

**Historic Preservation Review City Hall - 1711 Miner Street,
Idaho Springs, CO 80452 Agenda**



Tuesday, March 17, 2026

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

**You must join the Zoom Meeting
(<https://us02web.zoom.us/j/86724487181>)**

to participate in a meeting remotely.

Passcode: 963042

- 1. Call to Order Regular Meeting (6:00 PM)**
- 2. Roll Call**
- 3. Agenda Approval**
 - a. Motion to approve the agenda of Tuesday March 17th, 2026
- 4. Swearing In Reappointed Members**
 - a. Shannon Glazer
 - b. Michael Davenport
- 5. Appointment of Chair and Vice Chair**
- 6. Public Comment**
- 7. Conflict of Interest**
- 8. Approval of Minutes**
 - a. Motion to approve the minutes of July 22nd, 2025
- 9. General Updates**
 - a. Staff Updates
- 10. New Business**
 - a. Consideration of Letters of Support for Indian Hot Springs Preservation Grant Applications
- 11. Old Business**
- 12. Adjourn**
- 13. Work Session Agenda**
 - a. Comprehensive Plan Update
 - b. General Updates and Discussion

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- The Commission typically does not provide feedback during public comment sessions.
- If you would like to provide materials for the Commission to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.

**HPRC
REGULAR MEETING
July 22, 2025**

The HPRC of the City of Idaho Springs held a regular meeting on July 22, 2025. Chair Manifold called the meeting to order at 6:01 p.m.

Answering the roll: Clark Strickland, Shannon Glazer, Alternate Erica Duvic, Chair Lisa Manifold and Vice Chair Michael Davenport. Patti Tyler arrived to the meeting at 6:04 pm. Staff present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell.

SEARING IN ALTERNATE MEMBER

Deputy City Clerk Wonder Martell swore in newly appointed Alternate HPRC Member David F. Grimm. City Council appointed Mr. Grim to this alternate position at their July 14th, 2025 meeting. Mr. Grim advised the commission that he was very excited to be here and it was an honor and he hopes he can bring something extra as an engineer.

AGENDA APPROVAL

Commissioner Strickland moved to approve the agenda of July 22nd, 2025. Commissioner Glazer seconded, second followed by an all in favor voice vote.

APPROVAL OF MINUTES

Chair Manifold moved to approve the minutes of June 17th, 2025. Commissioner Strickland seconded followed by an all-in favor voice vote.

**PUBLIC COMMENT
CONFLICT OF INTEREST**

GENERAL UPDATE

Commissioner Strickland asked staff if they had heard any citizen input from any of the meetings that have been being held. Community Development Planner Mr. Graves stated that he had about 16 attendees at the last meeting and there seemed to be a lot of interest in historic preservation. MR. Graves also mentioned that there was a lot of expressed willingness for residential historic districts, and at the very least start getting local designations. Chair Manifold agreed with Mr. Graves statement and added that people seem to be moving here because they like how it is, and do not want it to change. Chair Manifold asked staff to come up with a streamlined process for residents to obtain local designation, and that this should be a priority for a smooth track for people to be able to achieve this. Mr. Graves agreed and brought up there is opportunity to create a sense of Place, like the Idaho Mall froe example, as it could be turned into a place, a lot of connections with mining and the railroad.

NEW BUSINESS:

**PUBLIC HEARING COA25-001 – A request for a Certificate of Appropriateness (COA) to replace the existing veranda at 1402 Miner Street on the front (southern) façade of the building.
Chair Lisa Manifold opened the public hearing at 6:12 pm.**

STAFF

Mr. Graves presented his report to the commission. Mr. Graves advised the commission that this building was built in 1888, the structure sits squarely in the city’s Period of Significance dating from 1877 to 1920. This is a brick building and since 1986 it has been painted. A grant for removal of the paint and re-pointing of the building was awarded December 2023. This veranda is basically going to be like for like, with some small changes to enhance the new replacement. Mr. Graves mentioned that there are 5 criteria for approval.

1. The effect upon the general historic and architectural character of the structure.

2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.
3. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
- d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.
- e. The condition of existing improvements and whether or not they are a hazard to public health and safety.
- f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.
- g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.

Mr. Graves stated that staff thinks this project meets the criteria and recommends approval, with the condition of any additional work having to come back to this commission for review and approval.

APPLICANT

Donna Kline 1402 Miner Street – Ms. Kline advised the commission that the mortar for the brick is going in, and the existing veranda is now ugly compared to the beautiful brick they have exposed with the removal of the 6 layers of paint. Mr. Kline mentioned that her contractors timeline is to remove the existing veranda in late August and he thinks it will take 1 week to build the new veranda.

Chair Lisa Manifold asked staff if COA's were still good for a year, to which staff replied yes. Vice Chair Davenport mentioned that the mortar was not on the plans and what kind of mortar they were using. Ms. Kline responded and advised the commission that the contractor took a sample of the old mortar to create the same recipe, so the mortar is the same as what was used historically. Commissioner Clark asked if the posts are turned in the new Veranda and not square. Ms. Kline replied and stated that they are turned, and they will be painted with linseed oil paint. Ms. Kline mentioned that in 1909 it was named Belleview, and a newspaper article spoke about the cement porch, so they went with that and a wooden porch is a huge fire hazard and a lot of maintenance. Chair Manifold stated that it is in the time period of significance. Ms. Kline advised the commission that the contractor was going to Fort Collins to do a mock up, and it will be painted to the period. Ms. Kline mentioned that they are following what the state would have required if they were given the grant. Alternate Commissioner Ms. Duvic asked if the state approved this. Ms. Kline replied with yes, but they only funded the paint removal, the veranda was given by a donor.

