



**CITY OF IDAHO SPRINGS**  
1711 Miner Street  
P.O. Box 907  
Idaho Springs, CO 80452-0907  
Telephone (303) 567-4421  
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**NOTICE AND AGENDA**  
**HISTORIC PRESERVATION REVIEW COMMISSION**  
Idaho Springs City Hall  
1711 Miner Street  
Tuesday, May 21, 2024 – 6:00 p.m.

**NOTICE AND AGENDA OF  
HISTORIC PRESERVATION REVIEW COMMISSION  
REGULAR MEETING  
TUESDAY May 21<sup>st</sup>, 2024 6:00 p.m.**

Call to Order

Roll Call

Approval of the Minutes of April 16<sup>th</sup>, 2024

Public Comments

Conflict of Interest

New Business

- Certificate of Appropriateness (COA) 1711 Miner Street exterior renovations – re-review

Adjournment

**HISTORIC PRESERVATION REVIEW COMMISSION  
WORK SESSION**

**Tuesday, May 21<sup>st</sup>, 2024**

**Immediately following the completion of the scheduled Regular Meeting**

- ❖ Pre-Application Meeting – Potential Distillery 1743 Miner Street – Preliminary Discussion
- ❖ Design Guidelines Update/Discussion and Website Updates

**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>

The Public is able to participate in person and remotely by utilizing the link below:  
<https://us02web.zoom.us/j/87554198581?pwd=cDRtWkF5bHE1S25heFQyaWRsaFpMdz09>

Passcode: 528946

For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers. Each individual that is providing public comment is limited to three (3) minutes.

**HPRC  
REGULAR MEETING  
April 16, 2024**

The HPRC of the City of Idaho Springs held a regular meeting on April 16, 2024. Chair Manifold called the meeting to order at 6:03 p.m.

Answering the roll were: Shannon Glazer, Patti Tyler, Vice Chair Michael Davenport and Chair Lisa Manifold. Also present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell. Police Chief Nathan Buseck was also in attendance. Assistant City Administrator Jon Cain and City Administrator Andrew Marsh attended via zoom. Commissioner Rachel Tury has resigned her position as a commission member of HPRC.

**APPROVAL OF MINUTES**

Board member Tyler moved to approve the minutes of February 20<sup>th</sup>, 2024, board member Glazer seconded followed by an all-in favor voice vote.

**PUBLIC COMMENT**

No one signed up for virtual or in person for public comments.

**CONFLICT OF INTEREST**

**NEW BUSINESS**

**1744 MINER STREET COA**

**STAFF REPORT** - Community Development Planner Dylan Graves went over his staff report with the commission. Mr. Graves stated that this COA is requested for several items, additions, and solar panels to mention a few. Mr. Graves reminded the commission that this property has been recently purchased by the City of Idaho Springs for the new Idaho Springs Police Department. Mr. Graves stated that there are similar colors proposed and there will be no increase to the roof line and the only increase would be a vertical change for the roof mounted solar. Mr. Graves also mentioned that if you were to watch the movie “Downhill Racer” you will see this building in the background. This property has had many different uses in its lifetime, and this building was not built during the period of significance and is non-historic in its current reiteration.

Chair Manifold asked if the proposed solar was enough to be sufficient and save energy. Chief Buseck advised the board that’s what he understands. Chair Manifold asked staff if the city has done a survey or a site plan in regard to the wall that has the train mural on it and asked who the owner of that wall is. Community Development Planner MR. Graves stated that he understands that the wall is directly on the property line. Chief Buseck advised the commission that from speaking with the developer and the architect, that the intent is to steer clear of that wall, they do not intend on messing with or doing anything to that wall.

Community Development Planner MR. Graves advised the commission that staff recommend approval of this COA.

Commissioner Typer asked what the term Sally Port means. Chief Buseck advised that the term basically means garage. Chief Buseck advised the commission on a few of the benefits to having a “sally port”, they can process an entire vehicle as evidence, the police department intends on obtaining a breathalyzer machine and that will eliminate the need to drive suspects to Georgetown to use their machine and would allow Idaho Springs Police Officers to process suspected DUI’s without the added expense of traveling to

Georgetown and the use of their equipment. Chief Buseck also mentioned that the Idaho Springs Police Department intends on getting a digital fingerprinting machine and that the Police Department is responsible for managing the sex offender list and having a fingerprinting machine and a private area to process the prints will be of benefit.

**COMMISSION DISCUSSION** - Vice Chair Michael Davenport stated that it was a great staff report and that the architect has done a good job keeping everything under the existing roof. Chair Manifold mentioned that when the city reuses a building, the carbon footprint is much smaller, and she is in 100% support of the solar panels. Chair Manifold advised the board that Chief Buseck brought a checklist to the meeting to show what the Police Department currently has, and what they will gain in this new building. The list is substantial, and the Deputy City Clerk advised the commission that she would update the online packet to include this list so the public may review it also. Chair Manifold also mentioned that she was surprised that there were 60 historic buildings in the district as she thought there were only 48. Chief Buseck mentioned that the garage use can help when the Police Department has a lot of evidence to process and create efficiency of operation. Vice Chair Davenport asked Chief how long he sees this property being an effective use? Chief Buseck stated at least 30 years, and that this lot is very large and does offer an opportunity for growth/expansion in the future so that can extend the efficiency of use to at least 50 years. Chief Buseck also mentioned that the city just applied for a million-dollar grant and should have an answer of obtaining that grant by July 2024. Chief Buseck stated if we get that grant, then there is potential to break ground this year, but he doesn't think that the Police Department will be operational at this location until the beginning of 2026.

**VOTE-** Chair Lisa Manifold recommends the HPRC approve the Certificate of Appropriateness for Exterior improvements to 1744 Miner Street for (1) roof mounted solar panels; (2) additions to the building totaling approximately 1,050 square feet; and (3) minor rehabilitation work to the existing structure. Commissioner Tyler seconded followed by an all-in favor roll voice vote.

**ADJOURN**

Chair Manifold adjourned the meeting at 6:35 pm to go into work session.

# IDAHO SPRINGS HPRC STAFF REPORT

**Meeting Date:** Tuesday, May 21, 2024

**Page 1 of 3**

**Item:**

## Renewal of a Certificate of Appropriateness (COA) for exterior rehabilitation to City Hall

**Presented by:**

Dylan Graves  
Community Development Planner

**PROPOSAL:**

This is a request for a Certificate of Appropriateness (COA) for exterior rehabilitation work at the Idaho Springs City Hall, located at 1711 Miner Street. A COA was initially approved for this work on November 16, 2021, but since a COA is only valid for one year, that original approval has since expired. While this is a new review of the application, no substantive changes to the plans have been submitted for consideration. Two small amendments are included in the proposed re-review. First is a small change to the rehabilitated and reconstructed windows proposed as part of the package is included, which clarifies glass thickness. Second is the rehabilitation of existing stucco on the bottom portion of the building. Whereas originally the architects had excluded the plaster/stucco work from the scope of the existing phase of work, they requested to add this into the scope of work to complete everything at once. This work was included in the original COA review packet as “Keyed Note” #2 on pages A2 to A5 of Attachment 1 and will now be incorporated as part of the COA, if approved.

**ATTACHMENTS:**

1. Architectural Package
2. Window Amendment
3. Stucco Amendment

**BACKGROUND:**

The subject property is located at 1711 Miner Street and is home to the Idaho Springs City Hall. 1711 Miner Street is owned by the City of Idaho Springs. The property is locally designated but cannot be designated nationally due to its relocation from its original location (2413 Miner Street) in 1983.

Because the subject property is in the City’s Historic District and is locally designated, the Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before a building permit can be issued for exterior work at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).

A COA was approved for this work on November 16, 2021. The work included the following:

1. Replacement and rehabilitation of eleven (11) windows, with new sashes to match original sashes (as shown on six (6) existing windows not proposed for rehabilitation).
2. Replacement of five (5) exterior doors with compatible doors
3. Rehabilitation of bell tower on roof of building, including replacement of bell tower roof.
4. Other minor rehabilitation work (such as repairs to brick masonry, tuck pointing, etc.).

Tuckpointing work is largely complete on the building. This was included in the original COA, which as noted has since expired. However, Staff found that this could be considered a “small project” and did not find issue with that work commencing.

**HISTORIC PRESERVATION REVIEW COMMISSION ROLE:**

Chapter 22, Section 22-4 of the ISMC requires every application for a building permit within the District or at a designated historic site to be submitted to the Commission (HPRC) for consideration as to whether it should be issued a COA. The Commission is the acting body for COA applications.

**CRITERIA FOR APPROVAL.**

For the Commission to grant a COA for any application, the Commission shall determine that the application meets the following criteria:

- 1. The proposed work is consistent with and promotes the purposes of these regulations, as set out in Subsection 22-2(A) of the Municipal Code;**

Requiring a COA for exterior façade modifications on structures in the Historic District is in the spirit of the purpose of the regulations. Staff does not believe that the proposed modifications adversely affect the quality and integrity of the district or other designated sites, nor does Staff believe that the proposed work is hazardous or incompatible with the historic character of the district. The only amendment to the package approved in 2021 is to clarify the type of glass proposed for the rehabilitated and reconstructed windows (Attachment 2). The architect has noted that while the approved package contained ½” glass, they would like to instead install 1/4” glass to allow reconstructed wood sashes to more closely mimic their original profile. The existing six double-hung windows will also receive ¼” laminated glass to match.

The stucco work was always anticipated for the site but was not included in the initial scope of work for the first phase of rehabilitation. The existing stucco does not appear to be of high quality and the architects have indicated that the rehabilitation work will result in a higher quality construction and aesthetic that will complement the building well.

- 2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.**

The proposed work will not adversely materially affect its historic quality. New windows will more closely match the architecture and aesthetic of historic windows and those that remain. The doors will be repaired but are not otherwise going to change. Work to the bell tower ensures its structural integrity for years to come. The new stucco rehabilitation work is anticipated to improve the aesthetic qualities of the building while maintaining its historic qualities.

- 3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.**

This was found to be met when originally reviewed in 2021. No material changes to the proposed work have been presented that alters the effect on the historic atmosphere or character of the District as a whole and as such, Staff believes this continues to be met.

- 4. The proposed work is in compliance with all current, applicable design guidelines.**

The proposed work continues to be compliant with all current, applicable design guidelines. No changes to the guidelines have occurred since the original approval of this project.

**5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission shall consider the following:**

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

The work improves the general historic and architectural character of the structure, especially with respect to the proposed window rehabilitation, which will better mimic historic profiles, and the stucco work, which will improve the overall aesthetic of the building.

**b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.**

The proposed exterior work continues to conform with the District as a whole.

**c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.**

The proposed work continues to conform to this standard.

**d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.**

The proposed work improves the protection, enhancement, and perpetuation of the structure. The rehabilitation work on the bell tower ensures that it will continue to be structurally sound. Deterioration has occurred to the building and the proposed work ensures that this is mitigated.

**e. The condition of existing improvements and whether or not they are a hazard to public health and safety.**

No public health or safety concerns are anticipated.

**f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.**

N/A

**g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.**

Staff believes that this criterion is suitably met.

**STAFF ANALYSIS OF PROPOSAL:**

# ROCKY MOUNTAIN BUILDING RESTORATION

6395 West Leawood Drive  
Littleton, Colorado 80123  
(303) 798-6747

Date: April 22, 2024

To: jonasl@spectrumgc.com

Re: Stucco on Idaho Springs City Hall

Attn: Jonas Landes

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## PROPOSAL

Rocky Mountain Building Restoration proposes to furnish all labor and materials necessary for the completion of the following work:

- 1) Remove paint from stucco and from formed concrete foundation walls by way of sandblasting it for better adhesion to new stucco.
- 2) Grind down high spots, fill in low spots, knock off compromised stucco, repair spots where loose stucco was removed, and lightly scarify all surfaces.
- 3) Use quickrete bonder and basecoat and finish coat to stucco over both the formed concrete foundation walls and the 2 ½ feet of stucco above them to create a more uniform surface.
- 4) Install a custom kynar fluoropolymer coated flashing at top of stucco by way of a reglet and Sikaflex urethane sealant into a brick joint right above top of stucco.

Note: The integrally colored stucco finish coat, metal flashing kynar coating, and sika sealant, will all be as similar in color as possible and will all try to match the color of the brick above it.

-Alternate products and materials could be used if desired but cost will reflect changes.

The above work will be performed for the sum of \$18,950.00(eighteen-thousand nine-hundred fifty dollars)

Sincerely,

Ryan Gillmore, Vice president

Architecture and Historic Preservation



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

P.O. Box 3250 Evergreen Colorado 80437  
303.282.3884 hoehnarchitects@gmail.com

April 30, 2024

To: SAFEbuilt

Re: Idaho Springs City Hall – Exterior Rehabilitation – 1711 Miner Street  
Log No. 24IDSP-00024

The purpose of this memorandum is to clarify the type of glass proposed for the rehabilitated and reconstructed windows at the Idaho Springs City Hall.

### History

After the former schoolhouse was moved and converted to a city hall, two-thirds (or eleven) of the original double-hung windows were removed and replaced with single fixed units incorporating insulated glass; this work occurred circa 1986. The replacement units were made to fit the existing masonry window openings and a wood center rail was applied to each side of the glass to mimic the appearance of a double-hung unit. No hardware was installed on these windows because they are fixed.

The remaining six windows currently function as double-hung windows and retain some of their original historic fabric. However, the original single pane glass was replaced with ½” insulated glass; exterior stops were added to the sash when the glass was replaced, thereby eliminating the need for glazing putty.

### Proposed Construction

Sheet A5 - Elevation 4 Replacement Sash Elevation in the submitted construction drawings calls for matching the glass at the existing windows, which is ½” insulating glass. Following the award of the construction contract with Spectrum General Contractors, it was decided to use ¼” laminated glass instead. Given that City Hall is a local historic landmark, the ¼” laminated glass will allow the reconstructed wood sashes to more closely mimic their original profile. The sashes will be constructed as illustrated in the attachment; glazing putty will be eliminated on the outside face with a removable stop added to the interior side for ease in future glass replacement. The remaining six double-hung windows will also receive ¼” laminated glass and modified to allow for an interior removable stop.

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,  
Kristine Hoehn

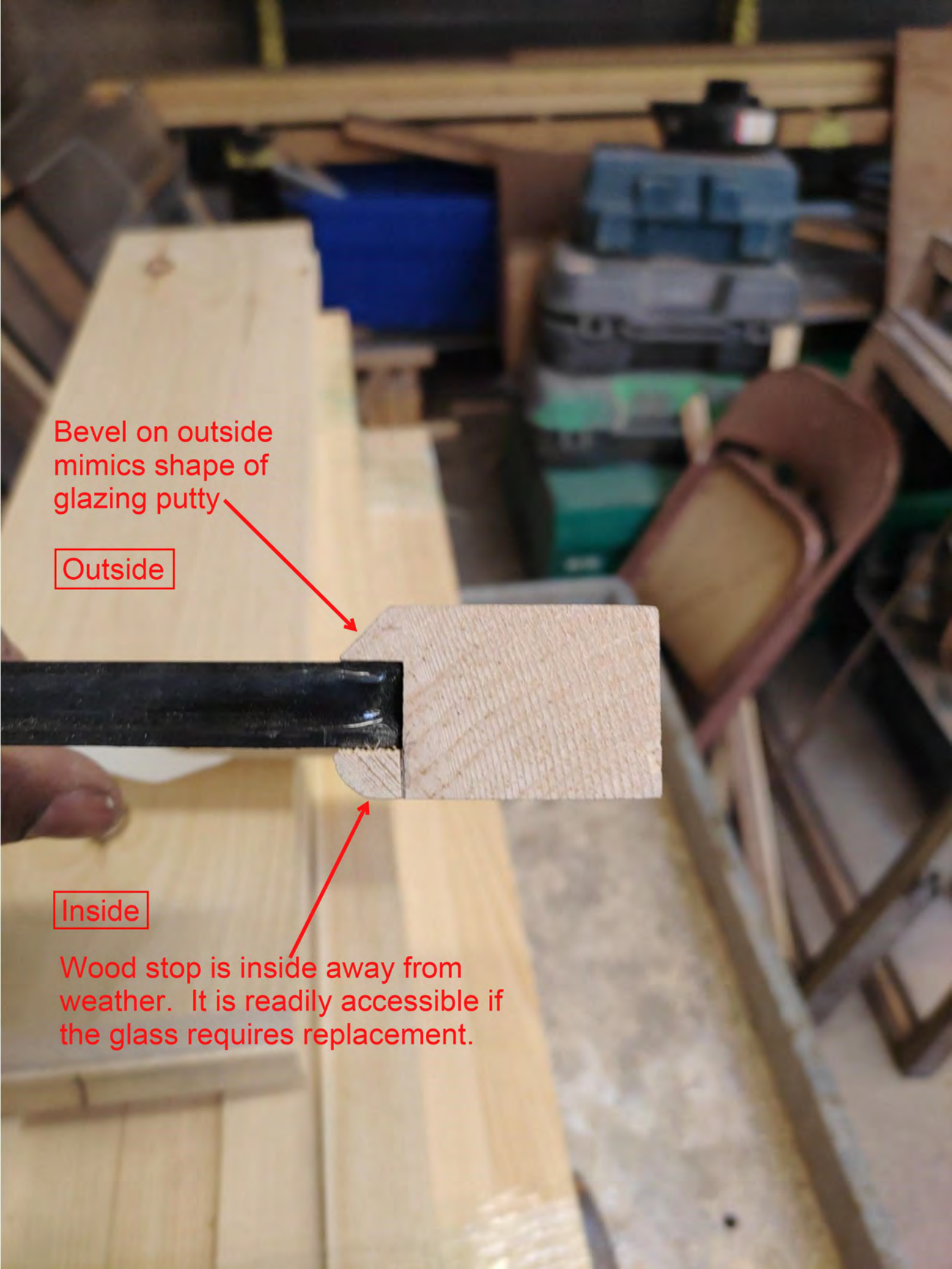


Bevel on outside  
mimics shape of  
glazing putty

Outside

Inside

Wood stop is inside away from  
weather. It is readily accessible if  
the glass requires replacement.



