



WILL BE CONDUCTED AS A REMOTE MEETING

Historic Preservation Review Commission

Agenda

May 18, 2021

5:15 P.M.

Call to Order, roll call

Approve minutes of April 20, 2021

New business-public hearing

- **COA-Storefront windows at 1600 Miner Street**

Preliminary Review-Rehabilitation of 1601 Colorado Blvd.

Public Comment-

Adjourn

The public will be able to sign up for public comment by emailing the City Clerk at cityclerk@idahospringsco.com with name and contact information by 3:00 p.m. on the day of the scheduled meeting



**HISTORIC PRESERVATION REVIEW COMMISSION
MINUTES
May 20, 2021**

CALL TO ORDER

Chairman Meghan Vickers called the meeting to order at 5:17 p.m. Commissioners present were Meghan Vickers, Rick Wells, Tim Hoehn, Kris Hoehn, Patti Tyler and Lisa Manifold. City staff present was City Clerk Diane Breece, City Administrator Andrew Marsh and Assistant City Administrator Jon Cain.

NEW BUSINESS

Kris Hoehn moved to approve the minutes of May 19, 2020. Patti Tyler seconded and the motion carried by a unanimous voice vote.

PUBLIC HEARING

COA-Clear Creek Library District 219 14th Ave.

Community Development Planner Mike Davenport presented his staff report outlining the request to approve landscaping improvements to City-owned Plummer-Robbins Park adjacent to the historic Carnegie Library. Rick Wells moved to approve the Certificate of Appropriateness for the Library Park Improvement Plans of July 21, 2017 with the exception that the existing Work World II Memorial will be restored in its approximate location and based on the findings contained in the staff report of April 15, 2021 subject to the condition that the change to the Plan involving the World War II Memorial be submitted to the State Historic Fund for its review and approval. Patti Tyler seconded and the motion passed by a 3-0 vote with Kris and Tim Hoehn recusing.

Jon Cain gave the Commission an update on the Community Forum/Survey Plan. We are still in good standing with the State and it's expected that Mary Therese will be completed with her review by the end of summer.

PUBLIC COMMENT

There was no one in the audience to give comment.

ADJOURN

Chairman Vickers adjourned the meeting at 5:39 p.m.

IDAHO SPRINGS HPRC STAFF REPORT

Meeting Date: Tuesday, May 18, 2021

Report Date: Wednesday, May 12, 2021

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Michael Davenport, Community Development Planner for the City of Idaho Springs

Re: **Storefront Windows at 1600 Miner Street**

PROPOSAL:

Christopher Verikas of Idaho Springs Hospitality (the Applicant), with the approval of 1600 Miner Street Ventures (the Owner), requests approval of a Certificate of Appropriateness (COA) at 1600 Miner Street (the Property) in the Historic Downtown District, to replace the storefront windows with operable windows (the Project).

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.

If the request is approved, the Applicant must obtain a building permit for a construction takes place. If the request is denied, the Applicant may appeal the decision to City Council.

BACKGROUND:

National Register. The approved 1983 National Register nomination "Idaho Springs Downtown Commercial District" includes the following information for the property at 1600 Miner Street.

C Store (1600-1604 Miner). Canyon's Claim Restaurant, formerly Boston Clothing House ca. 1890. Two-story brick. First-story windows and doors separated by cast-iron pilasters and engaged columns. Metal entablature dentil frieze and end brackets separate first and second story. Upper story has paired round arched windows with drip cap. Cornice missing. Sandstone sills continuous with brick belt course.

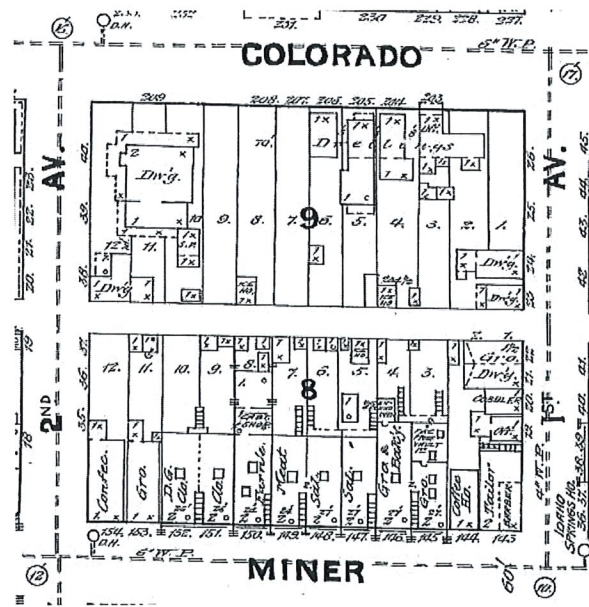
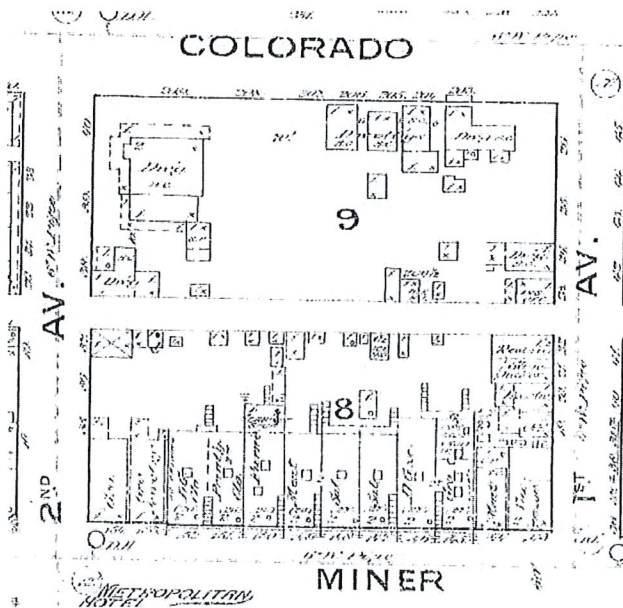
"C" at the beginning of the above description indicates the building is a "contributing" property or resource in the historic district. A contributing property or resource "...is any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district, listed locally or federally, significant." An historic district also can include "non-contributing" (NC)

structures. The nomination document lists as contributing the building across the street that has the type of operable storefront that the Applicant proposes for 1600 Miner Street.

