



**Historic Preservation Review Commission
Regular Meeting Agenda
June 28, 2022
6:00 p.m.**

Call to Order

Roll Call

Approval of the Minutes of November 16th, 2021

Public Comments

New Business – Public Hearings

- **Landscape Improvement Plans at the Carnegie Library, 219 14th Avenue – COA
Renewal/Amendment**
- **Proposed Rehabilitation of Hose House #2, 600 Colorado Boulevard – COA
Renewal**

New Business

- **Historic Resource Survey Plan Draft Review**

Adjourn

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND
PARTICIPATION INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://cityofidahosprings.colorado.gov/your-government/live-meetings-packets>

**MEGHAN VICKERS
RICK WELLS
KRIS HOEHN**

**TIM HOEHN
PATTI TYLER
LISA MANIFOLD**

**HPRC
REGULAR MEETING
NOVEMBER 16, 2021**

The HPRC of the City of Idaho Springs held a regular meeting on November 16, 2021. Chairman Vickers called the meeting to order at 5:19 p.m.

Answering the roll were: Meghan Vickers, Rick Wells, Kris Hoehn, and Tim Hoehn. Lisa Manifold was absent, and Patti Tyler arrived at 5:39 p.m. Also present was Deputy City Clerk Wonder Martell. City Administrator Andrew Marsh and Community Development Planner Jerad Chipman.

APPROVAL OF MINUTES

Kris Hoehn Moved to approve minutes of May 18, 2021
Rick Wells seconded, all in favor unanimous voice vote.

CONFLICT OF INTEREST

Kris and Tim Hoehn have recused themselves of the vote for the COA as they are the architects on file for this project.

PUBLIC COMMENT

There is no public scheduled public comment.

CURRENT PROJECT UPDATES/DISCUSSION

Current projects happening in the city are the horseshoe pits that are getting ready for construction. The two pits will be in CRC park west of the 23rd Avenue bridge close to where the rafting companies put in/out. The pits will be constructed as far west in the park as possible. There is a tree that has lived its last branch so it will be removed during construction. Once the pits are completed, the city will be planning more trees.

The Greenway is still being constructed and the trails in Vcamp will start being built here shortly.

The Library Park will be going out to bid again in the spring because the bids the city received were more than double what the expected cost would be. The city applied for a CDOT grant “Revitalize Mainstreet” and were not successful in obtaining those funds. The city will try for the grant again this spring to help with the costs of the Library Park improvements.

The Public Works building bids also came back at least double what was expected. The city will try again next year.

Mountain Prime withdrew its application for the windows this fall.

The Citizens Park bathrooms project will be moving forward this spring. There was a timing issue with the consultant of record, so the consultants had to be changed.

Hose House 2 design is complete and is ready to go to bid. There are serious issues with the Hose House 2 so time is of the essence for this project.

MEGHAN VICKERS
RICK WELLS
KRIS HOEHN

TIM HOEHN
PATTI TYLER
LISA MANIFOLD

COA DISCUSSION

City Hall cannot be designated Nationally as it was removed from its original location of 2413 Miner Street in 1983 to its new home at 1711 Miner Street. It is designated locally. This project includes rehabilitation of the cracked and damaged bricks on the exterior of the building, replacement of the roofing at the belfry deck and cleaning and painting of the bell.

The replacement of 11 fixed windows with double-hung insulated glass, repairs to the existing wood trim, addition of weatherstripping. The two basement exterior doors will be replaced, and the frames will be rehabilitated by removing the rust and repainting them.

COA- City Hall Window/ Door replacement and exterior rehabilitation, 1711 Miner Street

Rick Wells Moved to approve the COA

Patti Tyler Seconded, all in favor unanimous voice vote to approve COA

Chairman Meghan Vickers requested a board training to touch up on protocols, ethics, etc. City Planner Jerad Chipman agrees and advised that spring is a good time for training. City Administrator Andrew Marsh agreed and stated we could do the training with the City Attorney.

Chairman Meghan Vickers adjourned the meeting at 5:46 p.m.

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, June 28, 2022

Report Date: Thursday, June 23, 2022

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **Landscape Improvement Plans at the Carnegie Library, 219 14th Street**

PROPOSAL:

The City of Idaho Springs previously received a Certificate of Appropriateness (COA) for the Landscape Improvements plans at the Library. The City returned to the HPRC in August of 2021 and received approval of a revised plan. Since that time the City had requested bids for the project, which were returned at much too high of a cost. The City would like to send the project out to bid again and intends to separate the few building improvements from the landscape improvements for the purpose of focusing on two different construction trades (landscaping and historic building repair) and hopefully more competitive pricing. In order to do so, the City is required to renew the COA as it expired after six (6) months from the August 2021 approval. Other than being divided into two projects, the Library Improvements plans have not changed from the last COA approval.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

Chapter 22 "Historic Preservation" of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City's "Design Guidelines for Historic Structures" (or simply the "Design Guidelines"). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards.

An approved project receives a COA. As required by the City-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction. If the HPRC denies the request, the applicant can appeal the decision to the City Council.

CRITERIA FOR APPROVAL:

In order for the HPRC or the City Council to grant a COA for any application, the Commission or the City Council must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) "Criteria for review and approval" of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*

The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):

- (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.*
- 2. With respect to the exterior of the site, the proposed work will not adversely materially affect its historic quality.*
 - 3. The proposed work will have no adverse material effect on the historic atmosphere and character of the district as a whole or of other designated sites, including state and national designations.*
 - 4. The proposed work is in compliance with all current, applicable design guidelines.*

PUBLIC COMMENTS

A sign notifying the public of the meeting was posted on the property per the Municipal Code.

STATE REVIEW:

The State has approved the plans.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for the proposed landscape improvements to the Library site.

SUGGESTED MOTION:

I move to approve an amended Certificate of Appropriateness for the proposed landscape improvements to the Library site.

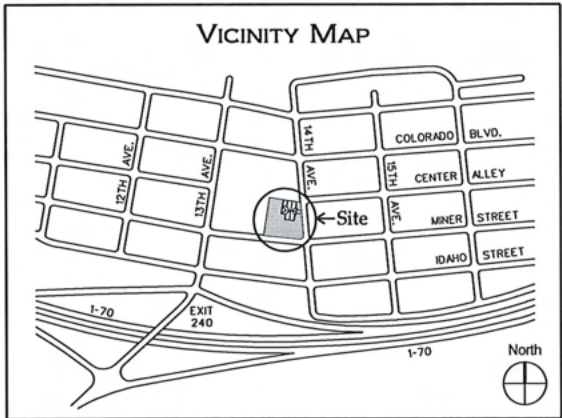
Attachments:

Previously Approved Plans

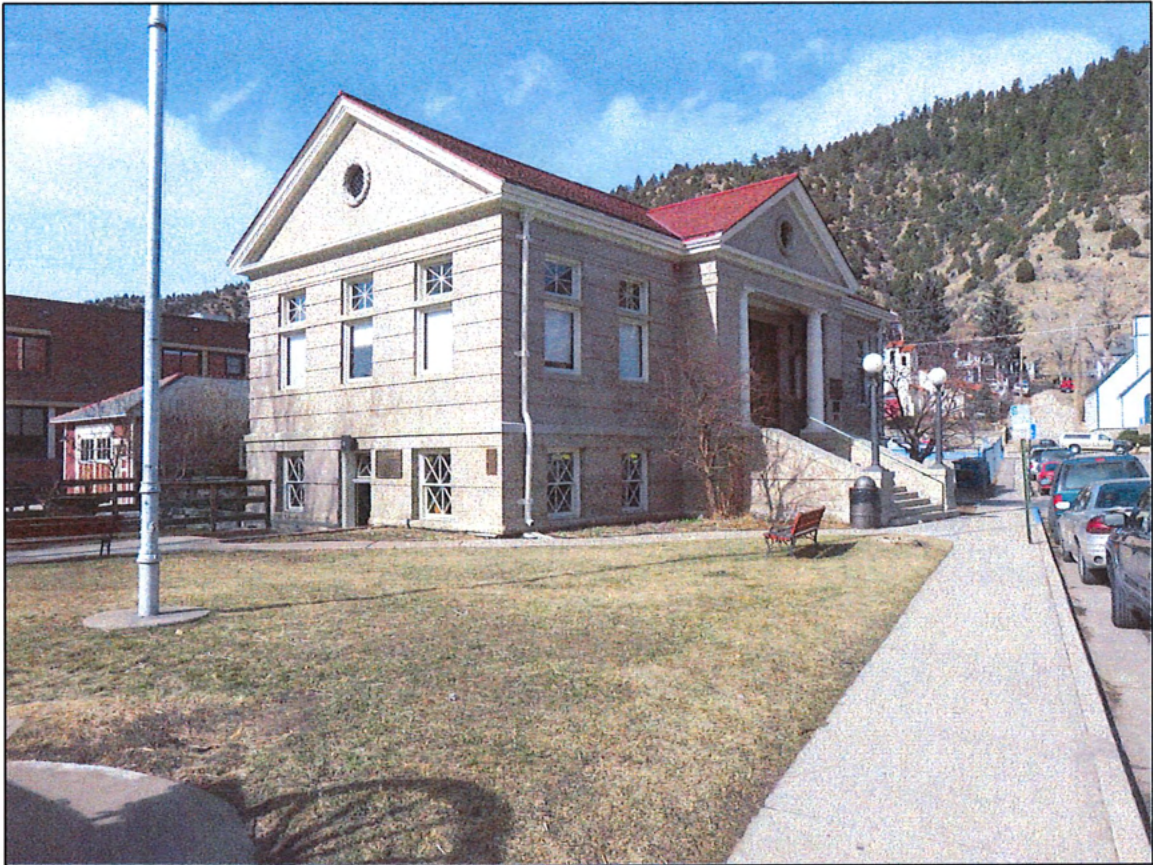
IDAHO SPRINGS PUBLIC LIBRARY
LIBRARY PARK SITE IMPROVEMENTS

219 14TH AVENUE, IDAHO SPRINGS, CO HAPC PROJECT NUMBER 2105

ISSUED FOR PERMIT AND CONSTRUCTION - JULY 21, 2021



CODE INFORMATION	
PROPERTY ADDRESS:	219 14TH AVENUE IDAHO SPRINGS, COLORADO 80452
APPLICABLE CODES AND STANDARDS: (PER CITY OF IDAHO SPRINGS BUILDING DEPARTMENT)	• 2018 INTERNATIONAL BUILDING CODE • IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS" • 2018 INTERNATIONAL EXISTING BUILDING CODE • SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
CONSTRUCTION TYPE:	TYPE II-B
OCCUPANCY:	LIBRARY BUILDING (GROUP A-3)
YEAR OF ORIGINAL CONSTRUCTION:	1904
LEGAL DESCRIPTION	
BLOCK 33, LOTS 1 THROUGH 3, THE CITY OF IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO	



PROJECT DIRECTORY	
OWNER:	CITY OF IDAHO SPRINGS, COLORADO ANDREW MARSH, CITY ADMINISTRATOR 1711 MINER STREET P.O. BOX 907 IDAHO SPRINGS, COLORADO 80452 OFFICE: 303.567.4421 EXT. 121 E-MAIL: ADMIN@IDAHO SPRINGS CO.COM
OCCUPANT:	CLEAR CREEK COUNTY LIBRARY DISTRICT MS. LIBBY CAPLAN, LIBRARY DIRECTOR OFFICE: 303.990.0470 E-MAIL: LIBBY@CLEARCREEKLIBRARYDISTRICT.ORG
ARCHITECT:	HOEHN ARCHITECTS PC TIM AND KRIS HOEHN, PRINCIPALS P.O. BOX 3250 EVERGREEN, CO 80437 OFFICE: 303.282.3884 EMAIL: HOEHNARCHITECTS@GMAIL.COM
SURVEYOR:	CLEAR CREEK SURVEYING GREG MARKLE, RLS P.O. BOX 1571 IDAHO SPRINGS, CO 80452 OFFICE: 303.568.4755 E-MAIL: KYGT66@MSN.COM

H O E H N A R C H I T E C T S P C

A0	A1	A2	A3	A4
COVER SHEET & PROJECT INFORMATION	SITE DEMOLITION PLAN	SITE CONSTRUCTION PLAN	ENLARGED SITE CONSTRUCTION PLAN	DETAILS

IDAHO
SPRINGS
PUBLIC
LIBRARY

LIBRARY PARK
SITE
IMPROVEMENTS

219 14TH AVENUE
IDAHO SPRINGS, CO

HOEHN
ARCHITECTS PC



P.O. BOX 3250
EVERGREEN
COLORADO
80437
(303) 282-3884

No.	Date / Issue
1	7/12/21 FOR REVIEW
2	7/21/21 FOR PERMIT AND CONSTRUCTION

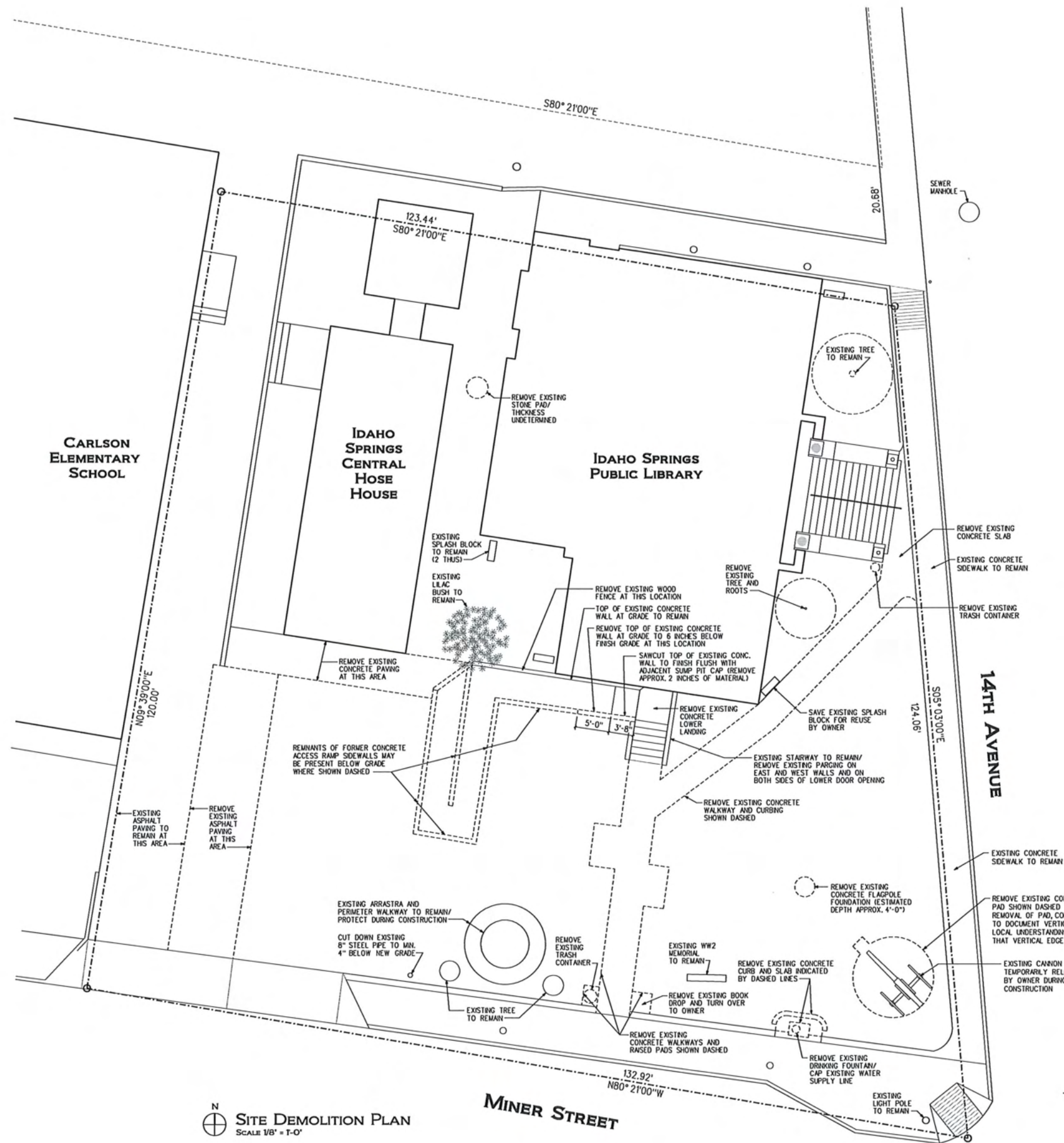
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IN WRITING WITH HOEHN ARCHITECTS PC

Idaho Springs Library Park

Project Number 2105

Site Demolition Plan

A1



N
SITE DEMOLITION PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES

1. CONSULT THE STATE HISTORICAL FUND STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED. CONTACT OHP FRONT DESK 303-866-3392

A2

IDAHO
SPRINGS
PUBLIC
LIBRARY

LIBRARY PARK
SITE
IMPROVEMENTS

219 14TH AVENUE
IDAHO SPRINGS, CO

HOEHN
ARCHITECTS PC



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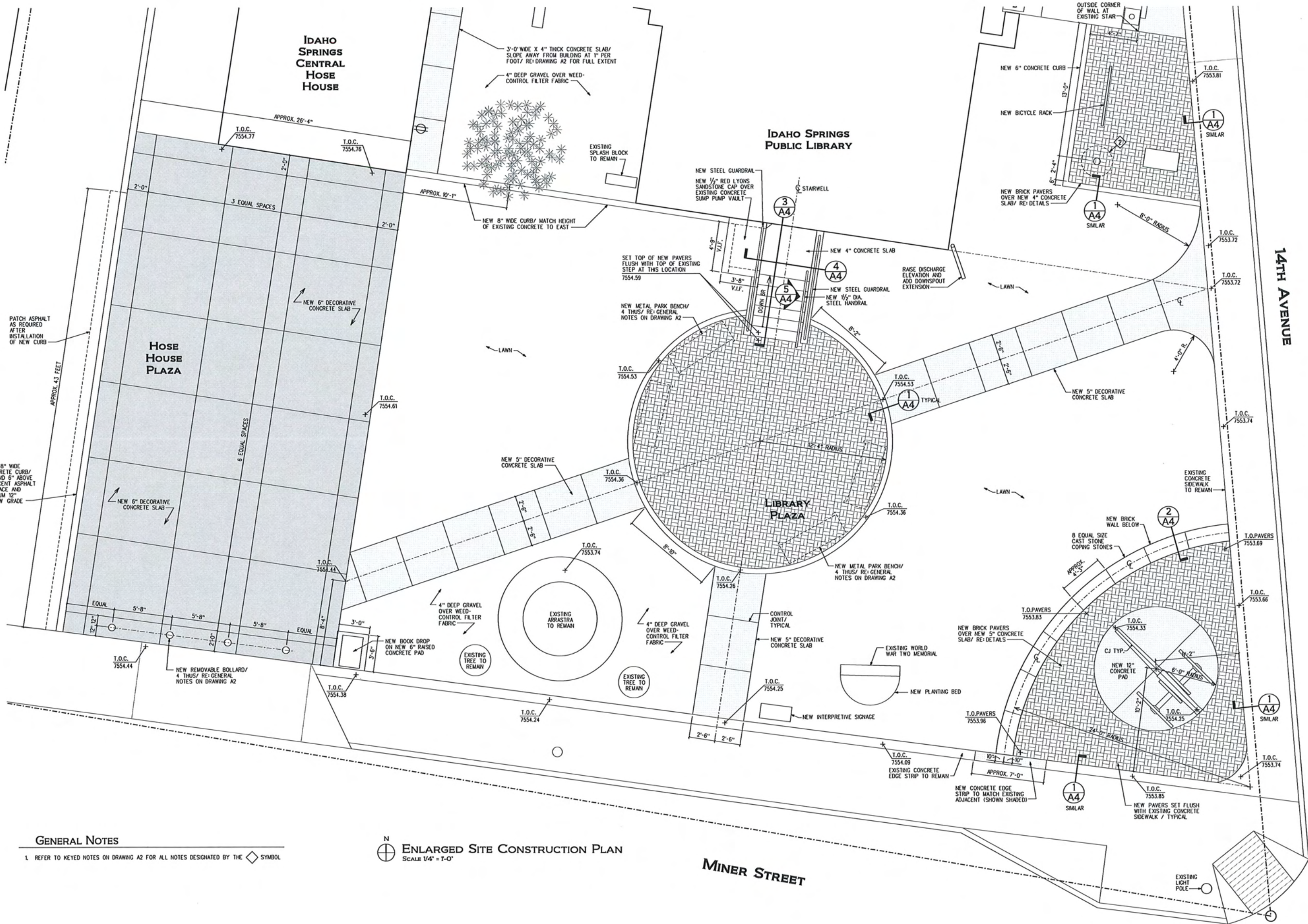
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Idaho Springs Library Park

Project Number 2105

Enlarged Site
Improvement Plan

A3



GENERAL NOTES

1. REFER TO KEYED NOTES ON DRAWING A2 FOR ALL NOTES DESIGNATED BY THE SYMBOL

ENLARGED SITE CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"

MINER STREET

4 SECTION THROUGH STAIR WELL
SCALE 1/2" = 1'-0"
LOOKING NORTH

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, June 28, 2022

Report Date: Thursday, June 23, 2022

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **Proposed Rehabilitation of Hose House #2, 600 Colorado Boulevard**

PROPOSAL:

The Historic Preservation Review Commission (HPRC) approved a Certificate of Appropriateness (COA) for the plans to rehabilitate Hose House #2 in August of 2021. The COA contained a condition that the human door that currently exists within the western swing door remain, however, the smaller door would not be required to be operable. That COA has expired, as COAs are only valid for six (6) months. The City has recently requested and received bids for the rehabilitation of Hose House #2 and is requesting consideration of a new COA in order to move forward with the work. The Hose House is Nationally Registered and is in urgent need of repair. The attached plans and documents provide a history of the structure and outline its historic significance. The rehabilitation plans have not changed since the COA was originally approved last August.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

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An approved project receives a COA. As required by the City-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction. If the HPRC denies the request, the applicant can appeal the decision to the City Council.

CRITERIA FOR APPROVAL:

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 - (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.*
- 2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.*
 - 3. The proposed work will have no adverse material effect on the historic atmosphere and character of the city and the national designation.*
 - 4. The proposed work is in compliance with all current, applicable design guidelines.*

PUBLIC COMMENTS

A sign notifying the public of the meeting was posted on the property per the Municipal Code.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for rehabilitation of Hose House No. 2 to include the previous condition that the smaller door remain in an inoperable state.

SUGGESTED MOTION:

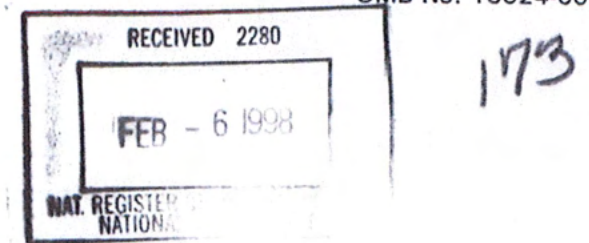
I move to approve a Certificate of Appropriateness for rehabilitation of Hose House No 2 to include the condition that the smaller door remain in an inoperable state.

Attachments:

National Register of Historic Places Registration Form
Rehabilitation Narrative
History and Use Review
Rehabilitation Plans

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hose House No. 2
other names/site number West End Hose House, 6th and Colorado Hose House, 5CC967

2. Location

street & number 600 Colorado Boulevard [N/A] not for publication
city or town Idaho Springs [N/A] vicinity
state Colorado code CO county Clear Creek code 019 zip code 80452

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)

[Signature] State Historic Preservation Officer January 13, 1998 Date
Signature of certifying official/Title
State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register
See continuation sheet [].
- ☐ determined eligible for the
National Register
See continuation sheet [].
- ☐ determined not eligible for the
National Register.
- ☐ removed from the
National Register
- ☐ other, explain
See continuation sheet [].

Signature of the Keeper Date
[Signature] 3/19/98

Hose House No. 2
Name of Property

Clear Creek/Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [] private
- [x] public-local
- [] public-State
- [] public-Federal

Category of Property
(Check only one box)

- [] building(s)
- [] district
- [] site
- [x] structure
- [] object

Number of Resources within Property

(Do not count previously listed resources.)
Contributing Noncontributing

0	0	buildings
0	0	sites
2	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources
previously listed in the National
Register.

0

6. Function or Use

Historic Function
(Enter categories from instructions)

GOVERNMENT/fire station

Current Functions
(Enter categories from instructions)

OTHER/storage

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation Stone
walls Brick

roof Asphalt
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 7 Page 1

DESCRIPTION

Built circa 1882, Hose House No. 2 was constructed to house the fire hose cart associated with early volunteer fire fighting efforts in the west end of Idaho Springs. The property is located in a residential area at the northeast corner of 6th Avenue and Colorado Boulevard. The hose house faces south onto Colorado Boulevard. The site is relatively flat, with a slight rise to the rear. Overall, the structure is in good condition. Although portions of its brick exterior have been patched with stucco, the property retains integrity in terms of location, setting, design, workmanship, feeling, and association.

The one-story structure has a rectangular plan measuring 16 x 20 feet. The walls are painted red and extend almost to grade, leaving very little of what appears to be a rubble foundation visible. The north wall was stuccoed at an unknown date, and there are stucco patches on the lower portion of the west, south, and east walls. The brick walls extend to form a parapet on the east, south, and west. The parapet is topped with corbeled brick detailing on the south facade. On the east and west, the parapet is stepped.

The flat roof consists of wood rafters that extend beyond the north wall and a wood sub-roof that is covered with rolled asbestos roofing. A brick chimney, capped with decorative brickwork pierces the roof on the east.

The south facade includes a central segmental arch opening which contains two wood paneled garage doors that are painted white with brick red trim. The surrounding wood frame is also painted red. The doors, which appear to be original, have been rehung to open outward. A standard size entry door exists within the left garage door. Within the arch, above the doors, the inscription "HOSE No 2" appears in white.

Single, double hung 4/4 wood framed windows, set in segmental arches of brick, are found on the east and west walls. The wood lug sills, windows, and surrounding trim are painted white. There are no openings on the north.

On the interior, the rafters and the brick walls are exposed. The floor is concrete. On the east wall, the brick chimney includes an outlet for a pot-bellied stove pipe. Although the structure currently functions as a storage facility for antique fire fighting equipment, it ceased to function as a working hose house in 1929.

Siren Tower

The circa 1916 siren tower, located approximately 6 feet to the north of the hose house, is a contributing structure. The tower, approximately 6 feet square at its base, is constructed of angle iron and is topped with a cylindrical metal siren that is painted green. On the east side, a narrow metal ladder extends to the top of the tower's framework.

