept essentially as is with interior build out for ultimate use. It is part of Golden's heritage and character. Good parking close by for events particularly in evenings. Central location and easily walkable.

The few answers do not give much leeway. If events could be held there it seems some money could be charged for those events thus offsetting some of the expenses.

It seems that sometimes a city doesn't appreciate its historical buildings when new construction seems so appealing. There is really an explosion of new construction and it would be a shame to let it go, in my opinion. Is the School of Mines interested in it for classrooms, offices, exhibits? These questions may have already been answered so I apologize if this is the case.

do something with it soon. It is unfortunate for that building, space to sit there unused.

I would prefer that the space not be used for a museum. While valuable, museums require constant staffing, and largely sit unused.

The outside of the building should retain historic character. The inside can be modernized. The park should remain and be modified. This site is PUBLIC and should be available in use to Golden residents. This site is very important to the historic character of Golden and continued downtown revitalization.

Please find someone to run this who has a vision, and personal investment in preserving the historical significance of this building.

Please don't go for a multi use entity that some how tries to pay for itself. Hard to imagine any use of AH paying for itself. Keep it single use. Assume it's kind of a loss leader for getting more outdoorsy folks into town who like to drink beer and buy gear.

At this point, grumbling about the past is irrelevant and serves no one. We need to put this building to USE. As long as ANY tenant takes care of it and has restrictions to leave the building in place and not demo, USE IT. Things have two states - growing/maintenance, or decay. Lots of years of decay in a row.

Get it done! So sad to see it sit vacant during time, but under the circumstances no one would be able to use it at the moment--unless with a computer for a zoom meeting.

I appreciate the opportunity to respond. This is a significant contributor to the history of Golden and first and foremost must be kept as a tribute to the history of this town. It seems that most that have contributed to the survey agree. I think several ideas are appropriate use's of this property, other than a private, money making venture. I would hope it would remain a public/city owned property. Thank you.

Creating that parking lot around it was stupid. Take back the area of the lot behind the Taj Mastall, leaving only the car entrance into Meyers and the walkable alley. Expand the Astor House backyard area into it, creating a nice park oasis near downtown. Folks will enjoy sitting, relaxing & eating carry out for nearby restaurants.

We call ourselves "Historic Downtown Golden" and we should not destroy one of the very things that makes Golden's downtown historic!

Perhaps also consider leasing some of the outdoor area for a food or beverage vendor to help generate limited income for maintenance, etc.

Thank you for continuing to pursue this. There are few buildings left to preserve the history of Golden. The Astor House should be used for the community. Keep up the good work!

Thank you for the interest And your time in the history of Golden!

COG should provide the underlying financial backing, similar to the Museum, but with private, quasi public, business, and commercial participation and financial support.

I think putting the Astor House to good use, maintaining the integrity of the building, and ensuring that there is education about the history of the building (in the form of plaques, posters, fliers, etc.) is the most important thing, more important than who is the nominal owner. I would rather the building be in private hands but able to be used by the community than it stay in the City's hands and remain unused.

In the gaming fund grant in 1991 and 1992 no indication of asbestos was indicated and these two funds sank close to \$500K into the Astor House Museum; now all of a sudden the whole interior was ripped out due to asbestos and all of the historic artifacts were somehow misplaced and the Golden Landmarks Association was without a museum. Whose bright idea was this? Lets adhere to the city's wishes (long term goal) and tear down the building and make another parking structure.

I think the city usage or the more business/event-focused usage are the 2 best choices.

There was a survey a few years ago asking what the town priorities were. As I remember, the Astor House was not high or even in the middle of that list. We all have things that we value that aren't important to the broader community. Let's listen to the broader community, not the small number of people who responded to your first survey as it likely wasn't a broad cross-section of the community.

see question 1.

Connects Workspace!

Why not move the Chamber of Commerce visitor center into the Astor House, putting them in the heart of downtown? Then, convert the visitor center into a more parks and creek focused building.

Foothill Art Center has the history and connections in Golden to manage a historic property. Foothills already owns and maintains historical buildings.

keep the Astor House; it is one of the few remaining sites of Golden history. The backyard would be a great experience for those that would like to see what exactly was planted to keep a family fed and a great place to have a cup of coffee and relax.