Chair Manifold Closed the Public Hearing at 6:25 pm

MOTION

Commissioner Glazer moved to approve the Certificate of Appropriateness (COA), to replace the existing veranda at 1402 Miner Street on the front (Southern) façade of the building, Commissioner Tyler seconded the motion second followed by an all in favor roll call vote. Motion Carries.

PUBLIC HEARING COA25-002 1535 Miner Street Lower Level New Exterior Opening, Ingress/Egress Stairs, and Other Work.

Chair Manifold Opened the public Hearing at 6:29 pm

STAFF

Community Development Planner Dylan Graves advised the commission that this is a request for a Certificate of Appropriateness (COA) to allow for exterior improvements to 1535 Miner Street including a new door opening on the South elevation of the existing building, and new stairs leading to the second story and lower basement level.

This is a new COA application at 1535 Miner Street, building off the COA approved in 2024 for a larger rear door on the southern elevation of the building, a second story addition, and solar panels.

The work approved in 2024 has not yet been completed, though a building permit is currently submitted and has been under review. Over the course of the building permit review, staff discovered the need for an updated COA to account for the additional work that is requested.

APPLICANT – Carla Pokrywka Cole 1535 Miner Street

Ms. Pokrywka Cole stated nothing is easy when you buy a building from 1912. Ms. Pokrywka Cole stated that she was not prepared to speak about the windows and asked if that could be the topic of another meeting. Ms. Pokrywka Cole mentioned that she is aware that she will be required to come back to speak about the windows. Vice Chair Davenport stated yes and would like the motion to have a piece that states the windows are being tabled so its followable in the future. Ms. Pokrywka Cole shared her screen with the commission. Ms. Pokrywka Cole mentioned that this building will be used as professional sound studio and event space that will be doing live streaming and that it will be an auditorium occupancy which requires multiple Ingress/Egress and that's the primary reason for this need for the below grade door. Ms. Pokrywka Cole stated that the brick will match and showed slides of a temporary ramp at the location. Chair Manifold asked if this ramp goes to the property line, to which Ms. Pokrywka Cole replied yes it does. Ms. Pokrywka Cole also mentioned that there have been at least 3 fires at this property, and that the east side of the foundation has been repaired multiple times and the south side has some new foundation and some old. There is an old coal chute tat they would like to keep as a small storage area under the stairs.

COMMISSION DISCUSSION

Vice Chair Davenport asked staff if they were ok with a temporary encroachment, Mr. Graves advised for loading and unloading that it should be fine and that this is a temporary ramp. Commission Member Clark asked if it was necessary to address the ramp as it is only temporary and only used when needed. Vice Chair Davenport replied and stated that there is value in listing this item so in the future it can be looked at to see why. Commission Member Clark agreed and stated ramp could be an operational item. Chair Manifold asked if when the ramp is being used, will it be on city property? Community Development Planner Mr. Graves advised that yes, it would be and that it cannot be there every day as it encroaches onto city property. Vice Chair Davenport stated that the ramp is subject to City Council approval and that should be noted. Ms. Pokrywka Cole stated that the intent of the ramp is that its removable, but the intent is also that this ramp will be used often. It will primarily be there. Chair Manifold mentioned that she is struggling with this as if it is there permanently the city may struggle with normal daily operations, City Council will need to weigh in on this as it seems that this ramp is semi-permanent. Vice Chair Davenport made mention that the ramp would need to be worked out with City Council. Chair Manifold asked that the COA be amended to remove the ramp to Council.

Vice Chair Davenport asked if the double doors in the basement is a building code requirement, as they way they are drawn, the eastern leaf would block the exit path. Ms. Pokrywka Cole replied yes, and that they need a 41” opening and need to go thru the building code. Vice Chair Davenport stated he agreed with the leaf's, and that it could be staff approval as it will not be visible. Ms. Pokrywka Cole mentioned that she needs a 6-foot door in the foundation, and that this will be mixed use occupancy. Commission Member Grimm asked if the excavation had been engineered. Ms. Pokrywka Cole advised that yes, the excavation has been engineered. Mr. Graves mentioned that the building permit is under review. Chair Manifold stated that there have been many different openings on this building throughout history. Commission member Duvic asked if the stairs have been approved. Ms. Pokrywka Cole stated that she initially asked for an elevator, and would like to ask about the stairs, are they an attachment to and not primary?

Chair Manifold stated that the visuals provided look different. Vich Chair Davenport stated that the new drawings are to building code, he is ok with stairs being used as the stairs are a historic use, which means a lot as trying to keep historic use is an important part of the project. Ms. Pokrywka Cole mentioned that she loves our intact historic district and they are trying to keep with the historic use. Ms. Pokrywka Cole asked if she needed to bring back the railing and stairs when they ask for the windows? Chair Manifold mentioned that maybe it could be staff

review or a miner project that staff and the chair or vice chair could review. Ms. Pokrywka Cole mentioned that it is black iron railing. Julie Stevens (Property Owner 1535 Miner Street) asked if the iron work need to be approved by HRPC. Chair Manifold stated that is should at least go through the Community Development Planner for review. Commission Member Clark mentioned that the stipulation #4 on the active COA, would that cover this? Mr. Graves advised that yes, it would. Chair Manifold asked if the general foundation work will take from the historic feel of the property? Commission Member Glazer stated no as its below grade. Commission Member Duvic asked how tall is the wall going to be above grade? Ms. Pokrywka Cole mentioned that it will be 36” brick railing. Chair Manifold asked the commission that if everyone was ok with the work below the foundation, they could remove everything on the temporary ramp and table the ramp discussion. Mr. Graves agreed that the ramp is not critical and can function without the ramp. Chair Manifold asked staff to take out condition # 2 and leave in 1, 3 and 4. Vice Chair Davenport stated that he thinks that the proposed 2nd floor changes should be brought to a work session. Ms. Pokrywka Cole mentioned that the windows should be the only change. Commission member Duvic asked if there was a reason for fewer windows? Property Owner Julie Stevens mentioned that she would like some light, and the windows need to be up high. Chair Manifold advised the commission that the changes are listed in Mr. Graves staff report. Vice Chair Davenport mentioned that he wants the elevations that were previously approved mentioned from February 2024, wants those elevations referenced from the previous COA, and NOT the ones that were in tonight’s packet. Based on a finding the application can be approved. Drawings should follow the COA so you can see what is approved.