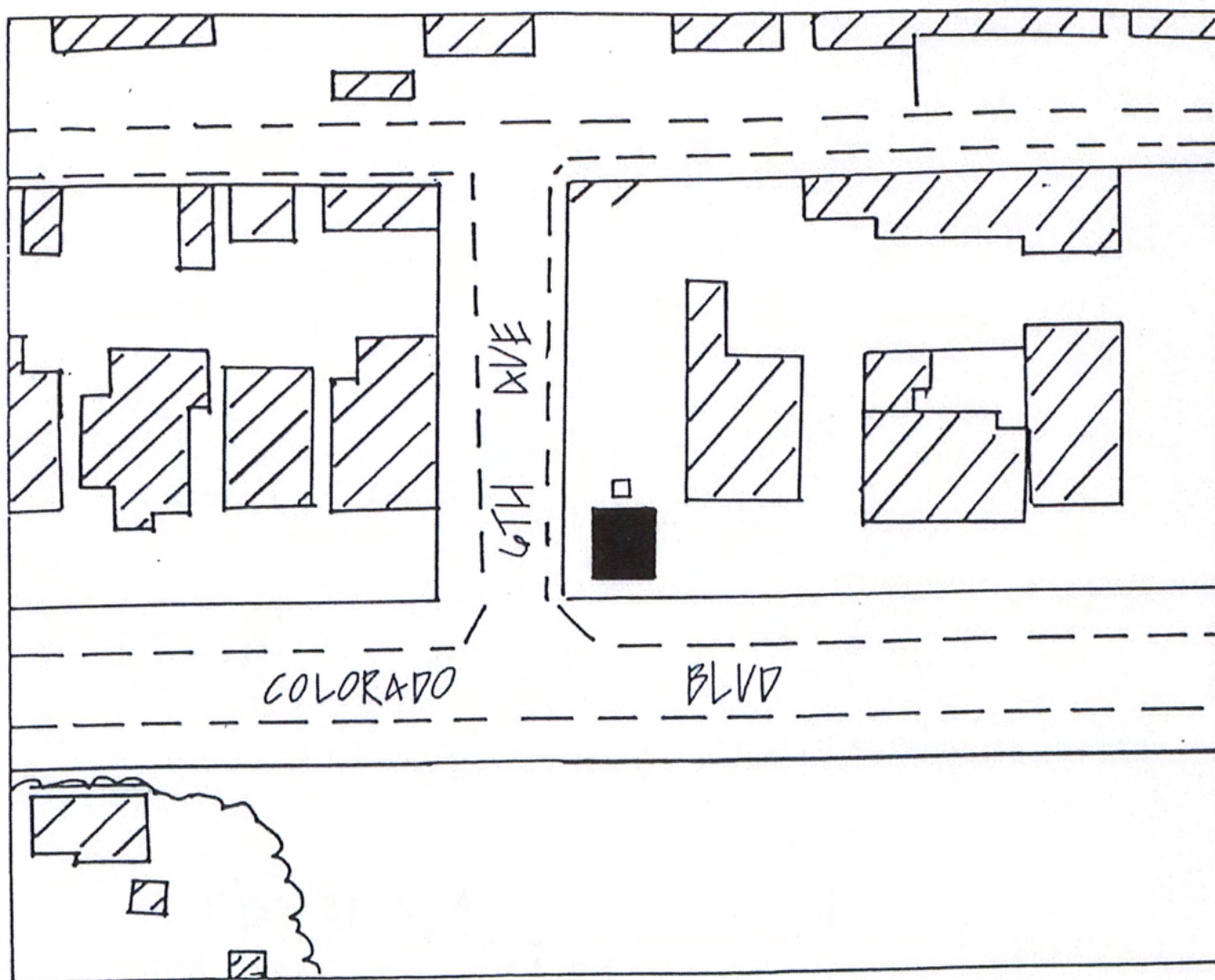
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 7 Page 2

SITE PLAN



□ TOWER

■ HOSE HOUSE NO. 2

▨ SURROUNDING BUILDINGS



Hose House No. 2

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A
- Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B
- Property is associated with the lives of persons significant in our past.
- ☒ C
- Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D
- Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A
- owned by a religious institution or used for religious purposes.
- ☐ B
- removed from its original location.
- ☐ C
- a birthplace or grave.
- ☐ D
- a cemetery.
- ☐ E
- a reconstructed building, object, or structure.
- ☐ F
- a commemorative property.
- ☐ G
- less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- #
- ☐ recorded by Historic American Engineering Record
- #

Clear Creek/Colorado

County/State

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Periods of Significance

1882

Significant Dates

1882

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 8 Page 3

SIGNIFICANCE

The circa 1882 Hose House No. 2 is significant under Criterion C for Architecture as a building type associated with a period of construction and for Community Development and Planning for its association with the early efforts of Idaho Springs residents to provide basic community infrastructure.

During the late 19th and early 20th century, three small brick hose houses were constructed, at strategic locations within Idaho Springs, to support the larger Central Hose House located in the downtown commercial area. The small hose houses were similar in appearance and design, and each played a significant role in the community's fire fighting efforts. Although specifically constructed only for storage of the carts which carried the fire hoses, their arched window and door openings and decorative brickwork trim reflected the use of materials and detailing found in the much larger commercial buildings being constructed in the downtown area during the same period.

Hose House No. 2 was constructed in order to protect the west end of the growing city and is believed to have initially functioned as a substation of the Central Hose House. The structure and its hose cart remained in service until 1929.

The circa 1907 East End Hose House was demolished at an unconfirmed date, while the circa 1882 Hose House No. 2 and the 1881 Bryan Hose House remain intact. Hose House No. 2 compares favorably with the Bryan Hose House which is located approximately one mile to the east. The significance of the property is enhanced by the existence of the surviving siren tower located to the structure's north.

Hose House No. 2 remains at its original location, set close to the adjacent street, and its small rectangular plan, original lettering, and large double doors contribute to its ability to reflect its historic use. Although the original brick exterior has been painted and portions have been patched with stucco, the structure retains sufficient integrity to serve as an important visual reminder of its role in the establishment of basic community infrastructure within Idaho Springs.

Historic Background

The success of the surrounding mining region influenced the growth and development of Idaho Springs. Placer operations in the 1860s first resulted in a temporary community of tents and primitive wood structures. By the 1870s, the accelerating development of hardrock mining began to give the community an aura of stability. The arrival of the railroad in 1877 strengthened Idaho Springs' position as a supply center, and numerous brick commercial buildings, reflecting late Victorian and early 20th-century detailing, were constructed in the downtown business district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 8 Page 4

The Idaho Springs Fire Department was organized in 1878 after a devastating fire burned a local boarding house and brewery to the ground. The failure of the local bucket brigade to contain this fire prompted the community to organize against the threat of future fires.

Since the primary function of the small hose houses was hose cart storage, the volunteers met with other hose company volunteers in the circa 1878, wood frame Central Hose House on Miner Street, adjacent to an early town hall. Circa 1912, a new wood frame Central Hose House, located at 1340 Miner Street, was constructed to accommodate the changing needs of the fire department. This building is recognized as contributing to the National Register listed Idaho Springs Downtown Commercial District.

By 1886, Idaho Springs had a fire department of 70 volunteer men, 3 independent hose carts, 1,800 feet of 2½ inch hose, 1 hook and ladder truck, and 17 double hydrants.

The three hose carts, which were used to carry hoses to fight fires, were housed at three distinct locations within the city. The hose carts were physically pulled by volunteer firemen to the scene of a fire. Multiple locations made the fire fighting efforts more productive by reducing the distance between the equipment and the actual fires. By 1886, the hose cart locations were: the Central Hose House, Hose House No. 2, also known as the West End Hose House; and the Bryan Hose House, also known as Hose Company No. 2.

Volunteers who manned the hose carts were organized into independent companies. These organizations known as hose companies usually consisted of 20 to 30 volunteers. They were headed by a foreman who had an assistant foreman, and a secretary and treasurer to help with administrative duties. Each hose company was responsible for raising funds and maintaining its equipment.

The volunteer fire companies usually functioned as brotherhoods or fraternal organizations. Potential members were voted on and faced the possibility of being blackballed. Members were expected to attend a certain number of meetings annually and were removed from the roster if they did not. As was typical, the Idaho Springs companies sponsored fundraising balls and participated in a variety of social events both locally and statewide.

The Idaho Springs Fire Department was headed by a chief engineer and an assistant chief engineer. The chief made semi-annual reports available to the proper governing body. His report often gave information on the condition of fire fighting equipment, the total number of volunteers within all the companies, the number of fires and their outcomes and recommendations on how to make the community a safer place from the danger of fire.

By 1904, a third hose company, Hose Company No. 3, had been formed. In 1907, Sanborn Fire Insurance Maps credit Idaho Springs with having 80 volunteers, 4 hose houses, one hook and ladder truck and 5 independent hose carts. The fourth hose house was called the East End Hose House and was located in the rapidly growing east end of town.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 8 Page 5

During a meeting held on December 7, 1920, the companies decided to consolidate. Fire ordinances which had promoted safer living conditions, the use of more fire resistant building materials, the ability of fire fighters to respond more quickly, and the stability of the city prompted the consolidation. By 1921, with the approval of the city council, only one company consisting of 40 members met.

In 1926, the Idaho Springs Fire Department re-organized again into four distinct districts: the Grass Valley, East Miner and Soda Creek District, which included the East End Hose House; the Sunnyside District, which included the Bryan Hose House; the Central District, which included the Central Hose House; and the West End District, which included the West End Hose House.

These districts each contained a series of fire boxes which were hooked up by telegraph to a main or central alarm box in the Central Hose House. If an alarm was pulled, the bell in the belfry of the Central Hose House tower would ring in code to summon the volunteers.

In 1929, after much debate and effort, Idaho Springs bought its first motorized fire fighting truck which rendered the hose carts and their hose houses obsolete.

Circa 1960, the former King Hotel directly across the street from the Central Hose House was converted into a fire house. It functioned as the fire station until a new one was built on Colorado Boulevard in the eastern portion of the city in 1963.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 9 Page 6

BIBLIOGRAPHY

Published Materials

History of Clear Creek County: Tailings, Tracks & Tommyknockers. First Edition. Denver, Colorado, Specialty Publishing, Inc.; The Historical Society of Idaho Springs.

Noel, Thomas J. *Buildings of Colorado.* (Series - Society of Architectural Historians, Buildings of the United States) Oxford University Press, NY, Oxford, 1997.

Stoehr, C. Eric. *Bonanza Victorian Architecture and Society in Colorado Mining Towns.* University of New Mexico Press, Albuquerque, 1975.

Zurier, Rebecca. *The Firehouse: An Architectural and Social History.* Abbeville Press, NY. 1982. Third Printing 1991.

Unpublished Materials

Bradley, Christine, Clear Creek County Archivist and Historian. [Materials Gathered from 19th Century Newspapers the *Colorado Miner* and the *Georgetown Courier*], copy of which was given to Mark Thomas Harpe by Christine Bradley in June of 1997.

Minute Books from April 1912 - March 1940 of the Idaho Springs Fire Department, kept in possession of the Idaho Springs Fire Department. (Don Krueger, acting fire chief, Clear Creek County, Colorado, 1997).

Scrapbook of the Idaho Springs Fire Department, kept in possession of the Idaho Springs Fire Department. (Don Krueger, acting fire chief, Clear Creek County, Colorado, 1997.)

White, Willis H. *Idaho Springs Downtown Commercial District.* National Register Nomination Form. Copy on file at Colorado Historical Society, 1984.

Hose House No. 2

Name of Property

10. Geographical Data

Clear Creek/Colorado

County/State

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 454940 4399280
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mark Thomas Harpe, Intern (Edited by S. Doggett)

organization Colorado Center for Community Development date 08-26-97

street & number 535 16th St, Suite 320, Mail to Campus Box 128 telephone 303-620-4660

city or town Denver state CO zip code 80217-3364

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Idaho Springs, Jim White, City Administrator

street & number 1711 Miner Street, PO Box 907 telephone 303-567-4421

city or town Idaho Springs state CO zip code 80452

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number 10 Page 7

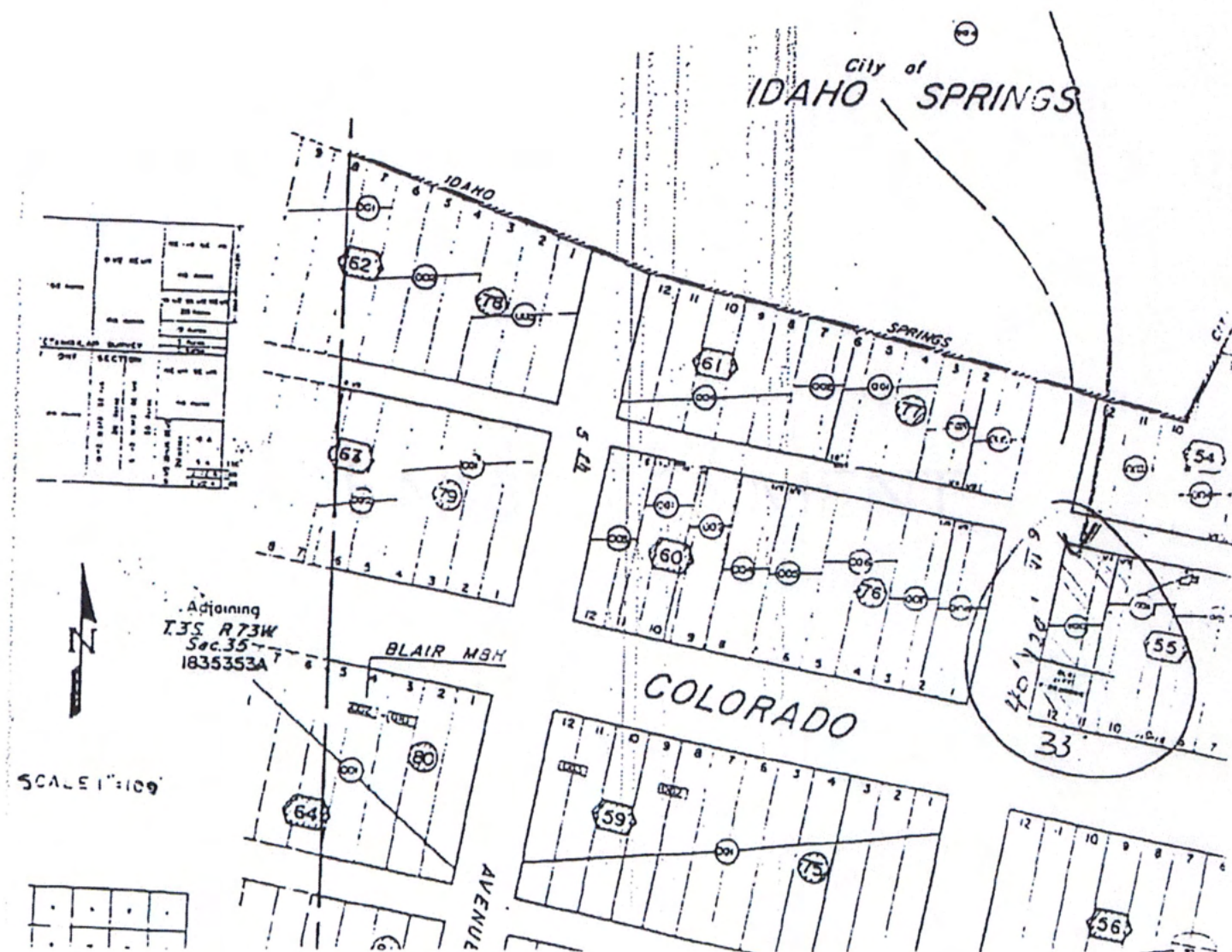
GEOGRAPHICAL DATA

Verbal Boundary Description

The south 40 feet of the west ½ of Lot 11 & the south 40 feet of Lot 12, Block 55, in the City of Idaho Springs, the County of Clear Creek, the State of Colorado.

Boundary Justification

The boundary includes the parcel of land historically associated with the property.



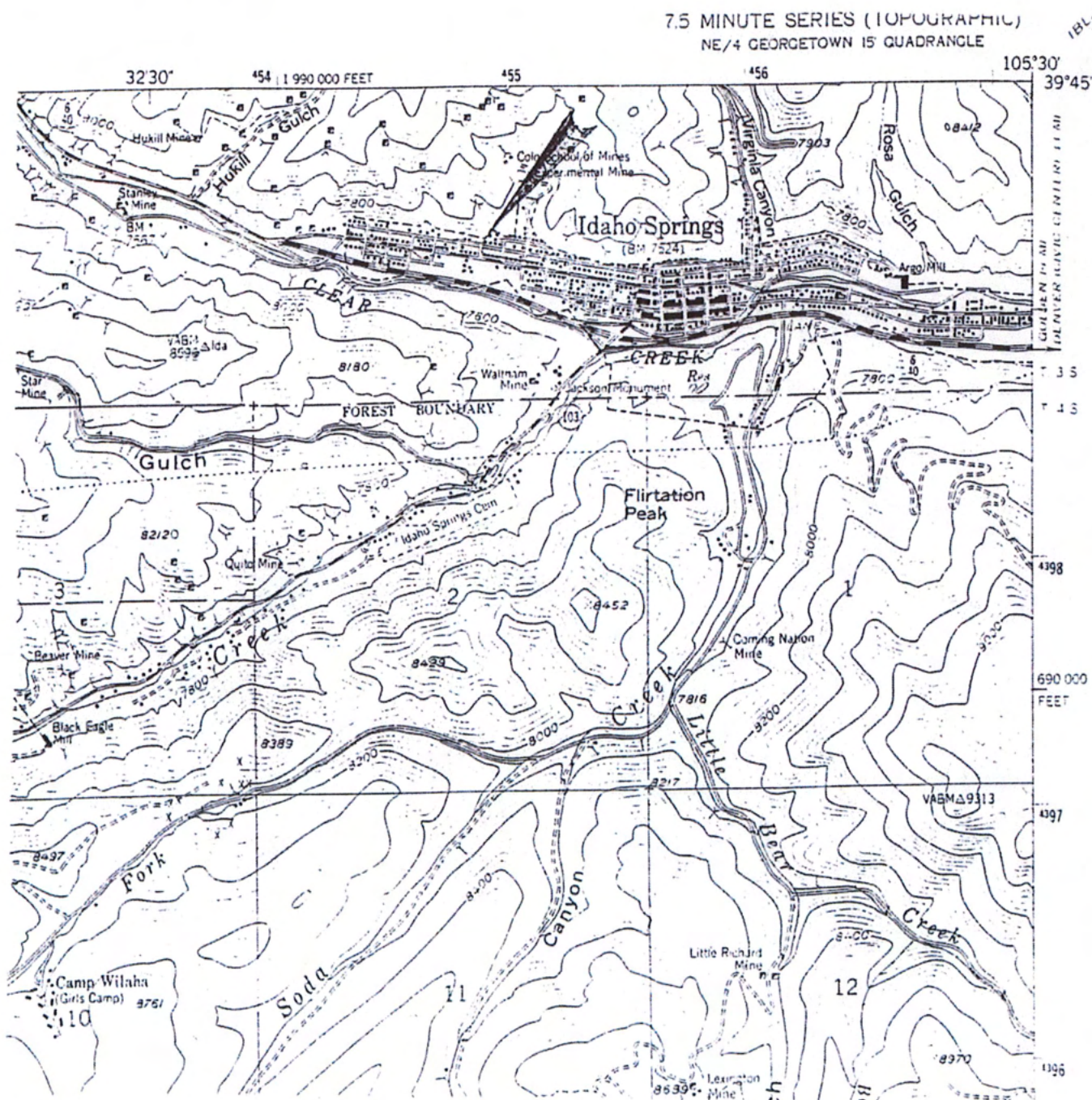
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number Additional Materials Page 8

USGS MAP
Idaho Springs, Colorado



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

Section number Additional Materials Page 9

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-6.

Name of Property: Hose House No. 2
Location: 600 Colorado Boulevard, Idaho Springs, Clear Creek County, CO 80452
Photographer: Mark Harpe
Date of Photographs: October 1997
Negatives: City of Idaho Springs, 1711 Miner Street, P.O. Box 907, Idaho Springs, CO 80452

Photo No.	Information
1	South facade, view north
2	South and east sides, view northwest
3	South facade, view north
4	East side, view northwest
5	North side, with siren tower, view south
6	West and south sides, view northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

BRYAN HOSE HOUSE
Clear Creek County, CO

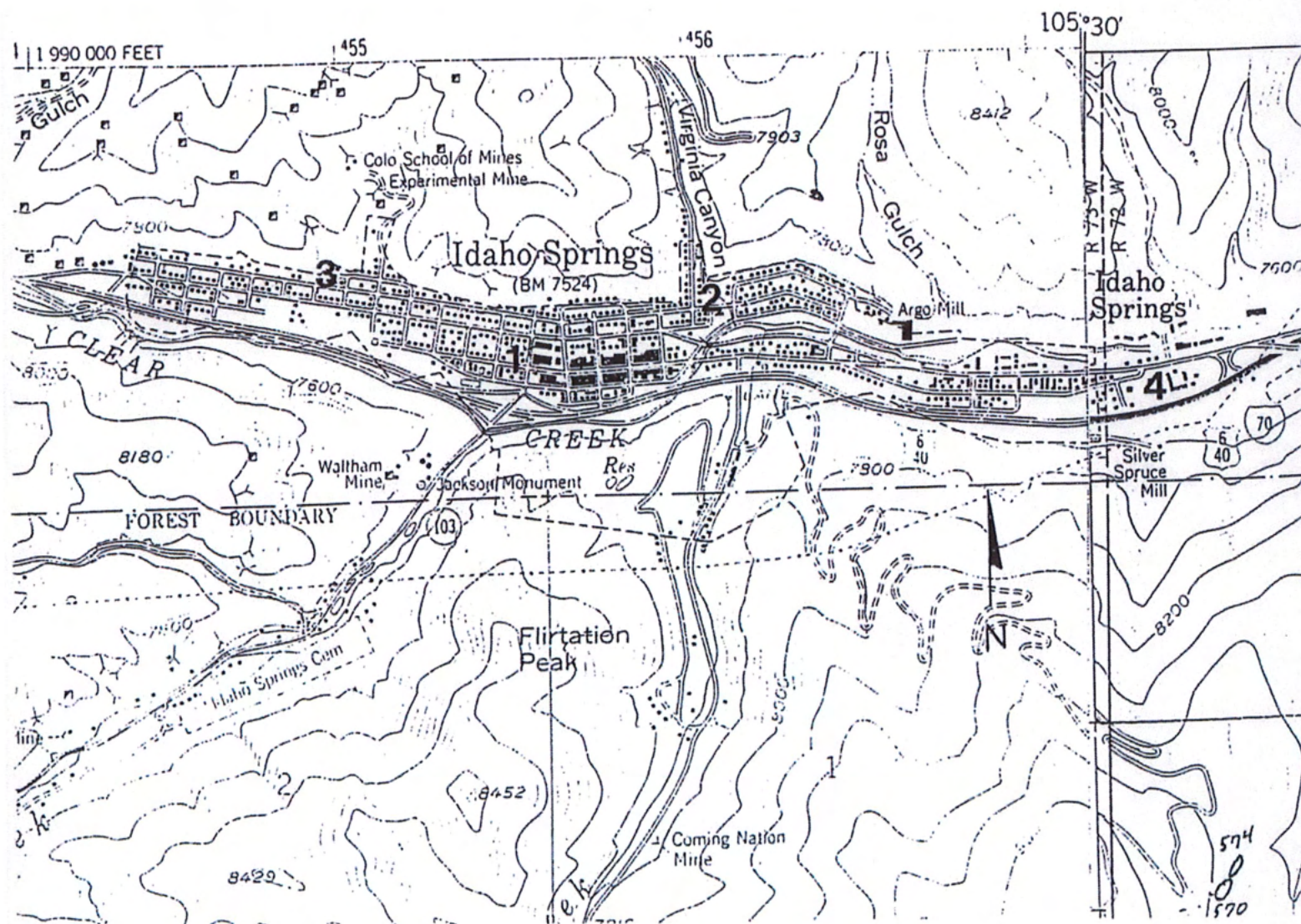
Section number Additional Materials Page 10

LOCATIONAL MAP

Idaho Springs - Late 19th & Early 20th Century - Firefighting Facilities

Key

1. Central Hose House
2. Bryan Hose House
3. Hose House No. 2
4. East End Hose House - demolished



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOSE HOUSE NO. 2
Clear Creek County, CO

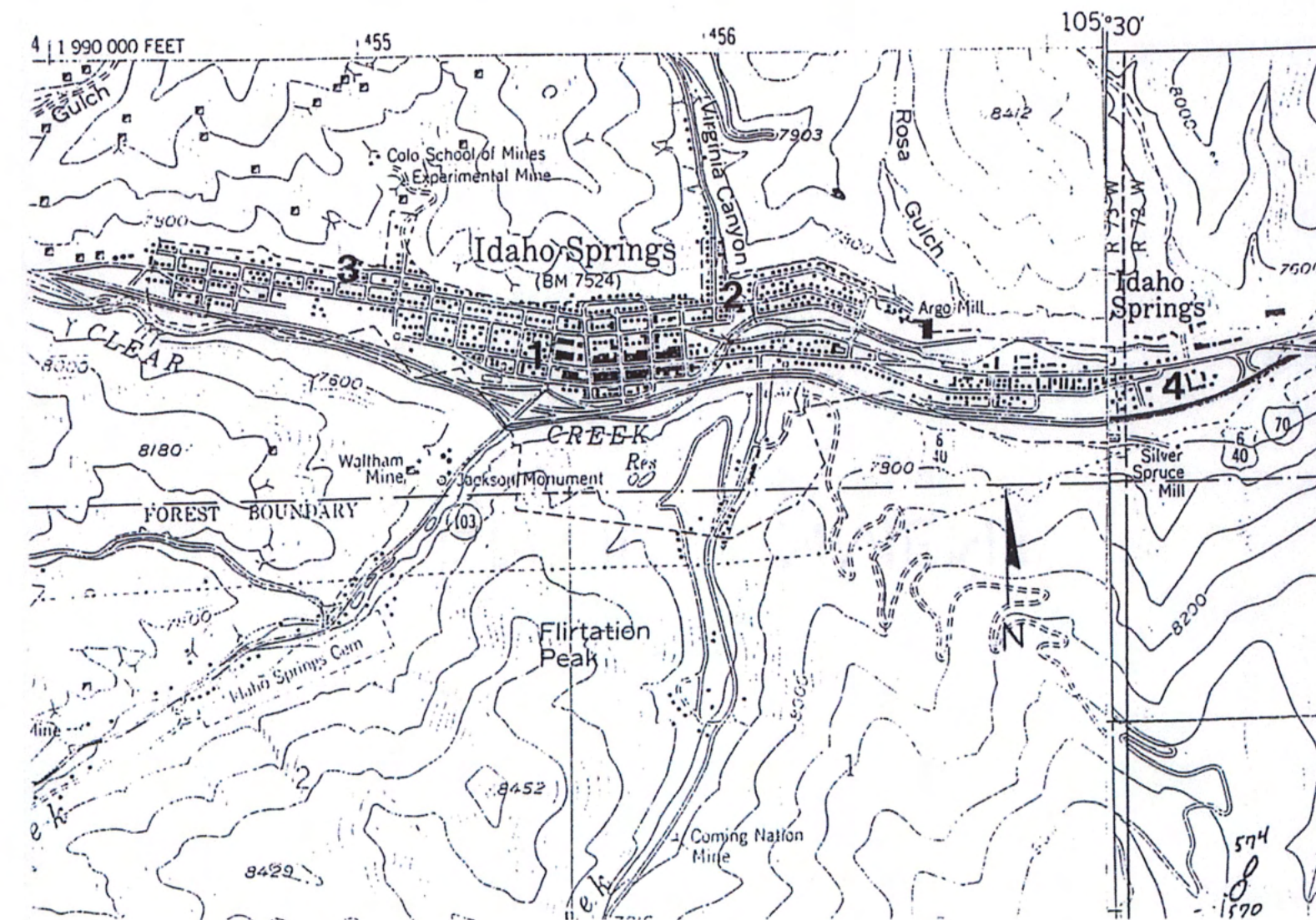
Section number Additional Materials Page 10