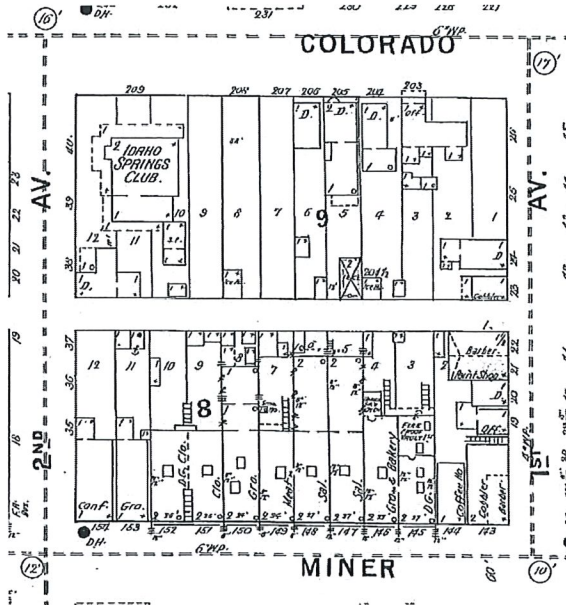


Photo from the 1983 National Register Nomination

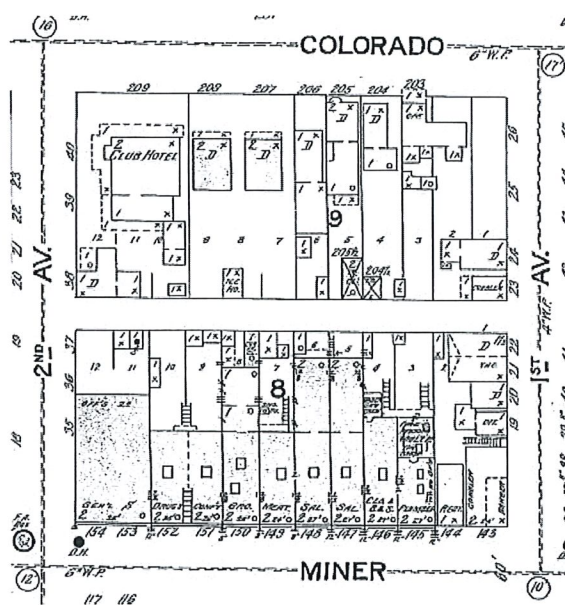
History. In the following historic Sanborn maps, the property is located on the southwest (lower left) corner of the block. The 1886, 1890, and 1895 maps show two smaller commercial buildings on the site. The existing building first appears on the 1900 map.