Chair Manifold closed the public hearing at 7:40 pm.

MOTION

Community Development Planner Dylan Graves read the Motion to approve COA25-002 based on the finding that the project complies with the criteria for approval, with the following conditions:

1. Any additional work beyond the scope of what was expressly approved hereby shall require a new COA application.
2. The original approved elevation drawings for the south elevation from COA24-001 shall remain in effect for the second level openings and materials.
3. The approved rear doors at Level 1 and Level 0 shall substantially resemble materials and design specifications that were provided in the submitted renderings for this COA application. Review and approval of the door specifications by the Community Development Planner is required prior to building permit approval and issuance.
4. Final building materials shall be submitted and approved by the Community Development Planner prior to building permit approval for relevant exterior work.

Chair Manifold moved to approve the motion with the 4 conditions. Vice Chair Davenport seconded the motion, second followed by an all in favor roll call vote. Motion carries.

OLD BUSINESS

Vice Chair Davenport asked that the next meeting cover the buffer zone and Historic Designation Comp Plan as well as budget suggestions for Sites and Facilities, public engagement plan. Alternate Commission member Ms. Duvic also brought up that the code should be updated to create a process in the code to create additional Historic Districts.

ADJOURN

Commission Member Stickland moved to adjourn the meeting, Commission Member Typer seconded, followed by an all in for voice vote. Meeting Adjourned at 8:02 pm.



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Community Development Planner Communication

Meeting Date: March 17, 2026
To: Historic Preservation Review Commission
From: Dylan Graves, Community Development Planner
RE: Staff Report and Updates

Indian Hot Springs Letters of Support for Mini Grant and General Grant:

Daniel Kim from the Indian Hot Springs has approached us to ask for a letter of support for two grant applications they are submitting on April 1, 2026, to the State Historical Fund. I have included draft letters of support for the mini grant and the general grant for review at this meeting. The property was designated as a local historic site in 2024.

The first grant is for the competitive mini grant program and is a Geothermal Feasibility Study and Assessment of Historic Plumbing Infrastructure. The purpose of the funding would be to assess the existing historic plumbing infrastructure and the geothermal resources that feed the hot springs pools.

The second grant is for continued improvements that they are making at their site. They first started these improvements soon after they were designated as a local historic site, with help from Colorado Preservation Inc. (CPI). This funding request would help continuing rehabilitation efforts at the property.

In the next year or two, they intend on expanding their facilities to include outdoor pools and additional amenity offerings, largely to the north of the existing pool structure. A Certificate of Appropriateness (COA) review would be required as part of this development process to ensure that the historical integrity of the site is maintained. This work is not directly related to their present grant requests, but is an interesting update that Mr. Kim may be able to provide more information about at this meeting.

Comprehensive Plan Update – Historic Resources Element:

Work continues on the Comprehensive Plan update. Attached to this report is the current progress of the Historic Resources Element. I have done my best over the past few months to incorporate previous comments from the HPRC, in addition to input and feedback from other community members interested in historic preservation and community character. I thought this was a good opportunity to update you on progress since we have not met in a few months.

My goal for tonight's discussion is to see if we are moving in the right direction and receive additional feedback, as relevant. Please note that I have not worked on photography or formatting. That is the final stage once the community is comfortable with the contents of the Plan. I have plans to add additional charts and other graphics to better lay out the data in the final form, but have not yet completed that.

The final note I have is that I intend on creating an implementation chart that describes the city's priorities and preferred timelines. I have not yet completed this, either.

My hope is to have the Plan adopted by the end of this summer.

Updates to previous topics:

- Zion Lutheran Church – they are nearly ready to submit for a formal Certificate of Appropriateness. The applicant has been in Texas but will be back in Idaho Springs in the near future. There have been some Right-of-Way concerns that

we are working through that are outside of the HPRC processes that we are trying to address before they move forward with the Certificate of Appropriateness. I would expect to see this for formal review sometime this spring.

- Potential Residential Designation – The owners of the Wall Street property who we previously spoke with about a potential local designation of this home are still planning to come forward with a formal request for designation, though are not yet ready to do so. I will provide an update once we have more information. I believe they are working on gathering additional information to support the application.
- Carlson Elementary: The developer under contract for the Carlson Elementary building is still planning to move forward with an application for a redevelopment project that would include affordable housing. They had a community meeting in February to present idea and discuss the project with local residents. The HPRC would not get a formal review of this application but I will intend to send a future application to the HPRC Chair and Vice Chair for review as part of the referral process for input about the architecture and how the proposed development does or does not complement the historic district and whether it is compatible with existing historic character.

Anything else to discuss?



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March __, 2026

Colorado State Historical Fund
1200 Broadway
Denver, CO 80203

**RE: Letter of Support for Geothermal Feasibility Study and Assessment of Historic Plumbing Infrastructure
Mini-Grant – Indian Hot Springs Mini Grant Application**

Hello,

On behalf of the City of Idaho Springs' Historic Preservation Review Commission (HPRC), this letter is intended to provide confirmation of our support for the above-mentioned project.