LOCATIONAL MAP

Idaho Springs - Late 19th & Early 20th Century - Firefighting Facilities

Key

1. Central Hose House
2. Bryan Hose House
3. Hose House No. 2
4. East End Hose House - demolished



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hose House No. 2
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Clear Creek

DATE RECEIVED: 2/06/98 DATE OF PENDING LIST: 2/17/98
DATE OF 16TH DAY: 3/05/98 DATE OF 45TH DAY: 3/23/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000173

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept-A.C

REVIEWER Doland

DISCIPLINE Historia

TELEPHONE _____

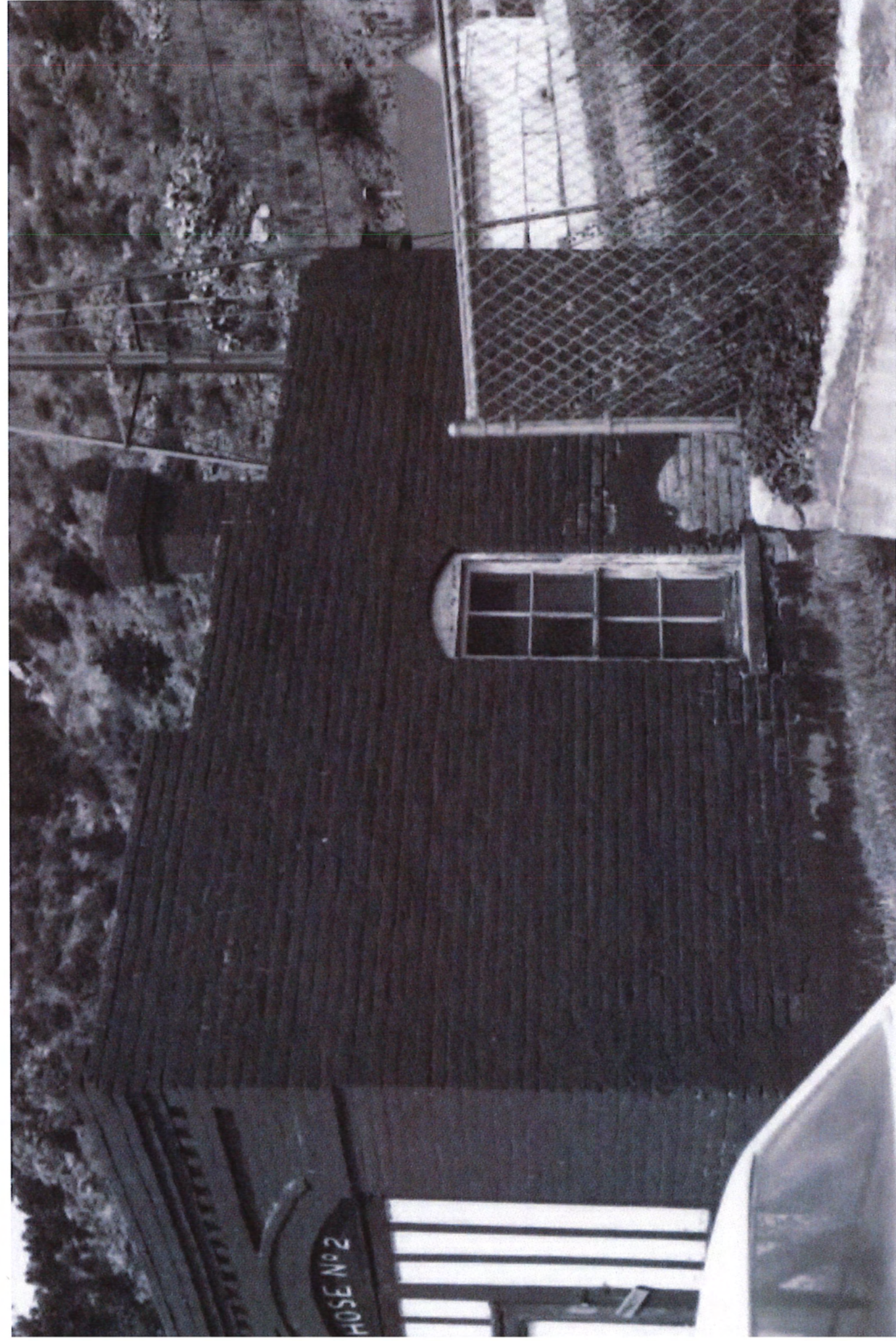
DATE 3/19/98

DOCUMENTATION see attached comments Y/N see attached SLR (X)N



Hose House No. 2 #1
Clear Creek County, CO

1-11-1971



Hose House No. 2
Clear Creek County, Co

#12

1-2021-2-2



Hose House No. 2
Clear Creek County, CO.

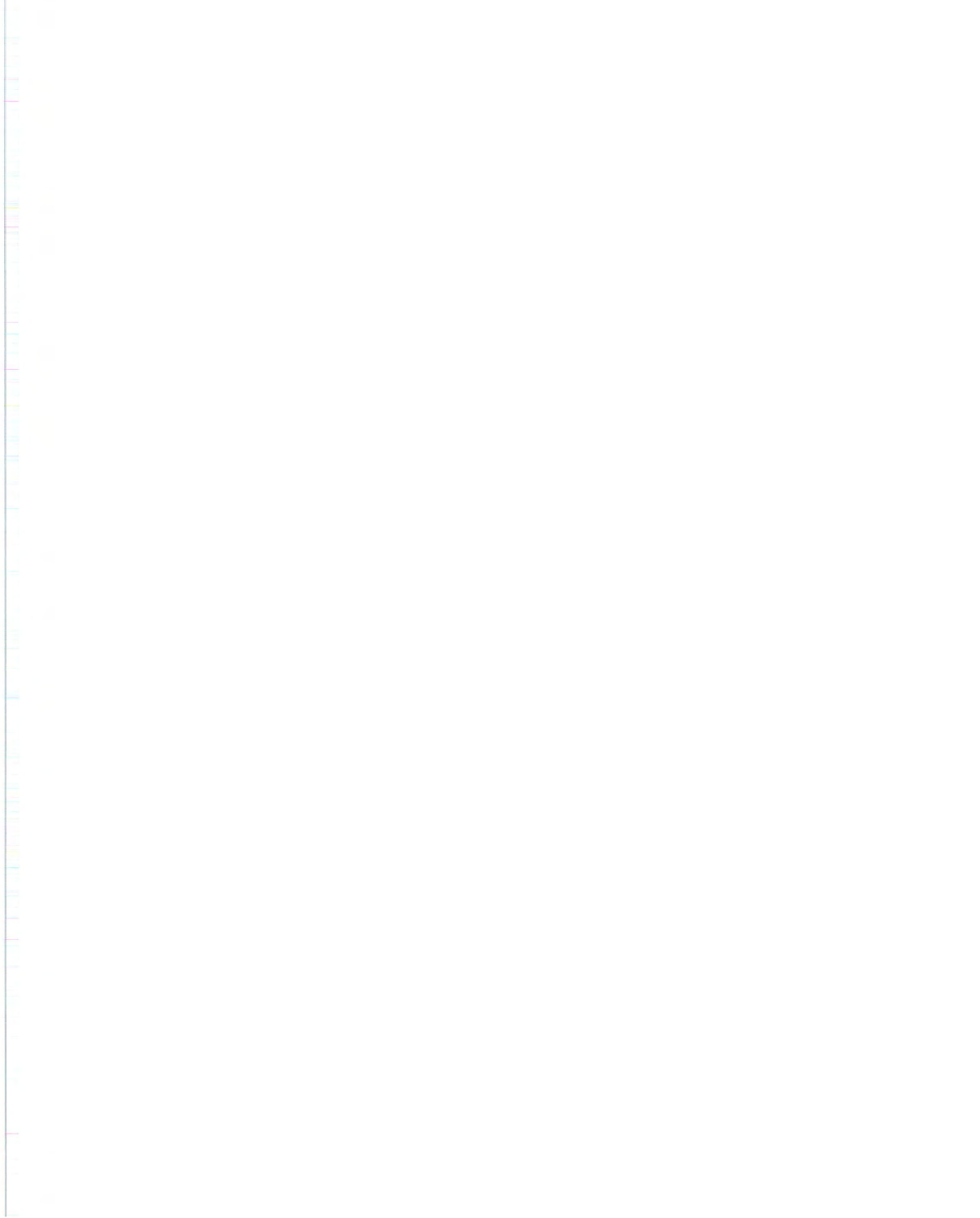
#3

1290211-3.2



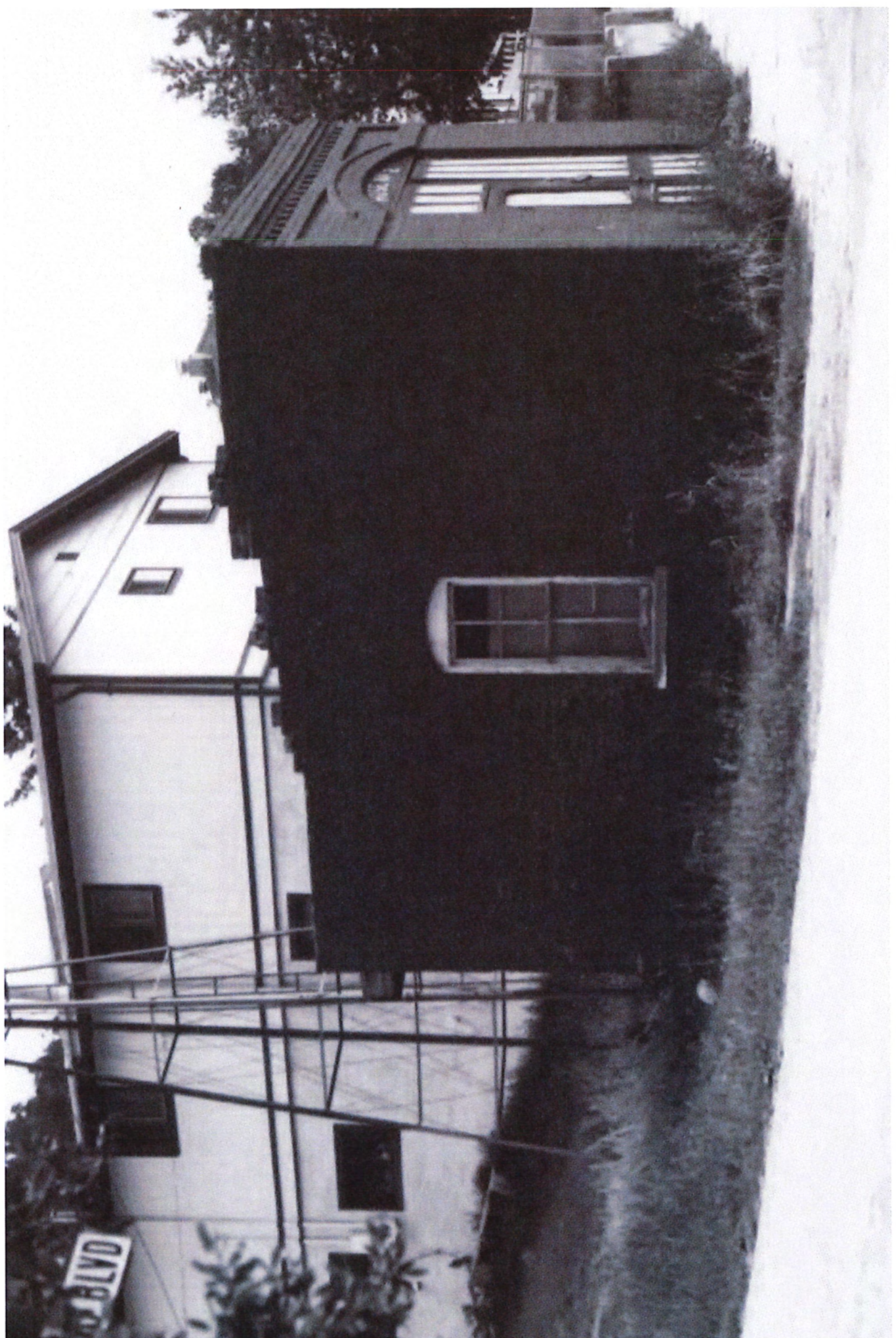
Hose House No. 2 #4
Clear Creek County, CO

7-11-1954



Hose House No. 2
Clear Creek County, Co

#5



Hose House No. 2
Clear Creek County, Co

#6

1290211-3.3



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

January 26, 1998

Ms. Carol D. Shull
Keeper of the National Register
National Register of Historic Places
National Park Service
1849 C Street, NW, Suite 400
Washington, D.C. 20240

Dear Ms. Shull:

We are pleased to submit for your approval the following nominations:

Hose House No. 2, Idaho Springs, Clear Creek County
Bryan Hose House, Idaho Springs, Clear Creek County
Methodist Episcopal Church, Idaho Springs, Clear Creek County

These properties were reviewed at the November 21, 1997 Review Board meeting and the Board voted to forward them on to Washington, D.C.

We look forward to the formal listing of these properties. If you have any questions please don't hesitate to contact Dale Heckendorn, National Register Coordinator, at (303) 866-4681.

Sincerely,

Jeanne Conway
Administrative Assistant

Enclosures



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

June 4, 1998

Beth Boland
National Register of Historic Places
National Park Service
Suite 400
1849 C Street, NW
Washington, D.C. 20240

Dear Beth:

As we discussed in our telephone conversation several weeks ago, I am enclosing the additional continuation sheets to be attached to the nomination forms for the Bryan Hose House (98000174) and Hose House No. 2 (98000173) that were listed in the National Register on 03/19/98.

Sorry for the delay!

Sincerely,

Suzanne Doggett
National and State Register Historian
303-866-4683

Enclosures

2 Continuation Sheets



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

June 4, 1998

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National Register of Historic Places
National Park Service
Suite 400
1849 C Street, NW
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Suzanne Doggett
National and State Register Historian
303-866-4683

Enclosures

2 Continuation Sheets

REHABILITATION OF HOSE HOUSE #2 – IDAHO SPRINGS, COLORADO
Narrative re: Large Entry Doors August 10, 2021

Hose House No. 2 was built in 1893 with two large wood stile and rail entry doors. The entry doors were originally similar to those of the Bryan Hose House, which was built circa 1908. According to Fire Department records, the plan of the Bryan Hose House was modeled after that of Hose House No. 2 or the West End Hose House. (Re: Photos 1 and 2.)

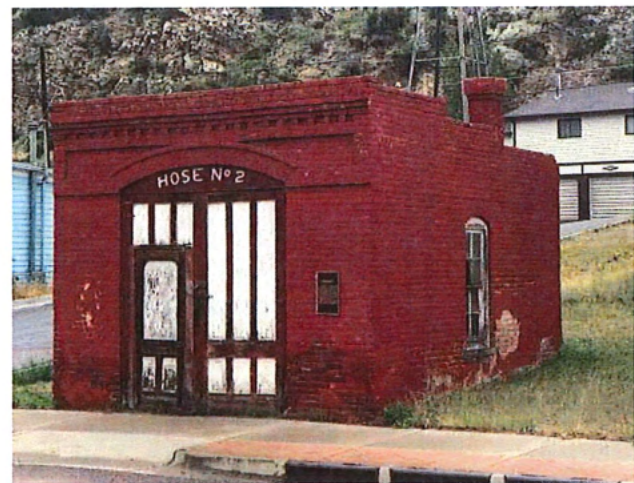


Photo 1: Front elevation of Hose House No. 2 with the addition of the man door in the west leaf.

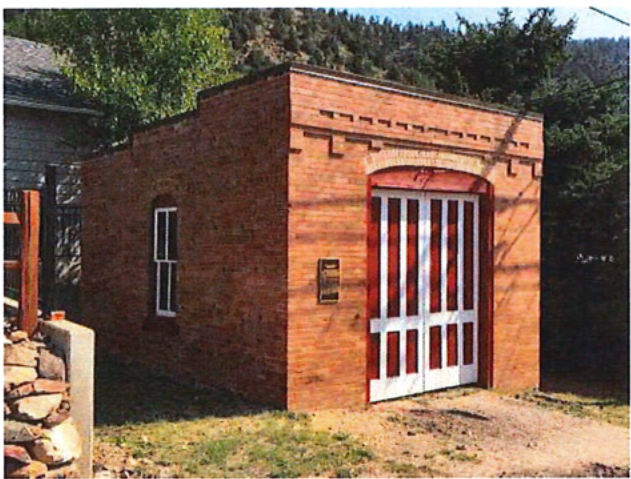


Photo 2: Front and side elevations of the Bryan Hose House following rehabilitation, with original large stile and rail entry doors.



Photo 3 (Above): The door frame member that was added at the head of the man door is mostly missing. The door frame jambs are simple 1x wood members.

Photo 4 (Left): The back of the west entry door has been reinforced with various materials including plywood and a wood 2x4.

REHABILITATION OF HOSE HOUSE #2 – IDAHO SPRINGS, COLORADO
Narrative re: Large Entry Doors **August 10, 2021**

At some unknown date in the past, the existing west entry door was modified to accommodate a “man door”. This was apparently done to allow easy entry into the hose house without having to open the large pair of doors. (Re: Photo #1.) The door is old, salvaged from another building, but the materials used to frame and reinforce the door are more contemporary.

The addition of this door structurally compromised the original west door leaf by removing its middle and bottom rails. The back of the man door and large west door leaf were reinforced with various materials including plywood and a wood 2x member along the west stile. (Re: Photo #4.) The construction of the opening and frame for the man door consisted of cutting an opening in the large west door leaf and then adding 1x wood trim around the perimeter to secure it to the larger door leaf. The wood at the head of the door frame is now mostly missing. (Re: Photo #3.) A modified steel angle was added along the bottom of the man door opening to tie the two door jambs and original stiles together. (Re: Photo #5.) Simply stated, the construction is inadequate and substandard. The west door leaf is warped because it is structurally unsound. (Re: Photo #6.)



Photo 5 (Above): A steel angle, with the vertical leg cut below the man door, was added to tie the two sides of the door together.



Photo 6 (Right): The west door leaf is warped because it is structurally unsound.

The man door no longer opens so access to the hose house requires opening the two large door leaves. Both the east and west doors require work to make them structurally sound and functional again. If the man door remains, the detailing will need to be modified; it will no longer be an accurate representation of its current construction. Consequently, the construction documents show an alternative option for the entry doors, which reflects the original design.

In conclusion, it is our recommendation that the large west door be returned to its original design because the date of the addition of the man door is unknown, and the man door’s construction cannot be duplicated due to its inadequate and substandard original installation.

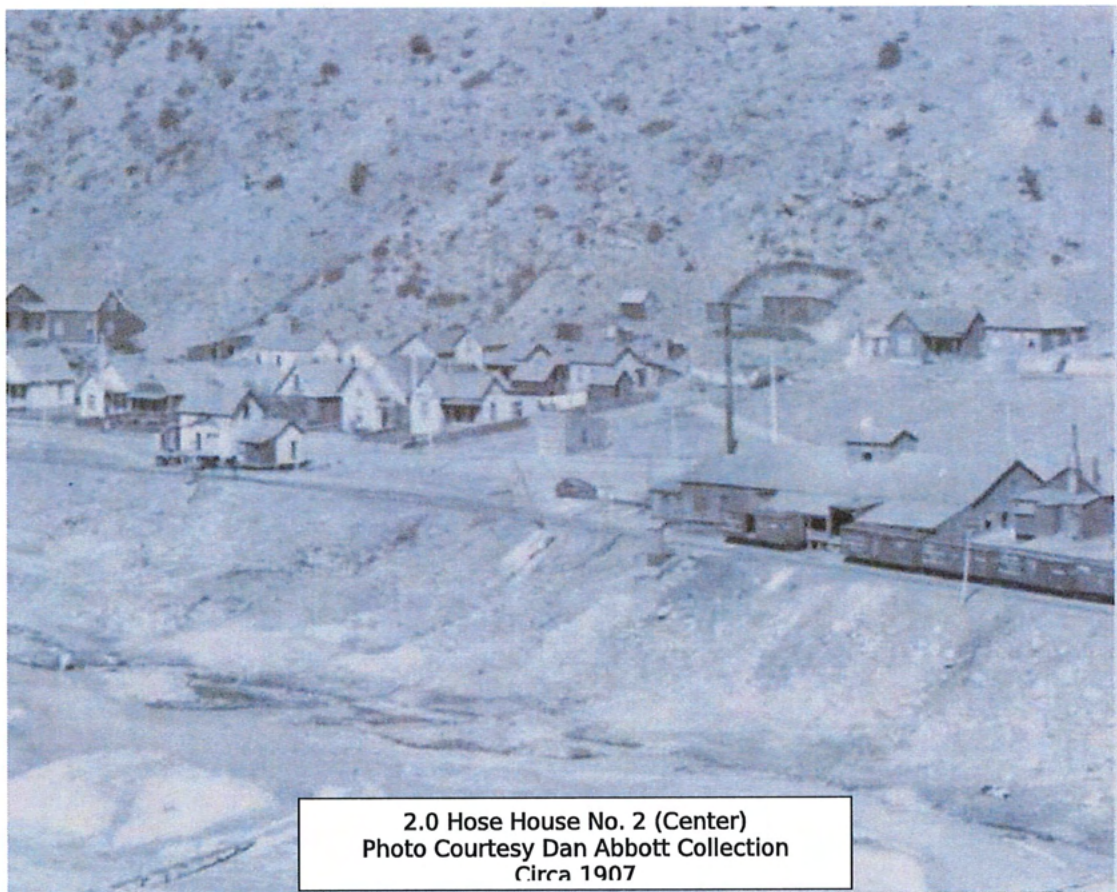
2.0 HISTORY AND USE

CCTS, Inc. would like to acknowledge the efforts of Mr. Dan Abbott, Historian and Idaho Springs City Councilman, for his significant contributions to this report as it relates to the history of the construction and use of Hose House No. 2.

2.1 Architectural Significance and Construction History

The following is excerpted from an unpublished manuscript prepared by Mr. Abbott and provided for inclusion in this report.

With the westward expansion of the town of Idaho Springs came the need for more hose companies as well as outlying hose houses. The Idaho Springs Hose Company No.2 was organized early in May 1890 and shortly thereafter the City moved a frame one-story structure to Lot 12 Block 103 (600 Colorado Street) by mid-May of that same year.



2.0 Hose House No. 2 (Center)
Photo Courtesy Dan Abbott Collection
Circa 1907

This building was originally used as a wash house at a local hotel - The Clear Creek House. E. M. Moscript was paid \$10 for moving this structure. Two months later - August - finishing touches were completed by J. Woodward - 3 ½ days for \$10.50; Austin & Noyes \$9 for hardware; and Graham & Co. for lumber \$4.85.

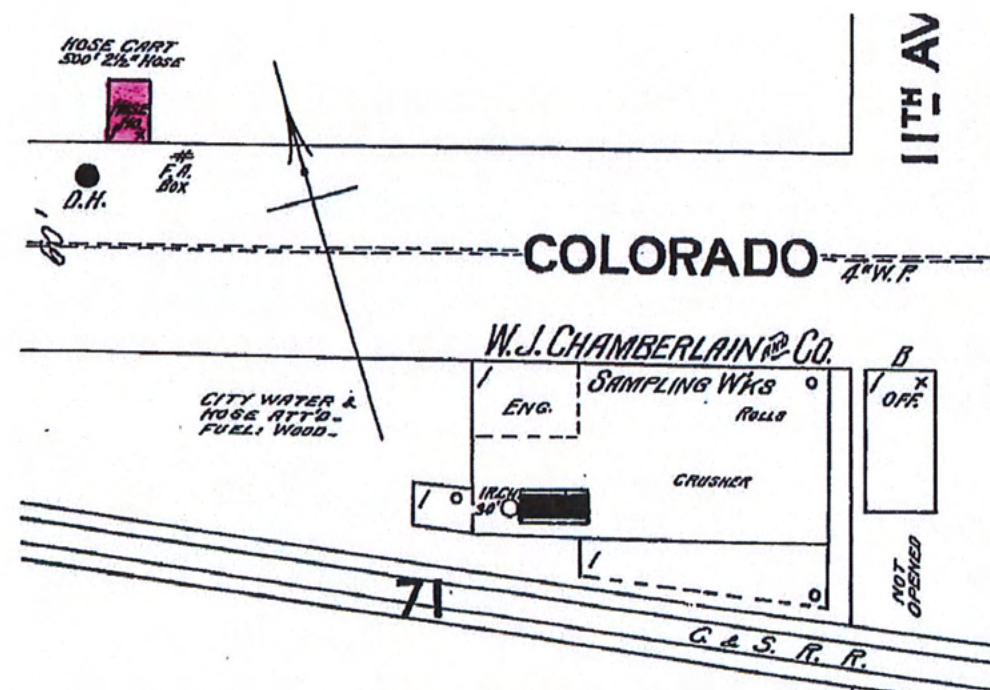
This frame hose house was only a temporary measure - just two years later on July 21, 1892 the town board advertised for bids for a 16x20-foot brick hose house at the same

location. However, the two bids received were so much in excess of the estimated cost the Town Board tabled this issue. By September 1, 1892 the matter was left to the Committee on Fire Department with power to act. Apparently, shortly after that date construction was started on this brick hose house by H. O. Walker who was paid \$318 for building Hose House No. 2 as it was originally known. G. Gurley and F. Fitzpatrick also did some grading work on the site - 7 days for \$17.50 and 6 ½ days for \$16.25 respectively.

Nine months later - June 1, 1893 - finishing touches were completed on this brick hose house when H. C. King was paid \$22.50 and W. H. Maxton \$22.50 for plastering. Benches and tables for Hose House No. 2 were furnished by John Trathen for \$15 on February 1, 1894.

Due to some vandalism to this somewhat isolated hose house in the western part of Idaho Springs the Town Board on May 7, 1896 instructed the Marshall to put new window glass in Hose House No. 2 and post notice against trespassing. Apparently, there was no heat in this hose house until April 7, 1904 when the City gave a stove which was formerly in the Council room to Hose Company No. 2.

By July 2, 1925 this hose house had been repaired and painted. In September of 1936, due to the roof leaking at this hose house, necessary materials were purchased for repairs. Even as late as February of 1941 the West End Firehouse was used as a polling place for City elections.



HOSE HOUSE NO. 2
1900 Sanborn Map, Courtesy Dan Abbott Collection

The 1890 Sanborn map shows the original frame structure located on the site. The brick structure present today is illustrated on the 1900 map. The front elevation is two wythe brick masonry. The door opening is built in a segmented arch with a cornice.



The cornice is simple in form. The door consists of two outward opening frames with a panel pattern built of sawn lumber. It appears that a pedestrian door was added to the west frame at a later date based on differences in trim dimension and construction technique employed.

The side and rear elevations are also two wythe brick masonry. The side elevations each include a single double hung window within a segmented arch brick masonry opening. No keystone is present. The windows are of wood construction typical for the era. Each unit is rectangular with four lights. The sill is solid sawn lumber.

The roof is sloped front to the back of the building at a 1.33/12 pitch. Stepped parapet walls on either side and on the front are also constructed of brick.



2.2 Floor Plan

The floor plan is a simple rectangular shape measuring 14'-9"x18'-9" inside to inside. There is only one entrance, that being the main double swinging bay door at the front (south).