# IDAHO SPRINGS CITY HALL

## EXTERIOR REHABILITATION

1711 MINER STREET IDAHO SPRINGS, CO

HAPC PROJECT NUMBER 2103

ISSUED FOR BIDDING & CONSTRUCTION JUNE 5, 2023



### PROJECT DIRECTORY

OWNER: CITY OF IDAHO SPRINGS, CO  
 1711 MINER STREET  
 MR. ANDREW MARSH, CITY ADMINISTRATOR  
 P.O. BOX 907  
 IDAHO SPRINGS, COLORADO 80452  
 OFFICE: 303-567-4421 EXT.121  
 E-MAIL: ADMIN@IDAHOSPRINGS.CO.COM

ARCHITECT: HOEHN ARCHITECTS PC  
 TIM AND KRIS HOEHN, PRINCIPALS  
 P.O. BOX 3250  
 EVERGREEN, CO 80437  
 OFFICE: 303-282-3884  
 E-MAIL: HOEHNARCHITECTS@GMAIL.COM

### 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
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS"
- SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

CONSTRUCTION TYPE: TYPE III-B

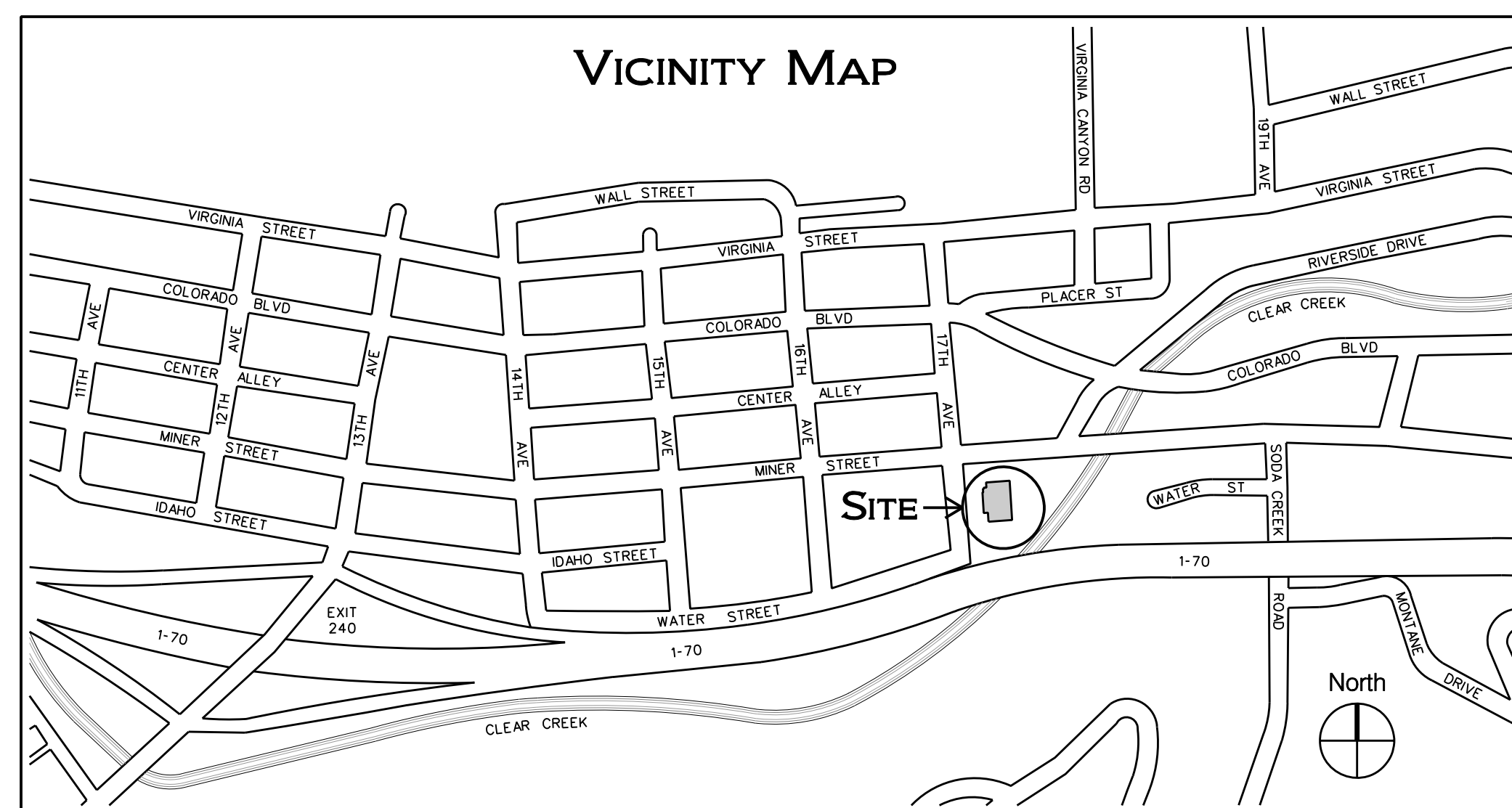
OCCUPANCY: CIVIC ADMINISTRATION BUILDING (GROUP B)

YEAR OF CONSTRUCTION: 1904

### LEGAL DESCRIPTION

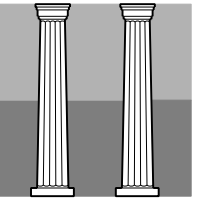
BLOCK 33, LOTS 1 THROUGH 3, THE CITY OF IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO

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



### DRAWING INDEX

- A1 LOWER LEVEL CONSTRUCTION PLAN & DOOR SCHEDULE
- A2 MAIN LEVEL CONSTRUCTION PLAN & WINDOW SCHEDULE
- A3 NORTH & WEST ELEVATIONS
- A4 SOUTH & EAST ELEVATIONS
- A5 DOOR & WINDOW DETAILS



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

HOEHNARCHITECTS  
@GMAIL.COM

No.	Date / Issue
1	10/28/21
	HPRC REVIEW
2	6/5/23 BIDDING AND CONSTRUCTION

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Idaho Springs City Hall  
Exterior Rehabilitation

Project Number 2103

Lower Level  
Construction Plan

GENERAL NOTES

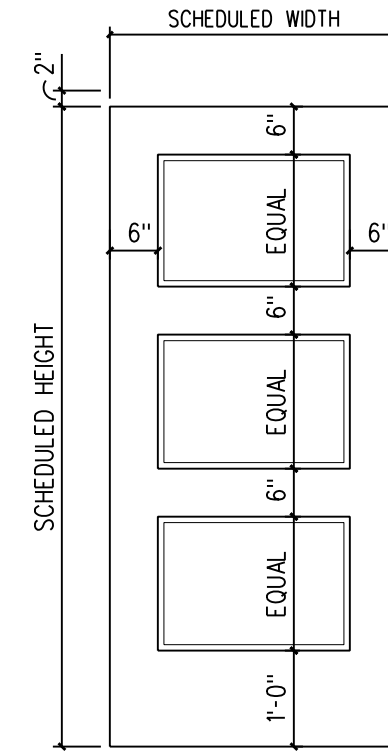
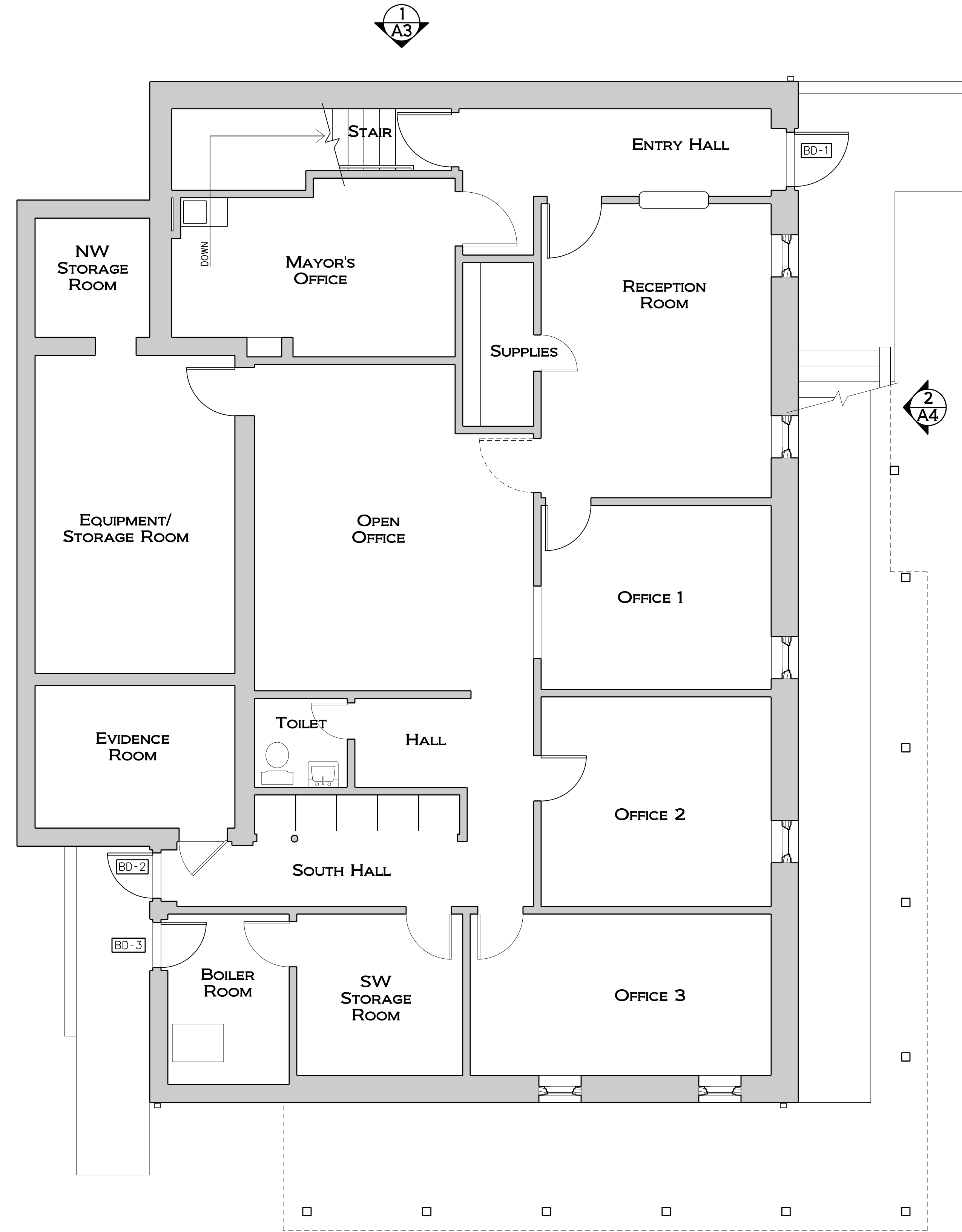
- SHADED WALLS INDICATE EXISTING CONSTRUCTION. PLAN DIMENSIONS ARE TO FINISHED FACE OF EXISTING CONSTRUCTION AND TO FACE OF ROUGH FRAMING AT NEW CONSTRUCTION.
- PROVIDE NEW CUTTERS AND DOWNSPOUTS. MATCH PROFILE AND SIZE OF EXISTING CUTTERS AND DOWNSPOUTS. EXTEND DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS UNLESS NOTED OTHERWISE. COLOR OF PREFINISHED METAL CUTTERS AND DOWNSPOUTS SHALL BE SELECTED BY OWNER AND ARCHITECT. SEVERAL DOWNSPOUTS HAVE BEEN MOVED FROM THEIR PRESENT LOCATIONS. REFER TO ELEVATION DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS.
- IF CONSTRUCTION IS PARTIALLY FUNDED BY THE STATE HISTORICAL FUND, CONSULT WITH THE SHF STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT ANY WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED.
- REHABILITATE THE BRICK MASONRY WALLS: STRIP EXISTING PAINT AND SEALANTS FROM BRICK. REMOVE DETERIORATED MORTAR. REPLACE CRACKED, MISSING OR DAMAGED BRICK WITH UNITS MATCHING THE ORIGINAL BRICK. CUT OUT AND REPOINT ALL MORTAR JOINTS USING A MORTAR MIX THAT HAS BEEN DETERMINED THROUGH THE TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF WORK. REFER TO SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.

KEYED NOTES (ALL DRAWINGS)

- REPAIR CRACK IN BRICK MASONRY - TYPICAL WHERE INDICATED ON ELEVATION. NOT ALL CRACKS NECESSARILY SHOWN.
- PROVIDE NEW PORTLAND CEMENT PLASTER FINISH. APPLY SELF-FURRING METAL LATH (MINIMUM 2.5 LB/SY) OVER EXISTING PLASTER AND PAINTED CONCRETE BELOW. ALL FASTENERS SHALL BE CORROSION RESISTANT AND LATH SHALL LAP THE FLANGE OF ACCESSORIES. REINFORCE CORNERS WITH WELDED WIRE CORNER ADS. INSTALL CASING BEADS AT ALL TERMINATIONS AND PENETRATIONS: FLANNERY'S J-MOLD IN EXTRUDED ALUMINUM IN SPECIAL COLOR ANODIZED FINISH COLOR TO BE SELECTED BY OWNER AND ARCHITECT (WWW.FLANNERYTRIM.COM). PROVIDE CEMENT PLASTER BASECOAT AND FINISH COAT OVER ENTIRE SURFACE. REFER TO SPECIFICATION SECTION 09220 PORTLAND CEMENT PLASTER.
- PAINT EXISTING WOOD SHINGLES AT DORMER. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- PRESERVE ORNAMENTAL WROUGHT IRON GRILLE: CHECK EXISTING FASTENERS TO ENSURE THEY ARE SECURELY HOLDING THE SCROLLWORK. ADD FASTENERS IF REQUIRED AFTER CONSULTATION WITH THE ARCHITECT. CLEAN THE METAL BY REMOVING RUST AND LOOSE PAINT. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE RUST FROM THE CAST IRON BELL/YOKE AND THEN CLEAN THE METAL. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE WOOD BLOCKING ABOVE CAST IRON BELL/YOKE.
- REPAIR BEADBOARD CEILING AT BELL TOWER BY FILLING HOLES WITH WOOD PUTTY. RESECURE LOOSE BOARDS TO SUPPORTING ROOF FRAMING AND SEAL OPEN JOINTS. REMOVE CUTTERS TEMPORARILY IN ORDER TO REPLACE WOOD AT BELL TOWER EAVES. PAINT WOOD CEILING AND EAVES. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE EXISTING SPRAYED-ON INSULATION AND DAMPROOFING AT THE BELL TOWER'S ROOF DECK AND SURROUNDING MASONRY WALLS. PROVIDE NEW MEMBRANE ROOFING SYSTEM THAT DRAINS TO EXISTING SCUPPER PIPE AT WEST SIDE. ENSURE THAT SCUPPER IS FUNCTIONING PROPERLY; REPLACE IF LEAKING. REFER TO SPECIFICATION SECTION 07531 EPDM SINGLE PLY MEMBRANE ROOFING.
- RECONSTRUCT PORTIONS OF FOUR DETERIORATED BRICK MASONRY COLUMNS ABOVE ROOF PLANE AT BELL TOWER. REFER TO GENERAL NOTE 4 FOR SCOPE OF WORK AT THESE LOCATIONS.
- PROVIDE PREFINISHED SHEET METAL COUNTERFLASHING WITH THE REPLACEMENT MEMBRANE ROOFING SYSTEM. SAWCUT A GROOVE INTO THE MORTAR JOINT IMMEDIATELY BELOW THE BELL TOWER CAPSTONES AND INSERT HORIZONTAL LEG OF COUNTERFLASHING ONE INCH MINIMUM INTO GROOVE. SEAL EDGE WITH SILICONE SEALANT.
- REMOVE EXISTING SURFACE-APPLIED COUNTERFLASHING AT BELLTOWER. INSTALL NEW PREFINISHED STEPPED COUNTER FLASHING THAT INCORPORATES REGLETS CUT INTO MORTAR JOINTS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL, SIXTH EDITION FIGURE 4-9 COUNTER FLASHING SYSTEMS - INSTALLATION. COLOR TO BE SELECTED BY ARCHITECT.
- COAT EXISTING METAL WITH INLAND COATINGS RC 2000 RUBBER ROOF COATING IN GRAY COLOR OR APPROVED EQUAL.
- RESECURE LOOSE BEADBOARD AT THE MAIN ROOF AND DORMER SOFFITS BY ATTACHING IT TO THE SUPPORTING ROOF FRAMING. SEAL OPEN JOINTS AND REPAINT ALL SOFFITS, BRACKETS, FASCIA AND FRIEZE BOARDS. TWO COLORS TO BE SELECTED BY OWNER AND ARCHITECT.

DOOR & FRAME NOTES

- REFER TO SPECIFICATION SECTION 09600 WINDOW AND DOOR REHABILITATION FOR PRODUCT SPECIFICATIONS.
- REFER TO SPECIFICATION SECTION 08100 STEEL DOORS AND FRAMES.
- EPOXY REPAIR EXISTING DOOR, ESPECIALLY AT BOTTOM RAIL AND AT BOTTOM OF STILES. EPOXY REPAIR WOOD THAT IS CRACKED, DRY, AND CHIPPED. PREPARE DOOR FOR PAINTING. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REPLACE WIRE GLASS WITH CLEAR GLASS.
- REPAIR BOTTOM OF HM FRAME AT RUST PERFORATIONS. SAND THE DAMAGED AREA. FILL PERFORATIONS WITH AN AUTOMOTIVE BODY FILLER (BOND0). SAND SMOOTH. PRIME AND PAINT.
- REMOVE RUST FROM DOOR SURFACES. SAND THE RUSTED AREAS. IF DETERIORATION IS DEEP, FILL SURFACE WITH AN AUTOMOTIVE BODY FILLER (BOND0). SAND SMOOTH. PRIME AND PAINT.
- ALL DOORS AND FRAMES TO BE PAINTED UNLESS NOTED OTHERWISE. RE: SPECIFICATION SECTION 09900.



DOOR TYPE A  
FLUSH STEEL WITH 1/2" THICK  
LAMINATED STEEL PANEL INSERTS/  
RE: 0810 STEEL DOORS AND FRAMES  
  
STEELCRAFT L16 SERIES  
WITH POLYSTYRENE CORE  
FG3 SERIES DOOR

DOOR HARDWARE

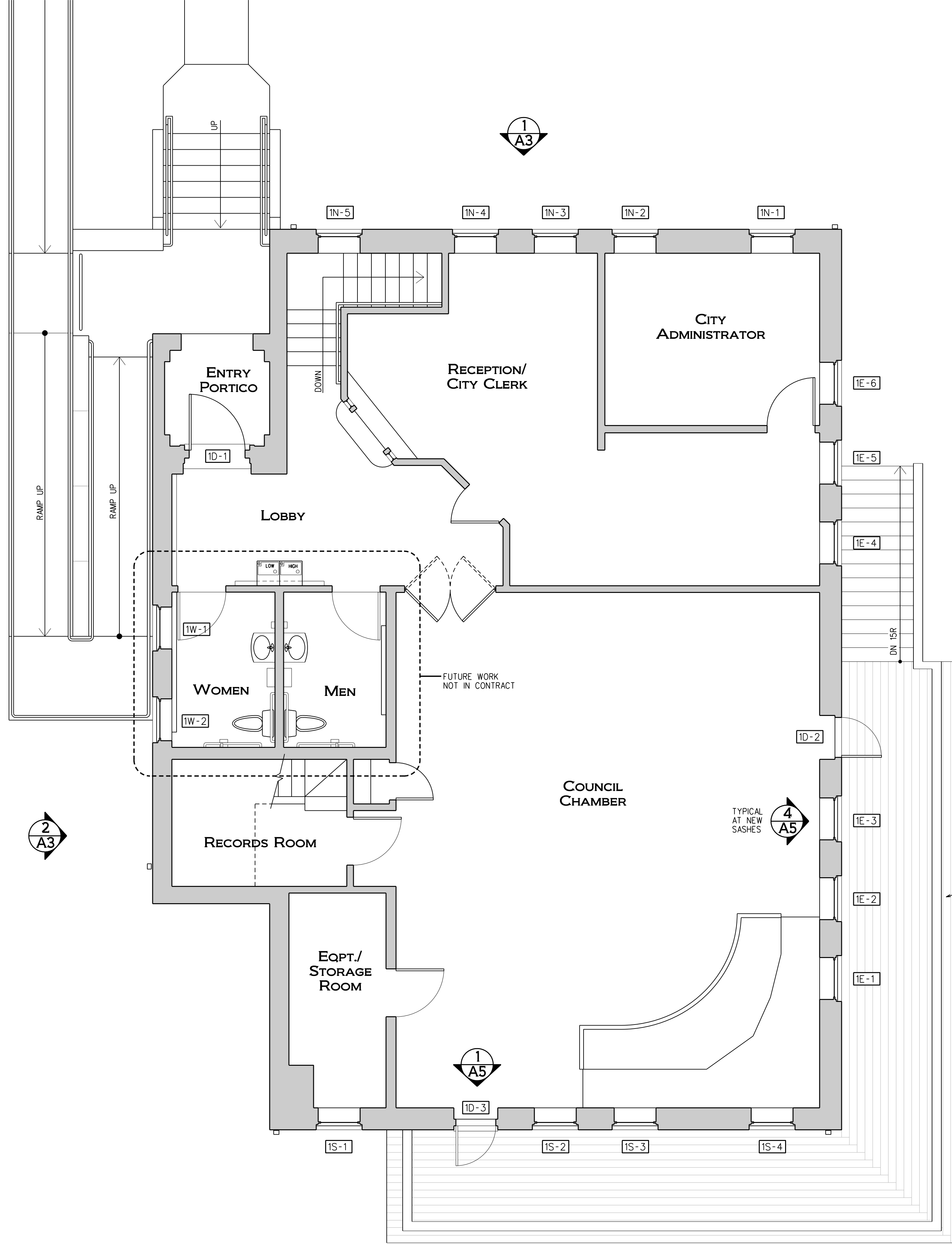
HARDWARE SET	DESCRIPTION	FINISH
<b>HARDWARE SET 1 (BD-1)</b>	OUT-SWINGING EXTERIOR DOOR	ANTIQUE BRASS 609/US5 FINISH
3 EA. BUTTS	BB5003 - 500	BOMMER
1 EA. ENTRANCE LOCK	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 EA. SURFACE CLOSER	AL53PD NEP	SARGENT
1 EA. THRESHOLD	351-P9-04	NGP
1 SET WEATHERSTRIPPING	613DBK	FROST KING
	SILICONE SELF-STICK WEATHERSEAL (BROWN)	
<b>HARDWARE SET 2 (BD-2)</b>	OUT-SWINGING EXISTING EXTERIOR DOOR	ANTIQUE BRASS 609/US5 FINISH
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. SURFACE CLOSER	PROVIDE NON-REMOVABLE PINS	SARGENT
1 EA. THRESHOLD	351-P9-04	NGP
1 SET SMOKE SEALS	613BR	NGP
NOTE: EXISTING EXIT DEVICE TO REMAIN	2525B (BROWN)	
<b>HARDWARE SET 3 (BD-3)</b>	IN-SWINGING EXISTING EXTERIOR DOOR	ANTIQUE BRASS 609/US5 FINISH
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. CLASSROOM LOCK	AL70PD NEP	SCHLAGE
1 EA. SURFACE CLOSER	351-P9-04	SARGENT
1 EA. THRESHOLD	613BR	NGP
1 SET SMOKE SEALS	2525B (BROWN)	NGP
<b>HARDWARE SET 4 (ID-2)</b>	OUT-SWINGING EXISTING EXTERIOR DOOR	ANTIQUE BRASS 609/US5 FINISH
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. THRESHOLD/SILL	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 SET WEATHERSTRIPPING	RE: DETAIL 3/AS	SARGENT
NOTE: EXISTING EXIT DEVICE TO REMAIN	SILICONE SELF-STICK WEATHERSEAL (BROWN)	FROST KING
<b>HARDWARE SET 5 (ID-3)</b>	OUT-SWINGING EXISTING EXTERIOR DOOR	ANTIQUE BRASS 609/US5 FINISH
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. ENTRANCE LOCK	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 EA. THRESHOLD/SILL	AL53PD NEP	SARGENT
1 SET WEATHERSTRIPPING	RE: DETAIL 3/AS	NGP
	SILICONE SELF-STICK WEATHERSEAL (BROWN)	FROST KING