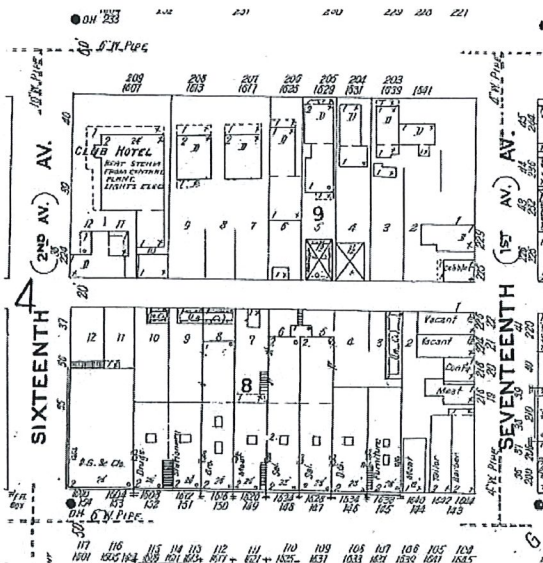
1886 MAP



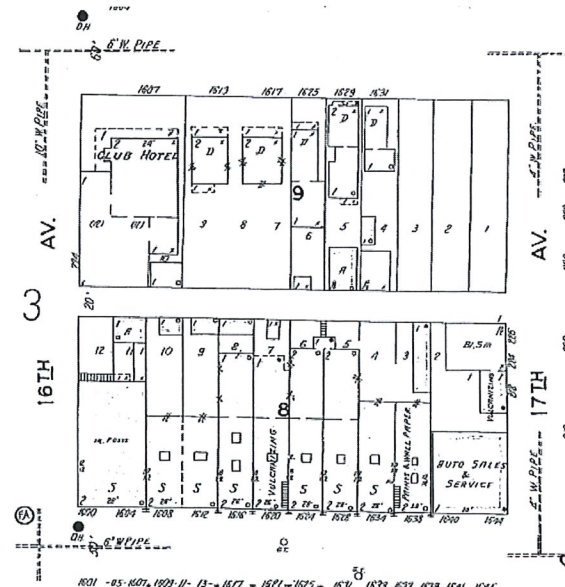
1890 MAP



1895 MAP

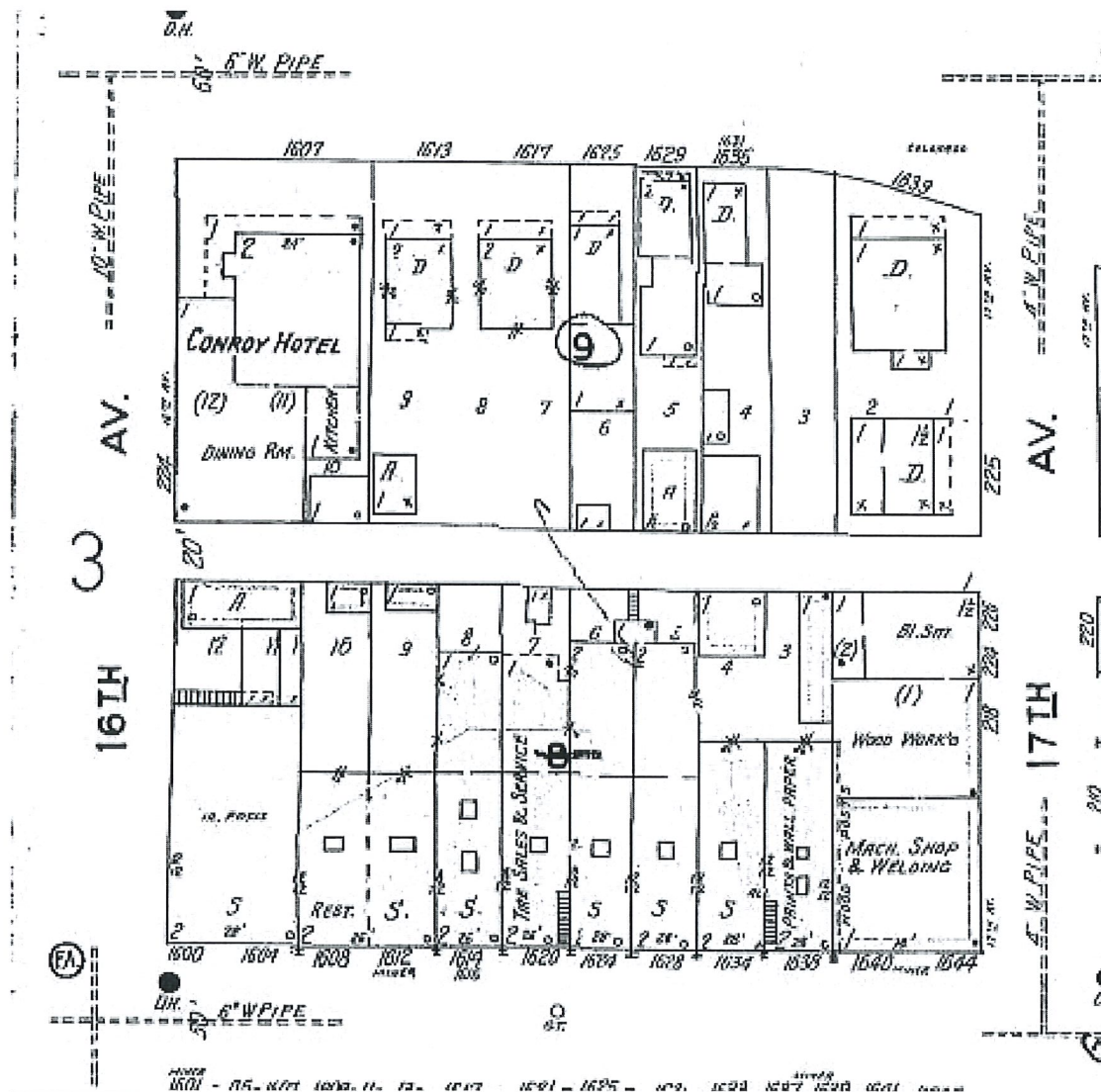


1900 MAP



1907 MAP

1931 MAP



1931-1939 MAP

PROJECT DESCRIPTION:

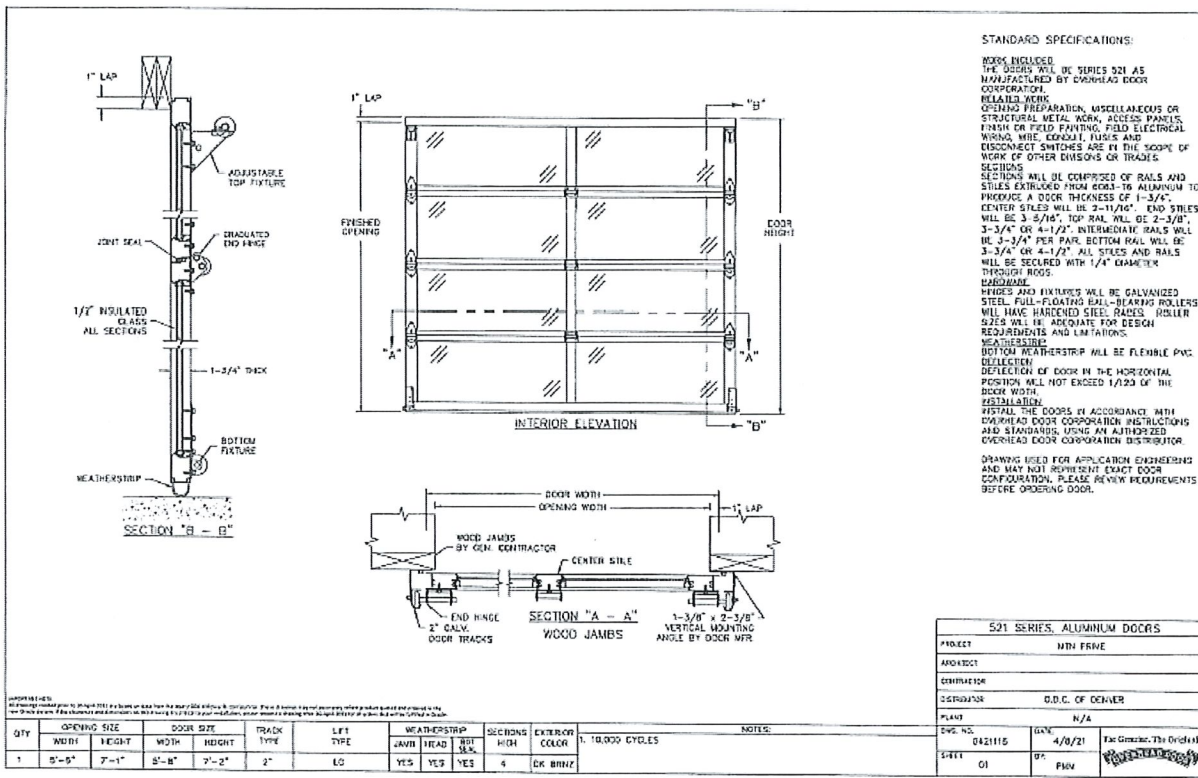
The Applicant proposes replacing the four large storefront windows with a sectional roll up windows. The Mock-up below labels these windows as A, B, C, and D. The "shop drawing" that follows the mock-up provides a more detailed drawing of one of the proposed windows. From what was originally discussed, the Applicant made changes so that the proposed framing (stiles and rails) of the window panes would be more compatible in appearance with the historic character of the Downtown District.