2.3 Proposed Uses

Proposed uses consist of either storage of City owned equipment and materials

or museum. Museum use would allow for interpretation of the City's rich fire department history.

3.0 STRUCTURE CONDITION ASSESSEMENT

3.1 Site

The building occupies a moderately sloping site approximately 3,930 square feet in size at the intersection of 6th Avenue and Colorado Blvd. The site is situated on the north side of the valley and faces generally south. The north and east sides of the building are built into the hillside, particularly at the northeast corner. The lot to the rear of the building is vacant and relatively steep, while the lot to the east is occupied by a single family residence. An "air-raid" siren situated on a 25 ft free-



HOSE HOUSE NO.2

FOR BIDDING AND CONSTRUCTION SEPT 8, 2021

HOSE HOUSE No.2 IDAHO SPRINGS, COLORADO REHABILITATION PROJECT

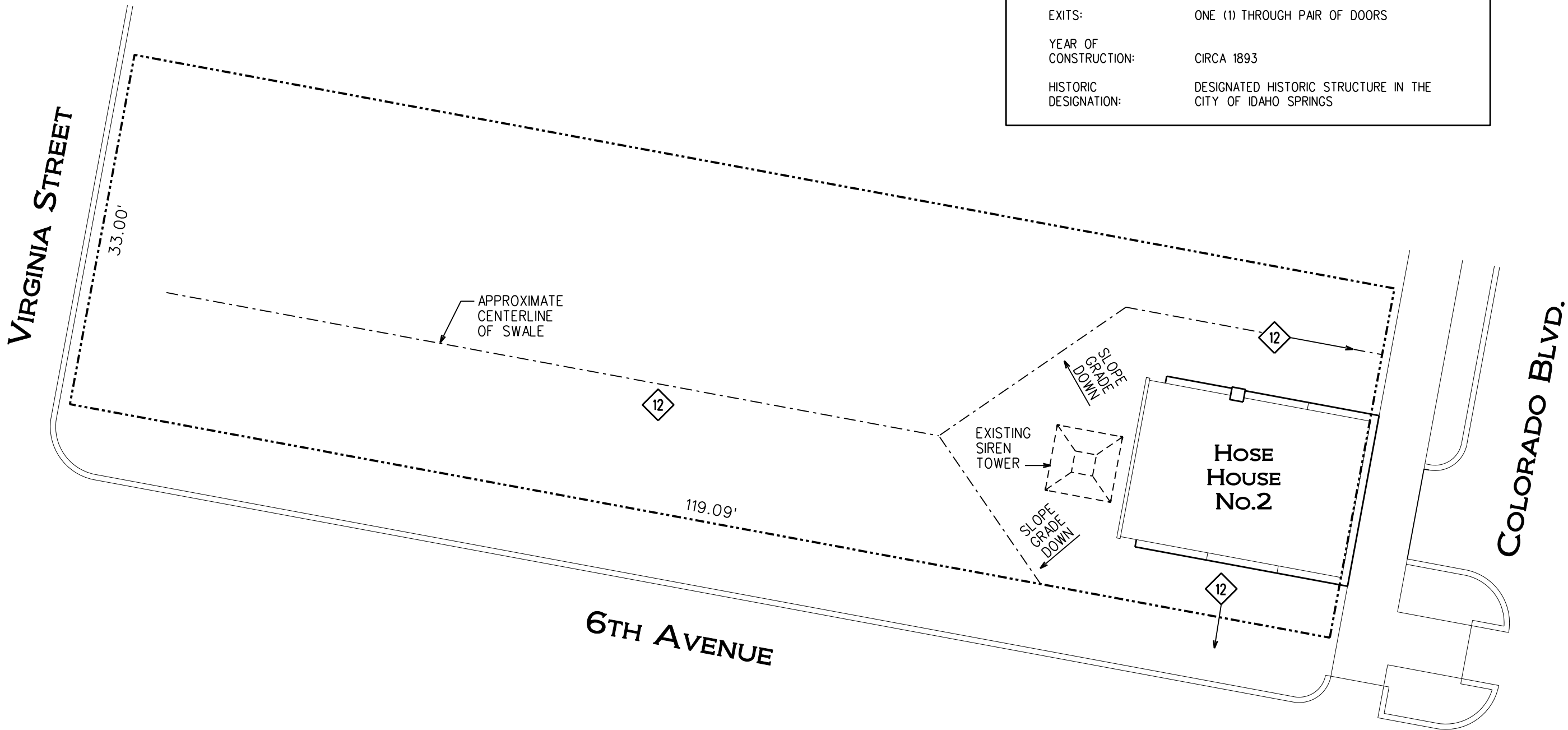
HOEHN ARCHITECTS PC

P0 Box 3250
Evergreen, CO 80437
303.282.3884
HOEHNARCHITECTS@GMAIL.COM

HAPC PROJECT No. 2102

DRAWING INDEX

- A1 SITE PLAN
- A2 NOTES
- A3 FLOOR PLAN AND ROOF PLAN
- A4 SOUTH & EAST ELEVATIONS
- A5 NORTH & WEST ELEVATIONS
& PARAPET DETAIL
- A6 DOOR DETAILS



N  **SITE PLAN**
SCALE 1" = 10'-0"

CODE INFORMATION

APPLICABLE CODES AND STANDARDS: (PER CITY OF IDAHO SPRINGS BUILDING DEPARTMENT)	• 2018 INTERNATIONAL BUILDING CODE • IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS" • SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION
CONSTRUCTION TYPE:	TYPE III-B
OCCUPANCY:	STORAGE, MODERATE HAZARD (GROUP S-1)
AREA:	338 GROSS SQUARE FEET
OCCUPANT LOAD:	ONE (1)
EXITS:	ONE (1) THROUGH PAIR OF DOORS
YEAR OF CONSTRUCTION:	CIRCA 1893
HISTORIC DESIGNATION:	DESIGNATED HISTORIC STRUCTURE IN THE CITY OF IDAHO SPRINGS

NO.	DATE / ISSUE
1	8/3/21 HPRC REVIEW
2	9/8/21 FOR BIDDING & CONSTRUCTION

Hoehn Architects PC
PO Box 3250
Evergreen, CO 80437
303.282.3884

HOSE HOUSE No. 2
REHABILITATION PROJECT

A1

KEYED NOTES - ALL DRAWINGS

- 1

STRIP THE EXISTING PAINT AND REMOVE THE CEMENTITIOUS COATING FROM ALL BRICK WALLS. REPLACE DAMAGED AND MISSING BRICK IN-KIND OR REVERSE FACE BRICK. RELAY LOOSE BRICK. REPAIR CRACKS. CUT OUT AND REPOINT ALL MORTAR JOINTS. CLEAN WALLS UPON COMPLETION OF WORK. RE: SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.
- 2

RECONSTRUCT ORIGINAL STEPPED BRICK PARAPET ON WEST WALL TO MATCH STEPPED BRICK PARAPET ON EAST WALL. RE: SPECIFICATION SECTIONS 04100 MORTAR AND POINTING AND 04210 BRICK MASONRY.
- 3

REHABILITATE WINDOWS. RE: SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION. CONFER WITH ARCHITECT PRIOR TO WINDOW REHABILITATION.
- 4

REHABILITATE DOORS. RE: SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION. CONFER WITH ARCHITECT PRIOR TO DOOR REHABILITATION.
- 5

REMOVE EXISTING ROOFING DOWN TO THE EXISTING SHEATHING. REPLACE ROTTEN SHEATHING AND OVERLAY WITH NEW⁵/₈" THICK OSB OR¹/₂" THICK PLYWOOD. PROVIDE A CANT STRIP ADJACENT TO PARAPETS. INSTALL MODIFIED BITUMINOUS SHEET ROOFING. PROVIDE MODIFIED BITUMINOUS FLASHING MEMBRANE THAT OVERLAPS THE ROOFING AND CANT STRIP AND EXTENDS UP THE VERTICAL FACE AND ACROSS THE TOP OF THE PARAPETS. RE: SPECIFICATION SECTION 07525 MODIFIED BITUMINOUS SHEET ROOFING.
- 6

PROVIDE PREFINISHED METAL PARAPET CAPS ON EAST, WEST, AND SOUTH WALLS AND CHIMNEY CAP IN COLOR TO MATCH WALLS. ALL METAL FLASHING AND SHEET METAL SHALL BE PREFINISHED G90 GALVANIZED SHEET METAL WITH KYNAR 500 OR HYLAR 500PVDF PAINT FINISHES. SUBMIT SAMPLES ILLUSTRATING MANUFACTURER'S STANDARD COLORS FOR SELECTION BY ARCHITECT.
- 7

REPLACE EXISTING WOOD FASCIA BOARDS AND SOFFIT BOARD AT NORTH ROOF EXTENSION WITH NEW FIBER-CEMENT MATERIAL. CHECK EXISTING WOOD ROOF JOISTS; IF ROTTEN, SISTER NEW ROOF JOISTS TO MATCH EXISTING. NOTIFY ARCHITECT TO REVIEW CONDITION OF EXPOSED ROOF JOISTS. INSTALL NEW 4" GUTTER ALONG NORTH ROOF EAVE IN PREFINISHED G90 GALVANIZED SHEET METAL WITH KYNAR 500 OR HYLAR 500PVDF PAINT FINISH; COLOR TO MATCH METAL PARAPET CAPS. PROVIDE NEW DOWNSPOUT AT NORTHWEST CORNER IN FINISH TO MATCH GUTTER.
- 8

PRESERVE EXISTING INTERIOR PLASTER WALLS BY REMOVING LOOSE PLASTER, REPAIRING THE BRICK SUBSTRATE WHERE BRICKS ARE LOOSE OR MORTAR IS MISSING, REPAIRING CRACKS IN THE PLASTER AND UNDERLYING BRICK, REPLASTERING THE REPAIRED WALL AREAS WITH PLASTER THAT MATCHES THE TEXTURE OF THE EXISTING PLASTER, AND REPAINTING THE PLASTER AND WOOD TRIM. WALLS AND TRIM TO BE PAINTED TWO SEPARATE COLORS TO BE SELECTED BY ARCHITECT. PROVIDE MOCK-UP OF PLASTER REPAIR FOR ARCHITECT'S REVIEW. RE: PLASTER NOTES.
- 9

REPLACE EXISTING BEADBOARD CEILING IN-KIND. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW.
- 10

PROVIDE NEW BEADBOARD CEILING FINISH AT NORTH END OF ROOM. ADD INTERMEDIATE ROOF FRAMING TO ALLOW NEW BEADBOARD TO BE ORIENTED IN THE SAME DIRECTION AS THE REPLACEMENT BEADBOARD. PAINT REPLACEMENT AND NEW BEADBOARD. COLOR TO BE SELECTED BY ARCHITECT.
- 11

REPLACE EXISTING CEILING-MOUNTED CONDUIT WITH NEW CONCEALED CODE-COMPLIANT WIRING WITHIN ROOF JOIST SPACE. PAINT EXPOSED WALL-MOUNTED CONDUIT TO MATCH COLOR OF SURFACE IT IS MOUNTED UPON.
- 12

REMOVE EXISTING VEGETATION AND REGRADE SITE. PROVIDE A SWALE, GENERALLY ORIENTED NORTH-SOUTH NEAR THE CENTER OF THE SITE, FORKING AT THE NORTH SIDE OF THE SIREN TOWER IN ORDER TO DIRECT SURFACE RUNOFF TO THE SOUTHEAST AND SOUTHWEST, AWAY FROM THE HOSE HOUSE. REGRADE THE SOIL ON THE WEST SIDE OF THE HOSE HOUSE TO DRAIN TOWARD 6TH AVENUE. PROVIDE A SWALE ALONG THE EAST SIDE OF THE HOSE HOUSE TO DIRECT SURFACE RUNOFF TOWARD COLORADO BLVD. PROVIDE A TWO FOOT WIDE DRY ZONE CONSISTING OF PEA GRAVEL LAID OVER WEED CONTROL FILTER FABRIC ALONG THE EAST, WEST, AND NORTH SIDES OF THE HOSE HOUSE. SEED THE REMAINDER OF THE SITE TO PREVENT FUTURE SOIL EROSION.
- 13

PAINT WINDOWS AND DOORS. COLORS SHALL BE THE FOLLOWING:

● CREAM COLOR: BENJAMIN MOORE LANCASTER WHITEWASH HC-174 (FOR DOOR PANELS AND WINDOW SASH) BOTH INTERIOR AND EXTERIOR SURFACES. PAINT INTERIOR WINDOW STOOLS AND TRIM IN CREAM COLOR.

● DEEP RED: BENJAMIN MOORE ENGLISH MANOR 2103-20 (FOR DOOR STILES AND RAILS, DOOR AND WINDOW FRAMES, WINDOW SILL AND SUBSILL), BOTH INTERIOR AND EXTERIOR SURFACES.
- 14

PAINT FASCIA BOARDS AND SOFFIT AT NORTH ROOF EXTENSION. COLOR SHALL BE BENJAMIN MOORE ENGLISH MANOR 2103-20

15

PAINT ARCHED WOOD HEAD AT DOOR OPENING. PRESERVE HISTORIC LETTERING BY INPAINTING WHERE PORTIONS OF LETTERS ARE MISSING. COLOR OF ARCHED WOOD HEAD SHALL BE BENJAMIN MOORE ENGLISH MANOR 2103-20. COLOR OF HISTORIC LETTERING SHALL BE BENJAMIN MOORE LANCASTER WHITEWASH HC-174.

16

SECURE EXISTING WOOD POST TO EXISTING BEAM WITH SIMPSON STRONG-TIE POST BEAM CAP LPC 4Z ³/₁₆" HIGH X ³/₂" WIDE. SECURE WOOD POST TO MASONRY WALL WITH NO.14 X 6" LONG SCREWS WITH EXPANSION ANCHORS EVENLY PLACED AT THREE LOCATIONS ON POST (APPROXIMATELY 2'-0" ON CENTER)
- GENERAL NOTES
1. STANDARDS THAT APPLY TO THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

2. MAINTAIN EXISTING BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM DEMOLITION AND CONSTRUCTION OPERATIONS.

3. ARRANGE FOR PARKING AREAS WITH THE CITY OF IDAHO SPRINGS TO ACCOMMODATE CONSTRUCTION PERSONNEL.

4. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION. PROVIDE CONTAINERS FOR THE COLLECTION OF WASTE MATERIALS, DEBRIS, AND RUBBISH. COORDINATE LOCATION OF CONTAINERS WITH THE CITY OF IDAHO SPRINGS. REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM SITE WEEKLY AND DISPOSE OFF-SITE.

5. PROVIDE SECURITY AND FACILITIES TO PROTECT WORK AND EXISTING FACILITIES FROM UNAUTHORIZED ENTRY, VANDALISM, OR THEFT.

6. STRUCTURAL DESIGN OF ALL ITEMS USED IN THE CONSTRUCTION OF THE BUILDING AND NOT A PERMANENT PART THEROF, INCLUDING BUT NOT NECESSARILY LIMITED TO SHORING FOR MASONRY AND ROOFING WORK, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. REMOVE HISTORIC BRONZE PLAQUE PRIOR TO START OF CONSTRUCTION AND TURN OVER TO CITY FOR SAFEKEEPING. REINSTALL AT PROJECT COMPLETION.
- PLASTER NOTES
- REPAIR THE EXISTING PLASTER. COMPLY WITH RECOMMENDATIONS OF "PRESERVATION BRIEFS 21: REPAIRING HISTORIC FLAT PLASTER - WALLS AND CEILINGS". CONFER WITH ARCHITECT PRIOR TO CARRYING OUT ANY REPAIRS.

THE TEMPERATURE OF THE BUILDING MUST BE MAINTAINED IN UNIFORM RANGE ABOVE 55 DEGREES FOR AN ADEQUATE PERIOD PRIOR TO APPLICATION OF PLASTER, WHILE PLASTERING IS BEING DONE, AND UNTIL PLASTER IS DRY. VENTILATION AND AIR CIRCULATION SHOULD BE PROVIDED TO PROPERLY DRY THE PLASTER SUBSEQUENT TO PLASTER APPLICATIONS AND PROPER SET.

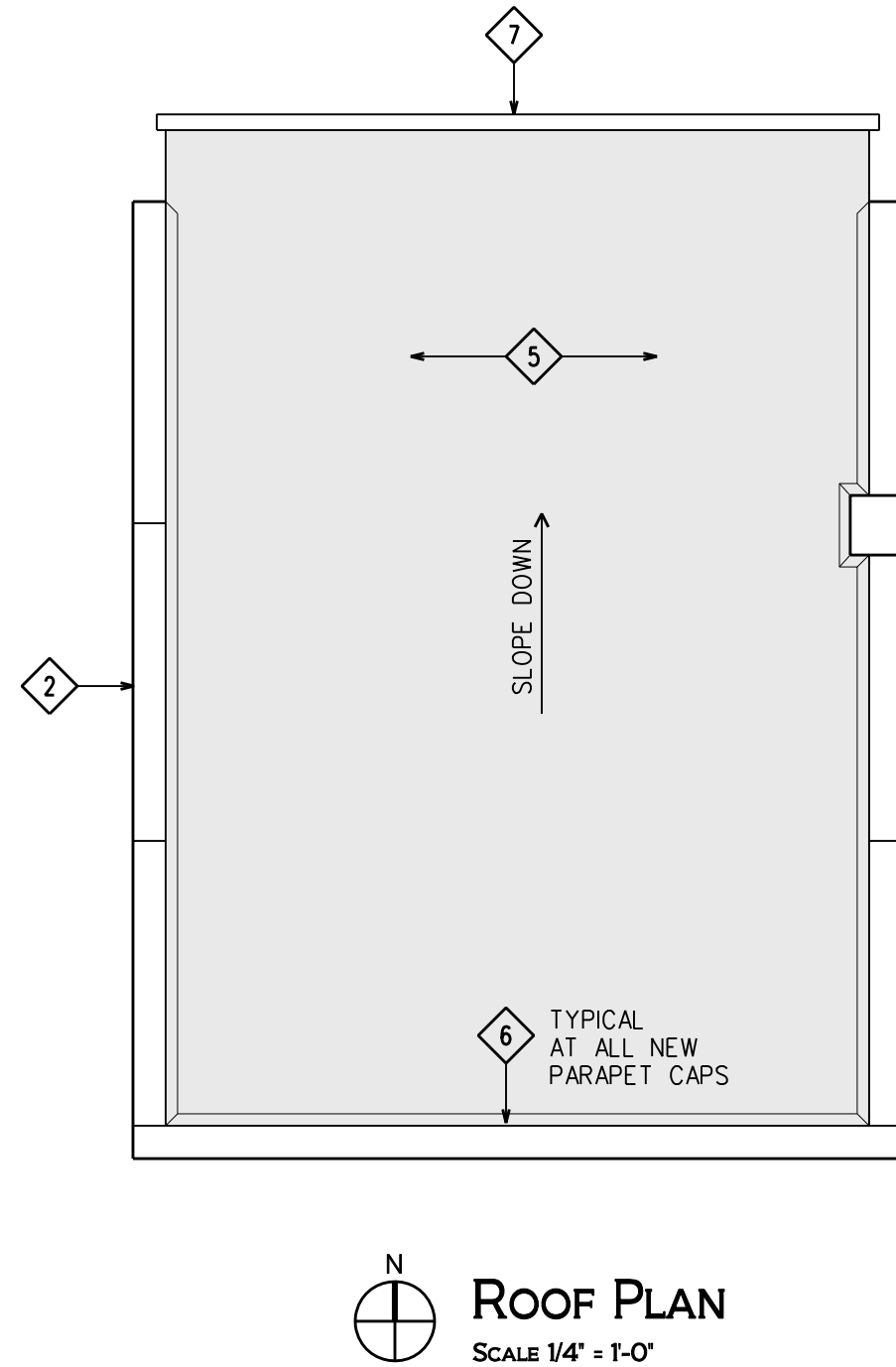
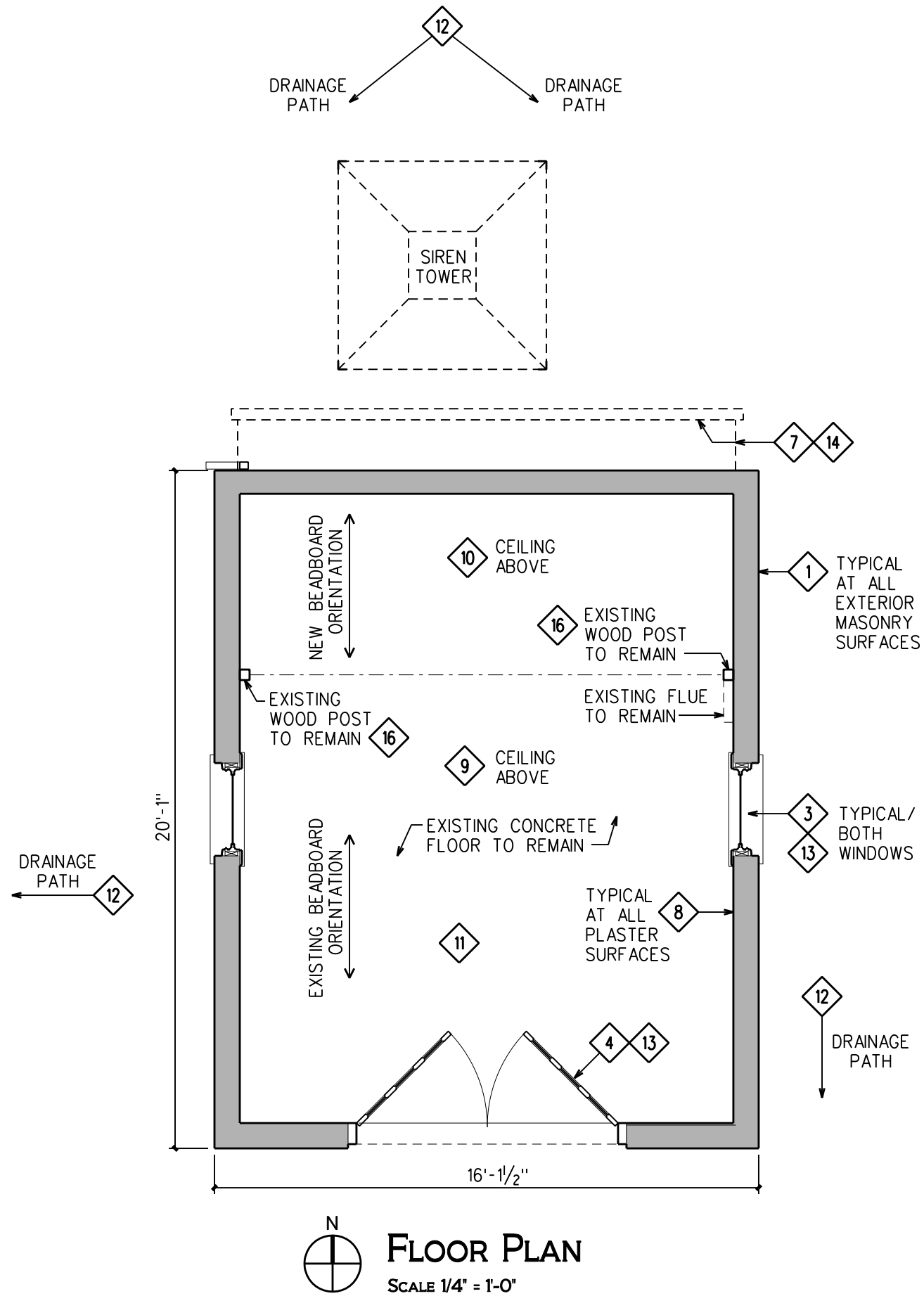
FOR NARROW CRACK REPAIRS, DIG OUT CRACKS DOWN TO THE EXISTING BRICK SUBSTRATE. CREATE A V-NOTCH BY REMOVING THE PLASTER ALONG BOTH SIDES OF THE CRACK, CUTTING AT AN ANGLE. OPEN UP THE NOTCH TO APPROXIMATELY¹/₂" WIDE AT THE FACE OF THE PLASTER AND AS NARROW AS POSSIBLE NEXT TO THE SUBSTRATE. VACUUM OUT ALL DEBRIS. PATCH WITH DURABOND OR APPROVED EQUAL AND FINISH WITH A COAT OF SANDABLE DURABOND. RESTORE THE SURFACE PH FOR PRIMING AND PAINTING BY APPLYING A 1:3 VINEGAR AND WATER RINSE.