The City designated the Indian Hot Springs property, located at 302 Soda Creek Road, as a local historic preservation site on March 25, 2024, after HPRC provided a recommendation of approval of the Indian Hot Springs' request for designation as a local historic site on February 20, 2024. The Indian Hot Springs is a valuable historic resource in Idaho Springs and the HPRC recognizes the owners' continued commitment to preservation and rehabilitation of the property. Because history is such an important part of what makes Idaho Springs a unique and desirable place to live and visit, it is important that owners of historic properties in Idaho Springs receive support to continue maintenance and rehabilitation work on their historic structures.

There are a few key reasons that we believe this project is important for the Indian Hot Springs property and for Idaho Springs as a community:

- Importance of understanding and preserving the geothermal resource that historically defines Indian Hot Springs – Without the continued preservation of the geothermal resource that defines the hot springs, the site would no longer be an important local destination. The hot springs waters themselves are a key part of the historical integrity of the site and the HPRC appreciates that ownership is working to better understand and preserve the resource.
- Support for the geothermal feasibility study and assessment of historic plumbing infrastructure – we recognize that historic plumbing infrastructure is likely in need of rehabilitation work to continue functioning efficiently and effectively into the future. Being able to improve this infrastructure is critical for continued operations on-site. There is substantial value in documenting the geothermal system to guide responsible preservation work.
- Opportunity to improve energy efficiency at the historic site by better utilizing the geothermal source – When possible, increasing efficiency of historic sites while maintaining historical integrity is an important goal of the HPRC. Being able to address efficiency without taking away from the historical values of the site is an important goal of this project that the HPRC supports.

- Importance of ensuring the long-term sustainability of the hot springs – The Indian Hot Springs is an important local and regional tourism draw. We are aware of plans to further improve the offerings available on-site to make the facility an even bigger regional destination. Ensuring long-term sustainability of the property and its resources ensures that the owners can continue to maintain the site at a high level and protect historical integrity while benefiting the city through continued sustainable tourism.

The HPRC believes that this is a worthwhile project and look forward to supporting this project and future preservation work at the Indian Hot Springs.

Please let me know if you have any questions.

Thank you,

_____, Chair
Idaho Springs Historic Preservation Review Commission



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March __, 2026

Colorado State Historical Fund
1200 Broadway
Denver, CO 80203

RE: Letter of Support for Continued Preservation and improvements for Indian Hot Springs Competitive General Grant Application – Indian Hot Springs

Hello,

On behalf of the City of Idaho Springs' Historic Preservation Review Commission (HPRC), this letter is intended to provide confirmation of our support for the above-mentioned project.

The City designated the Indian Hot Springs property, located at 302 Soda Creek Road, as a local historic preservation site on March 25, 2024, after HPRC provided a recommendation of approval of the Indian Hot Springs' request for designation as a local historic site on February 20, 2024. The Indian Hot Springs is a valuable historic resource in Idaho Springs and the HPRC recognizes the owners' continued commitment to preservation and rehabilitation of the property. Because history is such an important part of what makes Idaho Springs a unique and desirable place to live and visit, it is important that owners of historic properties in Idaho Springs receive support to continue maintenance and rehabilitation work on their historic structures.

There are a few key reasons that we believe this project is important for the Indian Hot Springs property and for Idaho Springs as a community:

- There is a significant historic and cultural importance of Indian Hot Springs to Idaho Springs and Colorado tourism dating back to the mid-1800s, as early as 1859 when George Jackson visited Idaho Springs, discovered gold, and kicked off the Colorado Gold Rush.
- Support for the continued preservation and restoration of the property – the original bathhouse and hotel were built during the city's period of significance of 1877 to 1920 and has remained an important contributing historic site within the city since that time.
- Recognition of the efforts being made to responsibly improve and protect the historic site – the HPRC recognizes the hard work that the owners have undertaken to rehabilitate the site and improve offerings while maintaining the original buildings' historic integrity. This grant opportunity will help ensure that the hot springs can continue to grow without sacrificing any of the site's important historical character.
- Importance of preserving historic landmarks while supporting the local community and economy – Indian Hot Springs is one of the top tourist attractions in Idaho Springs and Clear Creek County,

bringing visitors to the city daily to enjoy the hot springs. It is also an important site to help promote heritage tourism in Idaho Springs along with our other local sites, including the city's nationally designated historic downtown that is approximately ½ mile from the hot springs.

The HPRC believes that this is a worthwhile project and look forward to supporting this project and future preservation work at the Indian Hot Springs.

Please let me know if you have any questions.

Thank you,

_____, Chair
Idaho Springs Historic Preservation Review Commission

CHAPTER 10: HISTORIC RESOURCES ELEMENT

The Idaho Springs Historic District is one of the primary attractions for tourists visiting the city. The eclectic collection of historic buildings and rich mining history is a significant contributor to Idaho Springs' sense of place and is highly valued by its residents. Idaho Springs contains an array of Victorian era homes and commercial buildings. Many of the structures within the city exceed 100 years in age.

History Colorado describes Historic Preservation as “the process of identifying, protecting, enhancing, and interpreting buildings, structures, sites, objects, districts and landscapes of historic and cultural significance.” History Colorado notes that historic preservation is important because it helps define our communities, and the resources of where we live, work and play. When historic buildings and neighborhoods are torn down or allowed to deteriorate, a part of our past disappears forever.

Because Idaho Springs has so many intact historic structures, Idaho Springs has largely maintained its historic, Victorian character. This attracts visitors to the city through a thriving heritage tourism industry; maintains cute residential neighborhoods; and ensures that a connection to the region's history is maintained.

This element seeks to preserve the city's historic resources for the sake of current and future generations who live, work, and play in the community.