Existing storefront



Applicant's Mock-up of the proposed alteration to the facade



Shop drawing of the proposed window

DESIGN GUIDELINES:

Design Guidelines for windows and storefronts are listed below. The proposed alterations do not appear to meet the guidelines that are highlighted in yellow.

7. Windows, Doors and Other Openings. Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. They cast shadows that contribute to the character of the building. Because windows and doors so significantly affect the character of a structure, their size and shape should be preserved on historic structures.

a. Preserve the functional and decorative features of original windows and doors.

- 1) Repair frames and sash by patching, splicing or reinforcing.
- 2) If replacement is necessary, replace with similar features, to match the original.
- 3) Avoid the removal of historic windows and sash.
- 4) Shutters should be sized to match windows, but will be considered on a case-by-case basis only if photographic evidence can support their use.
- 5) Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. Replacement in accordance with these design guidelines is encouraged.

b. Avoid changing the position of historic openings.

- 1) This is especially important on significant facades.
- 2) Avoid adding additional openings or removing existing openings on facades that are visible form

the street.

- c. Maintain original window and door proportions.
 - 1) Altering the original size and shape is inappropriate.
 - 2) Do not close down an original opening to accommodate a smaller window.
 - 3) Restoring original openings which have been altered over time is encouraged.
- d. Maintain the historic subdivisions of window lights.
 - 1) Replacing multiple panes with a single pane or operable windows with fixed panes is inappropriate.
- e. Maintain the historic ratio of window and door openings to solid wall.
 - 1) Large surfaces of glass are inappropriate on residential structures and the upper floors and sides of commercial buildings.
 - 2) If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.
- f. Preserve original exterior storm windows.
 - 1) Where exterior storm windows are necessary, or when replacing originals, wood windows with a sash matching that of the original windows are appropriate.
 - 2) If storm windows were not an historic feature of a building, install new storm windows on the interior when feasible.
 - 3) Exterior storm windows may be considered only if the frames match the proportions of the original windows.
- g. When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.
 - 1) Preserve the original casing, and use it with the replacement.
 - 2) Use the same material (wood) as that used historically.
 - 3) Vinyl clad and aluminum windows are inappropriate.
 - 4) Simple paneled doors were typical.
 - 5) For residential buildings, very ornate doors are discouraged, unless photographic evidence can support their use.
 - 6) Match the number and size of divided lights and panels.
 - 7) Glass in a window or door should be clear. Any type of tinting is inappropriate.
- h. A new opening should be similar in location, size and type to those seen traditionally.
 - 1) All buildings which face the street should have a well-defined front entrance.
 - 2) A general rule for a window opening is that the height should be twice the dimension of the width.
 - 3) Windows should be simple in shape, arrangement and detail.
 - 4) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
- i. Windows and doors should be finished with trim elements similar to those used traditionally.
 - 1) This trim should have a dimension similar to that used historically.
 - 2) Divide lights should be formed from smaller mullions integral to the window.

18. Storefronts. A pedestrian oriented storefront format should be maintained, along with typical storefront components of display windows, recessed entry and clerestory. The overall shape of the storefront establishes the proportions of the building. Be certain to preserve its original lines.

- a. Display windows should be the same height as other display windows on the street.
- b. The original dimensions of a storefront should be maintained.
 - 1) Avoid altering the size. If it has already been altered, restore it to its original shape so it will align with others in the District, if possible.
 - 2) In some cases, an original storefront may have been altered early in the history of the building and may itself have taken on significance. Such alterations should be preserved.

CRITERIA FOR APPROVAL:

In order for the Commission or the City Council to grant a COA for any application, the Commission or the City Council 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;*

This section of the Code refers to the purpose of the historic review process. Requiring a Certificate of Appropriateness for a visible element at the front of a historic structure is in the spirit of this purpose.

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

The proposed alteration is not in conflict with most of the design guidelines for windows and storefronts. However, the large single pane storefront display window is a character defining feature of commercial buildings in the late 19th and early 20th centuries.

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.*

One or two buildings with this type of alteration would have little impact on the historic character of the district. If this type of storefront treatment became common in the District, it would have a noticeable change compared to the storefronts today.

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

The proposed work does not appear to be in compliance with the above design guidelines highlighted above in yellow.

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

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

Because the storefront window is a character defining feature, the effect on the structure will be noticeable.