FOR LARGE AREAS REQUIRING PLASTER REPAIR, VACUUM OUT ALL DEBRIS. PROVIDE 3-COAT PLASTER, UTILIZING RED TOP BRAND GYPSUM PLASTER MIXED WITH SAND TO MATCH TEXTURE OF EXISTING PLASTER.
- HOSE HOUSE No. 2
REHABILITATION PROJECT

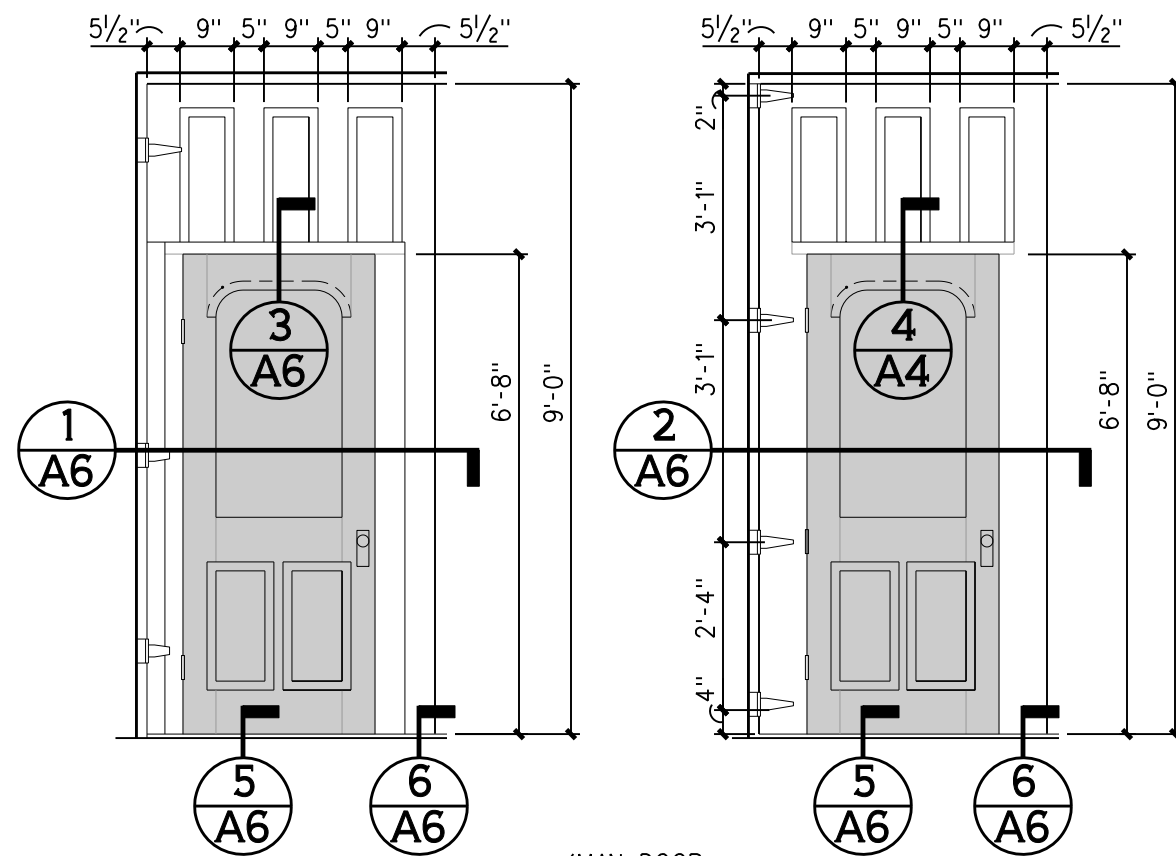
Hoehn Architects PC
PO Box 3250
Evergreen, CO 80437
303.282.3884

NO.	DATE / ISSUE
1	8/3/21 HPRC REVIEW
2	9/8/21 FOR BIDDING & CONSTRUCTION

A2



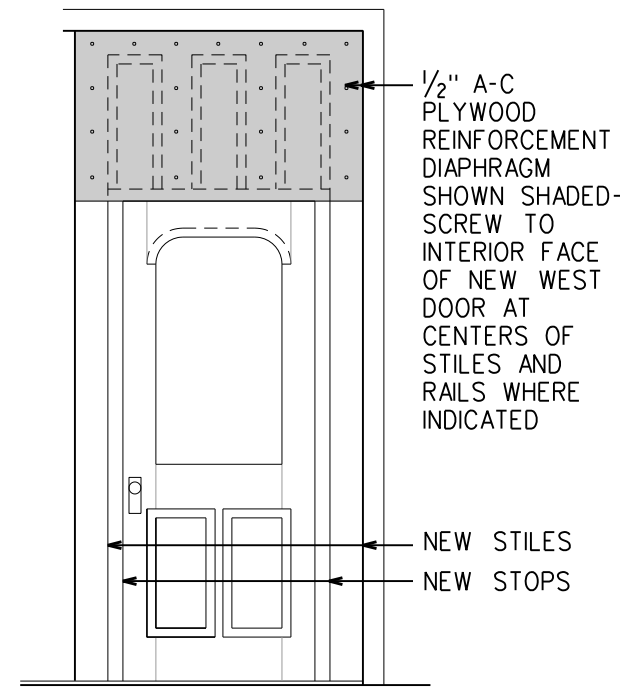
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 2. REFER TO KEYED NOTES ON DRAWING A2 (ALL KEYNOTES DO NOT APPEAR ON EVERY DRAWING)
 3. ALL DIMENSIONS ARE APPROXIMATE - FIELD VERIFY



WEST DOOR -
EXISTING EXTERIOR

(MAN DOOR
SHOWN
SHADED)

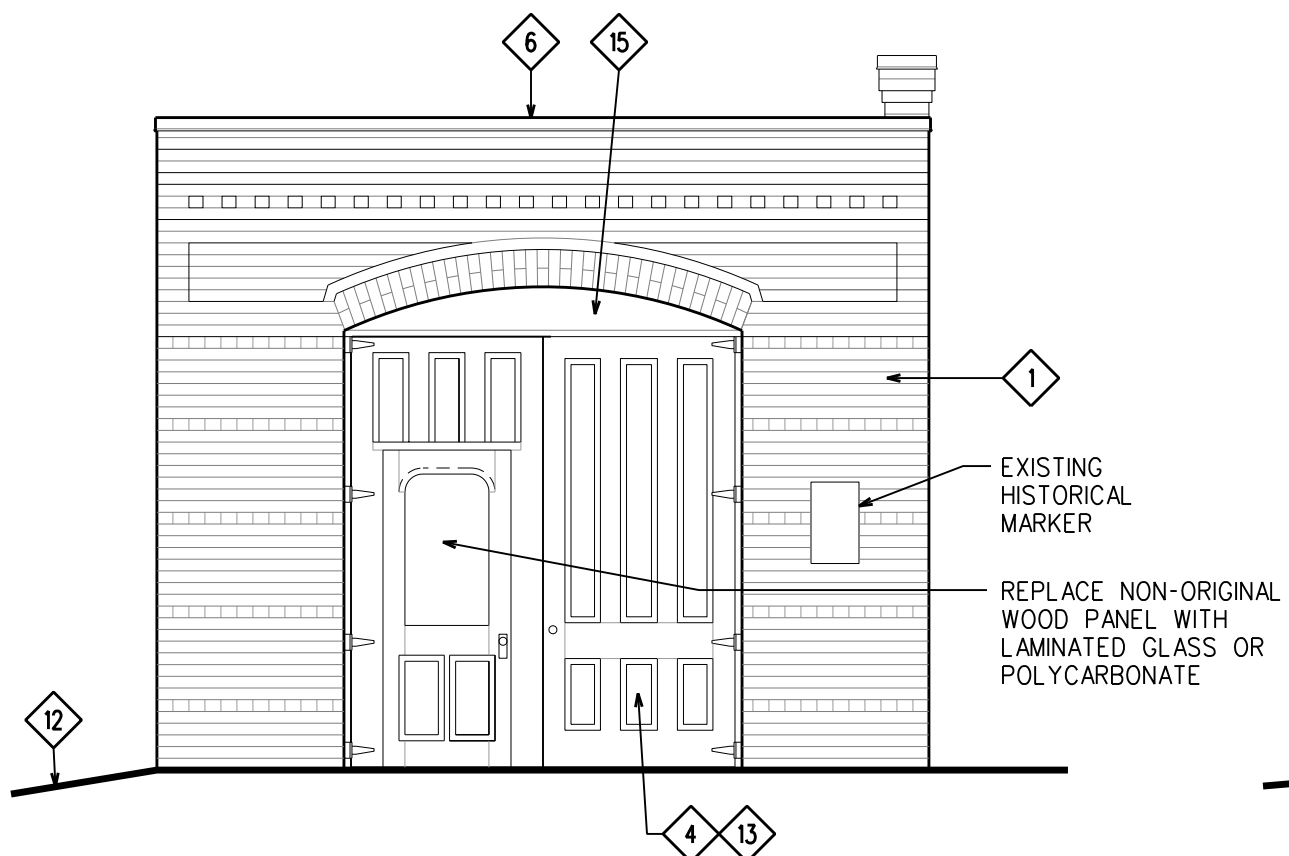
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NEW EXTERIOR



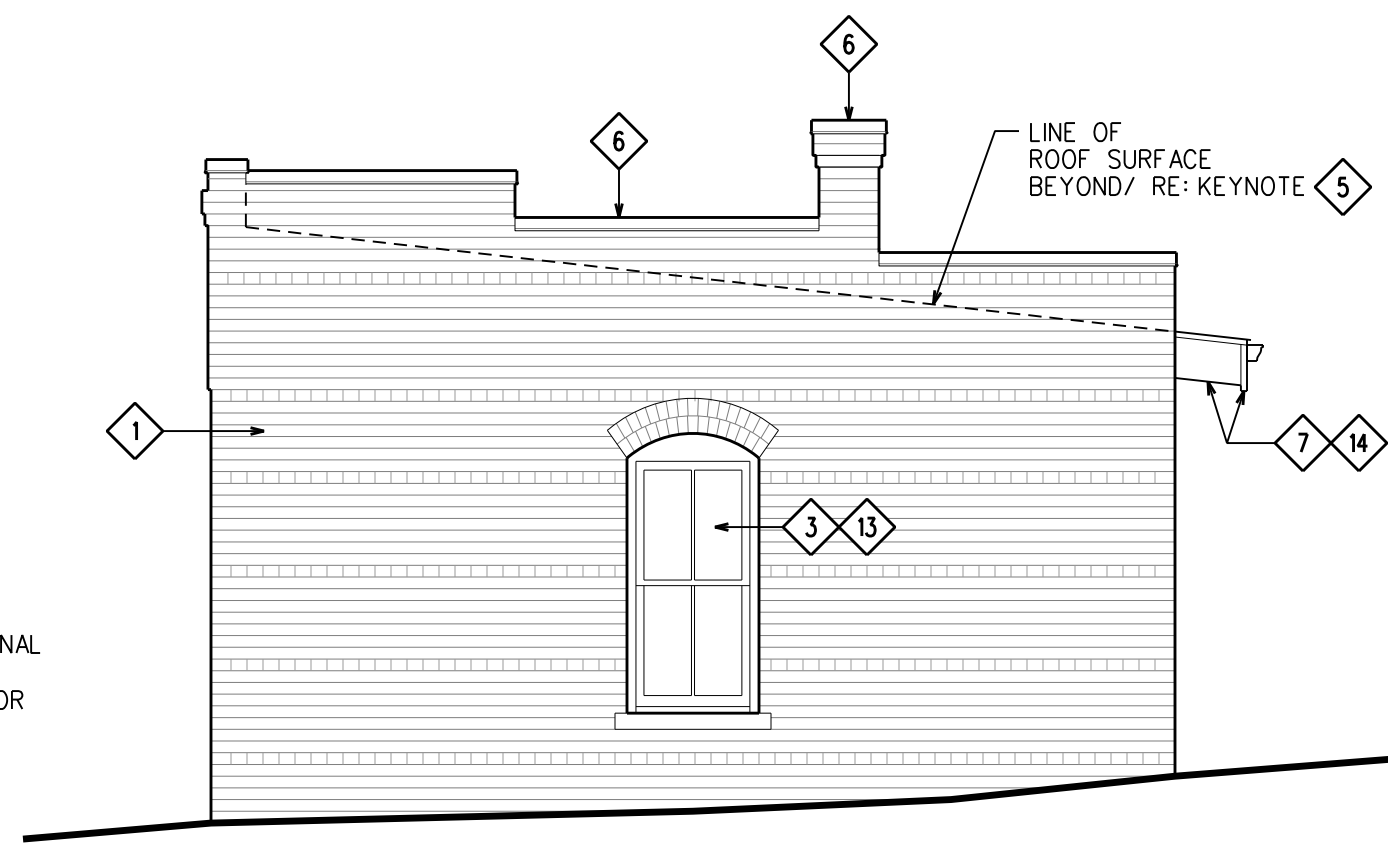
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DRAWING NOTES

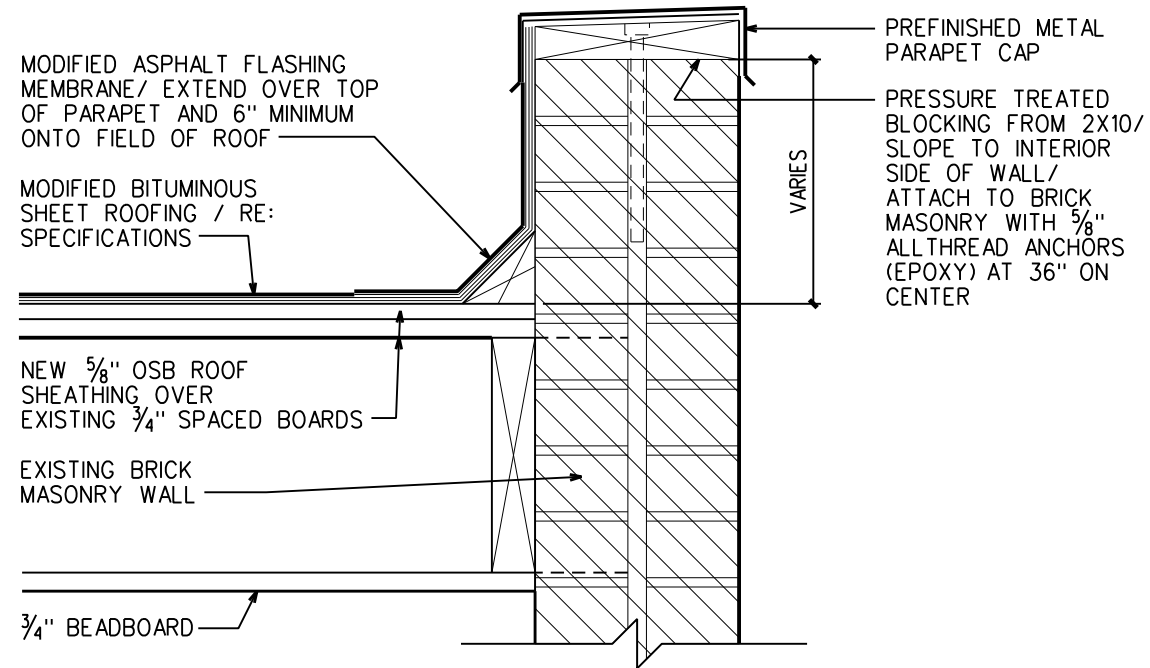
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2. REFER TO KEYED NOTES ON DRAWING A2 (ALL KEYNOTES DO NOT APPEAR ON EVERY DRAWING)
3. ALL DIMENSIONS ARE APPROXIMATE - FIELD VERIFY



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



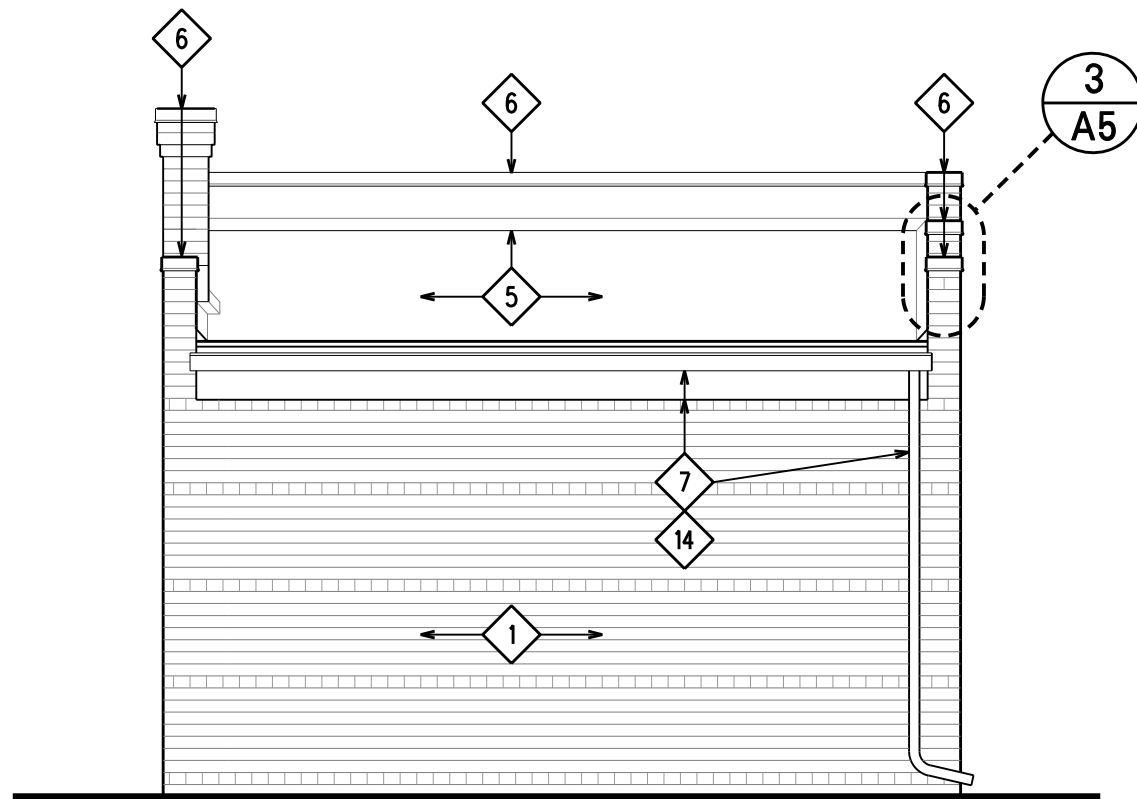
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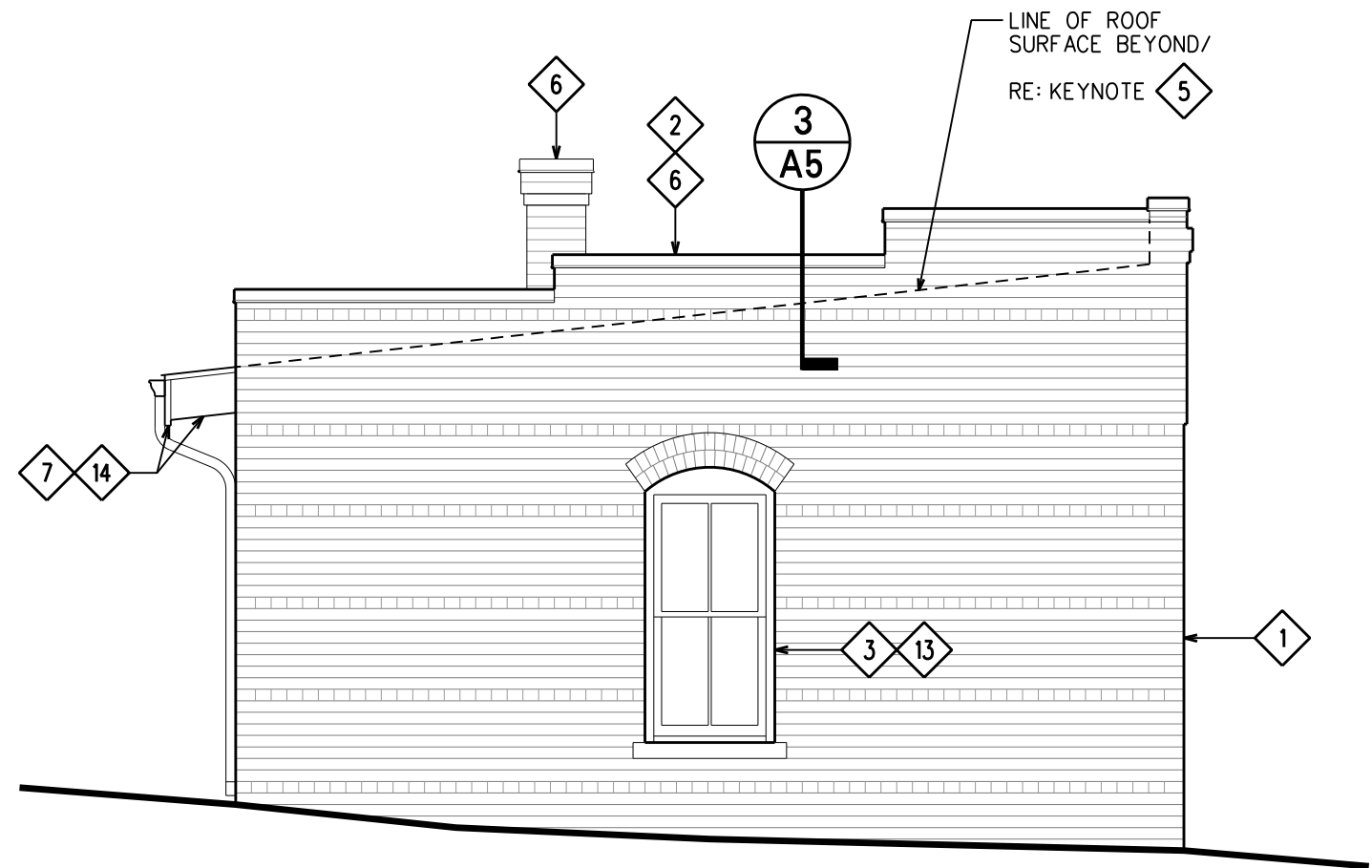
3 DETAIL / ROOF AT PARAPET
SCALE 1 1/2" = 1'-0"

DRAWING NOTES

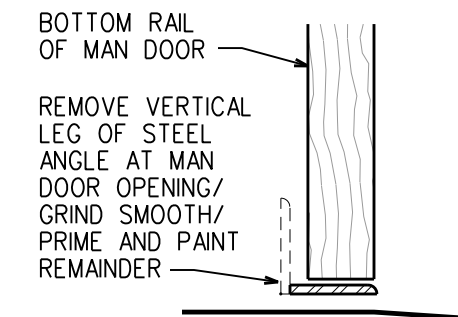
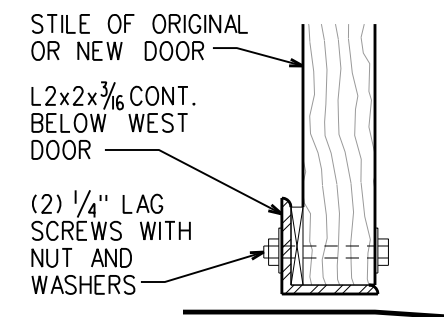
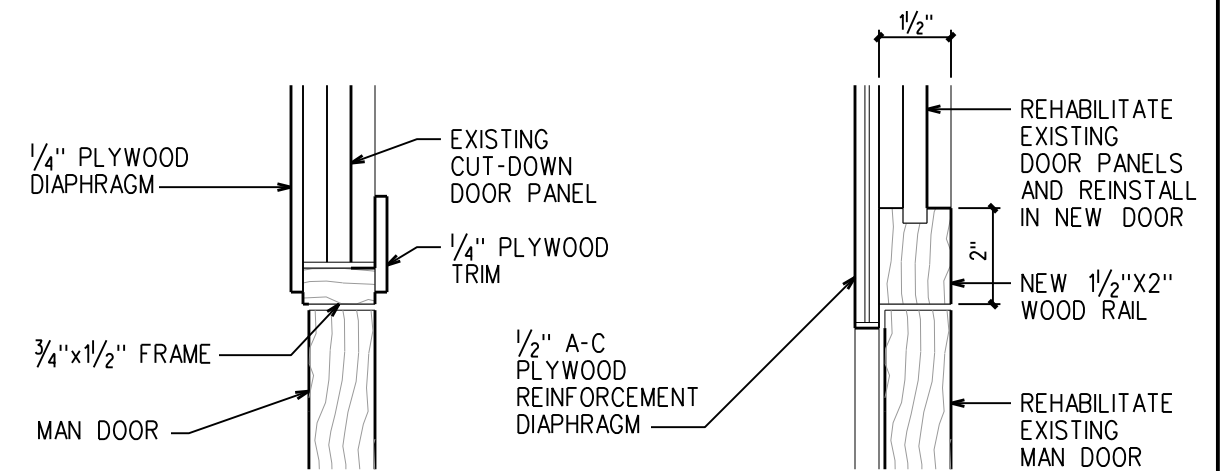
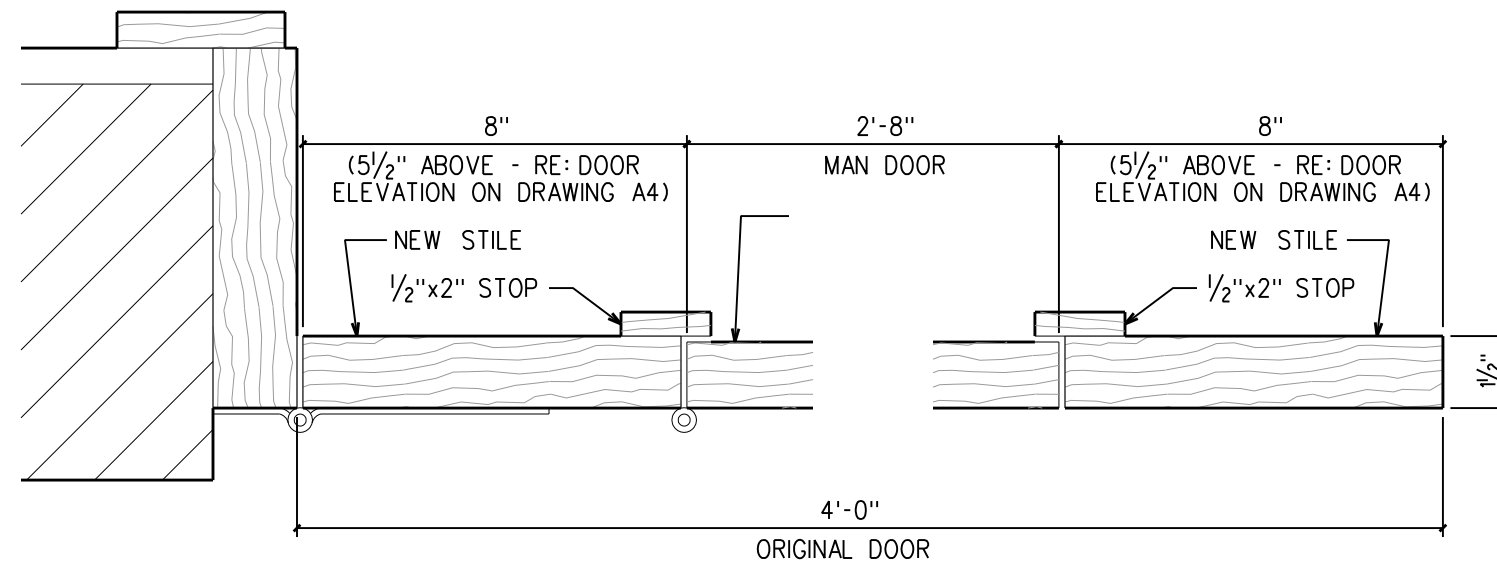
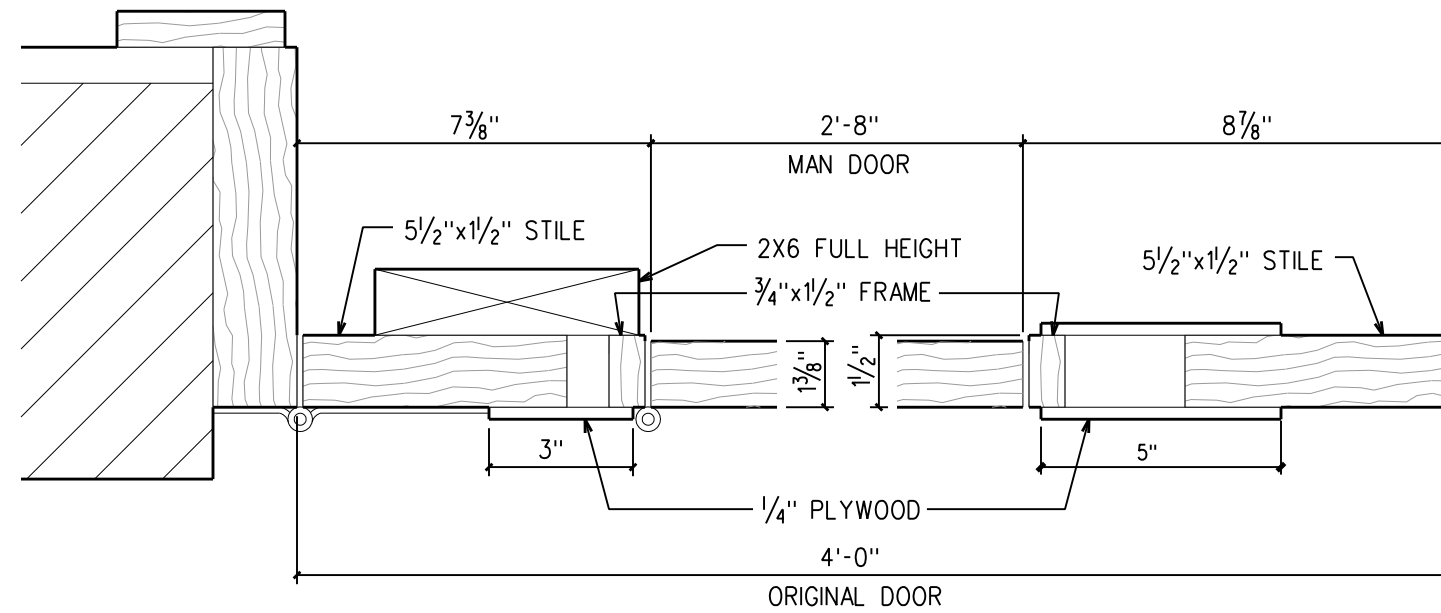
1. REFER TO GENERAL NOTES ON DRAWING A2
2. REFER TO KEYED NOTES ON DRAWING A2 (ALL KEYNOTES DO NOT APPEAR ON EVERY DRAWING)
3. ALL DIMENSIONS ARE APPROXIMATE - FIELD VERIFY



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 WEST ELEVATION
SCALE 1/4" = 1'-0"



CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, June 28, 2022

Report Date: Thursday, June 17, 2022

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **Review of the Draft Historic Resource Survey Plan**

Background:

The City of Idaho Springs is a Certified Local Government (CLG). CLG's are counties or municipalities that have been endorsed by the State Historic Preservation Office (SHPO) at History Colorado and the National Park Service (NPS) to participate in the national historic preservation program. CLG's are required to maintain standards consistent with the National Historic Preservation Act and the Secretary of Interior Standards for Archaeology and Historic Preservation.