The City and the citizens of Golden should not assume the additional costs and monthly maintenance costs. Especially for a bldg that appears to be a money pit. The new oners or the group interested in continually pushing for this bldg to remain need to take the financial responsibility. As a taxpayer I would not approve any issue to fund this project as the majority of citizens of Golden are not interested in this project.

With Golden now owning so much land around the creek and planning on all new city buildings, please, please, don't add to it. We don't need another museum, more community center, etc. Please make it somewhere that Golden residents can use regularly and over and over again, like a cafe, beer garden, etc.

A 1st floor room or a wall in the Astor House should be maintained with a permanent or rotating visual or interactive display retelling history of the facility... open to the public when not reserved for other uses.

This is a city asset, should not be given, sold, or leased to a private company.

The SMALL Meow Wolf idea would bring more families into Golden. I think we like that audience in our community. A tie in with programs at the History and Train museums could make quite a day for a family in our town.

Astor house is historically significant to Golden history and centrally located along visitor pathways.

Sell it. The amount of time, energy & City resources that have been wasted on this issue is simply foolish. To make the building safe it requires renovations that diminish its historic value/interest. Divest. And if the new owner wants to raze it, so be it.

Keep focusing on alternatives with broad appeal.

would be open to individuals, groups for rental

Get it out of the City's and even the museum's hands. Use their money, but take it away. I don't trust them to keep it.

Rather than an afterthought, whatever plan is made should bring the Astor House into regular view and appreciation by most citizens and families of Golden so they appreciate it. Then, it's long-term meaningfulness will increase and. That means young/old/and those in between should all have a way to appreciate it. I really like the idea of keeping a historical hotel room or three. How about making that hotel room or three reservable / available to every Golden citizen (> X years in residence) for rent by guests (discounted/for special events) on a rotating basis. A special resource!

Whatever the final use ends up being, I would like to see some portion of the space open to the public. Aka, don't make it non-profit offices or other community use where the community can't actually visit the building (either free, by admission, or to access a retail space).

If not for the Quilt Museum, if it stays as part of COG museum properties, the selected use should pay for itself. Childrens programs, either thru the Community Center or the Foothills Art Center, in combination with the summer camps, combined with meeting space for Adults in the evening for similar classes????No matter how you look at this project, I believe it should support itself, and not be a drain on the COG budget.

I would love to see the garden space rehabilitated. Perhaps earth sweet botanicals could host a tea tasting here. I loved the outdoor teas and performances that used to be held here. Plus it could be a beautiful, quiet contemplative space.

This survey was written, posted, and compiled by some of the members of the Astor House Alliance, an ad-hoc group of citizens for the preservation and use of the Astor House.

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Suzy Stutzman, past and present service on Golden boards and commissions

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Correction and apology. The answer choice "Hospitality" was intended to be part of Question #1. It was inadvertently not translated from the paper copy to the "Survey Monkey" online survey. Several respondents called that to our attention, that "Hospitality" was part of the top four answers to Survey #1 Dream Big and not a specific choice in this survey. People supporting a hospitality type use were able to (and did) respond in the category of "other" for question #1 and in other places in the survey. Hospitality uses (such as a tea house, restaurant/beverage bar, wedding/private party venue, hostel,

pub, specialty lodging) may be somewhat under-represented in this survey. Nevertheless, the general pattern of support for a major focus preferred use stayed in same ranking order in both surveys:

1. Community Use
2. Arts
3. Hospitality or Other
4. Museum

Intended wording of question #1:

1. Preference for Main Use. After reviewing the results of “Survey #1, Dream Big!” and the “Reality Check” at the beginning of this survey, what is your preference for an overall MAIN FOCUS FOR USE of the Astor House? We have included only the top four aggregated responses to begin to build consensus. Choose one.

- 0 Arts Focus (such as arts center/gallery, art studios/coop gallery, visiting artists showcase)
- 0 Community Use Focus (such as general community event/meeting space, non-profit offices/meeting space, senior resources, youth groups, broad civic use)
- 0 *Hospitality Focus (such as a tea house, restaurant/beverage bar, wedding/private party venue, hostel, pub, specialty lodging)*
- 0 Museum Focus (a museum with rotating exhibits or a single focus museum such as a boarding house museum, history museum or bicycle museum)
- 0 Other or none. Explain below.