- NOTES:
- PATCH AND REPAIR EXISTING DOORS AND FRAMES AS NECESSARY FOR INSTALLATION OF NEW REPLACEMENT HARDWARE.
  - STRIP PAINT FROM ALL EXISTING HARDWARE TO BE REUSED.
  - PROVIDE SCHLAGE CLASSIC KEYWAY. COORDINATE KEYING SYSTEM WITH OWNER

DOOR SCHEDULE REFER TO DOOR & FRAME NOTES ON THIS DRAWING

LEVEL	NO.	STATUS	WIDTH	HEIGHT	THICK.	TYPE	FRAME	HW SET	REMARKS	DOOR NOTES
LOWER	BD-1	NEW	3'-0"	6'-8"	1 3/4"	A	EXIST'G	1		2,5,7
	BD-2	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	2		5,6,7
	BD-3	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	3		5,6,7
MAIN	ID-1	EXIST'G	3'-5"	9'-4"	---	---	EXIST'G	---	REFINISH DOOR AND FRAME TO MATCH EXISTING	
	ID-2	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	4	RE: DETAILS 3/AS & 6/AS FOR MODIFIED OPENING	1,3,4,7
	ID-3	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	5	RE: DETAILS 3/AS & 6/AS FOR MODIFIED OPENING	1,3,4,7

BASEMENT LEVEL CONSTRUCTION PLAN  
SCALE 1/4" = 1'-0"



**MAIN LEVEL CONSTRUCTION PLAN**  
SCALE 1/4" = 1'-0"

**GENERAL NOTES**

- SHADED WALLS INDICATE EXISTING CONSTRUCTION. PLAN DIMENSIONS ARE TO FINISHED FACE OF EXISTING CONSTRUCTION AND TO FACE OF ROUGH FRAMING AT NEW CONSTRUCTION.
- PROVIDE NEW GUTTERS AND DOWNSPOUTS. MATCH PROFILE AND SIZE OF EXISTING GUTTERS AND DOWNSPOUTS. EXTEND DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS UNLESS NOTED OTHERWISE. COLOR OF PREFINISHED METAL GUTTERS AND DOWNSPOUTS SHALL BE SELECTED BY OWNER AND ARCHITECT. SEVERAL DOWNSPOUTS HAVE BEEN MOVED FROM THEIR PRESENT LOCATIONS. REFER TO ELEVATION DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS.
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- REHABILITATE THE BRICK MASONRY WALLS: STRIP EXISTING PAINT AND SEALANTS FROM BRICK. REMOVE DETERIORATED MORTAR. REPLACE CRACKED, MISSING OR DAMAGED BRICK WITH UNITS MATCHING THE ORIGINAL BRICK. CUT OUT AND REPOINT ALL MORTAR JOINTS USING A MORTAR MIX THAT HAS BEEN DETERMINED THROUGH THE TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF WORK. REFER TO SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.

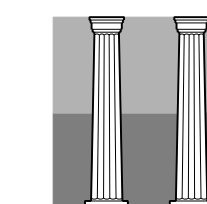
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**IDAHO  
SPRINGS  
CITY HALL**

**EXTERIOR  
REHABILITATION**

**HOEHN  
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**WINDOW SCHEDULE - MAIN LEVEL & ATTIC**

ALL FRAMES ARE ORIGINAL. SASHES ON SIX WINDOWS ARE ORIGINAL (OR REPLICATED TO CLOSELY MATCH ORIGINAL) DOUBLE-HUNG UNITS WITH REPLACEMENT GLASS TO REMAIN. SASHES ON THE REMAINING ELEVEN WINDOWS AT THE MAIN LEVEL HAVE BEEN PREVIOUSLY REPLACED WITH A SINGLE FULL-HEIGHT FIXED SASH. REMOVE ALL EXISTING FULL-HEIGHT FIXED SASHES AND FABRICATE AND INSTALL NEW SASHES TO MATCH THE ORIGINAL SASHES.

NO.	SASHES		REMARKS - REFER TO WINDOW NOTES AT RIGHT												
	EXISTING	NEW	1	2	3	4	5	6	7	8	9	10	11	12	13
ATTIC															
AN-1	●		●	●	●	●							●		
AN-2			●	●	●	●							●		
AN-3	●		●	●	●	●							●		
SOUTH															
1S-1			●	●	●	●	●	●	●	●	●	●	●	●	●
1S-2		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1S-3		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1S-4			●	●	●	●	●	●	●	●	●	●	●	●	●
EAST															
1E-1		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1E-2	●		●	●	●	●	●	●	●	●	●	●	●	●	●
1E-3		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1E-4		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1E-5		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1E-6		●	●	●	●	●	●	●	●	●	●	●	●	●	●
NORTH															
1N-1		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1N-2		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1N-3		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1N-4		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1N-5		●	●	●	●	●	●	●	●	●	●	●	●	●	●
WEST															
1W-1		●	●	●	●	●	●	●	●	●	●	●	●	●	●
1W-2		●	●	●	●	●	●	●	●	●	●	●	●	●	●

**WINDOW NOTES**

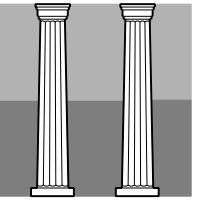
- REFER TO SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION FOR PRODUCT SPECIFICATIONS.
- EPOXY REPAIR EXISTING WINDOW FRAMES, ESPECIALLY AT BOTTOM WHERE WOOD IS CRACKED, DRY AND MISSING PAINT.
- EPOXY REPAIR WOOD WINDOW SILLS.
- REMOVE AND REPAIR INDIVIDUAL SASHES. EPOXY REPAIR OR REPLACE IN-KIND (WHERE HIGHLY DETERIORATED) EXISTING WOOD COMPONENTS. REINFORCE CONNECTIONS AT STILES AND RAILS WHERE LOOSE AND SPLIT. RETAIN EXISTING GLASS UNLESS CRACKED, BROKEN, OR THE SEALS HAVE FAILED. CLEAN GLASS.
- REPLACE EXISTING SASH CORDS. REPLACE EXISTING SASH WEIGHTS. (EXISTING INSULATED GLASS IS A LATER ADDITION. WEIGHT OF LOWER SASH NECESSITATES HEAVIER SASH WEIGHTS FOR EASIER WINDOW OPERATION.)
- ADJUST WINDOW SASH SO THEY FIT SQUARE IN THEIR OPENINGS AND THE MEETING RAILS ALIGN PROPERLY.
- INSTALL WEATHERSTRIPPING AT JAMBS, SILLS AND MEETING RAILS.
- CLEAN EXISTING SASH LOCKS. REINSTALL ON WINDOW. INSTALL NEW MATCHING SASH LOCK ON NEW WINDOWS. RE: WINDOW HARDWARE SPECIFICATIONS IN SPEC SECTION 08600.
- PROVIDE NEW SASH LIFT ON ALL WINDOWS. RE: WINDOW HARDWARE SPECIFICATIONS IN SPEC SECTION 08600.
- REMOVE EXTERIOR WOOD JAMB BLOCKS THAT WERE INSTALLED TO MAKE WINDOWS INOPERABLE.
- PAINT WINDOW FRAMES AND SASHES. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REFER TO HEAD, JAMB AND SILL DETAILS ON DRAWING A5.
- PROVIDE OBSCURE GLASS.

Idaho Springs City Hall  
Exterior Rehabilitation

Project Number 2103

Main Level  
Construction Plan

**A2**



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Idaho Springs City Hall  
Exterior Rehabilitation

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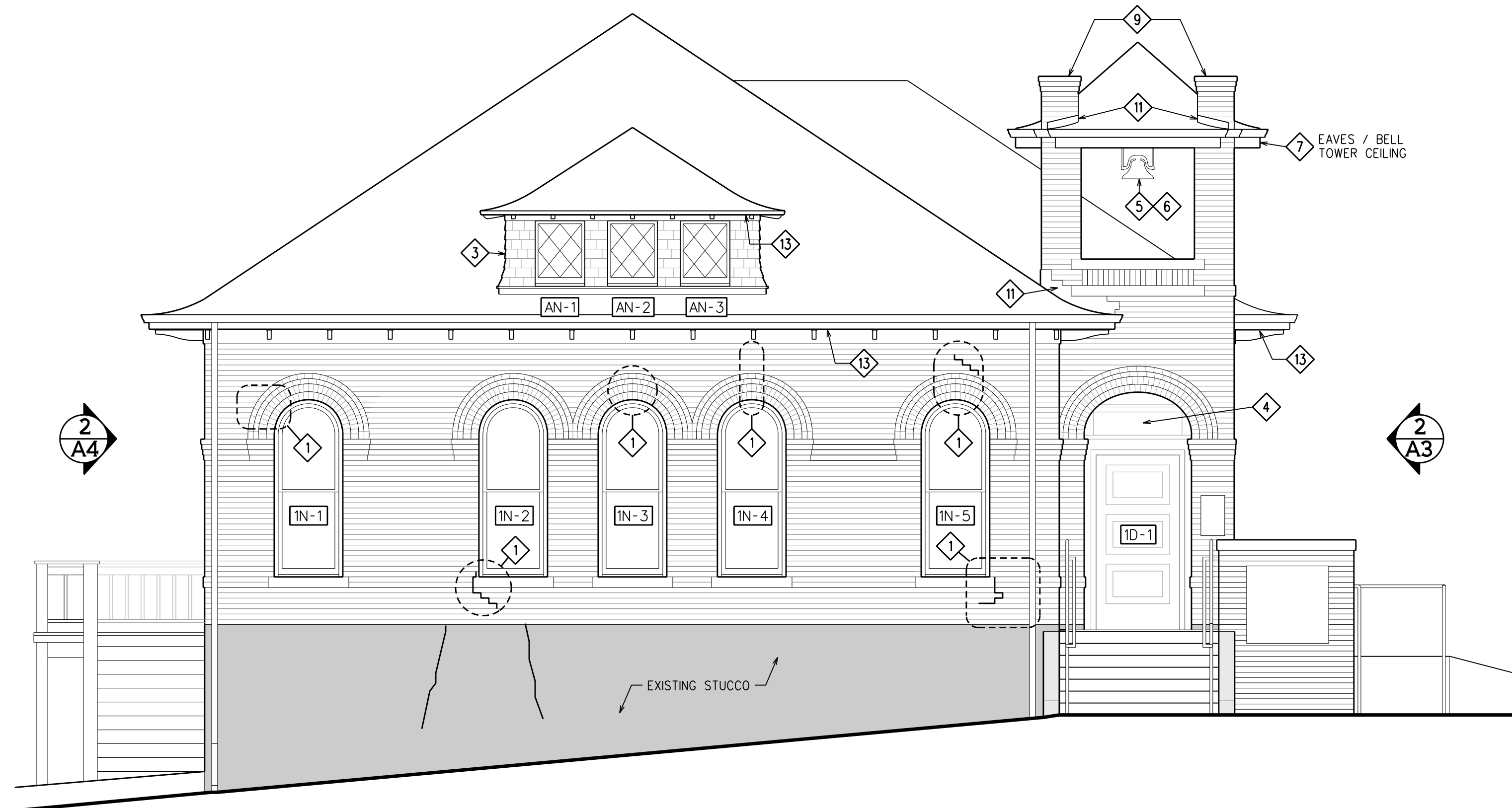
North & West Elevations

GENERAL NOTES

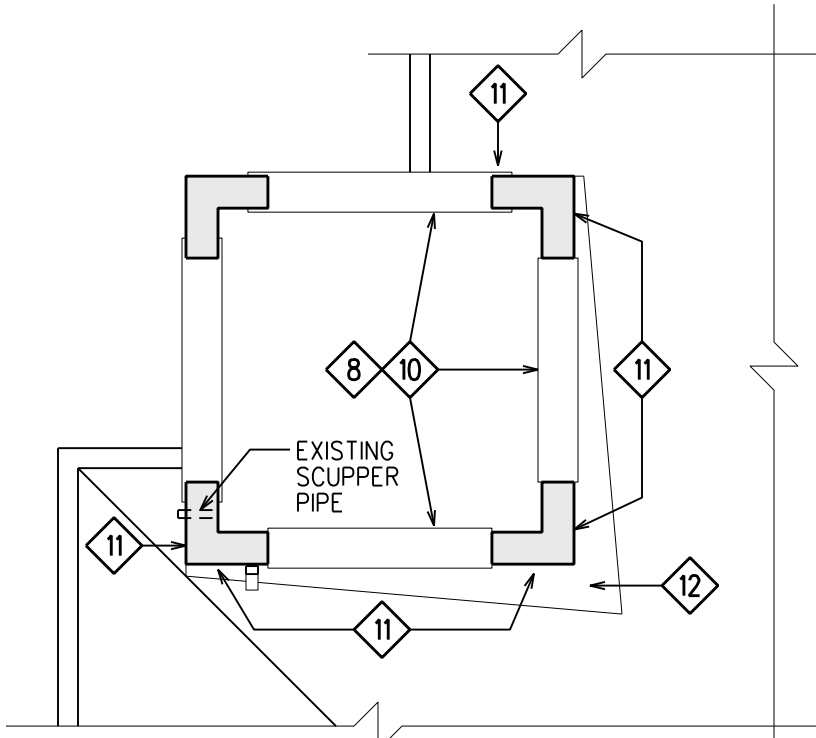
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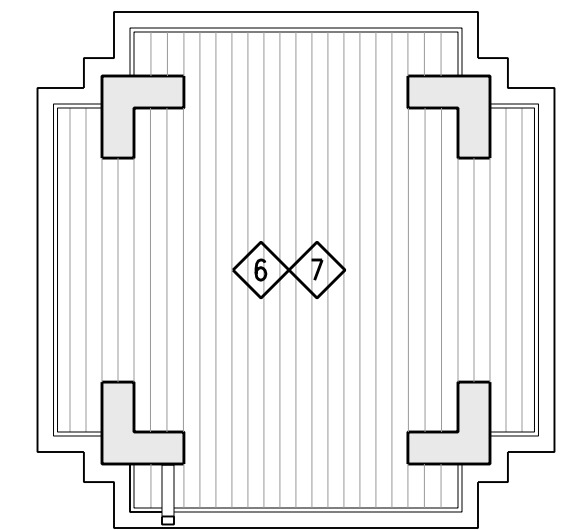
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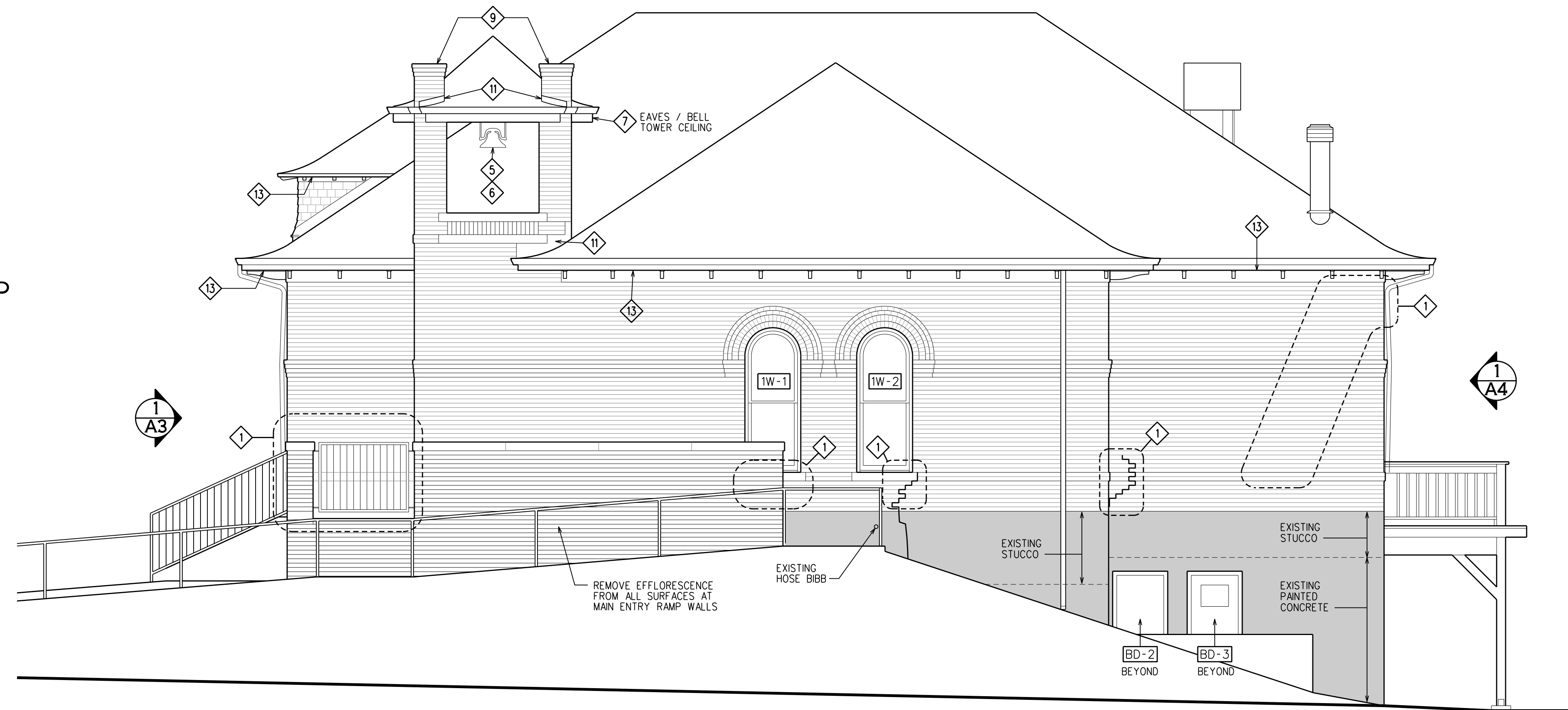
1 NORTH ELEVATION  
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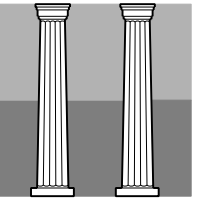
BELFRY FLOOR PLAN  
SCALE 1/4" = 1'-0"