Every four years, SHPO is required to do an audit of each CLG in the state. The purpose of this audit is to ensure whether the minimum state and national requirements are being met by the Historic Preservation Review Commission (HPRC). This audit was last performed in Idaho Springs in 2018, and it was found that HPRC had been fulfilling some but not all of the requirements of maintaining our CLG certification.

The City's HPRC has been working to meet all of the requirements of a CLG. One of those requirements is that the "CLG must maintain a system for survey and inventory of historic properties." Most of the surveys that have been performed in the City are more than 10 years old and must be updated.

Consequently, in 2020 the City applied for and was awarded a grant from the State Historic Fund (SHF) of SHPO to complete a Historic Resources Survey Plan. This plan will identify areas and priorities of Historic Preservation in Idaho Springs and will allow the City to apply for future grants for historic survey work. Work on the plan kicked off in early 2020 in conjunction with the City's consultant HistoryMatters, LLC. A draft of the plan is attached for your review. Staff intends to bring the plan to the HPRC for adoption at a subsequent meeting.

Cover: 



**Seeking Certainty in Uncertain Times: City of Idaho Springs Historic Resources
Survey Plan, 2022
DRAFT – June 2022**

Prepared by:
Mary Therese Anstey
Adam Thomas

Colorado State Historical Fund (SHF) Grant
#2020-SP-001

HistoryMatters, LLC—

Title Page:
**Seeking Certainty in Uncertain Times: City of Idaho Springs Historic Resources
Survey Plan, 2022
DRAFT – June 2022**

Prepared by:
Mary Therese Anstey
Adam Thomas

HistoryMatters, LLC
PO Box 3119
Buena Vista, CO 81211
303-214-8069

Colorado State Historical Fund (SHF) Grant
#2020-SP-001








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CAPTION: On the cover: ***NOTE: I still am making my final choices for the cover photos...

EXECUTIVE SUMMARY

In 2019 the City of Idaho Springs was awarded a State Historical Fund (SHF) grant to complete an Historic Resources Survey Plan. The Plan is a feasible, practical, financially responsible framework that City staff and the Historic Preservation Review Commission (HPRC) can follow to systematically record and evaluate the stories and places that matter most to Idaho Springs.

The plan is based upon the following research:

- Architectural reconnaissance survey – photographic record of historic sites approximately thirty years or older within the Idaho Springs city limits
- Assessments of city’s previous research and documentation efforts – analysis, at City’s request, of four projects completed in 1997, 2002, 2005, and 2018

The standard scope of work for survey plans includes extensive public outreach and opinion gathering. Given pandemic-related restrictions, this step was not completed. However, this document details the multiple attempts to gather useful input.

The research findings informed the identification of the strengths, weaknesses, opportunities, and threats facing historic resources in Idaho Springs.

Strengths

- HPRC willingness to address non-compliance with CLG requirements
- Staff vision for historic preservation improvements

Weaknesses

- Assessment of completed survey work identified multiple instances of failure to follow through with recommendations
- Worrying lack of interest in this project may indicate wider issues regarding official and public support for historic preservation
- Few designated local landmarks and lack of integrity considerations in historic preservation ordinance

Opportunities

- Tremendous pent-up demand for travel, including heritage tourism
- HPRC should take advantage of available training and education
- Community has wide variety of significant and physically intact residences

Threats

- Few citizens directly involved in or actively advocate for historic preservation
- Location adjacent to I-70 leads to continuing issues with possible takings, adverse effects, population growth, and development pressure

The resulting goals and priorities are:

Goal 1 - Research themes most important to the development of the community, telling the engaging stories of the town, its people, and its built environment

Goal 2 – Document historically and architecturally significant and physically intact historic sites, the places that give the community its unique sense of place

Goal 3 – Engage with citizens to increase local history knowledge, foster architectural appreciation, and boost community pride

Goal 4 – Use historic contexts and historical and architectural survey results to guide decision making about historic preservation

Implementation of the Plan assigns specific roles to the Community Development Planner, the HPRC, other city staff, local citizens, interns, professional consultants, and members of various community institutions and organizations.

INTRODUCTION

Seeking Certainty in Uncertain Times

Disease. Isolation. Death. Fire. Upheaval.

These calamitous words may bring to mind a religious tale of never-ending sorrows sent to challenge the faithful. Perhaps, they conjure up the image of what it may have been like in the early days of Idaho Springs, when the community was a new, raw mining hub in the Territory, and then the established State, of Colorado. Or, maybe, these ominous five words inspire memories of the latest Hollywood, blockbuster-- action-packed and full of unbelievable special effects. But, actually, these five disasters (and innumerable other related challenges) occurred during the relatively short span of the grant-funded project to develop this survey plan. It was a period of unprecedented uncertainty for the world, our nation, this project, and for so many of the individuals involved in the completion of this plan.

Very few people imagined what 2020, 2021, and 2022 would bring. The City of Idaho Springs certainly did not anticipate these types of events when, in 2018, they started thinking of how best to improve both their preservation program and the function of their Historic Preservation Review Commission (HPRC). On 24 April 2018 Colorado's Deputy State Historic Preservation Officer (SHPO) Mark Rodman traveled to Idaho Springs to complete the quadrennial audit of the community's Certified Local Government (CLG) program. This routine assessment is administered for all CLGs in Colorado and is intended to evaluate each community's compliance with state and national requirements. Rodman's conclusions about Idaho Springs were mixed; he "found that the HPRC has been fulfilling some but not all requirements of maintaining its certification."¹ One of his greatest concerns: the City did not have a plan for the systematic survey and inventory of its historic resources, one of the major responsibilities of all CLGs.

In December 2018, in an effort to address this identified deficiency, Community Development Planner Alan Tiefenbach and the HPRC invited Dr. Mary Therese Anstey to a meeting to discuss her thoughts for how they might improve the city's historical and architectural survey program. Anstey is the founder and primary consultant for HistoryMatters, LLC. Prior to establishing her own business, she was the Historical and Architectural Survey Coordinator in the Colorado Office of Archaeology and Historic Preservation (OAHP). The HPRC asked Anstey to offer her expertise on how Idaho Springs might complete "the most efficient and economical" reconnaissance survey.² Tiefenbach's notes, dated 19 February 2019, summarized this meeting. He recalled,

HPRC consensus was that the objective was to determine what were the most significant and important structures in Idaho Springs, which structures and stories were important to document, and which resources were a priority to save. It was decided that staff would prepare a "reconnaissance survey" [actually more of a records search] in-house by mapping existing structures in the City by time period, as well as indicating completed surveys to date. Based on these results, the HPRC could take photographs of structures which typified the character of these areas. These results and photographs could be presented at a community meeting, where the community could comment on what was important to them in regard to the City's historic resources, and the benefits of historic preservation could be discussed. All of this information, including the maps, could be provided to Jenny Deickman (sic) with History Colorado to demonstrate the City's commitment to

Historic Preservation and to begin dialogue regarding application for grants to complete a city-wide survey plan.³

The City's interest in developing a survey plan coincided with the State Historical Fund (SHF) announcement of a new, non-competitive funding category for survey plans. The non-competitive distinction carried with it two important benefits. This project did not require any cash match from the City of Idaho Springs and SHF planned to accept grant applications outside the time constraints of the standard submission deadlines. These factors provided the community an opportunity to pursue completion of their survey plan with no financial investment and relatively quickly. Intern Jonathan Cain, who already had been communicating with SHF's Jenny Deichman about the City's desire to complete a survey plan, immediately started developing the grant application. In a 6 August 2019 email he stated his belief SHF was interested in "using Idaho Springs to 'test' the new application."⁴ Cain's assessment likely was accurate because the City of Idaho Springs was awarded the first non-competitive grant for a survey plan.

The City and Anstey signed a contract in January 2020 and work began on the survey plan. Soon after, disease, in the form of the Covid-19 pandemic impacted the project. By March 2020 the City had cancelled all public meetings, including the one for the City of Idaho Springs Historic Resources Survey Plan. Public health lockdown ushered in months of social distancing and isolation. Death came to the project on 11 November 2020 with the passing of Anstey's husband. Much later in the project, on 11 March 2022, a massive house fire totaled her childhood (and parents' current) home. The upheaval had taken hold in early 2020 and refused to let go. Many of the challenges associated with this project are detailed in the methodology section of this document.

The best news, at least for this project, is the survey plan now is complete. The fact this document exists is a testament to the flexibility, patience, and resourcefulness of nearly everyone involved with the project. Within the scheme of worldwide disease, death, isolation, fire, upheaval, and all of the other tragedies that continue to appear on the horizon, this survey plan may seem insignificant. However, it is important to the City of Idaho Springs. There is solace in knowing what the preservation program has accomplished in the past; which strengths, weaknesses, opportunities, and threats define them; and what they intend to do in the future to research and document the most significant stories and places in their community. The circumstances that, at times, seemed to curse this project actually highlight the welcome certainty that comes from plans, especially in uncertain times.

NOTES:

1. Cain, Jonathan. City of Idaho Springs HPRC Communication: CLG/HPRC Requirements and Survey Information, 15 May 2018.

2. Cain to Anstey, Email. 17 December 2018.

3. Tiefenbach, Alan. "City of Idaho Springs HPRC Communications: Reconnaissance Survey and Survey Plan." 19 February 2019.

4. Cain to Anstey, Email. 6 August 2019.

SECTION I:

Survey Plan Methodology

The City of Idaho Springs, with nearly 1900 residents, is the most populous community in Clear Creek County. Visible from I-70, the community attracts tourists to its restaurants, breweries, shops, boutiques, antiques stores, and many other small businesses. The majority of these establishments are located in the buildings within the downtown commercial historic district along Miner Street. A wide range of year-round recreational activities including snowshoeing, hunting, hiking, rafting, fishing, and leaf peeping make Idaho Springs popular with both tourists and new residents. Since 2010 the city has experienced a steady growth rate of approximately five percent. Access to the nearby interstate along with relatively affordable housing, historic character, small size, and outdoor activities all make Idaho Springs an appealing bedroom community for both the western side of the Denver metropolitan area and nearby ski resorts. Founded in 1859 as a supply hub for the Pike’s Peak Gold rush, present-day Idaho Springs is divided into three sections: the historic downtown near its center, a strip of tourist-related businesses on the east end, and residential neighborhoods north and east of the commercial core.

PROJECT METHODOLOGY

Completion of this survey plan required multiple steps. An OAHP file search, via the COMPASS online database, provided a list of all survey form numbers and associated reports. According to COMPASS, a total of 208 architectural resources have been recorded in the Idaho Springs vicinity since about 1976. OAHP, in the process of replacing its database for survey records, has not entered any new data into the COMPASS system over the past few years. Therefore, their total number of historical and architectural surveys did not include the forms HDR submitted for the Interstate-70 Westbound Peak Period Shoulder Lane compliance project in 2018. The survey work completed for that project brings the total number of surveyed architectural resources to 302.¹ The results of the three grant-funded historical and architectural survey projects completed between 1997 and 2005 plus this most recent HDR project are summarized and analyzed later in this document. Neither the file search results nor this survey plan address the presence of or specific suggestions for any archaeological resources within the city limits.

The Covid pandemic, and its mandatory lockdown and social distancing, prohibited public contact, making the requirement to gather public input for the survey plan nearly impossible. City staff and Anstey worked collaboratively to address all pandemic-related challenges with varying levels of success. The kick-off public meeting for this project initially was scheduled as an in-person session at the Idaho Springs City Hall on Tuesday, 17 March 2020. Anstey prepared and the City shared promotional posters encouraging citizen attendance at this meeting. These materials promised both a PowerPoint introduction to the project and multiple activity stations soliciting input from attendees. However, on 13 March 2020, the City announced “all public meetings have been cancelled for the foreseeable future.”²

INSERT IMAGE: PHOTO FROM MINER STREET—SIGN: “We’re all in this together!”—*Signs like this one, posted at the end of a closed-off Miner Street, became ubiquitous during the pandemic. Source: Mary Therese Anstey*

In the early days of the pandemic, nearly everyone struggled with lockdown reality. At the same time Idaho Springs cancelled all public meetings, Community Development Planner Alan Tiefenbach, the grant recipient contact for the project, announced his resignation from city

employment and assigned all project-related tasks to former intern and Assistant City Administrator Jonathan Cain.³

Anstey proposed posting the PowerPoint presentation on the City's website as an alternative to the cancelled kick-off meeting. She amended the presentation to include a final slide that invited residents to provide input:

Participate NOW→ Send me (Anstey) an email with your answers to these questions:

1. What places are most important in Idaho Springs?
2. What are your most vivid memories associated with Idaho Springs places?⁴

Cain and other City staff, however, decided they preferred a format more akin to the planned kick-off meeting. On 28 July 2020 Cain proposed a "zoom webinar style meeting" and, after that session, taking appointments and allowing "small groups who are properly masked" to view the activity stations, originally planned for the March 2020 meeting but now placed in the City Hall.⁵ This approach was pursued about one year later.

Meanwhile, Anstey conducted an informal reconnaissance survey of Idaho Springs' historic architecture on 10 August 2020. She canvassed the main streets of the city on foot, taking photographs of the community's most architecturally significant buildings and other sites that were either typical or noteworthy. She did not prepare any forms as part of this survey. The purpose of the reconnaissance survey was two-fold: for Anstey to familiarize herself with the community's architectural character and to capture images of use not only for the public meeting but also in the written survey plan. Using a selection of the photos from this reconnaissance survey, Anstey prepared four large (3" x 2") display boards to be used in soliciting public opinions, whenever such an exercise was deemed safe. This planned exercise asked participants to choose the three properties they found most and least historic. The participants purposefully were not provided a definition for the term "historic." Instead, Anstey planned to synthesize the voting into an assessment of what that term meant in Idaho Springs and to illustrate the concept with the relevant building photos. The photo boards activity had proved very enlightening in several other HistoryMatters projects.⁶ Unfortunately, Anstey never had a chance to use the display boards in the intended manner for this project.

INSERT PHOTO BOARD PHOTO--- *City staff created this patchwork photo board from the digital versions of the boards Anstey provided. Source: Mary Therese Anstey*

Anstey and Cain, amidst continued pandemic concerns and staffing challenges, rescheduled the project's public kick-off meeting as a virtual session on 17 November 2020. Anstey's husband died on 11 November 2020, bringing the project to a standstill until February 2021 when project principals agreed to hold the kick-off public meeting on 16 March 2021, nearly one year to the day from the originally planned session. Due to a public posting error, this virtual meeting, via Zoom and simulcast on Facebook Live, was postponed until 20 April 2021. There were few attendees beyond HPRC members at this online session. After all of the delays with scheduling this meeting, most made in order to assure the widest possible citizen participation, no Idaho Springs residents actually "attended." As Cain originally suggested, Anstey placed the activity stations at the City Hall with the hopes these displays would solicit community input. Again, perhaps due to Covid fatigue or inadequate promotion, no one provided any opinions regarding the "most historic" and "least" historic buildings on photo boards, known history and stories about specific Idaho Springs places, or simple word association for thematic terms such as "mining" and "tourism."

The summer of 2021, with many Americans taking advantage of outdoor gatherings possible in warmer weather, seemed to offer an all-too-brief pause in the pandemic (although dangerous Covid variants and the return to social distancing reappeared with the cooler weather). This same period ushered in an uptick in activity on the Idaho Springs Survey Plan project. The City welcomed new Community Development Planner Jerad Chipman in August, filling the vacancy that had remained open for over 16 months. On 18 August 2021, Cain noted, “We have had no luck getting additional participants (for the stations in the City Hall).” He wondered if it was worth trying “to do a new push” but admitted, “I’m not confident in our ability to get many more participants.” Cain broached the idea of telling “the State (SHF) that we tried and these are the results.”⁷ Anstey shared Cain’s assessment regarding the paltry public participation, but wanted to make one last try. In the August teleconference where Cain introduced Chipman, she proposed using outdoor venues for public participation and taking the photo display boards to local events. Unfortunately, Covid-related uncertainties meant nearly all community events and celebrations had been cancelled. Anstey attempted to juggle her schedule to attend the celebration for the local radio station’s birthday. But with only four-days-notice, this task proved impossible.

Anstey conducted the final, and most fruitful, effort to solicit public opinions for the survey plan on 26 September 2021. Her original idea was to place the photo boards in Citizens Park, asking passersby to choose, in their opinion, the three most and least historic building images. Due to unforeseen circumstances, a member of the HPRC who volunteered to deliver the photo boards to Anstey was unable to do so. Instead, Anstey engaged individuals walking down Miner Street in general conversation. Because it was peak leaf peeping season, all of the individuals who participated were non-Idaho Springs residents. However, given the importance of tourism to city coffers, such input seemed particularly important. These visitors used terms like “cute,” “quaint,” “small,” and “homey” to describe Idaho Springs.⁸ Numerous interviewees mentioned the historic architecture, with one noting the presence of “old buildings” and his appreciation of Miner Street for the presence of full buildings rather than just facades with larger, modern construction behind them. This same individual also liked the fact it wasn’t a “wild, wild West” themed street.⁹ Another interviewee noted the presence of shopping but that the street had “a small-town vibe” and felt completely different than a mall.¹⁰ Both of these comments speak to the importance of Idaho Springs’ sense of place, especially within the historic district, and highlight the success of design guidelines in protecting the integrity of the district.

The following day, a Monday, Anstey planned to recover the photo boards from the City Hall and again station herself along Miner Street, this time hoping to catch some actual locals on their way to work or coffee. However, she discovered the boards had been misplaced and no longer were in the City Hall. At this point Anstey decided to discontinue her efforts to solicit further public participation. In lieu of this project task she conducted more reconnaissance survey, focusing on the mostly residential areas north and east of the commercial downtown historic district and taking additional photos.

HPRC members provided useful input for the survey plan at a special work session, held remotely, on 21 September 2021. Anstey provided the commissioners with a list of five questions in advance of the session. Only three members attended this special session, with Chipman sharing the responses from the two most experienced commissioners who were unable to participate due to a prior commitment.¹¹ Table 1 shows both the questions and key points from the discussion with the HPRC.

Table 1 - Summary of 21 September 2021 Session with HPRC

Questions	Discussion
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1.	a) What successes or “wins” has the HPRC experienced during your tenure?	HPRC increasingly more active, participating in CAMP workshop at the CPI conference and working towards improved CLG status with preparation of survey plan
	b) Thinking more broadly, what successes has preservation in Idaho Springs experienced? (Note: need not be recently)	Greater awareness among community of value of historic preservation, including increases in both heritage tourism and historic properties in real estate market
2. Conversely, what challenges currently face the HPRC and/or preservation in Idaho Springs?		HPRC: Need for greater public understanding of why historic preservation is important and what commission does; lack of awareness regarding existence of design guidelines; need for more information/ survey projects; feels like Commission “playing catch up” to engage and educate community Idaho Springs: limited space for growth in valley leads to constant battle regarding responsible growth while addressing wide range of important issues from historic preservation to workforce housing
3. What issues are most likely to impact the HPRC and/or preservation in Idaho Springs in the next ten to fifteen years?		Continued growth and associated development pressure; assisting and educating home and business owners about how best to live and work in historic buildings; determining a Period of Significance for future survey, designation, and interpretation
4.	What are the most important... a) places in Idaho Springs?	Interrelated issue of places and stories: Googie architecture/ motel history are important, but public does not view them as significant; current focus on NRHD, but need to broaden interest to other areas of city; HPRC interest in vernacular expressions based upon reality that not all Idaho Springs’ buildings are high-style architecture; importance of mining history and sites; need to retain focus on proper maintenance of City-owned historic resources
	b) historical themes and/or stories in the community?	
5. What tools do you, as HPRC members, need to do your job better?		Timeline of Idaho Springs’ history, walking tours focusing on both architecture and personal history of owners, more specific design guidelines, more HPRC training (ideally held locally), more cooperation with historical society, greater community input, continued efforts to index and make historic records and images available to public

ANALYSIS: HISTORIC ARCHITECTURE, PREVIOUS WORK, AND CURRENT CONDITIONS

Historic Architecture of Idaho Springs

Idaho Springs has an east-west orientation, located in the Clear Creek valley between I-70 to the south and the foothills of the Rocky Mountains to the north. The core of the historic city, both the commercial zone centered on Miner Street and the westside residential

neighborhoods, date to the Victorian era and is most closely associated with the city's origins as a supply hub for the surrounding mines. The Idaho Springs Downtown Commercial District, listed on the National Register in 1984, reflects this same period of development. It is significant under Criteria A and C for Commerce and Architecture. The majority of the buildings within this district are examples of the Nineteenth-Century Commercial use type. Character-defining features of such buildings include cast iron facades, kickplates, large display windows with transoms, decorative bracketed cornices, recessed entries, and door transoms. Most of the buildings within the district are either one- or two-story brick, with selected examples of frame construction. The residential neighborhoods to the north and east of the historic district feature historic homes, with the largest and more architecturally distinctive examples located along Colorado Boulevard. The majority of homes along this street are two-story, brick, and feature Italianate details such as narrow rectangular windows, distinctive cornices, and prominent front porches. The residential streets that branch off of Colorado Boulevard to the north and up into the surrounding hills represent a wide range of architectural expressions.

INSERT MAP 1 – *This map illustrates the distribution of the city's historic buildings and structures. Source: City of Idaho Springs GIS*

Some public buildings on the west side of town were constructed in styles other than Late Victorian expressions. One of the most notable is the Idaho Springs Library. Located at 219 14th Avenue and constructed in 1904, this facility was built with funding from philanthropist Andrew Carnegie. The Classical Revival style edifice features an impressive, east-facing entry with prominent pediment, Doric columns, and large wooden double doors. The Carlson Elementary School, located at 1300 Miner Street, represents another architecturally distinctive building on the west side of Idaho Springs. It was constructed in 1937, indicating the possible involvement of one of the major New Deal programs¹² that sponsored building projects in order to provide not only needed community facilities but also jobs to both experienced construction professionals and novice workers. The red brick, two-story school represents an excellent example of International Style with bands of windows, minimal ornamentation, flat roof, horizontal orientation, and use of glass block.

The eastside of the city, beyond the bend of Clear Creek as it joins Soda Creek, possesses a distinctly different architectural character. Originally known as the independent community of East Idaho or Grass Valley, this area originally featured two small residential neighborhoods, a handful of commercial enterprises, and its own school. Grass Valley incorporated into Idaho Springs in the 1890s, but locals continued to identify that area as distinct from the overall city into the 1940s. This former community became associated with tourism to the Indian Springs hot springs, necessitating construction of a small cluster of boarding houses located along Soda Creek. In ca 1929 the Question Mark Cabin Camp, a complex of ten small cabins along Clear Creek across from the Grass Valley School, ushered in the era of auto-related tourism. During the 1930s and 1940s the eastern end of Colorado Boulevard had a series of motor courts, small motels, and restaurants. This trend accelerated with the arrival of I-70 in 1958. Updating of older motels and construction of newer and larger facilities along the eastern end of Colorado Boulevard first occurred in the 1970s and continues to the present day. However, the Grass Valley residential neighborhood remained "relatively untouched by commercial development along Miner Street."¹³ The few extant Grass Valley homes feature Late Victorian influences. Character-defining elements of these houses include: front porches, segmental arch windows, and fishscale shingles. There are also some Foursquare type homes. All of these Grass Valley residences are much more modest

than those found on the westside of Idaho Springs and many of the properties have been substantially altered over the years.

Commercial development on the east side of Idaho Springs can be divided into at least two distinct periods: pre-World War construction and postwar buildings. According to the surveyors from HDR, “three motels and a restaurant were built along a brand new (sic) Colorado Boulevard in the 1930s. By the end of the 1940s, Colorado Boulevard was the primary route through [the east side of] Idaho Springs and there were businesses on along (sic) its full length.”¹⁴ Table 2 details the three extant, but heavily altered, tourism-related facilities constructed along eastern Colorado Boulevard in the 1930s.¹⁵

Table 2 - Pre-World War II Tourist Resources on East Colorado Boulevard

Address/ Site Number	Historic Name	Date of Construction	Original Architectural Style	Historical Background and Construction History
2445 Colorado Boulevard (5CC.2448)	Ma & Pa’s Modern Cottages	1934	Mixed	Complex of six buildings, including three late-1800s homes converted to lodging in the 1930s; most recent portion of complex dates to 1964; various uses: motel, rental housing, office space, retail
2631 Colorado Boulevard (5CC.2438)	Rest Haven Motel	1937	Pueblo Revival	Complex of three buildings, plus mobile home and shed; sleeping quarters and covered parking spaces next to units (early lodging type); original owners: D. J. and Mary Donnelly; operated as motel since original construction
2757 Colorado Boulevard (5CC.2428)	Orange & Green Cottages	1934	Mixed	Complex of three buildings and two garages; originally included a residence/office building and a row of rental units with sleeping quarters and covered parking spaces next to units (early lodging type); altered over time: expansion of office, changes to rooflines and materials, infill of original parking spaces adjacent to motel rooms, removal of original neon sign

Source: Relevant site forms from HDR’s documentation associated with Interstate 70 Westbound Peak Period Shoulder Lane project, 2018

INSERT IMAGE: Resthaven. Historic and Current.

The Rest Haven Hotel (5CC.2438), at 2631 Colorado Boulevard, was constructed in 1937. The image on the left, taken in 1950, shows the original construction with covered parking spaces next to the motel

rooms. By 1976 these attached garages were no longer extant. Non-historic changes, visible in the 2018 survey image on the right, include the addition of a gable roof obscuring the original crenelated parapet, infill of the parking spaces/ attached garages, changes to building materials, and removal of the historic sign. Source: Blackwell, Elizabeth and Alexandra Kosik. Management Data Form: 5CC.2513. HDR, 2018.

INSERT IMAGE: ProctorRestaurant_Historic and Current...

The historic photograph from 1949 shows Proctor’s Restaurant (5CC.2422), at 2815 Miner Street. This Modern Movements style restaurant featured two wings for dining, each with large windows looking out towards the surrounding mountains. The building was converted into apartments sometime after 1976. The 2018 photo on the right shows changes to the roofline, addition of exterior cladding covering many of the original windows, and changes to original exterior building materials. Source: Blackwell, Elizabeth and Alexandra Kosik. Management Data Form: 5CC.2513. HDR, 2018.