HERITAGE TOURISM

Promoting historic preservation can pay off for a community by attracting heritage tourism and visitation. Idaho Springs already sees tens of thousands of visitors to the nationally registered Miner Street downtown commercial district, largely because of the city's intact historic core. Colorado Preservation Inc. in 2015 indicated that studies have shown that every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, 14 new jobs, and \$636,700 in increased household incomes across the state. The National Trust for Historic Preservation defines heritage tourism as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present." It has been estimated that as many as 75 percent of US tourists have participated in some sort of heritage tourism activity in any given year. Colorado Preservation Inc. has estimated approximately 95.4 million visitors to the state as of 2024. These visitors contributed approximately \$28.5 billion to the state's economy, supporting approximately 188,210 jobs (Colorado OEDIT). This has supported an increase in state and local tax revenue to \$1.9 billion in 2024. A 2021 study funded through the History Colorado State Historical Fund found that heritage tourism accounts for approximately \$10.5 billion in spending in Colorado annually. Archaeology and history-related tourism supported 79,000 jobs, as of 2019 (History Colorado).

Historic preservation can also pay off for property owners by helping fund rehabilitation and restoration work, ensuring that properties maintain their value. Designated sites can qualify for tax credits, grants, and other funding sources through the state and federal governments. The city has seen many successful rehabilitation projects funded by the State Historic Fund, including city-owned projects (Carnegie Library, Hose House No. 2, powder house) and privately held buildings (1402 Miner Street, Indian Hot Springs, etc.).

THE NATIONAL REGISTER OF HISTORIC PLACES AND SECTION 106 REVIEW

In the National Historic Preservation Act of 1966, Congress created a program to preserve and restore the United States' historic and cultural resources. One result of this program is the National Register of Historic Places. The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. Listing in the National Register can qualify select properties for federal funding, tax credits and grant funding.

A result of the Historic Preservation Act of 1966 is the requirement for Section 106 review. Section 106 requires federal agencies to consider the effects on historic properties of any federally funded projects. When a federal or federally - funded project is proposed, a survey to establish the "Area of Potential Effects" (APEs) is required. If historic properties in the APE could be potentially affected, Section 106 requires the federal agency to explore possible ways to eliminate or mitigate the adverse effect.

Due to the wealth of historic resources, the number of historic mines in and around the ridges surrounding Idaho Springs, and the impacts that have been associated with I-70 highway improvements, the City of Idaho Springs has consistently held the position that the City of Idaho Springs APE should extend the length of the City from ridgeline to ridgeline.

In addition to Section 106 review, in 1974, the State of Colorado adopted a statute to further define the authority of state and local governments in making planning decisions for matters of statewide interest (such as federally funded projects). These powers are commonly referred to as "1041 Powers or "Matters of Statewide Interest." The regulations allow local governments to designate 1041 areas and activities of state interest and grants them the ability to approve or deny projects within these areas through a public hearing process. In 2006, the City of Idaho Springs designated the City as a 1041 Area and approved regulations regarding review procedure, criteria and permitting process for any statewide interest and activities projects within this area. This includes the effects a proposed project may have on historic resources.

As part of the 1966 National Historic Preservation Act, Congress created state historic preservation offices to encourage preservation. These offices are funded through the National Park Service. In Colorado, it is History Colorado's Office of Archaeology and Historic Preservation which assumes this role. Governments that participate and meet minimum criteria for historic preservation can become what is known as Certified Local Governments (CLGs). Requirements for CLGs include local preservation ordinances, establishment of a historic preservation commission, quarterly meetings, and a survey (inventory) of historic properties that is no more than 10 years old. CLGs that have state registered resources can receive benefits such as technical expertise, tax credits and grant funding for improvements or restorations for these resources.

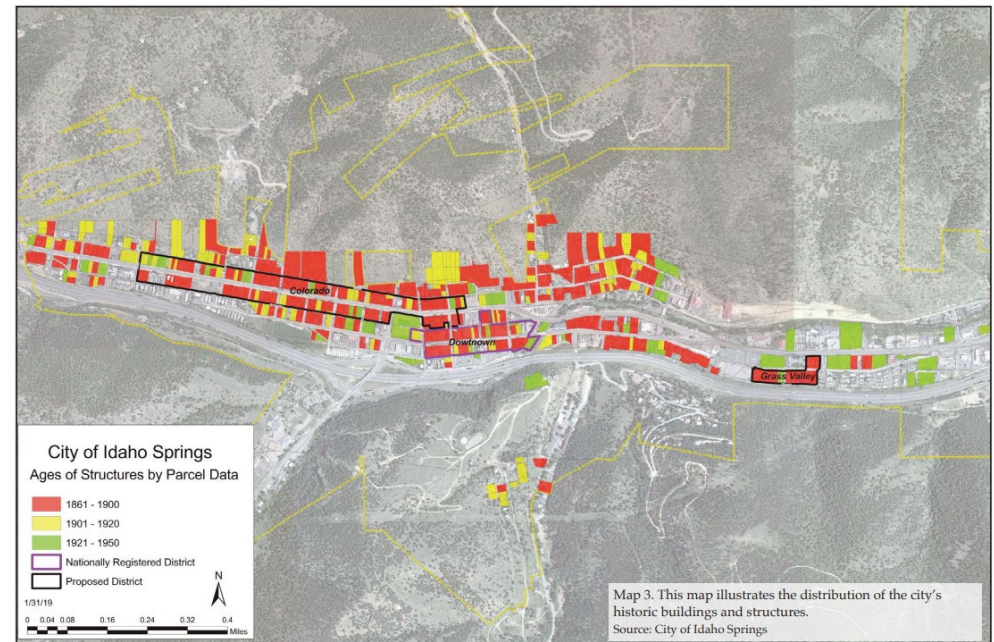
IDAHO SPRINGS AND HISTORIC PRESERVATION

In 1984, the Idaho Springs Downtown Commercial District was surveyed and added to the National Register of Historic Places. The District included 57 individual structures. In 1988 the City Council adopted an ordinance establishing the Idaho Springs Historic Preservation District, became a Certified Local Government, and created the Idaho Springs Historic Preservation Review Commission (HPRC). Idaho Springs' Historic Preservation Ordinance requires certificates of appropriateness for building permits or demolition permits for exterior modifications to any structures located within the Idaho Springs Historic Downtown District, or a locally, nationally or state registered historic resource.