- 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.*

Within the overall architectural style, the proposed alteration has an impact on the window style. There is a previously approved similar type storefront window almost directly across the street.

- 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.*

As indicated above, the proposed change will be noticeable when viewed from the street.

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

The proposed alteration will alter a character defining feature. Because this type of window is being used increasingly in restaurants, it likely would aid the building continuing with a compatible use for the downtown district.

- e. *The condition of existing improvements and whether or not they are a hazard to public health and safety.*
The proposed improvements likely will not present a hazard to public health and safety. If the COA is approved, a building permit would be required before any construction could take place.
- 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.*
Not applicable—the proposed change is to the primary structure on the property.
- 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.*
The proposed alteration appears to be inconsistent with the following Standard of the Secretary of the Interior for Rehabilitation.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.

6. *With regard to determining compliance of noncontributing buildings, the Commission or the City Council shall consider the following: (Note: This section is not applicable because the building is a contributing structure.)*

- a. *Noncontributing structures should be as compatible with contributing structures as much as possible.*
Not applicable.
- b. *Noncontributing structures should not attempt to mimic or duplicate the historic features of contributing structures.*
Not applicable.
- c. *Contemporary designs that creatively draw upon the important characteristics of the Historic District are favored.*
Not applicable.

PUBLIC COMMENTS

As of the writing of this staff report, no public comments have been received on this application.

SUMMARY:

The applicant proposes replacing the large pane storefront windows facing Miner Street with a section window that can be opened vertically.

PLANNING STAFF RECOMMENDATION:

Based on findings that the proposed alterations change a character defining feature and does not comply with the specific designs guidelines cited in the Staff report, Staff recommends the Historic Preservation Review Commission adopt a motion to deny the request for approval of a Certificate of Appropriateness for the proposed alteration of the storefront windows facing Miner Street.

Attachment

- May 4, 2021 Proposal for Window Replacement submitted by the Applicant

/mjd



PROPOSAL FOR WINDOW REPLACEMENT

May 4, 2021

Re: 1600 Miner Street
Idaho Springs, CO 80452

Legal Description: Subdivision: IDAHO SPRINGS Block: 8 Lot: 11 AND: Lot: 12 & IMP

Parcel: 1835-363-13-201

To Whom It May Concern:

Please accept the following as a formal proposal to replace the front windows at the above-mentioned property with heavy-duty aluminum sectional doors. This letter was prepared by Idaho Springs Hospitality d/b/a MTN Prime.

Preliminary Facts:

1. The above-mentioned property is a mixed-use 2 story facility located in the historic district of Idaho Springs.
2. The property is owned by 1600 Miner Street Ventures, LLC (Owner).
3. The lower main level is operated as a restaurant by Idaho Springs Hospitality, LLC d/b/a MTN Prime.
4. The upper level contains four residential apartments.
5. The above-mentioned property is a contributing structure to the Miner Street Historical District.
6. This is a collaborative effort between Owners and MTN Prime.

Proposed Work:

7. The windows in question consist of four front windows facing Miner Street. These windows are label 1, 2, 3 and 4. (see: Exhibit A).
8. There are a total of six large windows on the lower-level of 1600 Miner.
9. The two additional windows face 16th Street and will not be affected.
10. Initial shop plans are attached to this letter (Exhibit B). These shop plans are incomplete and describe a window that was since determined by Owners and MTN Prime to not be replaced. It also does not show the dimensions for windows A, C and D. However,

though the shop plans are incomplete, they are representative of the replacement windows for all intents and purposes.

11. The Idaho Springs Design Review Guidelines (ISDRG) explicitly state that “Professional drawings are not required as long as the necessary information is adequately conveyed.” [Appendix E – Application Checklist] We contend that the attached drawings meet this standard, however, we will still submit amended drawings once they are available.
12. The work for this project is estimated to take no more than two days. MTN Prime intends to stay open during installation.
13. Overhead Door of Denver will be contracted to install the new doors.

Points in Favor:

14. The current windows are not historically significant to the building.
 - a. It is unknown when the current windows were installed, however, it is known that these are not original to the building.
 - b. Through the exact date of installation is not known, industry professionals estimate that it was within the last 30 years.
 - c. No original casting exists to be repurposed for replacement.
15. The new windows are an appropriate replacement
 - a. The ISDRG states, “Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. Replacement in accordance with these design guidelines is encouraged.” [ISDRG, Sec II (7)(a)(5)]
 - b. We do not speculate as to the appropriateness of the current windows; however, we contend that the proposed replacements are more appropriate than the current windows as they will allow for more light when closed and allow for pedestrians to look in and observe the historic interior of the building.
16. The new windows are similar to other windows in the District.
 - a. The property at 1617 Miner Street (Westbound & Down Brewery) has similar doors facing both Miner Street and the pedestrian path in the rear of the building.
17. The replacement windows do not alter or eliminate any remaining historic characteristics of the building.
 - a. We have been unable to obtain any historic photos of the building that may shed more insight into its original appearance. We do know from the National Registry of Historic Places (received December 9, 1983) that the large windows have long been a characteristic of the building.
 - b. Part 18 of that document (Exhibit C) in regard to 1600-1604 Miner, “First story windows and doors separated by cast-iron pilasters and engaged columns. Metal entablature dentil frieze and end brackets separate first and second story.”
 - c. Nothing in the descriptor in the National Registry will be affected by new installation.
18. Ventilation has been proven to help limit the spread of COVID-19.

- a. The CDC states on their website, “Indoor spaces are more risky than outdoor spaces where it might be harder to keep people apart and there’s less ventilation.”
- b. As we are still very much in the middle of a global pandemic, opening up the dining space and providing more ventilation is a benefit to our guests and employees.