The post-World War II tourist-related resources along east Colorado Boulevard have fared only slightly better than those from the prewar period. HDR surveyed a total of eight buildings that reflect the city’s postwar and I-70 era tourism.¹⁶ Nearly all of the remaining buildings have been heavily altered and several appear to suffer from deferred and/or inappropriate maintenance. During the course of this project, the remains of the already altered but distinctive sign at the former King’s Derby motel (2801 Colorado Boulevard) was removed. The loss of this geographic landmark, a sign that remained after the cottage court was demolished, represents an example of the threats that postwar tourist-related resources in Idaho Springs currently face. The city’s most architecturally significant commercial building from the postwar period actually is located on the west side of Idaho Springs. The Sinclair gas station at 1246 Miner Circle represents a significant example of the Googie style. It features character-defining elements such as a dramatic boomerang roof over the gas pumps, modern materials, and large plate glass windows. These features, along with signage visible from the interstate, were intended to attract tourists traveling at high speeds. This gas station is located just off Exit #240 from I-70, making it particularly convenient.

INSERT IMAGE OF SINCLAIR STATION...

The Sinclair gas station at 1246 Miner Circle exhibits multiple character-defining features of the Googie architectural style: boomerang roof over gas pumps, modern materials, large plate glass windows, and a large visible sign. Source: Mary Therese Anstey

In a community with so many historic buildings, it is somewhat surprising the City of Idaho Springs boasts a total of only 14 individually designated resources. However, this figure does not include the resources within the National Register/ local landmark downtown commercial historic district. Table 3 lists the designated properties in Idaho Springs, indicating whether they are listed on the National and/or State registers or as local landmarks. Not surprisingly, given the overall impact of mining upon both the history and architecture of Idaho Springs, the majority of the listed buildings were constructed in the 1890s through the 1920s.

Table 3 - Designated Resources in Idaho Springs

Property Name	Property Address	Site Number	Listing Type:		
			NR	SR	LL
Argo Mill and Tunnel	2517 Riverside Dr.	5CC.76	X	X	
B.P.O. Elks Lodge #607	1600 Colorado Blvd.	5CC.859		X	

Blue Ribbon Tunnel	Near walkway to Waterwheel Park	N/A			X
Bryan Hose House	Illinois and Virginia streets	5CC.966	X	X	
Charlie Taylor Waterwheel	South of I-70 below Bridal Veil Falls	5CC.229		X	
City Hall	1711 Miner St.	N/A			X
Hose House #2	600 Colorado Blvd.	5CC.967	X	X	
Jackson Monument	320 Highway 103	5CC.986			X
M.M. Roberts Residence	804 Colorado Blvd.	5CC.236			X
Methodist Episcopal Church	1440 Colorado Blvd.	5CC.241	X	X	
Miner Street Bridge	Over Clear Creek	5CC.231	X	X	
Steve Canyon Statue	Colorado Blvd. and 23 rd Ave.	N/A			X
Zion Evangelical Church	1921 Virginia St.	5CC.1194			X
Unspecified	1520 Virginia St.	N/A			X

Note: Properties listed on the National Register are automatically added to the State Register

Existing Research and Documentation Projects

To prepare a useful and relevant survey plan it is crucial to study what already has been recorded in the community and assess the overall quality of existing products. This assessment usually encompasses two distinct types of projects: historical and architectural surveys and historic contexts. In general, the survey projects previously completed in Idaho Springs illustrate the evolution of survey practices in Colorado and the project standards OAHF has introduced over time. In comparison to just a decade ago, History Colorado now requires more information on survey forms and encourages not only assessment of local landmark eligibility (individual and district) but also inclusion of supplemental materials such as historic photographs and Sanborn maps. These increased requirements represent an asset in terms of the available information on the survey form, details particularly useful for determinations of eligibility, preparation of nomination forms, and approving permit requests. However, more survey requirements make intensive-level recordation more time-consuming and, by extension, more expensive.

Table 4 lists all historical and architectural surveys completed in Idaho Springs from 1983 to 2018.¹⁷ This chart shows a mix of compliance and grant-funded projects. Compliance projects are completed in accordance with a specific law or regulation. Most compliance surveys are undertaken in keeping with Section 106 of the National Historic Preservation Act of 1966. This portion of the legislation requires federal agencies to “consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country.”¹⁸ The purpose of Section 106 is to allow any interested parties to comment prior to physical work on an historic site. Grant-funded surveys possess different motivations. They are undertaken by choice and, ideally, represent information-finding endeavors that will further a community’s preservation goals. Findings from grant-funded survey projects often are used to prepare nominations for eligible sites or districts, interpretive materials, design guidelines, or preservation planning. The four projects, one compliance and three grant-funded, the City singled out for evaluation are marked with a star.

Table 4 - Historical and Architectural Surveys Completed in Idaho Springs

Date	Report #	Title	Author	Contractor	Survey Type
1983	CC.CH.R12	<i>Idaho Springs to Fall River Road (Project IR 70-3(142))</i>	Harvey R. Atchison	CDOT	Compliance
1987	CC.FS.R4	<i>Staub Proposed Small Tracts Purchase, Clear Creek County, Colorado</i>	Timothy J. Grantham	Clear Creek Ranger District, Arapaho National Forest	Compliance
1992	MC.LM.R70	<i>Central City West Circuit Replacement Line, Cultural Resources Inventory, Clear Creek and Gilpin Counties, Colorado</i>	Cheryl A. Harrison	Powers Elevation for Public Service Company of Colorado and the BLM Canon City District	Compliance
1993	CC.FS.R24	<i>Class III Cultural Resource Inventory of 60 Acres Including Camp Wilaha, Arapaho and Roosevelt National Forests, Clear Creek Ranger District, Clear Creek County, Colorado</i>	David O. Homack	Paragon Consultants for Arapaho/ Roosevelt National Forest	Compliance
★1997	CC.SHF.R44	<i>Preservation 2000: The Next Hundred Years, City of Idaho Springs, Clear Creek County, Colorado</i>	Jim White	Odell Architects and Others for the City of Idaho Springs	Grant-funded (SHF #96-02-074)
★2002	CC.LG.R8	<i>City of Idaho Springs, Colorado, Historic Preservation Review Commission Reconnaissance Survey</i>	Dan Abbott	Idaho Springs Historic Planning Review Commission	Grant-funded
2004	CC.CH.R9	<i>Historical Resources and Bridges Reconnaissance Survey for the Proposed Drainage Improvement Project, Colorado Boulevard (I-70) in Idaho Springs</i>	Unspecified	Entranco and Felsburg Holt & Ullevig for PBS&J and CDOT	Compliance
★2005	CC.LG.R9	<i>Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004-5</i>	Unspecified	Spector and Associates for City of Idaho Springs	Grant-funded (CLG# 08-04-19306-015)
2007	CC.FS.R73	<i>Camp Wilaha (5CC.585) Photo-Documentation, Clear Creek County, Colorado</i>	Unspecified	Arapaho and Roosevelt National Forests	Compliance
2008	MC.FS.R494	<i>Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests</i>	Linda Lux et al	Interagency Professional Services Group, Rocky Mountain Regional Office, Recreation Solutions, Pacific Southwest Re-	Compliance

				gional Office, and University of California Davis for the National Park Service	
2011	MC.FS.R505	<i>A Class II Cultural Resource Inventory for the Clear Creek Ranger District Roadside Hazardous Tree Removal Project, Clear Creek, Gilpin, and Jefferson Counties, Colorado</i>	Paul Alford and Jason C. Chambers	Arapaho and Roosevelt Nation-al Forests and Pawnee National Grasslands	Compliance
2011	CC.CH.R16	<i>A Class III Cultural Resource Inventory Report for CDOT I-70 Twin Tunnels Environmental Assessment, Clear Creek County, Colorado</i>	Erik M. Gantt, Kris- tin A. Gensmer, and Christian J. Zier	Centennial Arch- aeology, Inc. for CDOT	Compliance
★2018	Unknown	<i>WB I-70 Peak Period Shoulder Lane: Historic Resources Technical Report</i>	Unspecified	HDR for CDOT	Compliance

SOURCE: Compass online database

***INSERT TEXT BOX!

Survey Terminology

The first two terms are used to describe the intensity of a survey project. The last two terms are used to describe the inclusiveness of the project. All projects are identified by both their intensity and inclusiveness. A project may be classified as comprehensive reconnaissance, selective reconnaissance, comprehensive reconnaissance, or selective reconnaissance. It also is possible to create hybrid projects that combine reconnaissance and intensive survey into a single project. Many communities routinely conduct projects featuring a comprehensive reconnaissance survey (either informal or formal/ with survey forms) that informs which properties are chosen for selective intensive survey.

Reconnaissance — *Designed to cover a lot of territory through sweeping observations or at a low intensity. Also known as "windshield surveys" because a car is useful for covering large geographic areas and this level of survey takes a quick look and records basic information, similar to what is visible through a car's windshield. Reconnaissance surveys usually are conducted to establish which sites or areas are most deserving of follow-on, intensive surveys. Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National Register of Historic Places or the Colorado State Register of Historic Properties. Most reconnaissance surveys use Form #1417: Historical and Architectural Reconnaissance Form.*

Intensive — *Designed to take a more painstaking and exacting look at individual resources; conducted at a high intensity. This approach gathers detailed geographic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site's use and historical background for past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the surveyed property possesses sufficient significance and integrity to qualify as a local landmark or to be listed on the National Register of Historic Places or the Colorado State Register of Historic Properties. Most intensive survey use Form #1403: Architectural Inventory Form.*

Comprehensive – Most inclusive type of survey; all resources-- regardless of age, location, size, condition, or association-- within the chosen survey area are recorded.

Selective – Less inclusive type of survey; based upon predetermined criteria only selected resources are documented. These criteria might include age, condition, use, or perceived historical association.

This section of the survey plan also includes a short exploration of historic contexts. Historic contexts are stand-alone documents that provide the historical, political, and cultural background for properties in a defined geographic area and specific time period. Most historic contexts also feature sections devoted to both property type criteria (significance) and integrity standards for those same property types. These sections of the document, combined with the narrative history, make historic contexts particularly useful for determining eligibility. Ideally, the history narratives are written in accessible language in order also to appeal to a general audience. These documents are longer and more detailed than the "Historic Context" section that appears in all survey reports. The City of Idaho Springs does not possess any contexts devoted to its history and architectural themes. However, there are at least two statewide historic context documents that cover topics related to the community's past.

Survey in the National Register Historic District:

Some of the earliest survey efforts in Idaho Springs involved documentation of buildings and structures on the city's westside. In 1983 preservation professional Chris Bradley, working for the Colorado Historical Society, completed site form 5CC.201.¹⁹ This form documented all resources within a proposed historic district, and the project was completed specifically to gather the necessary information for the National Register of Historic Places nomination form. Later that same year Willis H. White and Mary V. Gaubatz, the President and a board member of the Historical Society of Idaho Springs, prepared this paperwork and the Idaho Springs Downtown Commercial District received official listing from the Keeper of the National Register on 1 January 1984. District boundaries include Miner Street to the south, Center Alley to the north, 13th Avenue to the west, and Clear Creek to the east. At the time of its listing, the district had 46 contributing properties and 14 non-contributing resources. Most of the contributing sites are commercial buildings constructed between 1877 and 1920. The district also includes a single residence, a bridge, a school, and a railroad engine and car. In 1988 the City, recognizing any preservation protection comes with local designation, listed the same area as a local historic district as well.

In 1996 the HPRC, with help from a SHF grant, arranged for preparation of the *Idaho Springs Design Review Guidelines for the Historic District*. The most recent update to these design guidelines appears in the *City of Idaho Springs Design Guidelines for Historic Structures* (2007). In 2017, as part of the Westbound I-70 Peak Period Shoulder Lane compliance project for the Colorado Department of Transportation (CDOT), the cultural resources firm HDR resurveyed the Idaho Springs Downtown Commercial District, recording the findings on a Cultural Resource Re-Visitation Form (Form #1405). According to consultants Andrew and Megan Mueller,

Overall, the district is in excellent condition. The buildings are generally well maintained and there is little evidence of deterioration. All contributing buildings and structures are still present, though Property #27 (Colorado and Southern Engine) has been relocated. Non-contributing Property #43 (1543 Miner) was destroyed by a fire in the late 1980s-early 1990s and the lot has been converted to a public park.²⁰

The Muellers listed neglect and new construction as the most likely threats to the historic district. Notable changes within the district included minor alterations to paint colors and signage, addition of sidewalk curb extensions along Miner Street between 13th Avenue and Riverside Drive, introduction of parallel parking spaces, replacement of the concrete sidewalk with brick pavers, and streetscape additions such as street lamps, trashcans, public seating, bike racks, trees, and landscaping.

Survey Elsewhere in Idaho Springs.

City staff provided a list of four previously completed survey projects conducted in Idaho Springs and suitable for inclusion in this survey plan. After a study of the project products, it seems not all of these projects can be classified as historical and architectural surveys and even those that meet that definition represent incomplete records with far less information than normally is prepared during such projects.

In 1997 City Administrator Jim White and a large group of preservation and engineering professionals submitted a two-volume study entitled, *Preservation 2000: The Next 100 Years*. This document’s title sounds like a preservation plan. Instead, it is a collection of Historic Structure Assessments (HSAs) for “12 properties in Idaho Springs that contribute significantly to the architectural and cultural history of the city.”²¹ These documented sites, shown in Table 5, are either individually designated (as local landmarks or on National and/or State registers) or are contributing resources within the Idaho Springs Commercial Downtown historic district. White expressed the intention of the project “to maintain forward motion already developed for the continuing preservation and interpretation of historic sites and buildings as part of the unique character of Idaho Springs.”²² An HSA differs from an historical and architectural survey in several ways. These documents, following an SHF-established table of contents, provide an assessment of the physical health of an historic building and often are completed to prioritize preservation or rehabilitation projects. However, Section 2 of each HSA includes narrative text on the property’s History and Use; this portion of each document is similar to the information required on Form #1403 in Fields 21, 29, and 35 and also includes current photographs. In general, HSAs are most useful for both tracking building conditions over time and applying for SHF grants to execute physical repair, restoration, and/or rehabilitation work. According to SHF records through the 2021 fiscal year, either the City or the Idaho Springs Historical Society received numerous grants for at least two of the buildings that appeared in *Preservation 2000*. Table 5 also shows these awards. It is notable the Central Hose House, Elks Lodge, and Bryan Hose House also required stand-alone HSAs.²³

Table 5 - Resources Studied in *Preservation 2000*

Property Name	Site #	SHF Grant Awards
Central Hose House	5CC.201.44	Historical Society: 2006- HSA - \$6,425
		Historical Society: 2008 – Exterior Rehabilitation - \$187,806
Elks Lodge	5CC.859	City: 2014 - HSA - \$11,800
Hanson’s Lodge	5CC.201.45*	
Hose House No. 2	5CC.967* (NR nomination pending at time of project completion)	
Jackson Monument	5CC.986	
Methodist Church	5CC.1192	

Ornamental Resources Building	5CC.201.23* (Compass refers to this site as the Yingling Building)	
Precision Machine	N/A (Within Commercial HD, but no record for given address: 223 17 th Ave.)	
Roberts Brothers Warehouse	N/A (Authors presumed within Commercial HD, but OAHP handwritten notation on report states site likely located outside boundaries)	
Trathen Building	5CC.201.25	
Underhill Museum	5CC.201.15	Historical Society: Exterior Restoration and Stabilization - \$96,297
Virginia & Illinois Hose House	5CC.966* (Compass refers to this site as the Bryan Hose House)	City: 2004 – Building Stabilization - \$9,900
		City: 2009 – Historic Structure Assessment - \$6,881

*- Site numbers obtained from COMPASS

In 2002 Dan Abbott, at the time a member of the HPRC, submitted a two-page document with four large-format maps. While the City of Idaho Springs refers to this product as a comprehensive reconnaissance survey, the submitted products do not meet the requirements for such a project. The copy of Abbot’s submitted work includes a notation from former Information Management Director Meg Van Ness that states “this two-page report and the associated maps were received by OAHP on 28 February 2004. They were prepared as part of planning for an anticipated CLG grant. This is not a CLG, SHF, or Section 106 product.”²⁴ Abbott completed both driving and on-foot fieldwork for a comprehensive reconnaissance survey of Idaho Springs, but there is no indication he prepared forms, took photographs, or submitted the required survey report. Abbott assessed only residential properties. The shaded maps showed 50 properties that had been previously surveyed, 413 sites worthy of intensive-level survey, 38 homes in need of further research to determine whether they should be intensively recorded, and 105 sites he “determined to be non-historic,” explaining all of these buildings were either homes of commercial businesses less than 50 years or older.

The abbreviated documentation associated with the 2002 reconnaissance survey provided the justification for the *West Colorado Boulevard Historic Buildings Survey*. The Denver-based consulting firm Spector & Associates completed the CLG-funded endeavor in 2005. This selective intensive project documented 101 historic sites, all residential properties, along Colorado Boulevard between 4th and 16th avenues. A 2004 file search indicated a total of 14 properties had been previously recorded within the survey area, only two at the intensive level. The Spector consultants documented those two sites on Cultural Resource Re-Evaluations (Form #1415) and recorded the remaining 12 on Form #1403. The consultants identified a potential National Register Historic District along with 79 properties deemed eligible for local landmarking or listing in either the State and/or National registers. The consultants indicated, in a hand-written note on the title page of the survey report, “time did not allow for concurrence between the consultants and OAHP staff on individual National Register and State Register eligibility” and advised “anyone interested in preparing a nomination for properties determined [field] eligible... should contact the National and State Register Historian prior to beginning the nomination process.”²⁵ Although

not stated, it appears the consultants did not obtain concurrence with State staff on the eligibility of the potential NRHD either.

The survey report for the Colorado Boulevard project mentioned City motivations for conducting this project included concerns about "the encroachment of Interstate-70 into Idaho Springs due to a planned expansion of the highway by... CDOT" and expressed the City's hope that in "identifying as many historic resources as possible, they can demonstrate to CDOT that much of the town has valuable historic assets" and, therefore, convince the agency to consider alternatives other than taking historic sites for any expansion.²⁶ The City had every reason to be concerned. In 2004 CDOT commissioned a survey of retaining walls along Colorado Boulevard as part of a larger study devoted to drainage and associated engineering issues for an I-70 expansion. In the face of such a threat, it is somewhat surprising the Spector consultants did not identify a local landmark historic district and urge the City to designate the area to provide as much protection as possible for the homes along Colorado Boulevard. In defense of the consultants on this project, OAHF grant-funded survey guidelines in 2004 encouraged, but did not require, assessments of eligibility as local landmarks or for local historic districts.

It is clear the consultants spent a great deal of time and effort on the survey forms during the 2005 Colorado Boulevard project. The survey report, however, is less thorough. The Recommendations section of this report represents, as it does with numerous other survey projects, the most useful text for this survey plan. Here the authors hinted, but did not specifically state, the budget for the Colorado Boulevard project was insufficient for the amount of work the City requested. The consultants admitted they simply lacked the time and budget to prepare a more thorough historic context within the report. However, they included an excellent list of sources for future historic context or survey projects. The authors also urged the City, in all future grant-funded endeavors, to: 1) obtain bids from qualified consultants, 2) research the survey process and involved costs, and 3) follow advice from the Colorado Historical Society to improve future grant requests.²⁷ The consultants identified a potential NRHD along Colorado Boulevard, but were uncertain about its full extent without further survey between 1st and 4th avenues.

City staff requested this survey plan also highlight one compliance survey: the project completed for the Interstate-70 Westbound Peak Period Shoulder Lane that included documentation of resources not only in Idaho Springs but also the nearby communities of Empire Junction, Dumont, Downieville, and Lawson. Completed in 2018, the products from this project represent both the most recent and highest quality recordation of sites in Idaho Springs. The cultural resource firm HDR, working for CDOT, prepared 96 survey forms for properties outside of the Idaho Springs Downtown Commercial historic district. The firm completed not only Management Data Forms to summarize two potential historic districts but also resurveyed two previously recorded homes on Miner Street on the eastside of Idaho Springs. All of HDR's survey forms featured both historic photographs and Sanborn map images. The addition of these two items supported the consultants' assessments of historic integrity and make these compliance products particularly useful for not only CDOT but also the City and the HPRC.

Both of the HDR-identified potential historic districts were analyzed "for the purposes of 106." This identification process is used for highway projects to err on the side of the most liberal eligibility standards and, therefore, avoid adverse effects for potentially significant resources. For that reason, NRHDs identified as part of compliance projects do not necessarily represent valid areas for immediate preparation of a nomination form. It is always important to consult with the National and State Register historians at History Colorado, asking what information they require before taking the proposed district before their internal eligibility committee. No work on a nomination should take place until History Colorado staff have given the okay to go-ahead.

The first HDR-identified potential historic district featured 12 properties located on the eastside of Idaho Springs, in the formerly independent community of Grass Valley. All of the residential properties possess Miner Street addresses. This small district represents the only remaining and contiguous collection of Grass Valley residential properties. That small community once featured its own compact commercial district between Miner Street and Colorado Boulevard. The Safeway grocery store, constructed in 1984, replaced not only the Grass Valley School²⁸ but also the Krenzel Motel. Grass Valley's residential neighborhood continued east from these two larger buildings. According to HDR, the potential Grass Valley NRHD is important under Criterion C as the most cohesive and extant collection of architecturally significant Late Victorian homes from the once independent community. The potential district has a period of significance ranging from 1885, when the first two homes within the neighborhood were constructed, to 1910 when the last Late Victorian residence was built. Properties in the identified Grass Valley district retain medium levels of historic integrity, particularly in terms of location, feeling, and association. Many of these homes possess original exterior cladding material; most common updates include vinyl windows, re-clad roofs, and a small number of side or rear additions. According to the HDR consultants, these alterations and additions exert only minor impacts upon the district's integrity of design, materials, and workmanship. This proposed historic district, however, appears to lack sufficient significance under Criterion C- Architecture and, therefore, represents a poor candidate for actual listing on the National Register.

The HDR consultants also carried out the exercise of identifying a potential historic district along the East Colorado Boulevard commercial corridor, the area of town where nearly all of the community's auto-tourism-related resources are located. Surveyors Elizabeth Blackwell and Alexandra Kosik completed 13 intensive-level survey forms for properties within the Area of Potential Effects (APE) and supplemented this documentation with informal (no forms) reconnaissance survey to determine the likely boundaries of a possible district. The pair also studied midcentury aerial photos and historic assessor cards, identifying 34 total properties on East Colorado Boulevard possibly associated with tourism. Most of these buildings dated to between 1930 and 1950, with additional resources associated with the post-1958 period and linked closely to the opening of I-70 and a subsequent increase in tourist traffic. They found the possible historic district likely significant under both Criterion A for Commerce and Criterion C for midcentury roadside architectural styles and building types such as motels and restaurants. The consultants found, however, that nearly all sites within the potential district have experienced, since the 1970s, substantial negative impacts to integrity. Within the chosen boundaries a total of 11 properties were determined to be noncontributing because they were constructed after the Period of Significance.²⁹ Based upon their survey work, the HDR professionals found only four contributing resources within the possible district boundary and determined, therefore, there was neither sufficient density nor distribution of significant and physically intact properties to justify a NRHD.

Historic Contexts:

Two historic contexts, while not devoted exclusively to Idaho Springs, include relevant details about the community.

In 2006 historians James E. Fell and Eric Twitty completed an historic context entitled, *The Mining Industry in Colorado*.³⁰ This document is formatted as a Multiple Property Documentation Form (MPDF), an instrument with both narrative historical background and eligibility requirements and, thus, intended to make the process of listing eligible resources on the National Register of Historic Places easier. The history narrative in this document covers the full span of mining in the Centennial State from 1858 to 2005 and encompasses precious and

base metals (like gold and silver), industrial metals, coal, and various mining technology and equipment. There are two sites in Idaho Springs associated with this context: the Argo Tunnel & Mill (5CC.76), designated as a concentration mill, and the Idaho Springs Downtown Commercial District (5CC.201), listed as an original townsite. Contrary to how MPDFs usually are employed, both of these resources already were designated on the National Register, in 1978 and 1984 respectively. However, the history in the MPDF greatly amplifies the details provided on the original, early designation forms.

Six years later, historian Twitty also prepared an historic context for historic resources along the I-70 corridor. CDOT commissioned this study as a decision-making tool, helpful to the agency when it considers changes or improvements to this important, but increasingly overcrowded, highway. Just like the mining MPDF, the City of Idaho Springs might use this context to nominate properties to the National Register; the details in the document also may be useful for heritage tourism and interpretation. The I-70 context spans the time period from the first gold strike in 1859 through the 1960s. It has chapters devoted to mining, the timber industry, electric power generation, agriculture, outdoor recreation, railroads, road transportation, and architecture.

THINKING STRATEGICALLY ABOUT CURRENT CONDITIONS

In order to plan for research and documentation in Idaho Springs over the next fifteen years, it is important to objectively and honestly assess the current preservation program in light of both what has been accomplished already and challenges to be faced in the future. A “SWOT” analysis is a structured planning technique employed since the 1960s to assess existing programs. The letters in the acronym stand for strengths, weaknesses, opportunities, and threats. This analysis is based not on personal opinion or whim, but instead takes into account all available evidence. Some of these topics may appear to be related more to historic preservation operations and/or the HPRC. However, the narrative text below makes the connections back to the defined purpose of charting a course for researching and documenting the city’s historic and architectural resources.

Strengths:

S1 - HPRC willingness to address non-compliance with CLG requirements: The routine audit of Idaho Springs as a CLG, completed in April 2018, identified three areas for HPRC improvement required to maintain certification. These issues included: 1) compliance with scheduled meeting requirements, 2) timely preparation of meeting minutes and annual report for forwarding to History Colorado, and 3) maintenance of a system for survey and inventory of historic properties. This critical assessment inspired both City staff and HPRC members to address their deficiencies and represented one of the major motivators for creating a survey plan. These efforts show a commitment to improvement and a desire to be proactive.

S2 - Staff vision for historic preservation improvements: Since February 2018 the City of Idaho Springs’ historic preservation program and HPRC have benefitted from the initiative and support of Jonathan Cain. He originally came to the city as part of the Department of Local Affairs (DOLA) Best and Brightest Administrative Interns program in Clear Creek County. During his two-year internship Cain both assisted the City Administrator with daily operations and helped the Community Development Planner with GIS mapping; researching right of way, easements, and variance requests; and supporting development projects. He prepared the non-competitive survey plan grant application to SHF and has shown dogged support for the project despite the

innumerable associated challenges. His institutional knowledge and familiarity with grant program requirements will be crucial for successful implementation of this survey plan.

Weaknesses:

W1 - Assessment of completed survey work identified multiple instances of failure to follow through with recommendations: While the 2002 reconnaissance survey did not meet the requirements for a grant-funded project, the created maps did provide a useful planning tool. However, only one intensive-level survey project resulted in the immediate period after Abbott completed the reconnaissance survey. After the 2005 survey of residences along a portion of Colorado Boulevard, there was no intentional effort to obtain official determinations of eligibility from National and State Register staff at History Colorado for the properties Spector and Associates determined to be field-eligible. This lack of follow-through represents a major missed opportunity, a failure to capitalize on public interest in and momentum from the completed survey. Now the survey findings from that project are outdated. OAHP recommends resurvey every ten years in order to account for physical changes, update historical background, and reassess significance and integrity for both field and official eligibility.