2022 Historic Resources Survey Plan

In 2022, the city adopted a Historic Resources Survey Plan using funding received from the State Historic Fund. The Plan was completed to assist the community in analyzing the current state of the city's survey program and make informed decisions regarding future documentation projects. Additionally, the Plan identifies eight (8) key goals and objectives to consider and implement going forward. Several of these are already underway. The Plan also includes an analysis of existing structures in town, ranking them as low, medium, or high integrity buildings.

The Plan identified a potential neighborhood historic district surrounding West Colorado Boulevard from approximately 6th Avenue to 17th Avenue and an additional neighborhood historic district in the Grass Valley area. The Plan suggests that additional comprehensive surveying needs to be done to fully assess potential designations.



HISTORIC PRESERVATION AND REVIEW COMMISSION (HPRC)

The Historic Preservation and Review Commission (HPRC) has the authority to review applications for building permits and demolition permits within the Historic Preservation District established in Chapter 22 of the Idaho Springs Municipal Code (ISMC) and at other established designated sites, to issue certificates of appropriateness (COAs), and to grant exemptions from requirements in Chapter 19 of the ISMC concerning buildings and building regulations.

Chapter 22 of the ISMC was adopted by ordinance to:

1. Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.
2. Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.
3. Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.
4. Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.
5. Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.
6. Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:
 - a. Adversely affect the desirability of the district or other designated site for business and residential purposes; or
 - b. Are hazardous or incompatible with the historic character of the District or other designated site.

CITY OF IDAHO SPRINGS

DESIGN GUIDELINES for HISTORIC STRUCTURES



2024

HISTORIC SITES AND FACILITIES BOARD

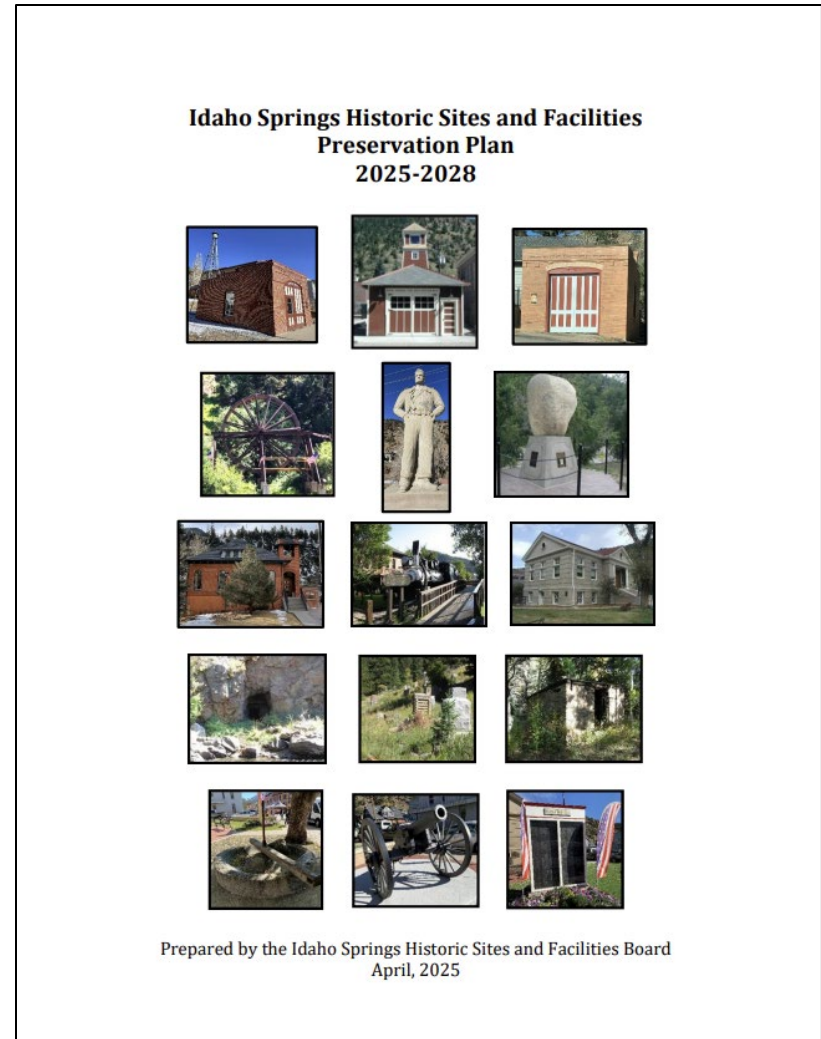
The Historic Sites and Facilities (Sites & Facilities) Board was formally established as a city board in 2024 to perform several functions. The Board’s jurisdiction extends to sixteen (16) city-owned sites around the community.

Strategic Plan:

The Sites and Facilities Board is tasked with preparing a work plan that identifies and priorities necessary work at the city’s historic sites and facilities. In 2025, City Council adopted the 2025-2028 work plan that the Board had prepared. This work plan identifies the projects necessary at each site and facility in the city and establishes priorities on how quickly the work needs to be done. This functions as a scheduled maintenance program that outlines routine and periodic maintenance tasks essential for the preservation of structural integrity and historical authenticity of the sites and facilities.

Oversight of Maintenance Practices and Project Review:

Since 2017, the city has made substantial progress protecting the historic resources the city owns. The city’s historic Coach has been successfully restored in partnership with the Georgetown Loop. The coach and engine will be relocated to the east side of the City Hall property and a cover will need to be built in the near future to protect the resources. The engine restoration will be the next major project to be completed and is a high priority. The Hose House #2 was renovated in 2022/2023, and the Idaho Springs Powder House was renovated in 2025. Future improvements at the Powder House site may include a park or picnic area to further highlight that space.