Submitted by:

Christopher Verikas
Idaho Springs Hospitality

Approved by:

Dan Ebert
1600 Miner Street Ventures

Scott
1600 Miner Street Ventures

IDAHO SPRINGS HPRC STAFF REPORT

Meeting Date: Tuesday, May 18, 2021

Report Date: Wednesday, May 12, 2021

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Michael Davenport, Community Development Planner for the City of Idaho Springs

Re: **Rehabilitation of 1601 Colorado Boulevard – Preliminary Review**

PROPOSAL:

Jonah Hearne, Managing Member for 5340 Investments LLC (the Applicant and Owner) requests a preliminary review of the proposed rehabilitation (the Project) of the historic building at 1601 Colorado Boulevard (the Property) in the Historic Downtown District. The Project proposes restoration of the building exterior, which is subject to approval of a Certificate of Appropriateness (COA), and substantial improvements to building interior (which is not subject to approval of a COA).

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.

If the request is approved, the Applicant must obtain a building permit for a construction takes place. If the request is denied, the Applicant may appeal the decision to City Council.

PRELIMINARY REVIEW:

From the City’s 2007 Design Guidelines (page 7): *A preliminary review by the HPRC is highly recommended for new construction or major alterations, and is welcome for any level project.*

BACKGROUND:

National Register. The approved 1983 National Register nomination of the “Idaho Springs Downtown Commercial District” includes the following information for the property at 1600 Miner Street.

C Store (1601 Colorado) Hanson’s Lodge, Late 1800’s. Two-story, horizontal log construction. Hip roof wit gabled dormer in center front. Oriel window on second story. Porch on front and west side. Several additions to building including dining-room.

“C” at the beginning of the above description indicates the building is a “contributing” property or resource in the historic district. A contributing property or resource “...is any building, object, or

structure which adds to the historical integrity or architectural qualities that make the historic district, listed locally or federally, significant." An historic district also can include "non-contributing" (NC) structures.



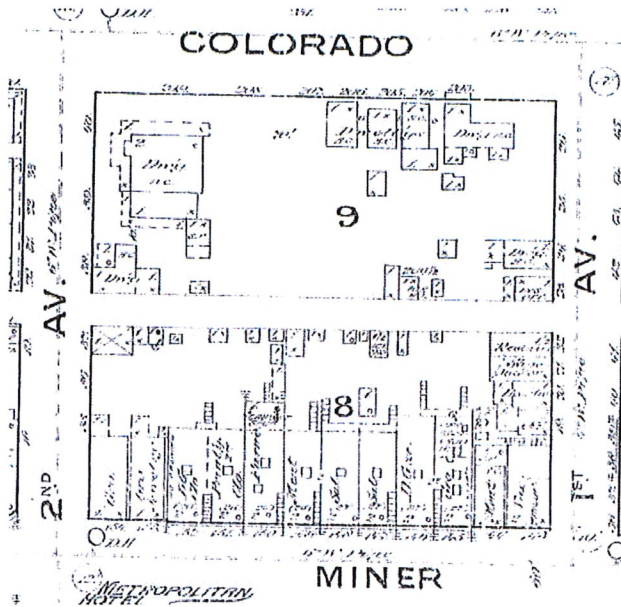
Vintage Photograph of the Club Hotel, photo courtesy of the Historical Society of Idaho Springs



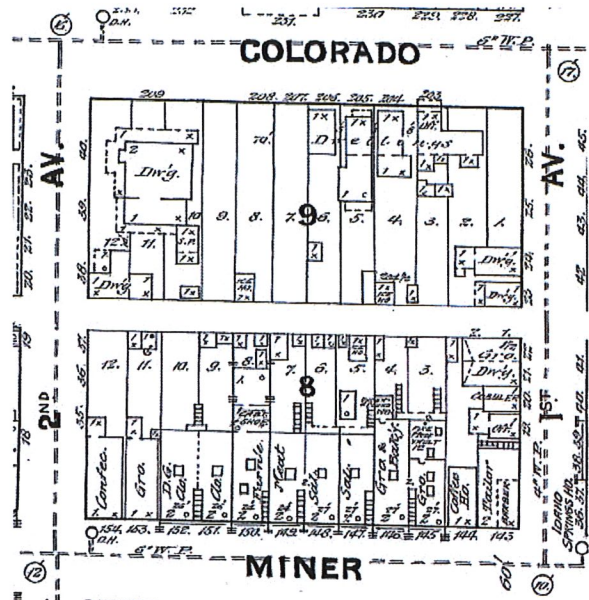
Photo from the 1983 National Register Nomination

HISTORY:

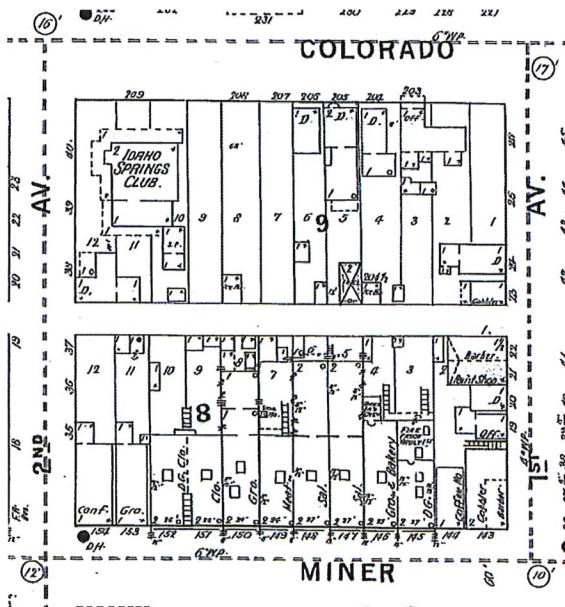
Sanborn Maps. In the following historic Sanborn maps, the property is located on the northwest (upper left) corner of the block. The original building first appears on the 1886 map. The rear addition first appears on the 1931 map.