BELFRY REFLECTED  
CEILING PLAN  
SCALE 1/4" = 1'-0"



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



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Exterior Rehabilitation

Project Number 2103

South & East Elevations

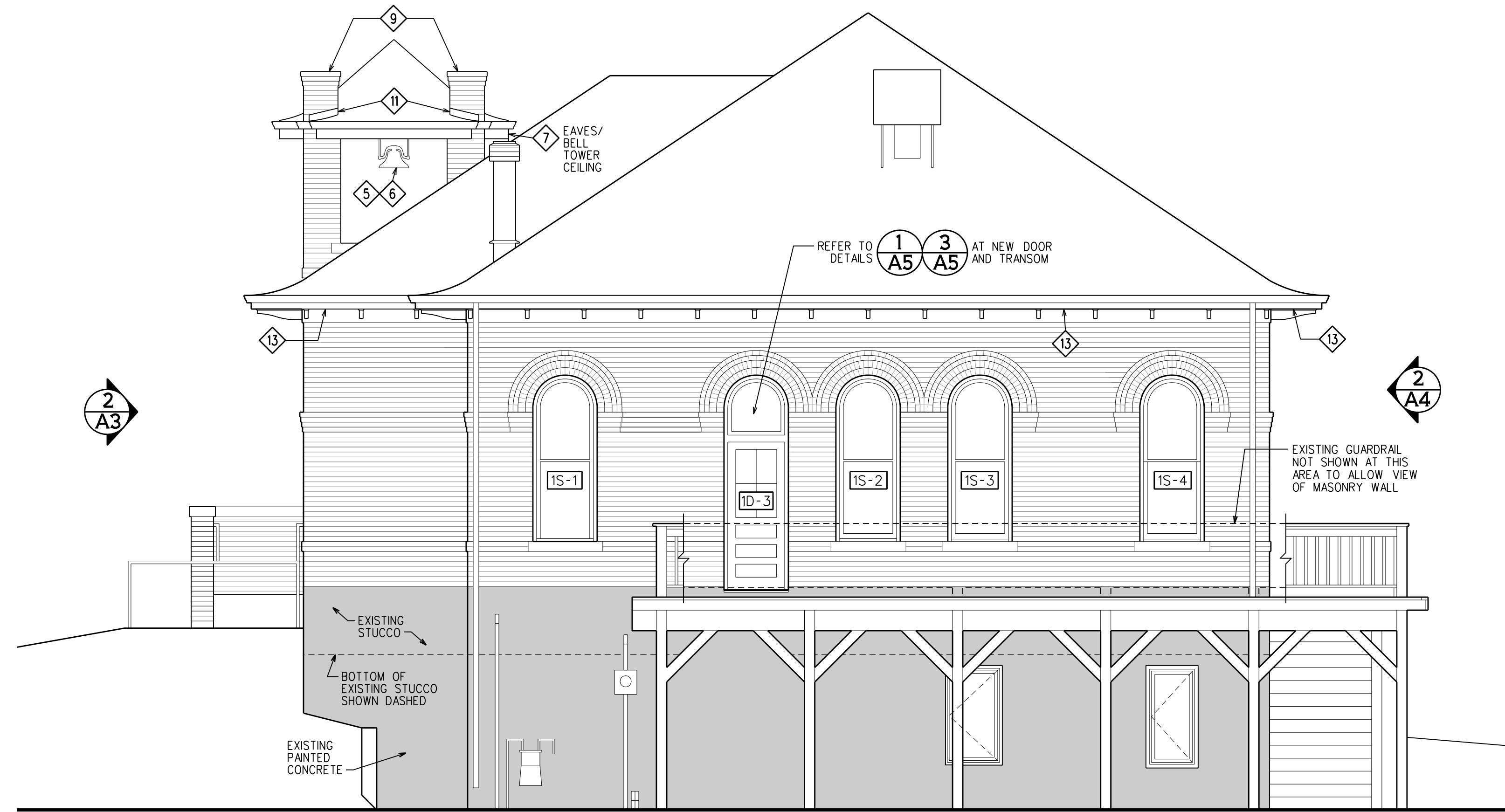
A4

GENERAL NOTES

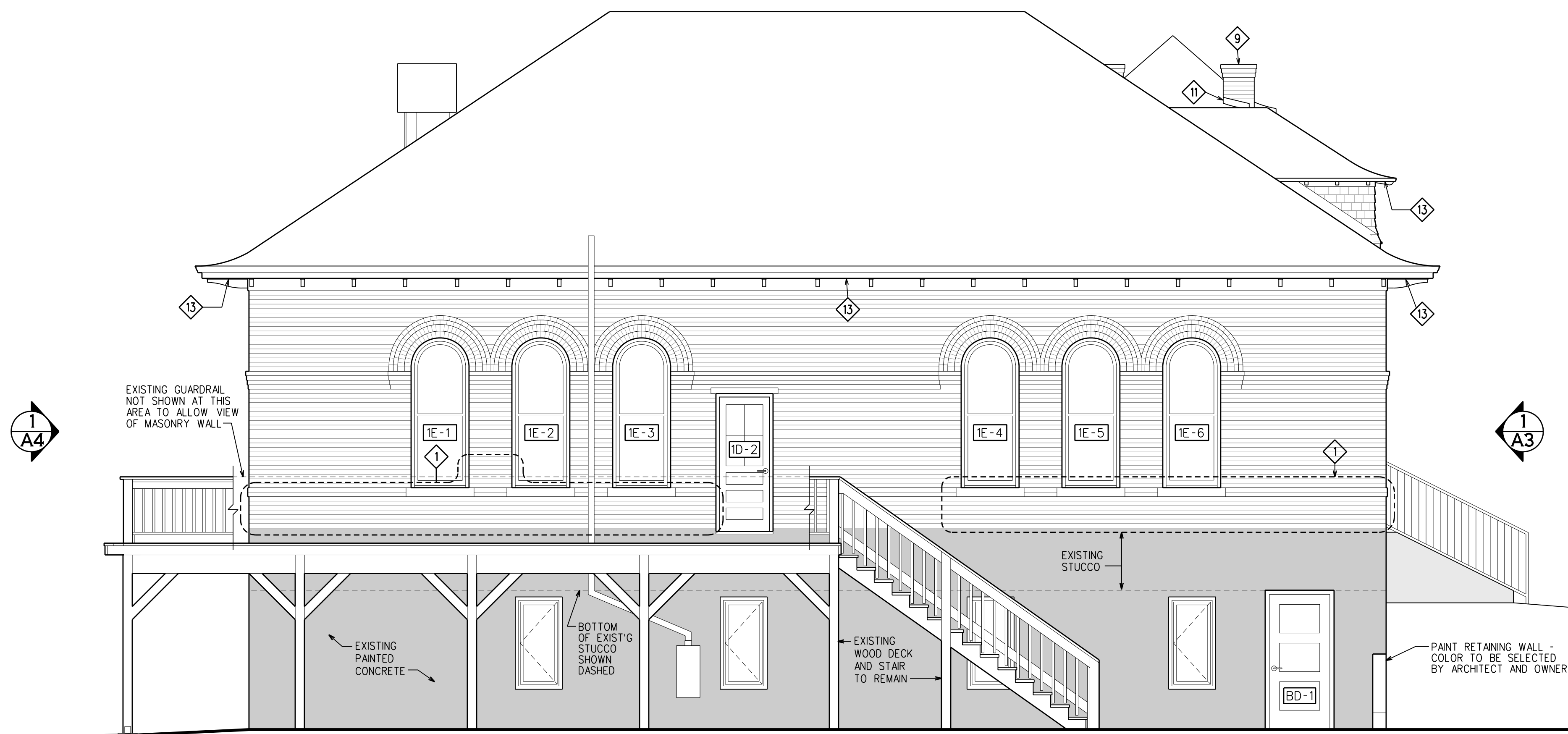
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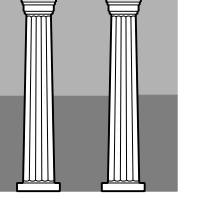
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- 3 PAINT EXISTING WOOD SHINGLES AT DORMER. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 4 PRESERVE ORNAMENTAL WROUGHT IRON GRILLE: CHECK EXISTING FASTENERS TO ENSURE THEY ARE SECURELY HOLDING THE SCROLLWORK. ADD FASTENERS IF REQUIRED AFTER CONSULTATION WITH THE ARCHITECT. CLEAN THE METAL BY REMOVING RUST AND LOOSE PAINT. PRIME AND PAINT. RE-SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 5 REMOVE RUST FROM THE CAST IRON BELL/YOKE AND THEN CLEAN THE METAL. PRIME AND PAINT. RE-SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 6 REMOVE WOOD BLOCKING ABOVE CAST IRON BELL/YOKE.
- 7 REPAIR BEADBOARD CEILING AT BELL TOWER BY FILLING HOLES WITH WOOD PUTTY. RESECURE LOOSE BOARDS TO SUPPORTING ROOF FRAMING AND SEAL OPEN JOINTS. REMOVE GUTTERS TEMPORARILY IN ORDER TO REPLACE WOOD AT BELL TOWER EAVES. PAINT WOOD CEILING AND EAVES. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 8 REMOVE EXISTING SPRAYED-ON INSULATION AND DAMPROOFING AT THE BELL TOWER'S ROOF DECK AND SURROUNDING MASONRY WALLS. PROVIDE NEW MEMBRANE ROOFING SYSTEM THAT DRAINS TO EXISTING SCUPPER PIPE AT WEST SIDE. ENSURE THAT SCUPPER IS FUNCTIONING PROPERLY. REPLACE IF LEAKING. REFER TO SPECIFICATION SECTION 07531 EPDM SINGLE PLY MEMBRANE ROOFING.
- 9 RECONSTRUCT PORTIONS OF FOUR DETERIORATED BRICK MASONRY COLUMNS ABOVE ROOF PLANE AT BELL TOWER. REFER TO GENERAL NOTE 4 FOR SCOPE OF WORK AT THESE LOCATIONS.
- 10 PROVIDE PREFINISHED SHEET METAL COUNTERFLASHING WITH THE REPLACEMENT MEMBRANE ROOFING SYSTEM. SAWCUT A GROOVE INTO THE MORTAR JOINT IMMEDIATELY BELOW THE BELL TOWER CAPSTONES AND INSERT HORIZONTAL LEG OF COUNTERFLASHING ONE INCH MINIMUM INTO GROOVE. SEAL EDGE WITH SILICONE SEALANT.
- 11 REMOVE EXISTING SURFACE-APPLIED COUNTERFLASHING AT BELLTOWER. INSTALL NEW PREFINISHED STEPPED COUNTER FLASHING THAT INCORPORATES ROGETS CUT INTO MORTAR JOINTS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL, SIXTH EDITION FIGURE 4-9 COUNTER FLASHING SYSTEMS - INSTALLATION. COLOR TO BE SELECTED BY ARCHITECT.
- 12 COAT EXISTING METAL WITH INLAND COATINGS RC 2000 RUBBER ROOF COATING IN GRAY COLOR OR APPROVED EQUAL.
- 13 RESECURE LOOSE BEADBOARD AT THE MAIN ROOF AND DORMER SOFFITS BY ATTACHING IT TO THE SUPPORTING ROOF FRAMING. SEAL OPEN JOINTS AND REPAINT ALL SOFFITS, BRACKETS, FASCIA AND FRIEZE BOARDS. TWO COLORS TO BE SELECTED BY OWNER AND ARCHITECT.



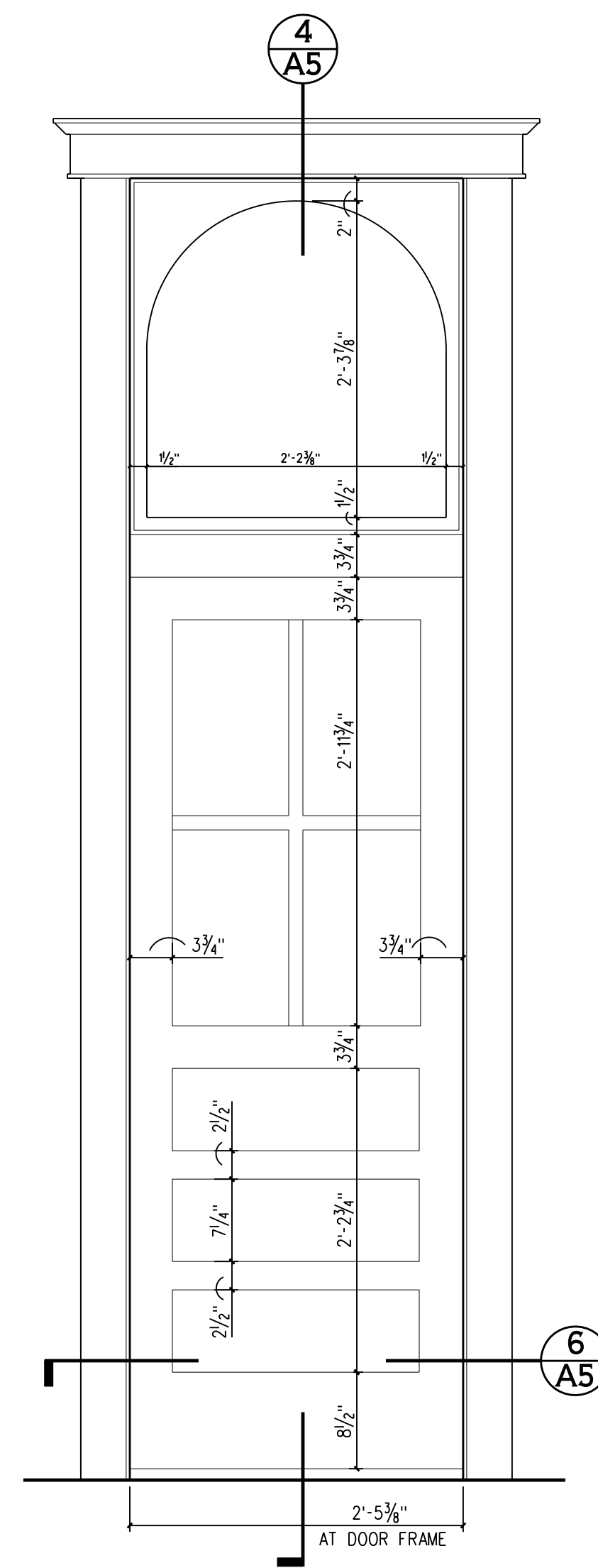
1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



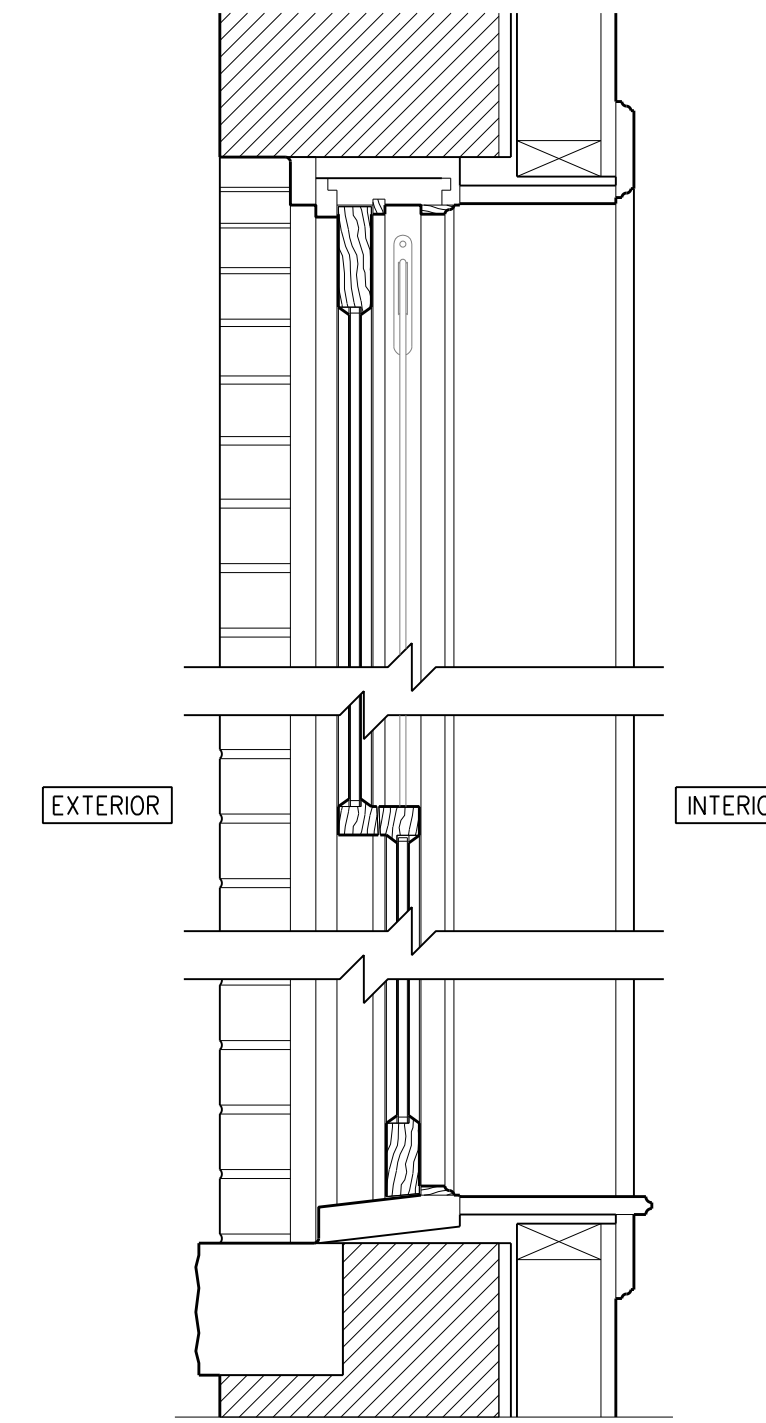
2 EAST ELEVATION  
SCALE 1/4" = 1'-0"