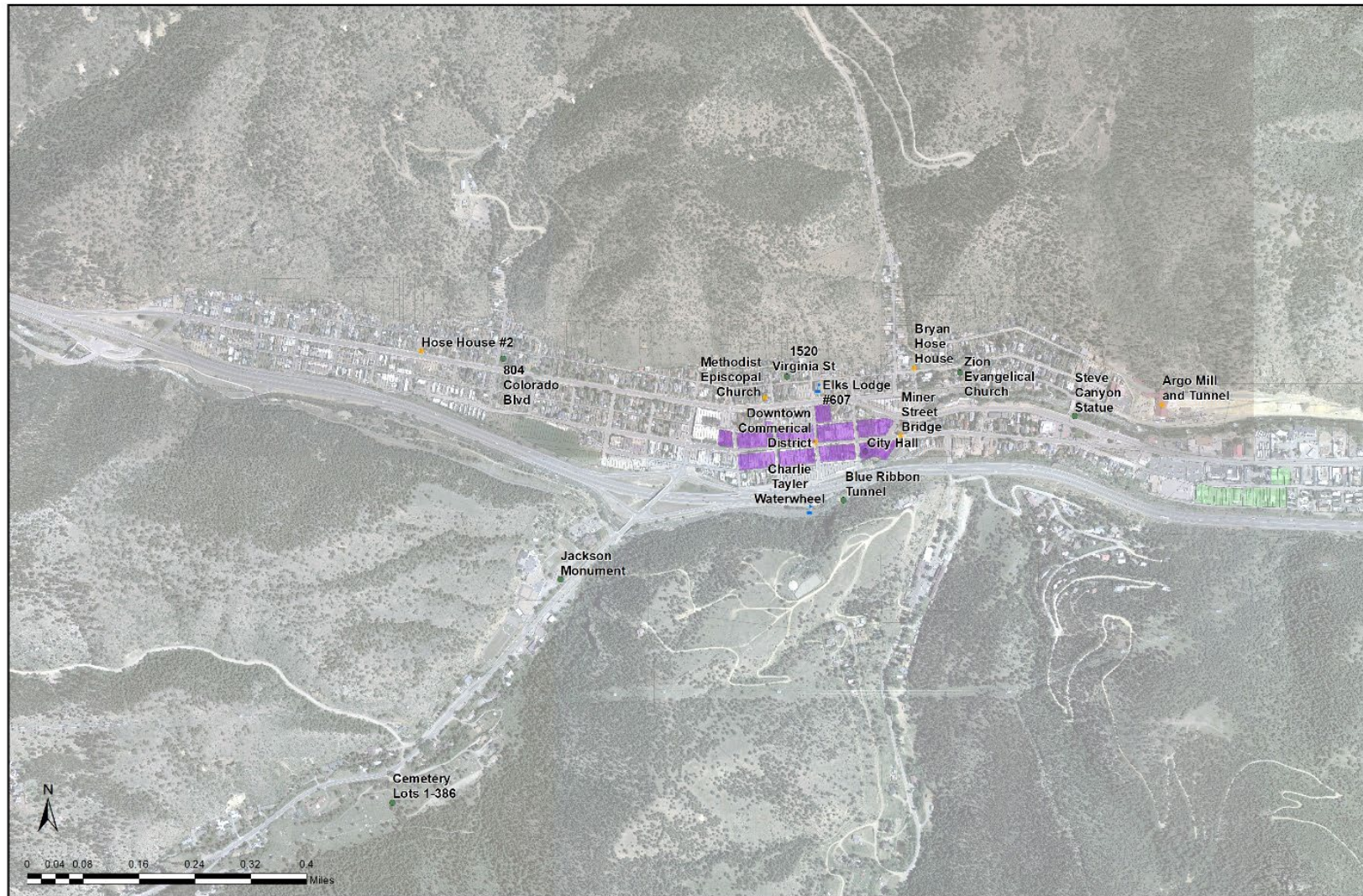
Site Enhancements, Education, and Accessibility:

The Board is also tasked with identification of opportunities for enhancements that increase accessibility, interpretive potential, and public engagement with the historic sites, while maintaining the historical character and integrity of each site. Initiatives designed to engage the community with its historical heritage, including educational programs, events, and materials that highlight the significance and stories of the historic sites and facilities are also part of the Board’s purview.

In addition to the 57 structures within the Idaho Springs Historic Downtown Commercial District, which are listed on the National Register of Historic Places, the city boasts the following registered historic sites:

National Register of Historic Places
1. Argo Mill and Tunnel (2351 Riverside Drive)
2. Hose House #2 (NE Corner of 6 th Ave and Colorado Blvd)
3. Methodist Episcopal Church (1400 Colorado Blvd)
4. Miner Street Bridge (East of Miner Street and 17 th Ave)
5. Bryan Hose House (Illinois Street and Virginia Street)
State Registered Historic Properties
1. Elks Lodge #607 (1600 Colorado Blvd)
2. Charlie Tayler Waterwheel (South of City Hall, opposite side of I-70)
Locally Registered Historic Properties
1. Blue Ribbon Tunnel (Adjacent to Charlie Tayler Waterwheel Park)
2. Steve Canyon Statue (NE Corner of 23 rd Ave and Colorado Blvd in CRC Park)
3. City Hall (1711 Miner Street)
4. Zion Evangelical Lutheran Church (1921 Virginia Street)
5. 804 Colorado Blvd – private residence
6. 1520 Virginia Street – private residence
7. Indian Hot Springs (320 Soda Creek Road)
8. Jackson Monument (320 Highway 103)
9. Zion Evangelical Church (1921 Virginia Street)
10. Idaho Springs Cemetery (Highway 103)
11. Idaho Springs Powder House (Corner of Soda Creek Road and Little Bear Creek Road)

The Idaho Springs Registered Historic Resources map indicates the location of the Historic Downtown District and additional historic resources.