W2 - Worrying lack of interest in this project may indicate wider issues regarding official and public support for historic preservation: Covid and staffing changes both negatively impacted the survey plan project and were a major disappointment. Citizen interest in historic sites is crucial. Without such public support it will be very difficult to obtain the required letters of support for grant-funded projects and/or justify to elected officials support for or provision of the cash match for grant applications. It is unclear whether similar lack of interest in historic preservation also led to the loss of at least one historic resource, the sign that long graced the site of the King’s Derby motel East Colorado Boulevard, during the time the survey plan project was underway. There needs to be a concerted effort to re-engage the public, making up for lost time and lack of in-person contact during the pandemic.

W3 - Few designated local landmarks and lack of integrity considerations in Idaho Springs historic preservation ordinance: Table 3 in this document shows the City currently has only seven properties listed as local landmarks. In historic preservation, if any protection for historic resources exists, then it always happens at the local level. The number of listed landmarks in the community is low in comparison to the overall number of seemingly eligible resources. In addition, buildings listed as local landmarks were not required to meet any type of integrity standard. Nearly all communities make decisions regarding eligibility based upon two factors: significance and integrity. Lack of standards for physical intactness have the potential to degrade the local landmark program. Recommended survey projects in this plan will be conducted in accordance with OAHP guidelines that now require professional assessment of local landmark and local historic district eligibility.

Opportunities:

O1 - Tremendous pent-up demand for travel, including heritage tourism: The proximity of Idaho Springs to the Front Range and easy access along I-70 make it a popular tourist stop. During summers and the fall leaf-peeping season, Idaho Springs fills with hundreds of visitors who shop on Miner Street and eat at the town’s restaurants. This captive audience also may be interested in learning more about the history and architecture of the community. Findings from historic contexts and historical and architectural survey projects can and should be incorporated

into interpretive signage, brochures, walking tours, and cell phone apps designed to enhance the overall visitor experience.

02 - HPRC should take advantage of available training and education: During the course of this project the two most qualified members of the Commission resigned. Their departure represents a major loss in terms of knowledge and architectural expertise. Now is the time for HPRC members to attend training sessions. Two areas of dramatic need: procedures for public hearings and facilitation of design review. These two areas represent the most public-facing roles for any commission. Therefore, increased competence has the potential to improve the perception of the HPRC among local residents.

03- Community has wide variety of significant and physically intact residences: To this point most of the preservation activity (and all of the protection) in the city has occurred within the historic district that recognizes the city's early commercial development. However, the city includes an impressive array of residential resources as well. A few of these are high-style but most of the homes represent vernacular expressions. Both categories of housing are important to record and understand, and those properties with sufficient significance and integrity will be eligible for listing on the National or State registers and/or as local landmarks.

Threats:

T1 - Few citizens directly involved in or actively advocate for historic preservation: Perhaps Covid-19 and the associated social distancing during the course of the survey plan project overly affected this assessment about the citizens of Idaho Springs. However, the complete lack of interest in any of the public participation activities for the project still is worrisome. City staff and the HPRC are committed to historic preservation, but their efforts are not enough. In the HPRC meeting devoted to gathering their input for the survey plan, members expressed the feeling the Commission is "playing catch up" to engage and educate citizens. Preservation successes require loud and persuasive voices-- the kind that come from a larger group of individuals who both understand the community's unique history and are willing to make a stand for the historic places that tell the locally significant stories. There seemed to be a small flicker of this support for the football field at the high school, but it was neither loud nor organized enough to influence the decision makers. Now a place that inspired personal memories and recognized sports glory will no longer be part of the physical fabric of Idaho Springs. The place will be gone and, before long, most of the memories will fade too.

T2 - Location adjacent to I-70 leads to continuing issues with possible takings, adverse effects, population growth, and development pressure: The proximity of I-70 appears above as an opportunity for bringing heritage tourists to Idaho Springs. But the city's location also possesses negative impacts like traffic and poor air quality. Members of the HPRC acknowledged limited space leads to a constant battle regarding responsible growth while addressing a wide range of important issues from historic preservation to workforce housing. They recognized the need to assist and educate home and business owners about how best to live and work in historic buildings, but have not yet launched this initiative. CDOT plans for I-70 that may negatively impact Idaho Springs also represent a near-constant concern. Ongoing worries about I-70 expansion and the need for increased public understanding of historic places in Idaho Springs, inspired the Colorado Boulevard survey. Even if CDOT plans do not result in taking of historic properties, the City still is likely to face the inconvenience and disruption associated with any physical work the agency may complete in the future.

Notes:

1. The HDR project, completed for CDOT, included 94 new survey forms and redocumentation of four sites. There may be small projects that documented single or small numbers of resources since OAHP stopped entering survey data into Compass, but there have been no other known compliance or grant-funded projects of city resources since 2018.
2. Tiefenbach to Anstey, Email.13 March 2020.
3. In January 2020 Cain assumed two important and time-consuming roles: both Assistant City Administrator for Idaho Springs and Director of Community Outreach and Engagement for the Clear Creek Economic Development Corporation.
4. Anstey, Mary Therese. "Idaho Springs Survey Plan" (Amended PowerPoint Presentation). 8 April 2020.
5. Cain to Anstey, Email. 28 July 2020.
6. The most successful uses of similar photo boards occurred with the City of Louisville Historic Preservation Plan (2015) and the City of Aurora Survey Plan (2015) projects.
7. Cain to Anstey, Email. 18 August 2021.
8. Anstey, Mary Therese. Interviews. 26 September 2021.
9. Ibid
10. Ibid
11. These two individuals, both licensed architects, have since resigned from the HPRC.
12. Most schools constructed during the Great Depression were built with assistance from the Public Works Administration (PWA) or Works Progress Administration (WPA).
13. All information regarding Grass Valley is from Barnes, Blackwell, and Kosik: SCC.240, 2018.
14. This text appears in Field 35 on multiple Architectural Inventory Forms for surveyed properties on East Colorado Boulevard. HDR, 2018.
15. The number three is based upon HDR's findings from their 2018 compliance survey. Additional research may identify other tourism-related buildings from the pre-World War II period located along East Colorado Boulevard and/or on the eastside.
16. "For purposes of Section 106" consultants identified a potential historic district known as the (East) Colorado Boulevard Corridor, and recorded this commercial strip on a Management Data Form (SCC.2513). The district boundary "was primarily limited to parcels with frontage on both the north and south sides of Colorado Boulevard" but includes "three properties with Miner Street addresses that... have historic associations with midcentury tourism in Idaho Springs, and are contiguous with Colorado Boulevard parcels." This area contained a total of 34 sites with dates of construction ranging from 1900 (earlier buildings converted to tourism use at a later date) to 2005.
17. A search of the COMPASS database uncovered a few documents completed in 1976. They are not official survey forms and contain far less data than OAHP required for survey at that time. It is not clear who completed this documentation work and there is no indication those forms were submitted as part of a formal project, either compliance or grant-funded. Documented resources include Glen Eyrie and the Indian Springs Resort.
18. "Introduction to Section 106." (online). Accessed 9 March 2022.
19. In 1983 the OAHP process for survey of presumed historic districts required surveyors to record all buildings and structures within the assumed district boundaries on a single survey form with a single site number. If this same project were to be conducted today, OAHP would assign individual site numbers to each building and structure within the survey area. The survey report for the project would identify the existence of an eligible historic district, naming its boundaries and distinguishing which resources were field determined contributing or non-contributing. This same information would be summarized on a map in the survey report. OAHP's current practice is to assign an overall site number to a NRHD once it is officially listed and then identify the individual resources within the district with subsequent digits. For example, the individual contributing resources within the Idaho Springs Downtown Commercial District are now assigned site numbers SCC.201.1 through SCC.201.45.
20. Mueller, Andrew and Megan Mueller (HDR). Cultural Resource Re-Visitation Form: SCC.201, 19 October 2017.
21. Cain, Jonathan. City of Idaho Springs HPRC Communication: CLG/HPRC Requirements and Survey Information, 15 May 2018.
22. White et al, *Preservation 2000*, 1997, p. I-1.
23. It is unclear if the creation of new HSAs reflected on the content and quality of the work completed in 1997 as part of *Preservation 2000*.
24. Van Ness, Meg. Handwritten Notation on "Report." 31 March 2004. This notation is important because the Abbott product was assigned a report number of CC.CG.R8. Normally, the letters "CG" in a report title indicate

the use of CLG grant funding and that the product was deemed acceptable in reference to CLG project requirements.

25. Spector et al, p ii.
26. Ibid, 9.
27. Ibid, 16. The Colorado Historical Society now is known as History Colorado.
28. The school building was relocated to 17th and Miner streets and currently serves as the City of Idaho Springs City Hall.
29. For purposes of Section 106, these consultants used the compliance project standard of determining that resources 45 years of age or older as of 2018 were noncontributing. Non-compliance projects routinely employ the 50-year rule instead.
30. The authors revised this document in 2008.

Section II: City of Idaho Springs Historic Resources Survey Plan

The purpose of this plan always has been to chart a way forward. The numerous challenges and dire circumstances that arose during the course of the plan’s creation highlight the welcome certainty that comes from plans, especially in uncertain times. This survey plan sets goals and makes appropriate recommendations to achieve those goals over the next fifteen years. The action items in this plan are intended to be suitable for phasing into competitive grant applications that follow the best practices for historic preservation and are likely to provide an excellent return on investment of public funds.

Plan Goals

The goals in the City of Idaho Springs Historic Resources Survey Plan set a vision for what needs to be accomplished in terms of research and documentation. In addition, they seek to address many of the issues identified in the SWOT analysis of historic preservation in Idaho Springs. This survey plan has been designed to capitalize upon strengths, correct weaknesses, take advantage of opportunities, and mitigate threats.

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Goals for City of Idaho Springs Historic Resources Survey Plan, 2022-2037

Goal 1 - Research themes most important to the development of the community, telling the engaging stories of the town, its people, and its built environment

Goal 2 – Document historically and architecturally significant and physically intact historic sites, the places that give the community its unique sense of place

Goal 3 – Engage with citizens to increase local history knowledge, foster architectural appreciation, and boost community pride

Goal 4 – Use historic contexts and historical and architectural survey results to guide decision making about historic preservation

The first goal of the plan relates to the need to research and write historic context documents. Historic contexts boost the understanding of local history, and well-written historic contexts have the power to appeal to diverse audiences. At their best, historic contexts attract readers with the story, keep them reading with a narrative that highlights common human experience, engage them with poignant historic photographs, and prepare them to recognize in the built environment the patterns and themes discussed in the context document. Historic contexts, because they tap into the love of story all humans share, can sometimes be an easier “sell” to citizens and local officials. Historical and architectural surveys, on the other hand, can seem, especially to the uninitiated, to focus on the esoteric nuances of architectural styles and expressions. The themes and stories presented in historic contexts give readers a framework to better understand and appreciate the buildings, sites, and places that are the tangible evidence of the stories from our past. In addition, historic contexts are an excellent way to capture and present important stories even if the buildings associated with them lack integrity and, therefore, do not represent good candidates for landmarking or designation.

The second goal of this survey plan is one of the most central, since it deals with the topic of historical and architectural survey projects. In simplest terms, survey projects document what

resources exist within a defined area (letting you know what you have) and provide crucial data for further action. For most communities, the primary purpose of survey is to identify historic places and evaluate their significance (importance) and integrity (physical intactness) in order to determine eligibility for designation. Nearly all of the action items under this goal seek to resume prior city efforts. OAHF recommends resurvey of historic buildings and places every ten years. This suggestion means the cursory citywide reconnaissance survey Abbott completed in 2002 and the Spector and Associates selective intensive survey project along Colorado Boulevard from 2005 both are overdue for an update. The resurvey work proposed in this plan represents an excellent opportunity for the City and HPRC to requisition higher quality and more useful finished products. The local landmark designation program in Idaho Springs needs to consider the concept of integrity. In historic preservation integrity encompasses seven aspects: location, design, setting, materials, workmanship, feeling, and association. The aspects of integrity are crucial for assessing the ability of a place to convey its significance. For any designation program integrity sets a baseline standard for physical intactness and helps to assure the honor associated with landmarking does not degrade with the inclusion of unworthy sites. Fortunately, an assessment of integrity appears on Field 43 of Form #1403 used for intensive survey projects.

Inspired by the success of initiatives like the National Trust for Historic Preservation's "This Place Matters" campaign, there is now greater appreciation for the need to engage with the public about historic preservation. The third goal for this survey plan deals with outreach. In the aftermath of the Covid-19 lockdown and lingering pandemic, nearly all of us have become more accustomed to solitary existences with a greater reliance upon online interactions. The action items in this survey plan offer multiple opportunities to flex unused muscles related to public inclusion and citizen participation. There are real advantages to meeting the people where they live, work, and shop, and the City and HPRC should consider carefully the location and timing of such encounters. They also are encouraged to develop preservation-related special events for children since these initiatives have the added benefit of adult participation; parents normally have to accompany their children and, once they are present, are more likely to get involved if their child is interested and engaged.

The final goal in this plan encourages the HPRC and City staff to use historic contexts and historical and architectural surveys, both those previously completed and projects recommended in this plan, for decision making. Both historic contexts and historical and architectural surveys require a tremendous investment of time, effort, community interest, and grant money. To yield the highest return from any preservation project, the results must be used rather than sit on a shelf. Uses for historic contexts and historical and architectural survey results include, but are not limited to, interpretation (such as plaques, signage, exhibits, walking tours, and brochures); public relations and promotion; and inspiration to protect or "save" threatened places in the community.

Goal 1 - Research themes most important to the development of the community, telling the engaging stories of the town, its people, and its built environment

Action Item 1.1 – Historic Context: On the Road-- Tourism in Idaho Springs

This historic context will build upon the fine work HDR executed on the 2018 survey forms for both pre- and postwar resources located on the eastside of Idaho Springs. The HPRC acknowledged that both Googie architecture and motel history are important to the overall story of the community. However, local citizens do not view these buildings as significant resources. The HDR survey highlighted the poor integrity of these places, too. Therefore, an historic context that explores the cultural, economic, and historical aspects of tourism will be crucial to not only boost awareness but also enhance support for threatened but under-appreciated sites. Key

resource types on which to focus in this context include lodging (travel courts, motels, and hotels); visitor services (gas stations, restaurants, and other similar commercial enterprises); and recreation (tourist sites and stores providing specialized equipment sales or rentals). The historic context should concentrate on both sides of the tourist equation: the local entrepreneurs who provided services to visitors and the types of travelers most attracted to Idaho Springs over time. This study should span from the 1870s through the 1980s, with greatest emphasis on the auto-tourism period that started in the ca 1910s. Important sources for the historic context will include professional histories, old assessor cards, city directories, and oral history interviews.

Action Item 1.2 – Historic Context: The Origins and Early History of Idaho Springs

This historic context represents a replacement for the dated, brief, and pro forma collected community history of Idaho Springs from either the 1984 National Register nomination for the commercial downtown or the historical background sections from two (Colorado Boulevard and 2018 CDOT) survey reports. An engaging, well-written document focusing on stories will emphasize the historical, cultural, economic, and architectural background of the city. This document also needs to include the story of Grass Valley, exploring this community’s origins, identity, and ultimate incorporation into Idaho Springs. This study should span from the 1870s through the 1930s. Important sources for the historic context will include professional histories, historic newspapers, and oral history interviews. Assessment of census data will be crucial, particularly for exploring the ethnic history of the community, an important but previously unexplored topic.

Goal 2 – Document historically and architecturally significant and physically intact historic sites in Idaho Springs, the places that give the community its unique sense of place

Action Item 2.1 – Informal Reconnaissance of Residential Architecture

The purpose of this endeavor is to plan for future survey projects as described in Action Item 2.2. Decisions regarding which level of survey is appropriate will be made based upon a number of factors including architectural significance, known history, and physical intactness. Those properties that are important architectural expressions, with prominent former owners or residents, and high integrity represent the best candidates for intensive-level documentation. Sites with less significant architecture and/or no known history are best recorded at the reconnaissance level. Homes lacking in integrity need not be recorded on the #1417 survey form, but the City may decide to retain a photographic record.

The following table includes the headings for a fieldwork sheet to use for the informal reconnaissance survey. The term informal means no forms will be completed. Instead, this exercise develops an aid for decision making regarding both the appropriate level of survey and prioritization of specific survey areas. One benefit of this approach: the City will complete much, if not all, of the work for this action item themselves, thus saving valuable resources and grant requests for Action Item 2.2 that requires the expertise of a professional preservation consultant.

Address	Date of Construction	Architectural Style/ Building Type	Known History	Integrity (High, Medium, Low)	Threats or Other Factors for Prioritization	NR/ SR Eligibility Assessment Desired (Y/N)	Survey Level:		
							I	R	P

Details for completing the first two columns are available from the Clear Creek County Assessor and/or the City of Idaho Springs’ GIS database. The third column likely will require some specialized knowledge of historic architecture. Completing the fourth column will rely heavily upon the expertise of local individuals, citizens who are familiar with local history of former residents. The HPRC expressed a desire to cooperate more with the Idaho Springs Historical Society, and completion of this column provides an excellent opportunity for such collaboration. The fifth column needs to take into consideration all seven aspects of integrity; historic photographs, if available, might be useful to illustrate how many and what type of alterations were made over time. The sixth column needs input from individuals responsible for permitting, code enforcement, and others familiar with potential changes to the properties. Examples of threats might include (but are not limited to): planned demolition, anticipated major renovation, possible property sale, and/or likely change in zoning. If the City is interested in knowing whether a site is eligible for listing on the National or State registers or believes there may be historic district potential, then OAHP requires completion of an intensive survey. The final three columns demand a judgement about the appropriate level of survey-- I for intensive, R for reconnaissance, and P for photography only-- based upon the data collected in the prior columns.

Action Item 2.2 – Historical and Architectural Surveys: Idaho Springs IS Home

The City should use the results of the informal reconnaissance survey (Action Item 2.1) to structure multiple survey projects, continuing until all properties determined worthy of either reconnaissance or intensive survey have been recorded. The best approach will combine both reconnaissance- and intensive-level documentation into a single project, with sites recorded on either Form #1417 for reconnaissance surveys or Form #1403 for intensive surveys. Benefits of this hybrid approach include the public perception of momentum and inclusion, with nearly all properties within a defined survey area receiving attention during the course of a project.

The number of resources to document in each project will differ based upon the type of funding sought. These figures reflect the amount of time available in the standard contracts with these funders. The number of forms below are guidelines only. The architectural complexity, age, and availability of historic research materials for chosen resources all may impact the time required for documentation and, therefore, the number of sites that realistically can be surveyed in a single project. The City should collaborate with not only professional consultants experienced in the completion of grant-funded historical and architectural surveys but also outreach officers from their funder of choice when designing a project. This consultation must occur far in advance of preparation of a grant application.

- **CLG projects** should include a maximum of 35 to 50 survey forms, with no more than 15 to 20 sites recorded at the intensive level
- **SHF projects** should include a maximum of 50 to 75 survey forms, with no more than 20 to 30 sites recorded at the intensive level
- **Self-funded** survey projects will need to be designed based upon the amount of money available for documentation but, in most communities, these are very small endeavors that survey only a few resources

As the name assigned to this action item implies, to the 1900 residents who call Idaho Springs home, the houses where they live are important and are the site of multiple events, big and small, that are significant to them and their families. Every effort should be made to integrate memoir workshops and/or personal memories of current and former owners onto the survey homes for

these residential survey projects. The intimate details only homeowners can provide will bring the community's residential architecture to life and will allow local residents to be more engaged with the survey process. The time and cost associated with owner outreach and memory gathering will need to be factored into any scope of work and budget. It also will be important to hire professional consultants experienced with or receptive to this type of community collaboration on surveys.

Goal 3 – Engage with citizens to increase local history knowledge, foster architectural appreciation, and boost community pride

Action Item 3.1 – Operation Enhanced Visibility

Finding ways to engage with the citizens of Idaho Springs represents the most important prerequisite for a successful historic preservation program. This campaign must increase the public profile of the HPRC, making local residents more aware of the myriad beneficial functions this group performs. After brainstorming about the best ways to reach their fellow citizens, the Commission should develop a coordinated and far-reaching publicity operation. Special attention will need to be given to the capacity of the HPRC and they are encouraged to seek out partnerships or collaborations that will enhance any and all publicity efforts. Possible methods for increased communication may include: developing a stronger relationship with the local newspaper, increasing use of social media platforms, creating a logo and/or slogan, holding public events, and creating a story-sharing initiative (either virtual or actual). The ultimate goal of the ongoing publicity: to increase local understanding of and appreciation for historic preservation in order to create a wider constituency for the survey, protection, restoration, and interpretation of the most historically and architecturally significant places in the community.

Action Item 3.2 – Gone But Not Forgotten

Idaho Springs has experienced the loss of cherished places and de facto landmarks, namely the former football field and the distinctive neon sign for the former King's Derby motel. Although tangible evidence of these valued places may no longer exist, the memories remain and it is crucial to assure the public that preservation can be about preserving recollections as well as buildings. This initiative seeks to validate and gather, either as oral history interviews or written accounts, the places that matter most to Idaho Springs and its residents. Once assembled, these remembrances can be incorporated into historic contexts or cited on an Architectural Inventory Form. These kinds of stories make historic sites come alive with details that are far more relatable than a rote recitation of a chain of title or a list of the architectural features a site once exhibited. The HPRC should work collaboratively with the Idaho Springs Historical Society and other established groups to sponsor sessions where citizens can contribute their memories. Attendees should be encouraged to share memorabilia and historic photographs, with scanning of images part of any public session. Excellent times to schedule such get-togethers might be during homecoming or other local celebrations, the types of events that attract not only long-time residents but also those who have moved away but may return for such sentimental reasons.

Action Item 3.3 – Preserva-FUN

It is never too soon to start establishing the next generation of stakeholders for historic preservation. To attract the interest of children and teenagers, the emphasis should be on fun. Children enjoy contests and teens are particularly social media savvy. These interests and skill sets can be encouraged to benefit not only historic preservation but also the public perception of

the HPRC. In the current climate where the news cycle seems to lurch from crisis to crisis, local media outlets often are looking for feel good stories where children are engaged in wholesome, worthwhile pursuits. Many communities have experienced success with annual events such as Box City or child-centric activities for Historic Preservation Month (May). Other preservation commissions have nominated a local high school student to serve as an honorary, non-voting member and attend all meetings; this arrangement gives the adult commissioners a younger, fresh perspective and the teenager gains valuable insight into the inner workings of their local community. The HPRC is encouraged to research how other communities are introducing historic preservation to children, brainstorm ideas for possible initiatives suitable in Idaho Springs, or even solicit opinions from established organizations like Girl and Boy scout troops, before and after school clubs, or organized sports teams.

Goal 4 – Use historic contexts and historical and architectural survey results to guide decision making about historic preservation in Idaho Springs

Action Item 4.1 – Love-it, List-it: Post-Survey Designations

Historical and architectural survey forms, completed in the past and now outdated, never led to any owners choosing to designate their eligible properties. Unfortunately, few communities acquire new designations as local landmarks or on the National and State registers without concerted efforts to promote listing. The HPRC and the Community Development Planner should collaborate on a post-survey process designed to inform property owners about the benefits of designation. Careful consideration should be given to the types of materials (perhaps informational packets) required; appropriate ways to make initial contact with the owners (written correspondence, open house, personal visit); a schedule for ongoing contact; and possible support for local landmark applicants (sample nominations, assistance with preparation of nomination). The HPRC may decide to develop a designation subcommittee to be responsible for this important function.

Action Item 4.2 – Turning Findings into Interpretation

Well-researched and expertly written historic contexts and survey projects result in a wealth of personal stories, current and historic images, and details about the built environment and how it has evolved. These products are tailor-made for use in a wide variety of communication and interpretive materials. Creative ways of sharing project results will reach new audiences and have the potential to increase overall interest in historic preservation. Using completed projects for interpretation is a way to get “more bang for the buck” from the initial investment in research and documentation.

Implementation:

Plans are only as good as the work that results from them. Implementation of the goals and action items in this survey plan are summarized in Table 6. The first two columns feature the goals and action items detailed in Part II of the plan. The prioritization, in the third column of the chart, is based upon a realistic assessment of what the City and HPRC can accomplish and when. The projects suggested for earliest implementation represent the most important initiatives and/or tasks which must be completed in order to successfully advance on later action items. The time frame column classifies the plan components into four categories: Now, Soon, Later, and Much Later. These labels match the assigned prioritization. At this point it is somewhat

difficult to assess how rapidly the City will make progress on the plan’s action items. These terms are meant to offer greater flexibility. The last column in this table identifies the key individuals likely to be involved in each action item. Projects assigned to City staff and the HPRC respectively should be included in the appropriate annual work plan.

Many of the action items with a Much Later distinction are dependent upon completion of projects proposed during the earliest years of the plan. Recognizing that some of the suggested initiatives may take longer than expected and may require additional resources, the plan will need periodic reassessment and, if necessary, adjustments to the time frames.

Table 6: Prioritization Chart for Implementing City of Idaho Springs Historic Resources Survey Plan

Goal	Action Items	Priority	Time Frame	Responsible Parties
Research	1.2 – On the Road-- Tourism in Idaho Springs	3	Soon	Professional Consultant
	1.1 – Origins and Early History of Idaho Springs	8	Later	Professional Consultant
Document	2.1 – Informal Reconnaissance of Residential Architecture	2	Now	HPRC; (possibly) Professional Consultant; Idaho Springs Historical Society; other City staff; volunteers/ citizens of Idaho Springs; interns
	2.2 - Idaho Springs IS Home	4	Soon	Professional Consultant; past and current homeowners
Engage	3.1 – Operation Enhanced Visibility	1	Now	HPRC; Community Development Planner; local newspaper; established local organizations
	3.2 – Gone But Not Forgotten	7	Later	HPRC; Community Development Planner; Relevant Organizations (like alumni or neighborhood associations)
	3.3 – Preserva-FUN!	6	Later	***
Use	4.1 – Love-it, List-it: Post-Survey Designations	5	Soon	HPRC; Community Development Planner; (possibly) intern

	4.2 – Turning Findings Into Interpretation	9	Much Later	HPRC; Community Development Planner; Idaho Springs Historical Society
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Conclusion:

The City of Idaho Springs Historic Resources Survey Plan is a testament to the best intentions of this community. They, along with the rest of the world, had no idea what was ahead when, in 2019, SHF awarded them the agency’s first non-competitive grant for a survey plan. At first glance, this project, completed in such chaotic times, represents the worst possible “test” of this new grant option. This project could not possibly provide SHF with objective data about the strengths or weaknesses of the non-competitive grant program. Absolutely nothing seemed to go right, and the project faced challenge after challenge, from the global to the intensely personal, throughout its entire scope. However, looking at the project in a completely different way, this seemingly doomed effort might represent the best possible test for SHF. The non-competitive grant program and its inaugural award to Idaho Springs ultimately resulted in this document. This survey plan exists despite disease, isolation, death, fire, upheaval, and all of the other chaos that marked the period from 2020 to the present.

The City and HPRC (along with everyone else) do not know what might happen in the future either. The world, our country, and society as a whole remains unsettled. We are still in the throws of major forces of uncertainty. But, at least when it comes to survey and historic preservation, Idaho Springs has a plan. The community already has demonstrated their capacity for flexibility and patience. These characteristics will serve them well as they pursue the numerous action items presented in this plan. This plan represents their path forward, an attempt to seek certainty in an uncertain world.

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