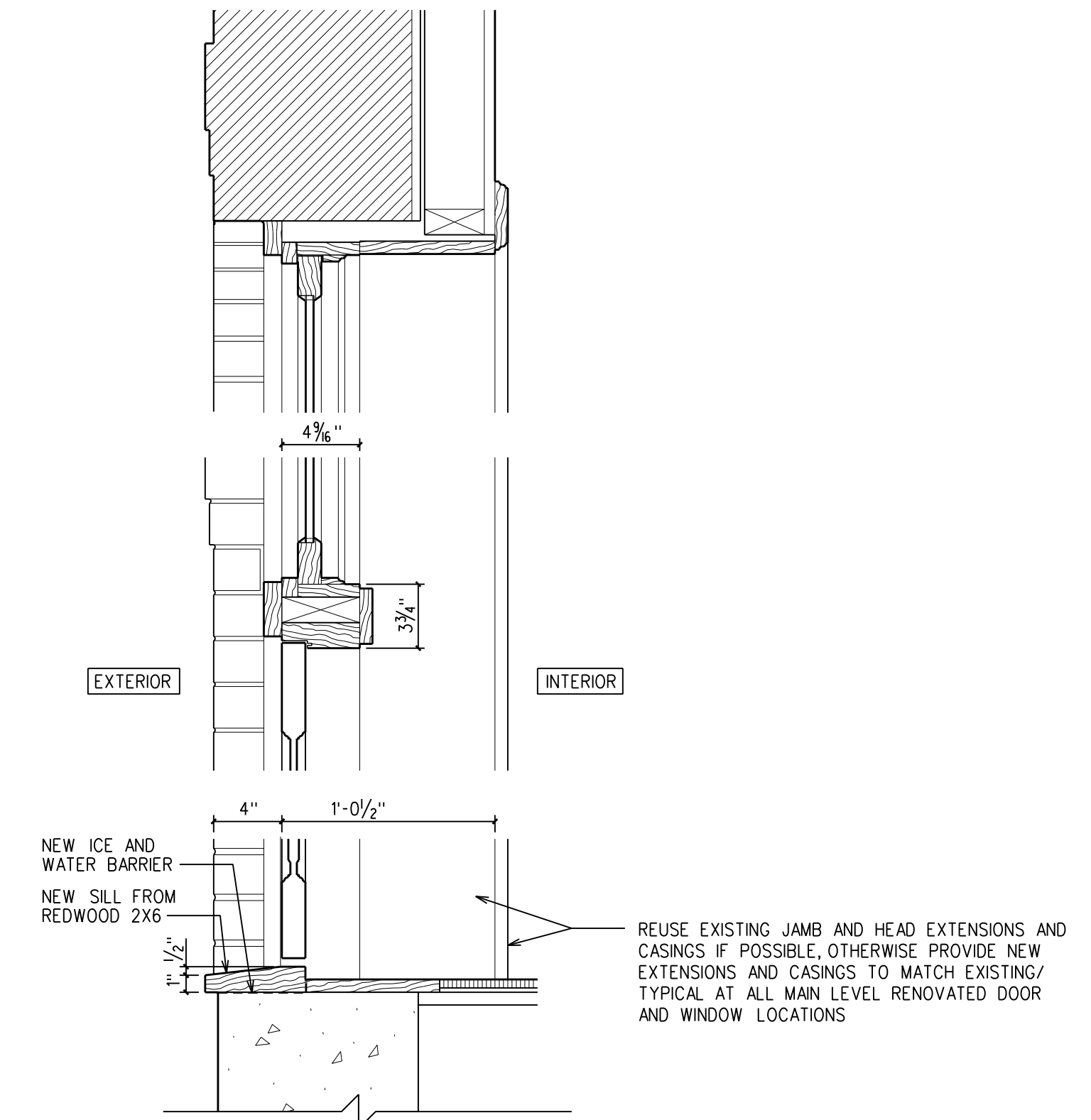
No.	Date / Issue
1	10/28/21 HPRC REVIEW
2	6/5/23 BIDDING AND CONSTRUCTION



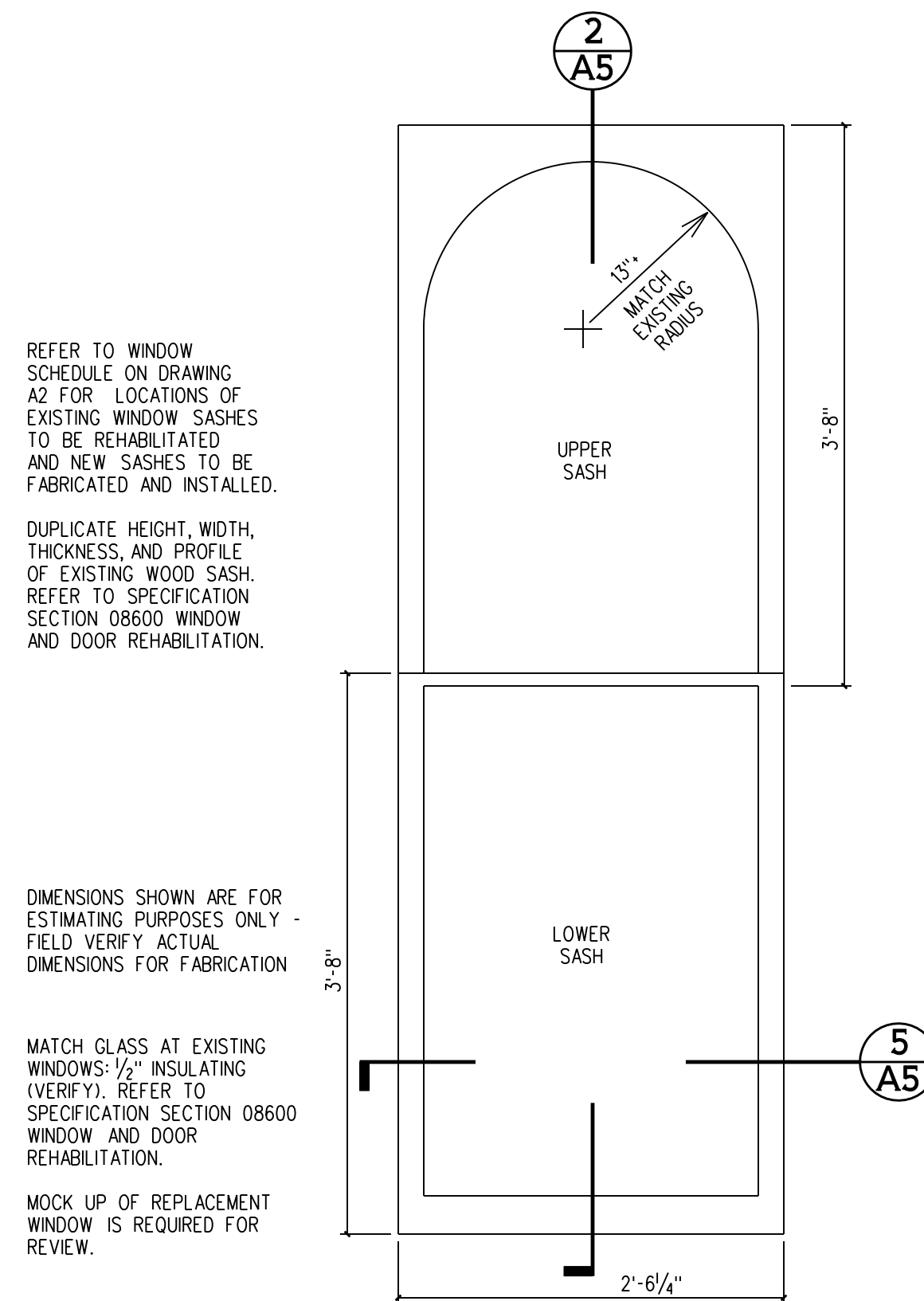
**1 Door and Transom Elevation (Interior Side)**  
SCALE 1" = 1'-0" DOOR ID-3 SHOWN/  
DOOR ID-2 SIMILAR (NO TRANSOM)



**2 Window Head / Sill Detail**  
SCALE 1 1/2" = 1'-0" AT MAIN LEVEL WINDOWS



**3 Door Sill / Head / Transom Detail**  
SCALE 1 1/2" = 1'-0" AT DOOR ID-3  
(DOOR ID-2 SIMILAR AT BOTTOM OF DOOR)



REFER TO WINDOW SCHEDULE ON DRAWING A2 FOR LOCATIONS OF EXISTING WINDOW SASHES TO BE REHABILITATED AND NEW SASHES TO BE FABRICATED AND INSTALLED.

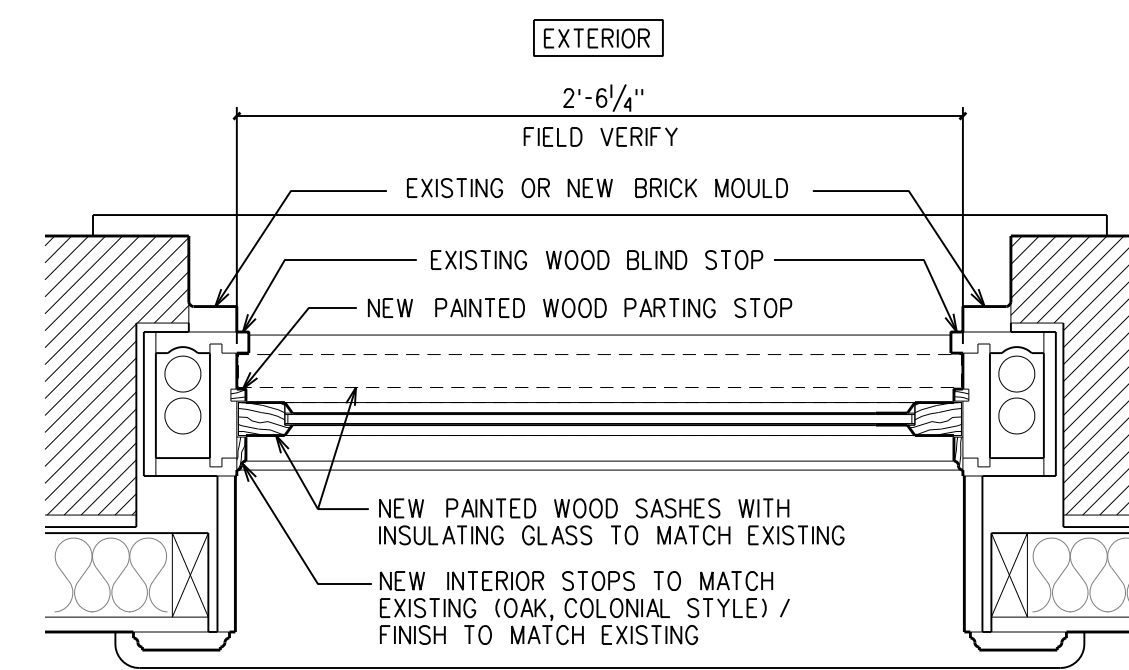
DUPLICATE HEIGHT, WIDTH, THICKNESS, AND PROFILE OF EXISTING WOOD SASH. REFER TO SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION.

DIMENSIONS SHOWN ARE FOR ESTIMATING PURPOSES ONLY - FIELD VERIFY ACTUAL DIMENSIONS FOR FABRICATION

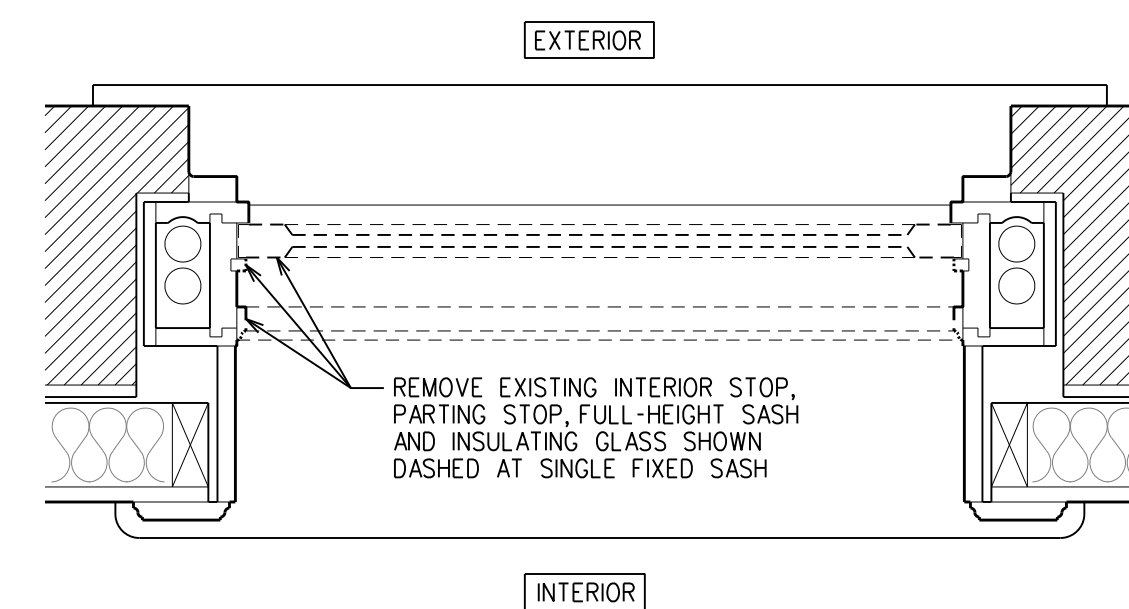
MATCH GLASS AT EXISTING WINDOWS: 1/2" INSULATING (VERIFY). REFER TO SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION.

MOCK UP OF REPLACEMENT WINDOW IS REQUIRED FOR REVIEW.

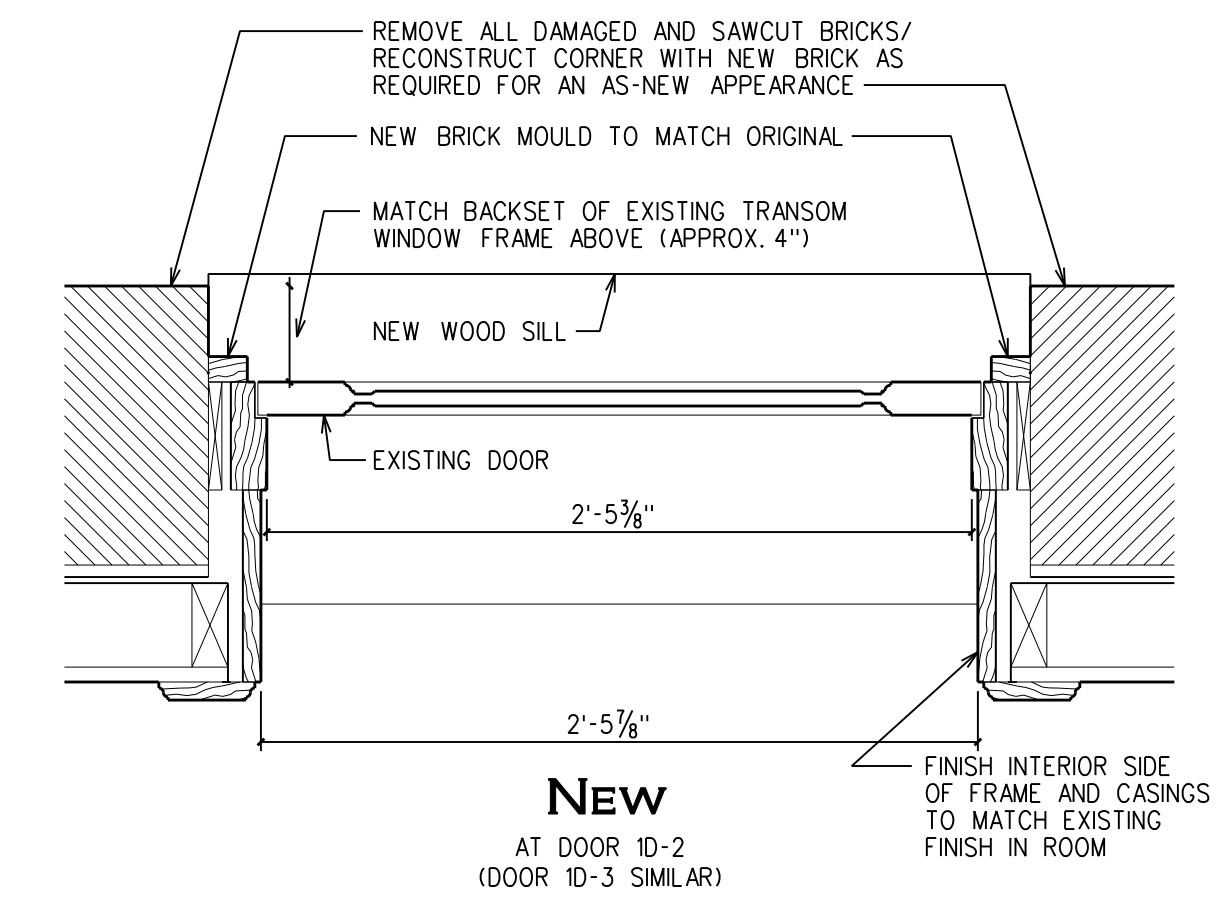
**4 Replacement Sash Elevation**  
SCALE 1" = 1'-0" AT MAIN LEVEL WINDOWS  
VIEW FROM INTERIOR SIDE



**5 Window Jamb Detail (New)**



**DEMOLITION (AT SCHEDULED OPENINGS ONLY)**  
REFER TO WINDOW SCHEDULE ON DRAWING A2 FOR LOCATIONS OF EXISTING SASHES TO BE REHABILITATED AND NEW SASHES TO BE FABRICATED AND INSTALLED



**6 Door Jamb Detail (New)**  
AT DOOR ID-2  
(DOOR ID-3 SIMILAR)

**EXISTING CONDITION**  
AT DOOR ID-2  
(DOOR ID-3 SIMILAR)

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TO: Historic Preservation Review Commission  
CC: Assistant City Administrator Jonathan Cain  
FROM: Dylan Graves, Community Development Planner  
SUBJECT: Blue Sky Distillery Pre-Submittal Work Session for 1743 Miner St – Preliminary Plan Discussion  
ATTACHMENTS: Applicant Preliminary Drawings and Narrative

---

### **May 21, 2024 Historic Preservation Review Commission (HPRC) Meeting**

#### **BACKGROUND**

The scope of this work session item is to get feedback from the HPRC on preliminary drawings and plans for a potential new construction at 1743 Miner Street. The development team has presented draft, preliminary plans for a distillery development at 1743 Miner Street, site of the existing Jiggie’s Café building. The existing building appears to be a non-contributing structure, but it is located on the eastern edge of the City of Idaho Springs’ Historic District (HD). As such, modifications to the existing structure, including demolition and construction of a new building, would require a Certificate of Appropriateness (COA) and review against criteria in the *Design Guidelines for Historic Structures*. Per the Idaho Springs Municipal Code (ISMC), these uses could be permitted in the HD zoning district. However, the scale of the proposal, as well as its location, pose several concerns that Staff believes would like the HPRC to consider before the development team progresses further.

The preliminary proposal is included as Attachment 1. This attachment includes a narrative describing the development team’s ideas and vision for the business and for the property. As the *Design Guidelines* encourage preliminary review with the HPRC, Staff has scheduled this discussion to garner initial impressions and feedback.

Key issues that Staff has identified from initial administrative-level review that we would like to consider include:

1. Demolition of existing building on-site.
2. Size and scale of proposed new building.

First, the proposal would seek to demolish the existing Jiggie’s Café building. While it does not appear that the existing structure is a contributing structure to the Historic District, demolition would still need to follow Part Four of the *Design Guidelines*. The *Design Guidelines* require that the HPRC be satisfied that the proposed work is the minimum that will address the needs of the property with respect to its historic significance, the Historic District, and still allow the property owner reasonable use and enjoyment of their property. Although the structure itself does not appear to be historically significant, the impact of demolition on the Historic District would need to be considered.

Second, the proposed building would be far taller than is currently allowed per the HD zoning district (variance need is discussed below) and the size of the building’s footprint would expand beyond what currently exists on-site. Additionally, rooftop decks are proposed that would serve as restaurant/tasting room spaces. The tallest building in the City currently is likely Beau Jo’s, specifically its chimney. This is estimated to be approximately 50’ tall, taller than is currently allowed, but constructed prior to zoning regulations that limit height to 35’. Otherwise, it appears that all structures, including their appurtenances, meet the 35’ height limit set for the HD. If a 60+’ tall building was to be considered, consideration of its impact on the rest of the Historic District would be required. While the building is separate from the primary HD area, viewshed impacts may occur.