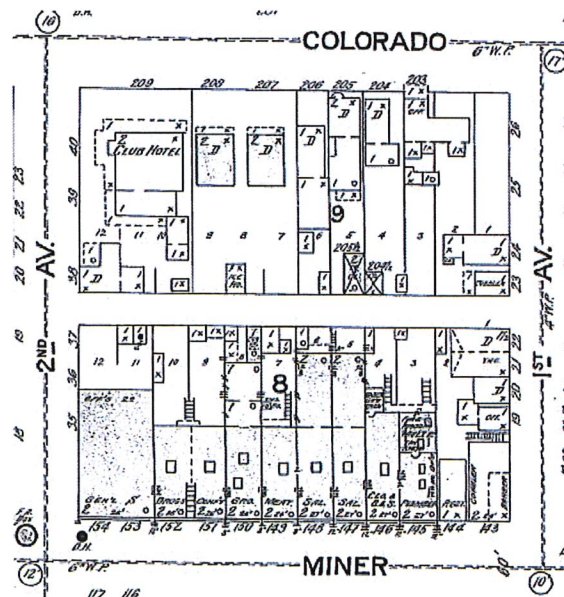
1886 MAP



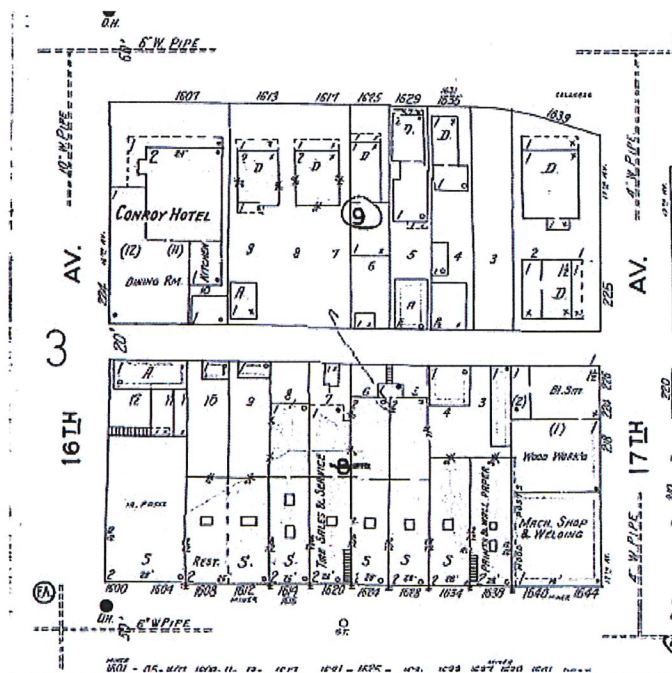
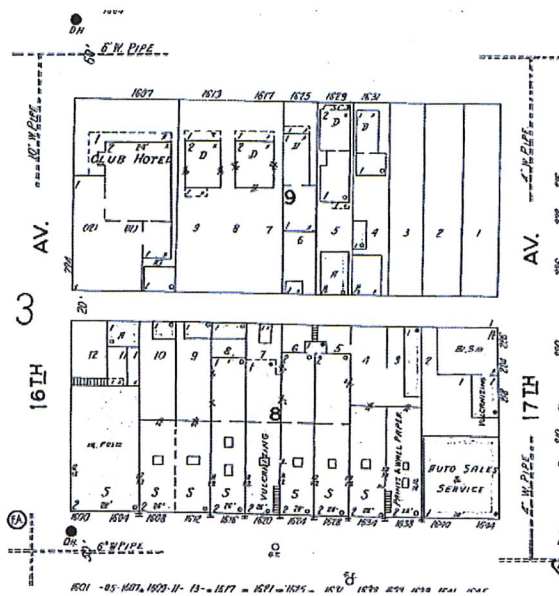
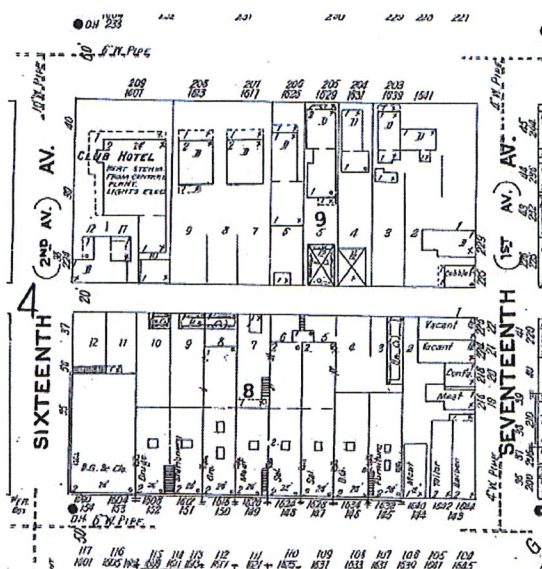
1890 MAP



1895 MAP



1900 MAP



Written sources. This report includes two documents with extensive information on the history of the building.

- 1997 Hanson's Lodge Building Assessment, provided by HPRC member Kris Hoehn. This document includes a thorough analysis of the condition of the building in 1997 and a detailed plan for its preservation. It also includes a one-page history of the building. It notes the original building was constructed in 1881, and the rear dining hall was added circa 1922.
- List of sources and short articles obtained by the Applicant team member Lana Hearne from Clear Creek County Archivist Alexis Ehrgott. The articles include information on the building and persons associated with the building.