HISTORICAL SOCIETY OF IDAHO SPRINGS

In 2004, the City entered into a partnership agreement with the Historical Society of Idaho Springs wherein the partners established joint ownership of several historic properties within the City. The City continues to work with the Historical Society, under the partnership agreement, to operate, maintain, and improve the various properties and to continue welcoming and retention efforts at the Heritage Museum and Visitor Center.

The Historical Society of Idaho Springs is a 501(C)(3) nonprofit membership organization that was established in 1964 and has maintained a long mutually beneficial partnership with the City of Idaho Springs. The establishment of the downtown national historic district was a major goal reached as it was listed on the National Register in 1984.

In addition to the Heritage Museum and Visitor Center, the Historical Society of Idaho Springs runs the Underhill Museum in downtown Idaho Springs.



HISTORIC RESOURCES ELEMENT OBJECTIVES

Objective: Coordinate with local and regional stakeholders to ensure that historic preservation work in Idaho Springs is prioritized.

- a. Continue to work with the Historic Society of Idaho Springs and other entities to preserve, protect and improve the historic resources of the community.
- b. Coordinate with other governmental entities such as Clear Creek County, CDOT, EPA, FHWA so that the historic character of Idaho Springs is understood and accounted for in the design of public projects.

Objective: Continue to protect & preserve the historic resources of the Idaho Springs area.

- a. The HPRC and city staff shall evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing survey data and preparation of designation proposals.
- b. The HPRC will evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing historic resources survey data and prepare designation proposals.
- c. The city will engage property owners in the process of designating additional historic districts and landmarks.
- d. The city will establish and publish clear guidance for property owners and project developers in buffer areas surrounding historic districts and landmarks so that the historic qualities of Idaho Springs are enhanced rather than harmed by physical changes in the City.
- e. Work on the creation of materials that can assist property owners in assessing whether designation would be beneficial to them, including process guidelines, toolkits explaining tax credits, sample/template residential historic district documents, etc.
- f. Evaluate the existing application review process for possible improvements to the process, documents, and regulations.
- g. Provide more information about historic areas of Idaho Springs that are located outside the Historic District, including Grass Valley and dispersed historic sites around the city.

Objective: Promote the benefits of historic preservation through education and outreach.

- a. Identify and promote incentives for local property owners to assist with preservation efforts.
- b. Create and distribute handouts and a website to property owners and project developers which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.
- c. With the Sites and Facilities Board, the city will work to promote increased visitation and activation of city-owned historic sites and facilities to highlight historic resources citywide through the creation of wayfinding, signage, and educational materials.

- d. Prepare point of contact materials for visitors to Idaho Springs highlighting the historic qualities of the city. Expand the content of interpretive materials beyond architectural history to include information on the individuals and groups of past residents who have left their marks on Idaho Springs.
- e. Provide educational opportunities to local property owners, realtors, mortgage companies, and other key stakeholders to ensure that current and future property owners are aware of and understand the restrictions – and opportunities – that come with owning a historic property.

Objective: Promote public engagement and information on historic preservation to support and increase heritage tourism to Idaho Springs.

- a. Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).
- b. Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.
- c. Engage with the public and partner organizations in preservation activities.
- d. Provide preservation information to residents, businesses, and visitors.
- e. Focus efforts on promoting the history of diverse populations that have built the community into what it is today.

Objective: Balance growth and economic development with historic preservation to ensure that future growth does not come at the expense of historic character, historic resources, or historic sites and facilities.

- a. Consider a code audit to determine regulations and requirements that can be strengthened to ensure that historic resources are considered as part of all development applications.
- b. Promote new developments and redevelopments outside the historic district that complement and build upon existing historic character through the creation of stronger architectural guidelines for single-family, multifamily, and commercial development
- c. Strengthen building permit and zoning processes to require property owners to consider the historic character of Idaho Springs and demonstrate how they have taken community historic preservation values into account in designing their project.
- d. Work with the state and other potential entities to create an incentive program for architecturally compatible design and/or rehabilitation projects that take into account the city’s Design Guidelines.

Objective: Implement the eight (8) recommendations and priorities from the 2022 Historic Resources Survey Plan

- a. Conduct a citywide selective intensive survey of sites that have been chosen for documentation based upon the results of the informal reconnaissance survey performed as part of the Historic Resources Survey Plan by engaging with property owners within the identified potential residential historic districts and helping apply for survey grant funding.
- b. Establish city infrastructure to facilitate designation of historic sites and begin a pilot program to encourage owners of properties determined eligible for listing to pursue designation.

- c. Perform additional research and selective intensive surveys in Grass Valley to determine eligibility for a local historic district. Begin by engaging with current property owners to determine their potential appetites for designation.
- d. Promote tax credit opportunities for local residents and property owners interested in local designation and historic preservation efforts.
- e. Prepare historic context to tell the story of tourism in Idaho Springs, presenting the experience of tourists and local entrepreneurs from the early 1880s when health-seekers journeyed to Indian Hot Springs to the post-1958 period when the recently completed I-70 ushered in crowds of auto tourists.
- f. Prepare historic context to tell the story of ethnic communities and associated places in Idaho Springs, including Chinese, Italian, Cornish, and other immigrants critical to the mining industry and development of Idaho Springs.
- g. Consult with National Register staff about 2005 survey forms and create a plan to designate a West Colorado Boulevard historic district.
- h. Conduct citywide selective intensive survey to benefit the city's Sites and Facilities Board, which is tasked with overseeing the care of both city-owned historic properties and designated landmarks in public ownership.