Finally, approval of a variance would be required to permit a structure taller than 35’ in height. There is no guarantee that a variance be granted, as the variance criteria in the ISMC states that a variance shall only be granted to allow “minimum reasonable use” of the site. This is outside the scope of HPRC review but is something that would be required in addition to HPRC review. An FDP approval would also be required.

#### **REQUEST FOR DIRECTION**

- Staff requests that the HPRC share its initial impressions on this development, including the issues or concerns that you may have with the proposed demolition of the existing building as well as the proposed construction of a new structure on-site.
- What is the HPRC’s initial impressions on demolition of the existing building generally?
- Would HPRC be able to support a building that is taller than 35’? Would a building that conformed with height limits and did not require variances be more supportable for the HPRC?

- Would HPRC be able to support a building that is taller than 35'? Would a building that conformed with height limits and did not require variances be potentially easier to support for HPRC?

#### **ATTACHMENTS**

- 1. Applicant narrative and preliminary drawings**

# Blue Sky Whiskey Idaho Springs Historic District Design Analysis

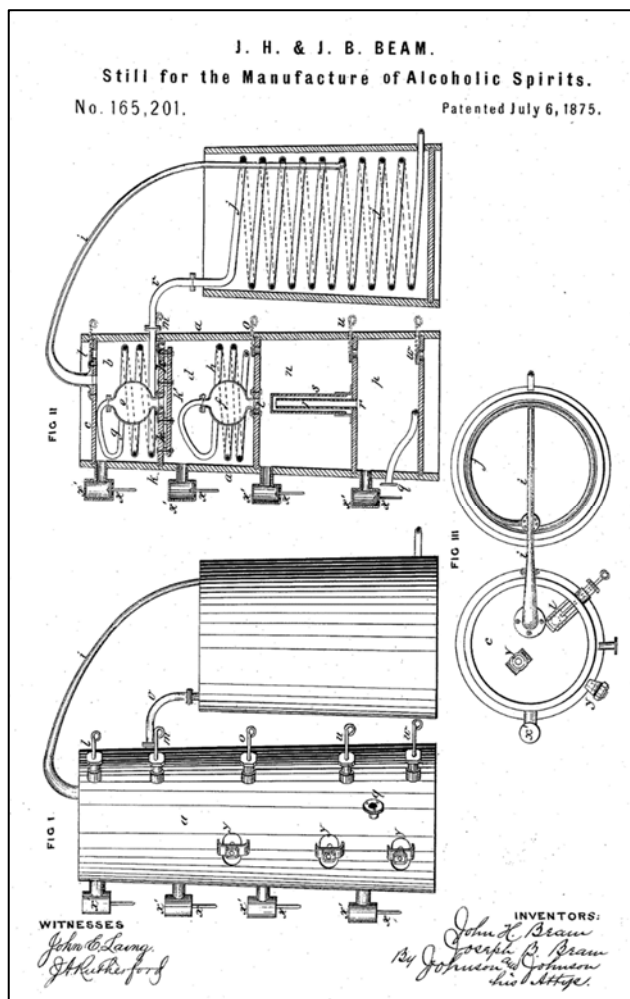
1743 Miner St.,  
Idaho Springs, CO



BoozeWerks has prepared this analysis for the Idaho Springs City Council and Historic Preservation Review Commission's preliminary review. BoozeWerks is an Evergreen, Colorado-based spirits consulting firm. Blue Sky Whiskey (BSW) is a craft distillery seeking to open and operate in the foothills, potentially in the Historic District of Idaho Springs, Colorado.

## Complimenting Idaho Springs Historical Character:

Blue Sky Whiskey intends to elevate the artistry of distilling by returning to its pre-prohibition roots. Prohibition shuttered many of the highest quality domestically developed distilling techniques. After its repeal, the American spirits industry abandoned centuries-old techniques in favor of faster ones that could refill empty store shelves. The intellectual and technical methods for pre-prohibition American Whiskey were almost entirely relegated to history books.



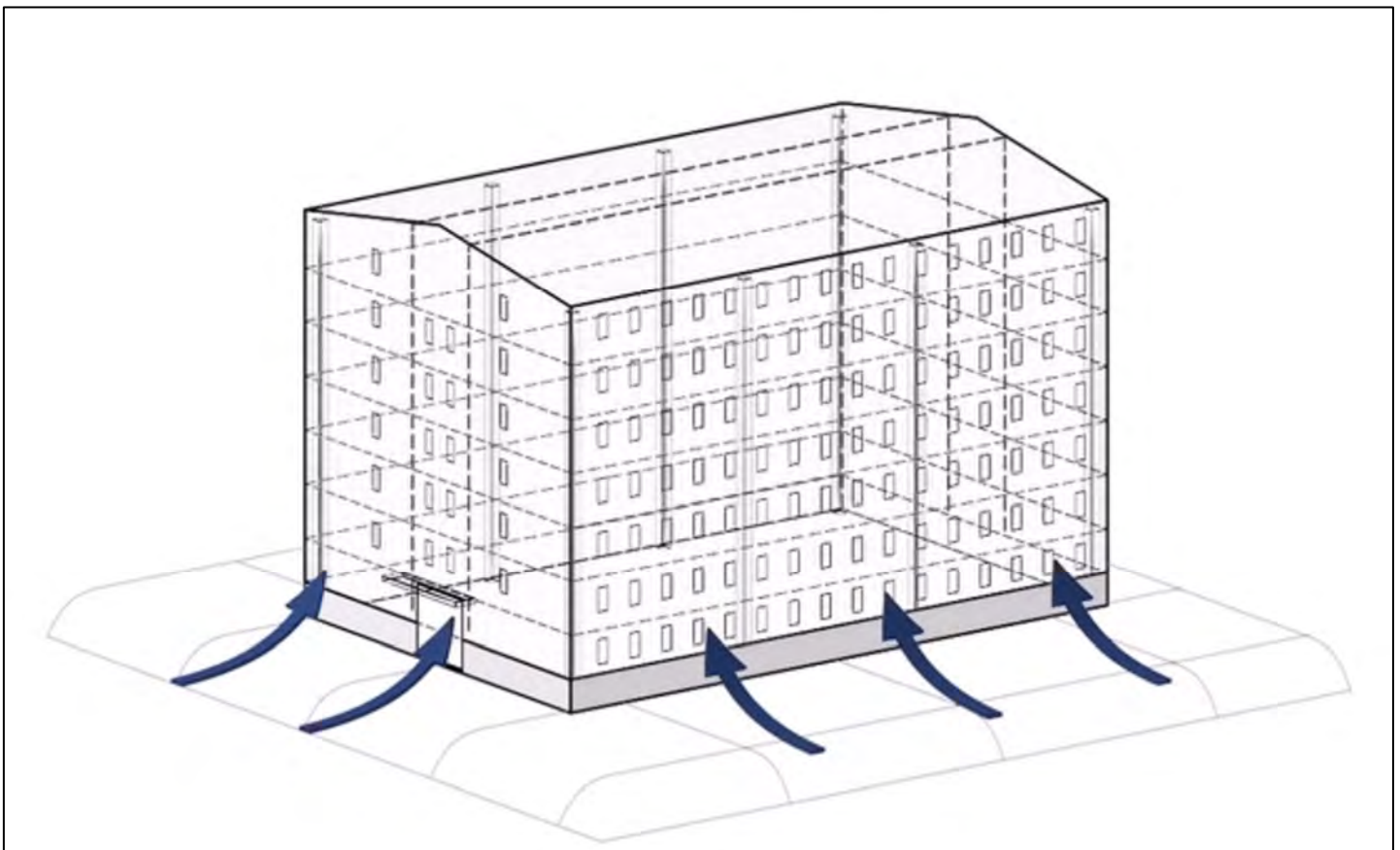
Beam Brothers' Still Design Patent circa 1875

The recent explosion of American craft distilling has mostly focused its artistic spirit on tweaking modern post-prohibition production techniques. Blue Sky Whiskey will return to slower-developing and more flavorful spirits using modern twists on nineteenth-century designs.

First and most noticeable to outsiders, the whiskey will be distilled in a modern-built version of the Beam brothers' classic 1875 still design, made famous in Bardstown, Kentucky. The custom still will be manufactured by Vendome Copper and Brass Works, America's oldest still maker.

Less obvious, except to those historically inclined, BSW will follow nineteenth-century techniques for mashing (cooking the grain) with directly injected steam, fermenting (creating the alcohol with yeast) with exposed-air vessels, and maturing (aging to taste) the final spirit in a pre-prohibition style rickhouse.

The rickhouse will stack nearly 5,000 wooden barrels in 27 layers (approximately 64.5 feet tall). Vertically orienting the barrels in this way creates a natural stacking effect – akin to a chimney. The rising hot air will pull cold air from the surface of Clear Creek into the bottom of the house. Simultaneously, humidity from the upper portions of the rickhouse will settle into the lower portions. Spirit aging in the dry warmer upper levels will taste dramatically different than those aging at the humid cooler lower ones. The distiller then blends those barrels, aged at different times, and in different environments, to create a more complex final product.



*The stacking effect illustrated, courtesy of Heaven Hill Bourbon, Bardstown, KY  
\*Note: this is not what BSWs rickhouse will look like externally*

**Not Attempting to Recreate the Past:**

However, Blue Sky Whiskey intends to elevate our spirits’ heritage, not simply recreate the past. It would be foolish to ignore modern engineering and scientific breakthroughs in an attempt at faux-history. The production facility will feature a full analytical laboratory and modern automation that will be selectively integrated into the historic equipment designs.

Modern safety features will be installed in the building and hidden when possible. This includes the latest ethanol, CO<sub>2</sub>, fire suppression, security monitoring, and HVAC systems.

**Summary of Analysis and Primary Design Considerations:**

BSW is considering purchasing the vacant non-contributing building at *1743 Miner Street* and surrounding land. If permitted, BSW intends to demolish the existing structure and build a visually compatible facility that meets or exceeds all the historical Design Guidelines.<sup>1</sup> The site is located on the edge of the district abutting Interstate-70. The new building will house spirits production, maturation, management offices, and rooftop tasting areas.

The proposed structure is a new interpretation of “vernacular” building style from the period in town history after Revival aesthetics were normalized. Exterior and interior Romanesque features will complement existing buildings of historical significance.

The site does not have adjacent neighbors but will be a matching scale when viewed from inside the district. The 1800s-inspired distilling practices conducted on-site will complement the city’s gradual transformation into more than “another western mining camp.”



*The proposed Blue Sky Whiskey building as if looking south from Miner Street.*

<sup>1</sup> The City of Idaho Springs Design Guidelines for Historic Structures, 2007, Part Three.

## The Proposed Building and Sightlines:

Blue Sky Whiskey’s mission is to elevate the history and artistry of Western spirits. The embodiment of this mission must be immediately *noticeable* because of its *unnoticeable* exterior. To the viewer inside the Historic District, this building will seem as if it was “always there.”



*The proposed site slopes gradually from north to south, transitioning to a precipitous drop into Clear Creek.*

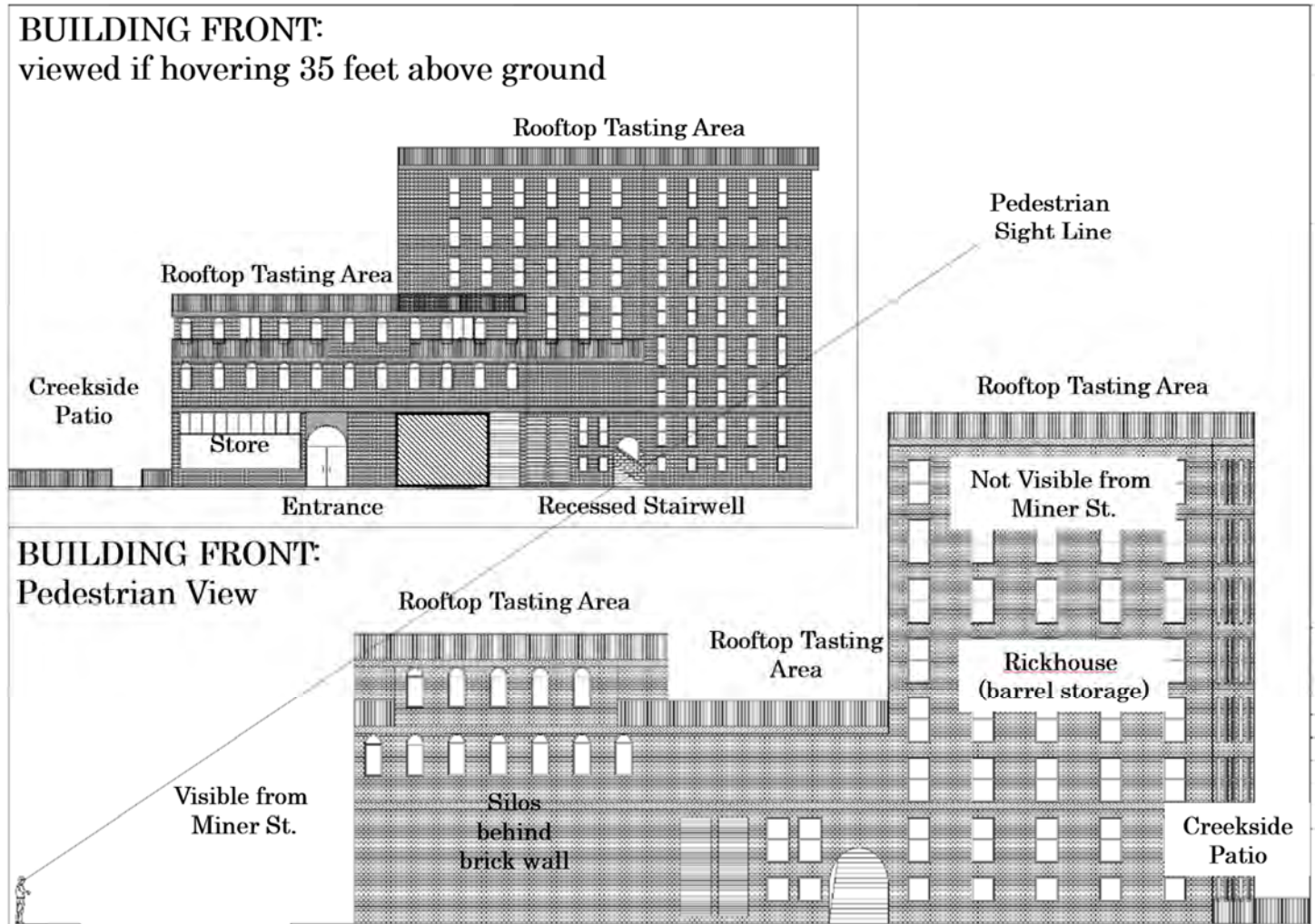
The site has a fortunate location within the Historic District by being on the edge of the District: it is non-adjacent to other buildings; it abuts I-70; and it has an existing non-contributing structure.

The proposed Romanesque-style building will have frontage on Miner Street slightly farther West than the existing building (which will be demolished) due to the addition of Creekside patios. The closest building is City Hall, which is ~60-110 feet west; the Citywide Bank building is ~63 feet to the north; and I-70 is ~55 feet to the south.

The proposed facility will be topped with a flat roof tasting deck, ringed with wrought iron railing. The supporting exterior walls are actual reinforced brick cavity (not faux-masonry façade), including the barrel storage rickhouse which is recessed from Miner and against I-70 (discussed more below). Windows will preserve the desired 2:1 ratio.

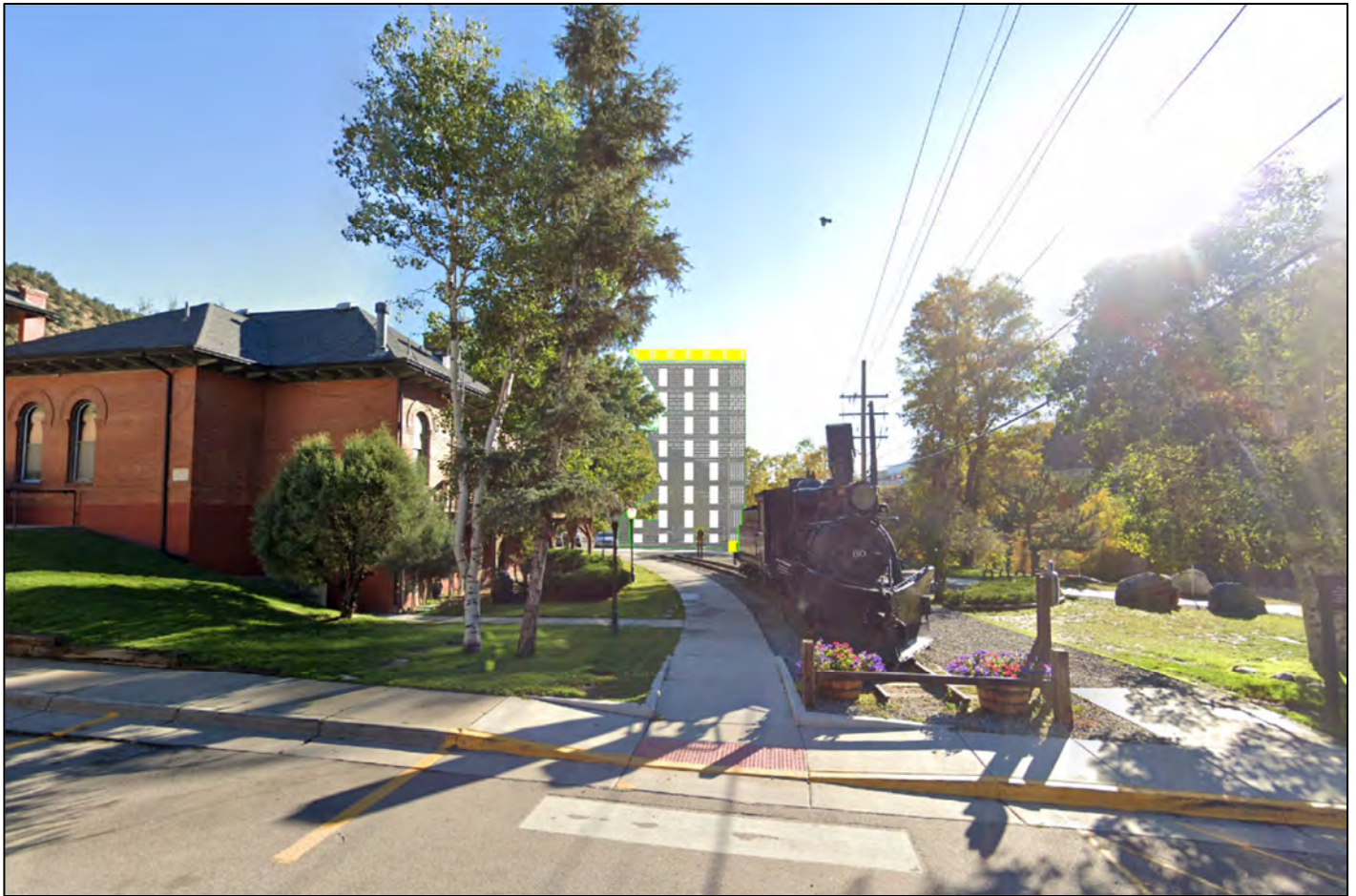
The creekfront portions of the building will not be as visible due to the shape of the lot and the elevation difference between Miner Street and Clear Creek below. Creek-level patios will be ringed with matching stone retaining walls and wrought iron railing. The building's brick foundation does not show any smooth concrete.

Viewed from Miner Street, all aspects of the building are scaled to match other Miner Street buildings. The building frontage facing the street is 48-feet wide, and the covered loading dock is 23-feet wide. The recessed main entrance is adjacent to a period-appropriate storefront window that combines to create a wall-to-openings ratio similar to other existing Miner Street frontages.



*Blue Sky Whiskey Elevations – The 6-foot-tall figure is standing on Miner street looking south. The full elevation is as if viewed from behind Idaho Springs City Hall.*

Second-floor offices and the rooftop tasting rooms may also utilize the secondary entrance facing Anderson Park and City Hall. When viewed from City Hall, the series of 2:1 windows showcases the distillery and rickhouse.



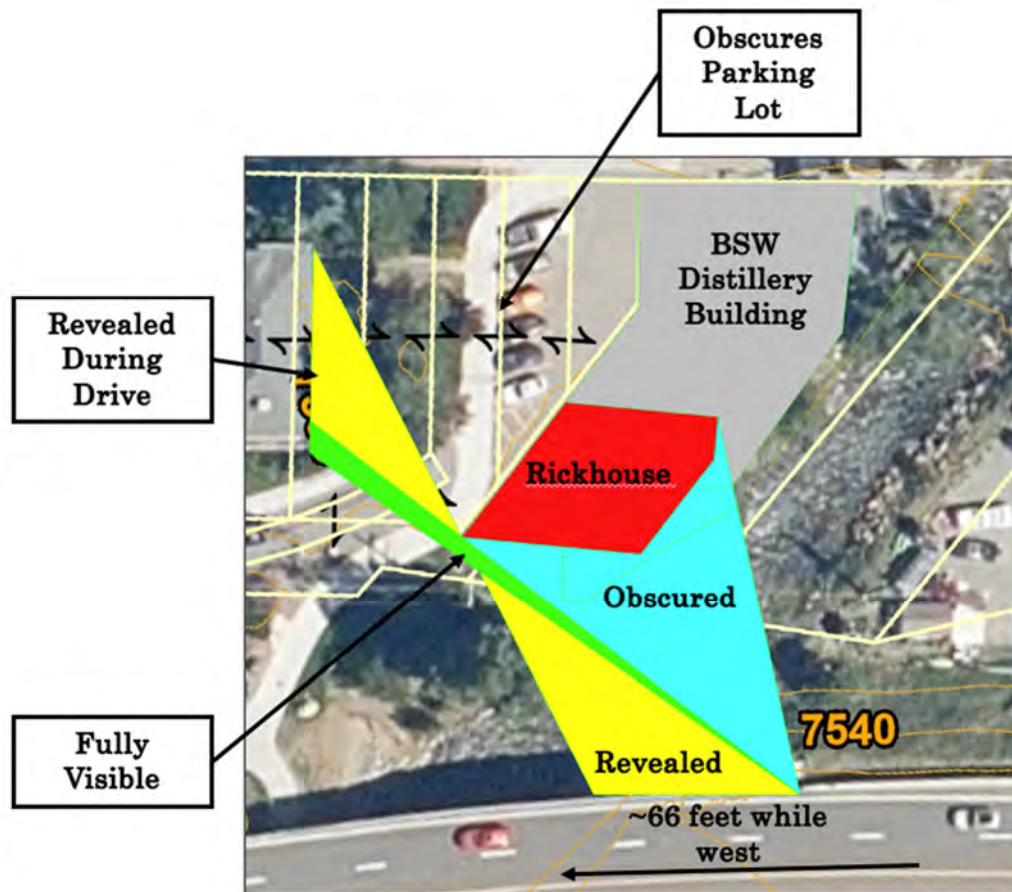
*Viewed from City Hall or Anderson Park east towards I-70, the barrel storage rickhouse is visible.*

However, the view of Downtown from I-70 would only have a minor obstruction due to the rickhouse, but would provide a welcome reminder to motorists of the many reasons to stop in Idaho Springs.

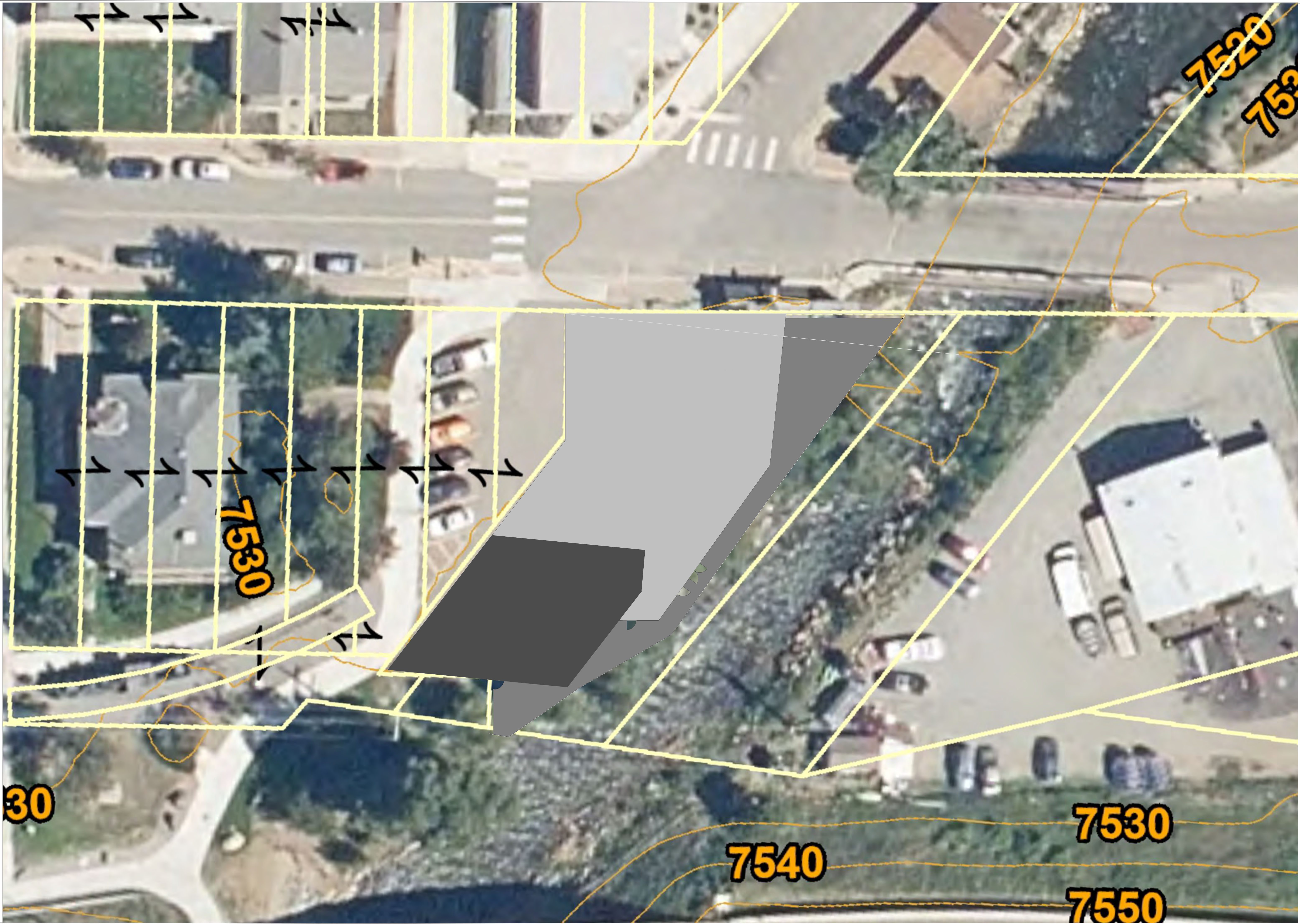


*Viewed from I-70 looking north.*

The only small window of visibility obstruction would be when motorists are driving west on I-70. The window is roughly 66 linear feet. Considering average freeway speeds of 70 mph a viewer would clear the visibility obstruction in 0.64 seconds.



*Partial Obstruction of City Hall by Blue Sky Whiskey Rickhouse.  
Green is un-obscured or fully visible,  
Yellow is revealed during the 0.64 seconds of westward travel,  
Blue is obscured by the building.*



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**Blue Sky Whiskey**  
 1743 Miner St. Idaho Springs, CO 80452

SCALE CONFIRMATION  
 0 1" 8" = 1'  
 If bar does not match, drawing is not to original scale

Ver#	DATE	CHANGE DESC.
1	4 April 2024	Schematic Design
2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 1 OF 9

SHEET NUMBER

**SD01**

FACILITY OVERVIEW

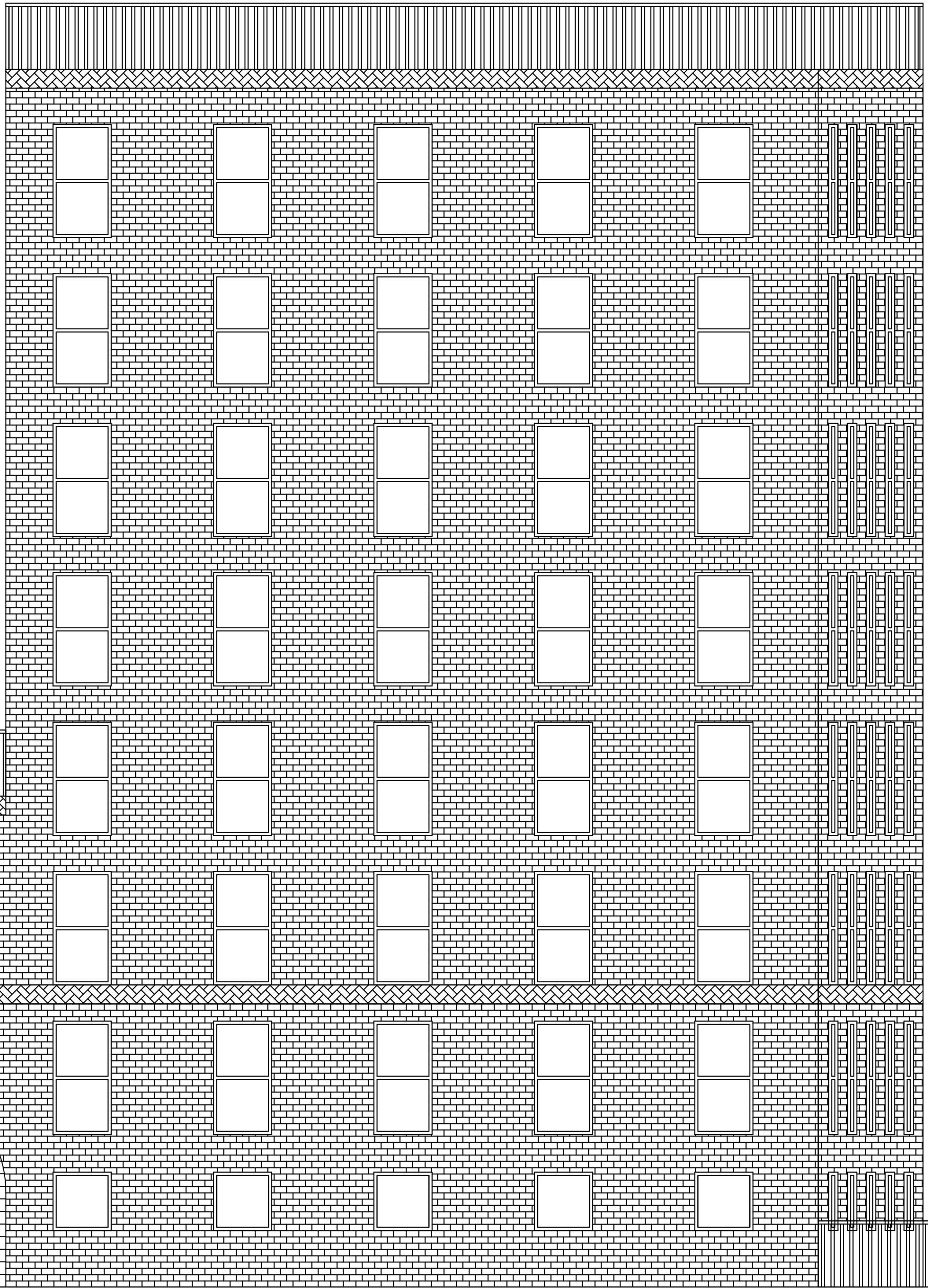


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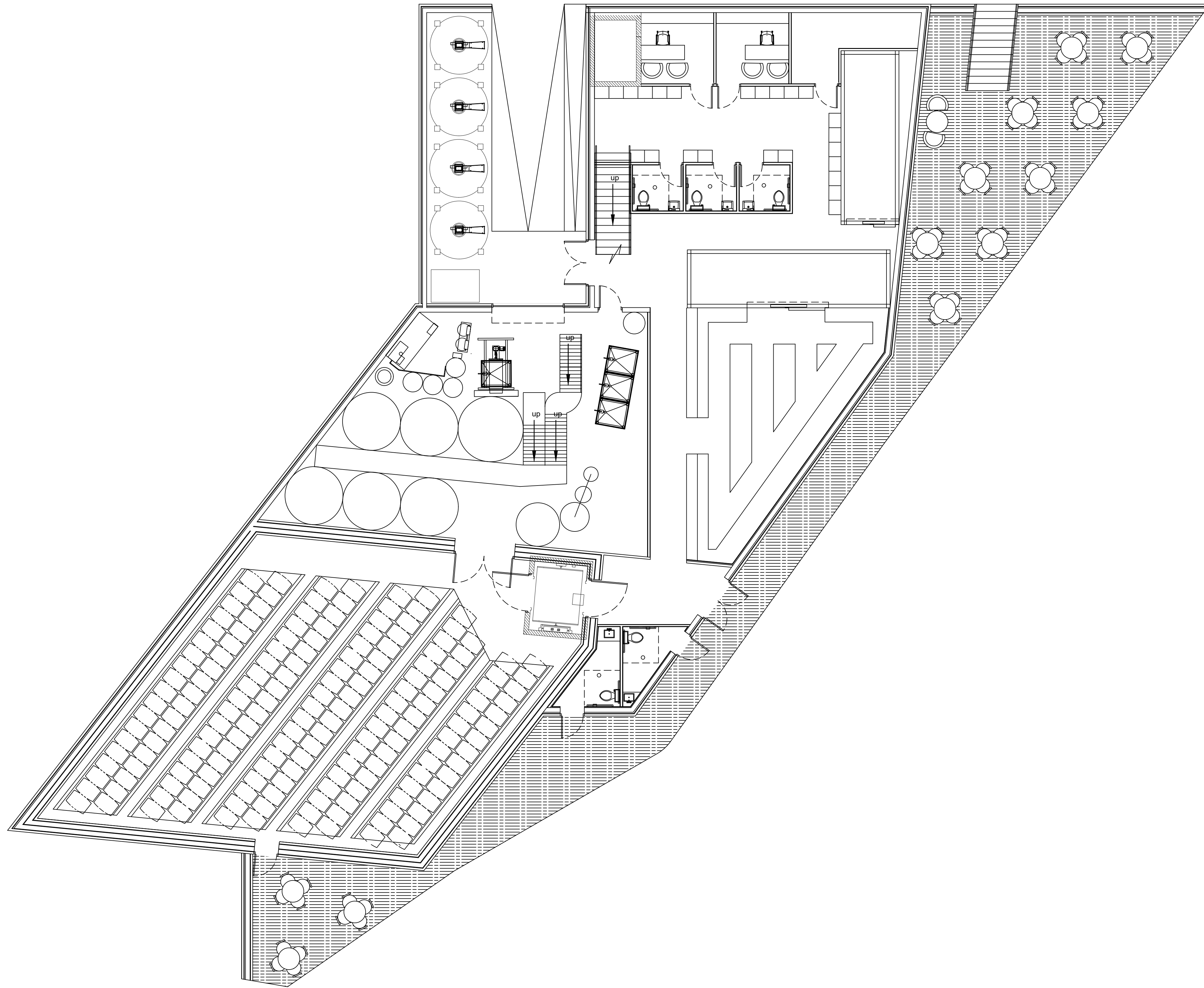
SHEET 2 OF 9

SHEET NUMBER

# SD02

Exterior Elevation View





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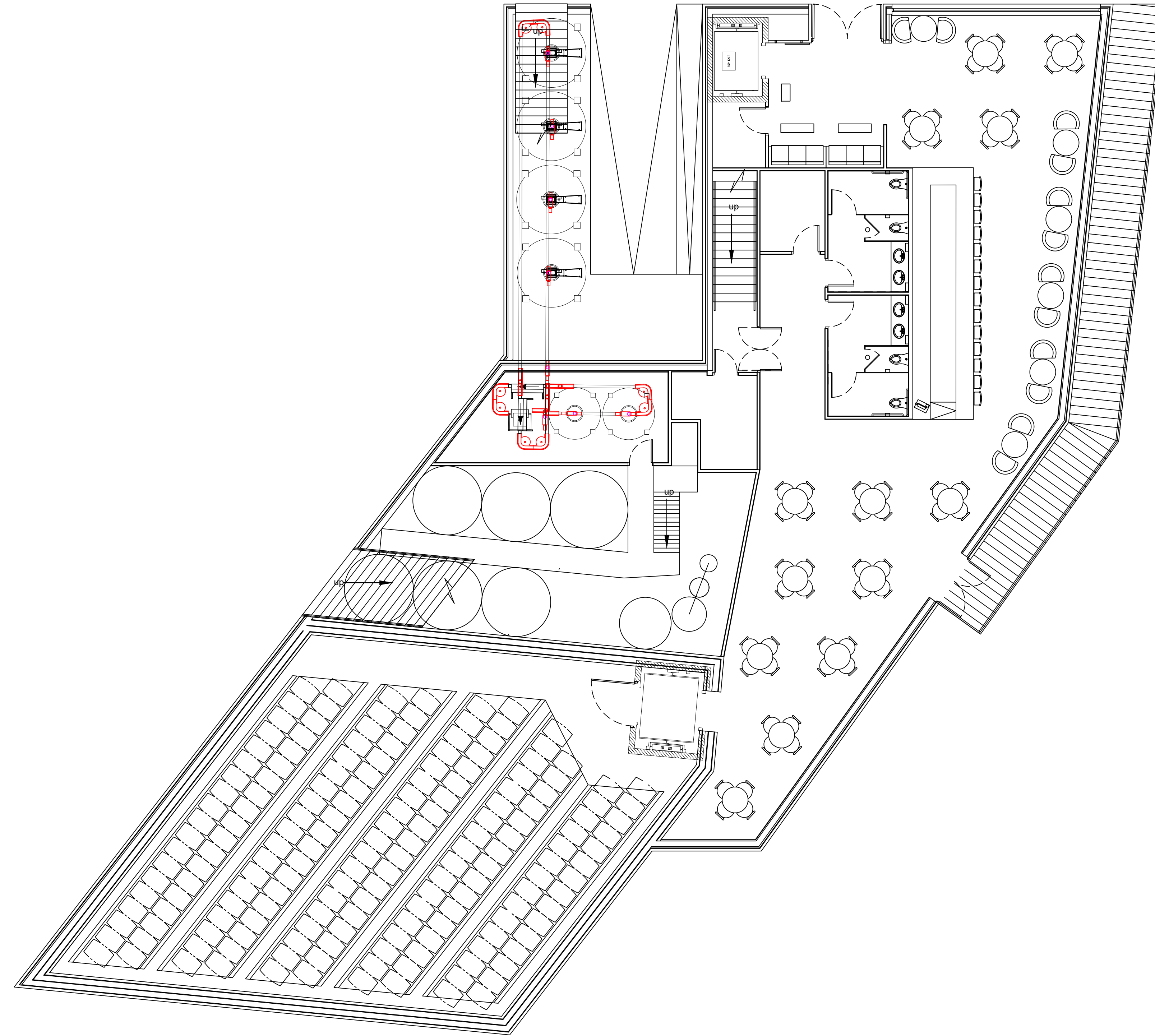
Ver#	DATE	CHANGE DESC.
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2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 3 OF 9

SHEET NUMBER

**SD03**

Basement Schematic



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SCALE CONFIRMATION  
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Ver#	DATE	CHANGE DESC.
1	4 April 2024	Schematic Design
2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 4 OF 9

SHEET NUMBER

**SD04**

Ground Level  
Schematic

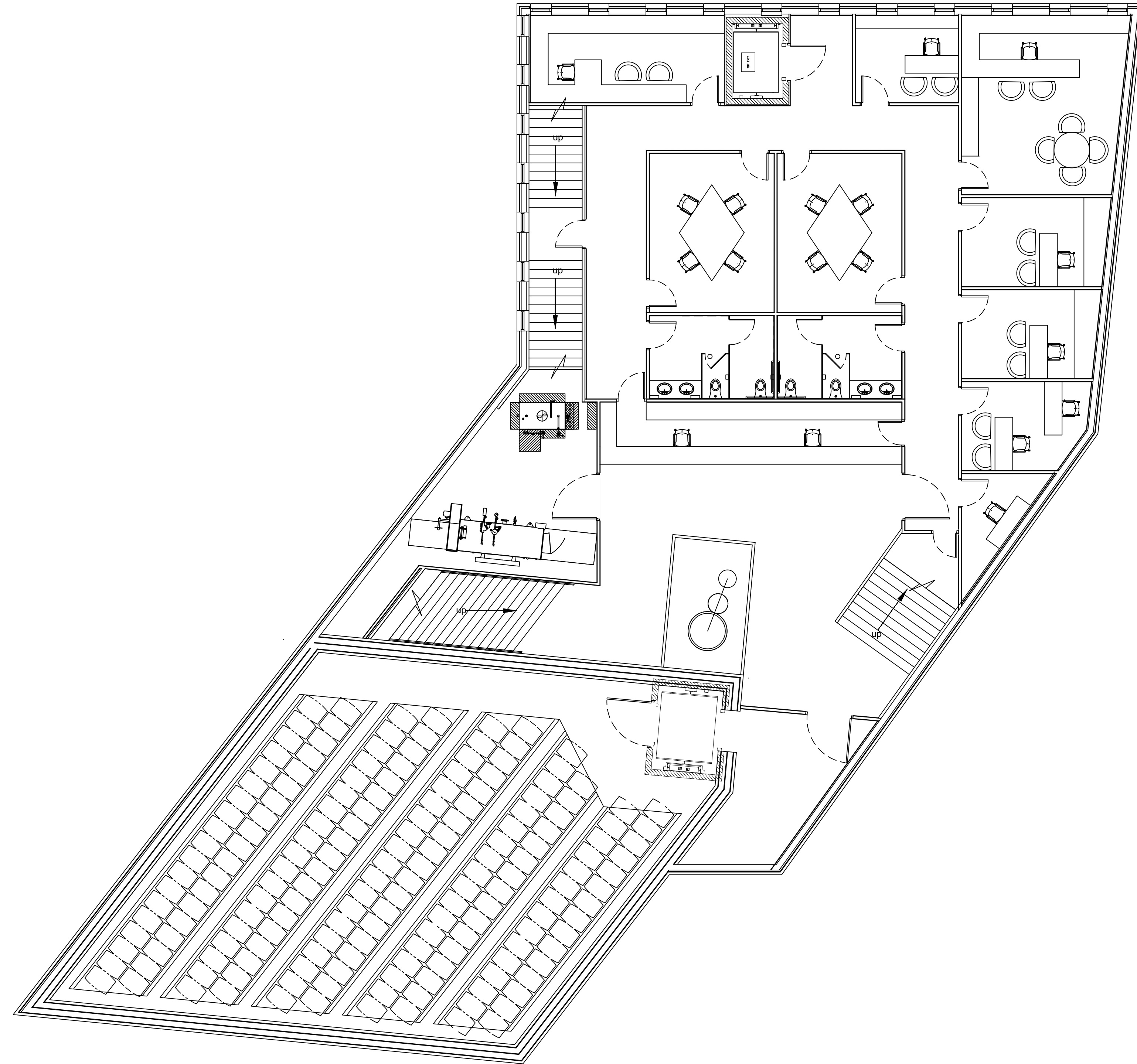


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1	4 April 2024	Schematic Design
2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 5 OF 9

SHEET NUMBER

**SD05**  
Second Floor  
Schematic

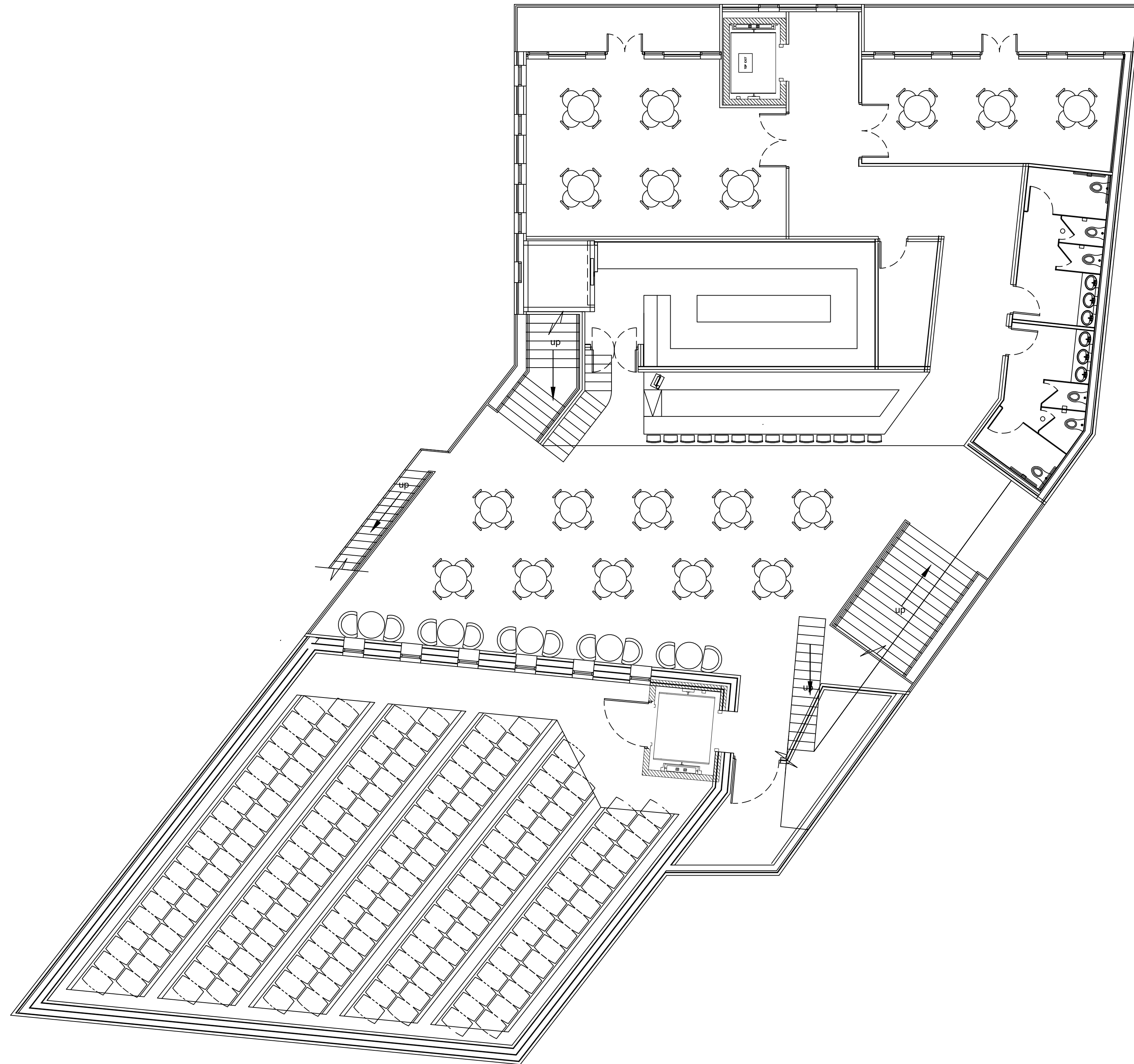


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2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 6 OF 9

SHEET NUMBER

# SD06

Third Floor  
Schematic

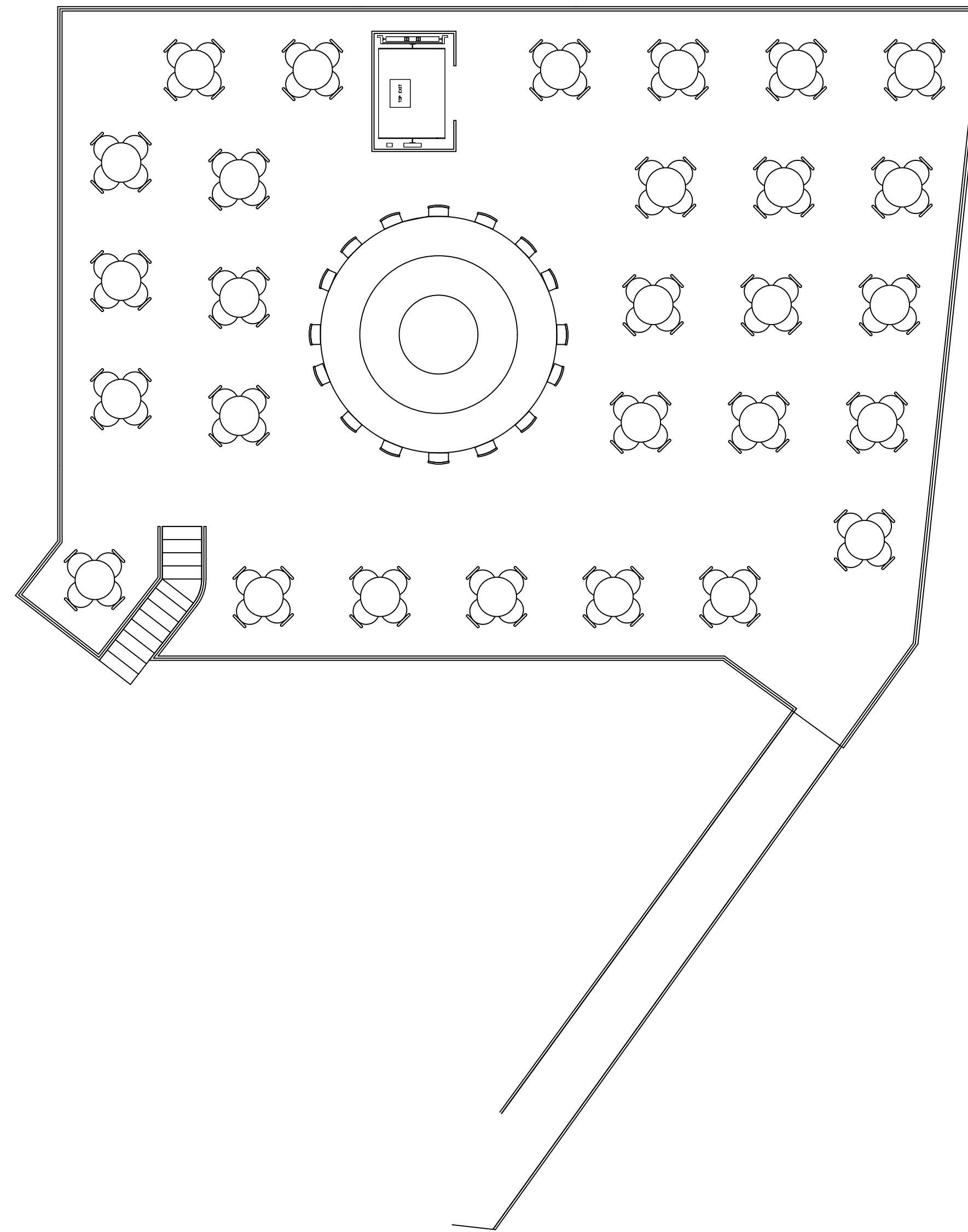


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2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 7 OF 9

SHEET NUMBER

# SD07

Roof Top Schematic

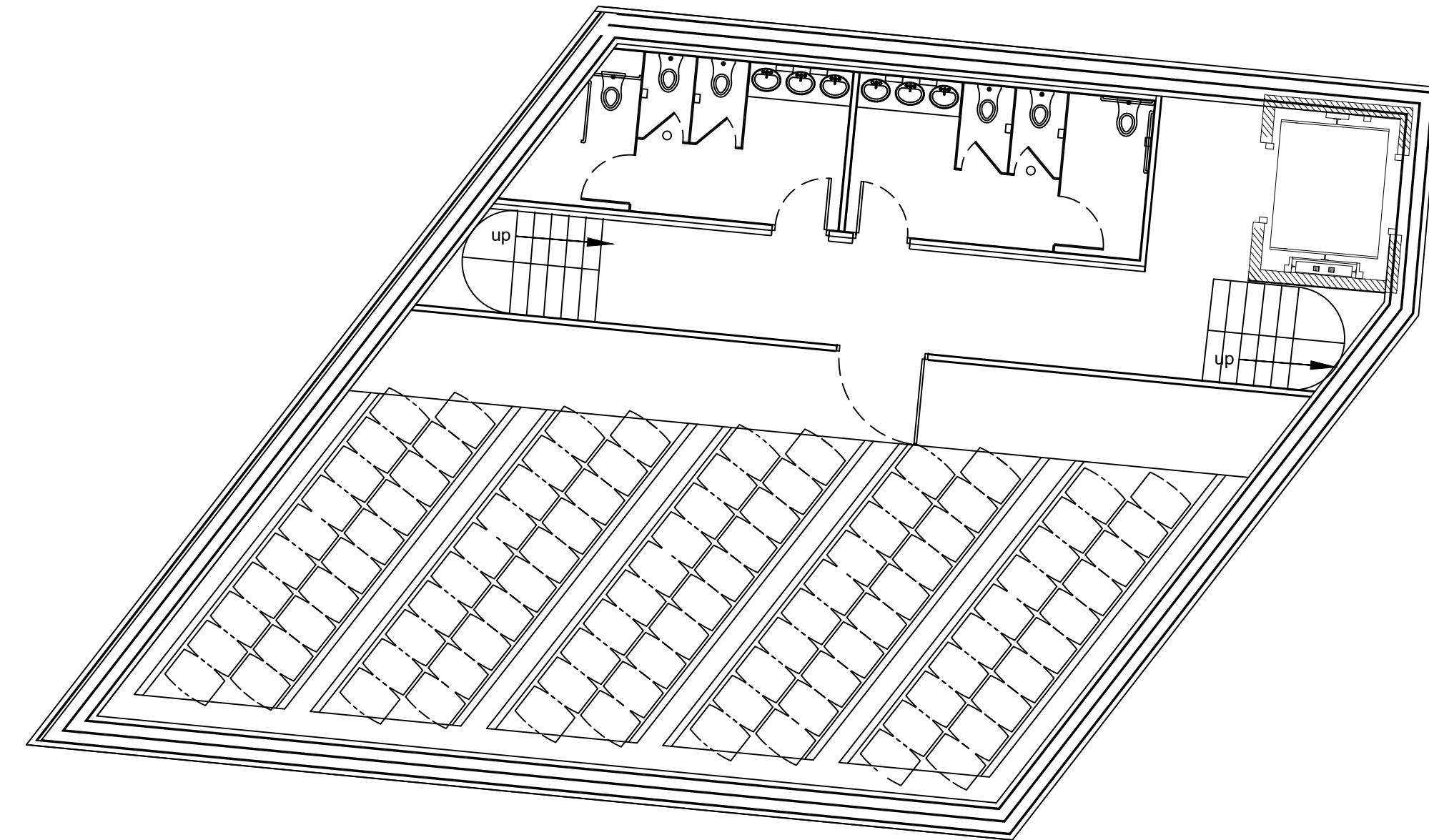


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3	9 May 2024	Shorter Building

SHEET 8 OF 9

SHEET NUMBER

**SD08**

Barrel House  
Bathrooms Schematic

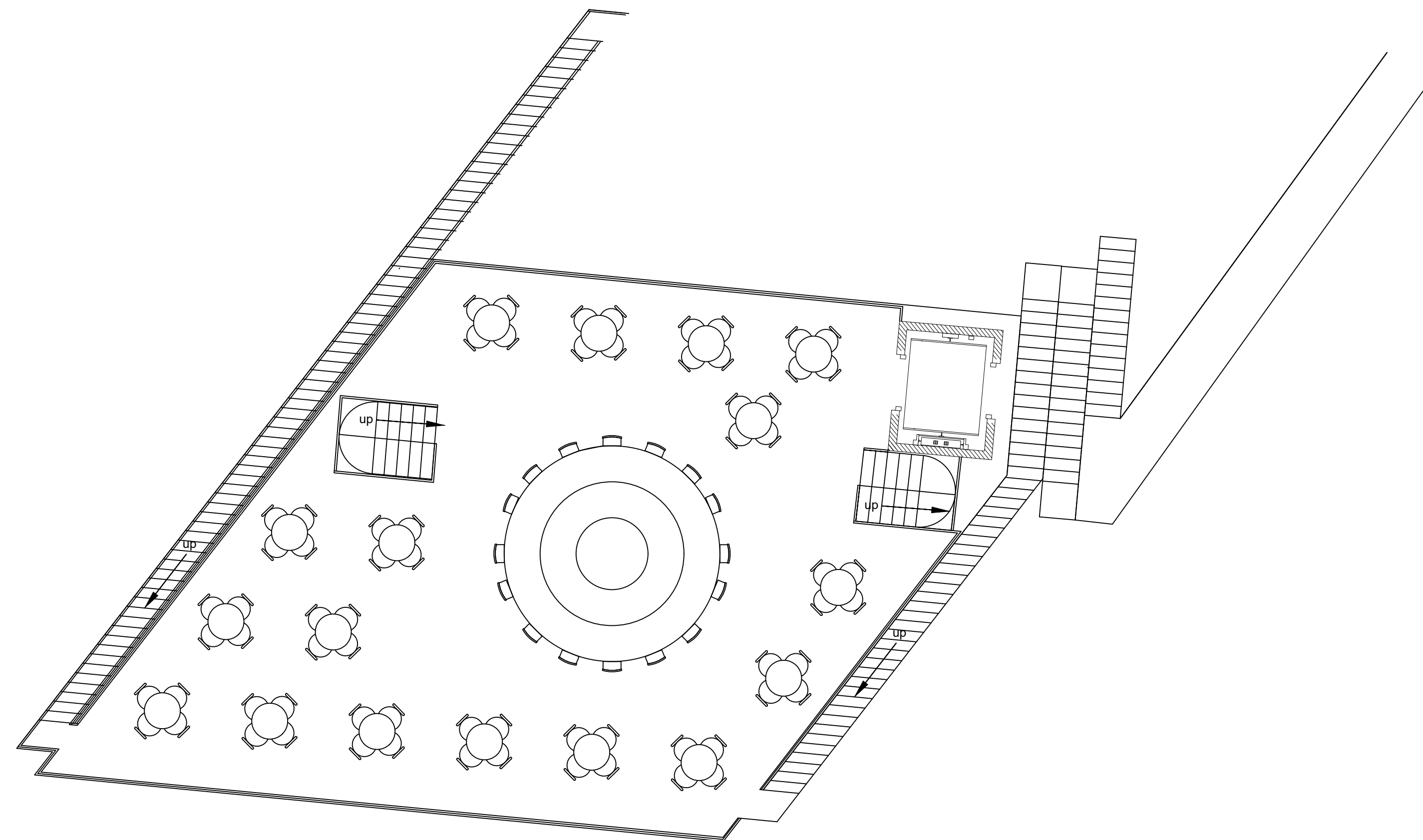


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# Blue Sky Whiskey

1743 Miner St. Idaho Springs, CO 80452

SCALE CONFIRMATION  
0 1" 1/8" = 1'  
If bar does not match, drawing is not to original scale

Ver#	DATE	CHANGE DESC.
1	4 April 2024	Schematic Design
2	29 April 2024	Schematic Design
3	9 May 2024	Shorter Building

SHEET 9 OF 9

SHEET NUMBER

# SD09

Barrel House Roof Top Schematic