PROJECT DESCRIPTION:

Summary. The project includes a significant work program that includes the following major elements.

- Demolition of substandard interior construction and removal of asbestos, subject to a demolition permit and a permit from the Colorado Department of Health.
- Interior construction to re-establish the building as a hotel.
- Restoration of the historic exterior of the building.

Exterior siding. The Board previously discussed the proposed removal of the log siding that was added to the exterior of the original building. (The rear addition was originally constructed with a log exterior.) The appropriate preservation treatment of a building exterior is related to the Period of Significance of a building or district. The Design Guidelines (p. 39) define the Period of Significance as the "Span of time in which a property attained the (historic) significance. In Idaho Springs, the original Period of Significance is from 1860."

The historic resources included with this staff report indicate the log siding was added to the original building either in the 1930's or 1940's. In addition, the Structural Assessment and Preservation Plan recommends removal of the that siding and repair of the earlier siding underneath, with this task being identified as "critical."

DESIGN GUIDELINES:

Design Guidelines for wood siding and existing additions are listed below.

12. Wood Siding. *To preserve wood, its painted or stained finish should be maintained.*

- Preserve original siding.*
- Protect wood features from deterioration.*
- Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing wood.*
- Use technical procedures to preserve, clean, refinish or repair historic materials and finishes.*
- Remove later covering materials that have not achieved historic significance.*
- Original buildings should not be covered.*
- Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.*

16. Existing Additions. *Some changes to a building may be evidence of the history of its structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected.*

- a. Preserve an older addition that has achieved historic significance in its own right.*
- b. A more recent addition that is not historically significant may be removed.*

CRITERIA FOR APPROVAL:

In order for the Commission or the City Council to grant a COA for any application, the Commission or the City Council 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;*
- 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 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.*
- 5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission or the City Council shall consider the following:*
 - a. The effect upon the general historic and architectural character of the structure.*
 - 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.*
 - 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.*
 - d. The effects of the proposed work upon the protection, enhancement and perpetuation of the structure.*
 - e. The condition of existing improvements and whether or not they are a hazard to public health and safety.*
 - f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.*

- g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.*
6. *With regard to determining compliance of noncontributing buildings, the Commission or the City Council shall consider the following: (Note: This section is not applicable because the building is a contributing structure.)*

PUBLIC COMMENTS

As of the writing of this staff report, no public comments have been received on this application.

SUMMARY:

The Applicant seeks a preliminary review of the proposed rehabilitation of the building exterior.

PLANNING STAFF RECOMMENDATION:

Staff recommends the HPRC review the proposed rehabilitation to identify any proposed changes inconsistent with the applicable Design Guidelines and the Criteria for Approval.

ATTACHMENTS:

- Applicant's Cover Letter
- List of Sources and Short Articles from the Clear Creek County Archivist
- Hanson Lodge 1997 Building Assessment and Preservation Plan
- Current photographs of the building
- The Club Hotel set of drawings (15 sheets) dated 5/11/21

/mjd



Historical Preservation Review Committee
Idaho Springs, CO 80452

Ms. Vickers,

The revival of the Club Hotel is an exciting and extensive restoration of the city's historical charm. Upon completion of the restoration, the hotel will be a pillar in the Idaho Springs business community and revive a historical landmark that will encourage travelers to stop, stay, and play in Idaho Springs.

The Secretary of Interiors guidelines allows four different types of historical renovation, including restoration. The guidelines specify, "when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment." The team plans to follow those guidelines for restoration: using the property as it was historically used, preserving the materials and features from the restoration period, any repairs or replacements will be compatible with the documented restoration period, pieces from other historical periods will be documented prior to their alteration or removal, craftsmanship from the period will be preserved, and design will be true to the historical contribution of the building. The team's intent first and foremost is to meet the Secretary of Interiors restoration guidelines.

In 1983, the Club Hotel was included in the application for the Idaho Springs Downtown Commercial District because of its significance during the mining era. According to the nomination form to be placed on the National Register of Historic Places, "Most of the contributing structures of the commercial district were constructed between 1877 and 1910." During that time, Club Hotel was a private residence, men's club, and finally a hotel. The restoration period will coincide with this timeline and focus on returning the property to its early twentieth century design.

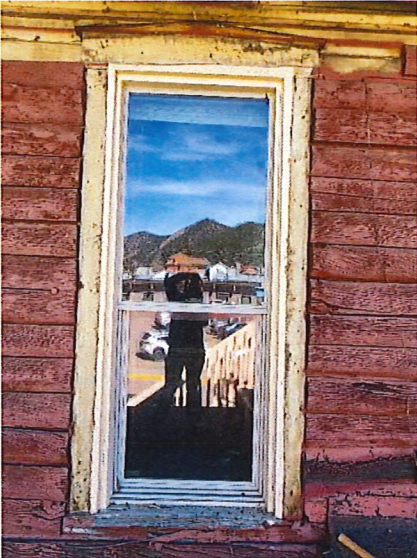
The dining hall was added after this time period in 1927, constructed in one of the most cost-effective materials of the time, logs. To construct the dining hall, a portion of the original building was relocated from the alley side of the property. The Club Hotel cottage can be seen in historical pictures from the time, sitting on the far southwest corner of the property and can be seen today behind the Evergreen National Bank building, across 16th Street from the Club Hotel. This charming cottage style building has a place itself in the commercial district and gives the community a true-to-the-time visual of the original Club Hotel. This is the beautiful and historically relevant design our team wants to restore to the Club Hotel and the Idaho Springs Downtown Commercial District. Thankfully, the owner in 1941 who applied the slab siding did so directly over the original clapboard siding and wood window trim. Pulling off the slab siding reveals the amazing preservation of the original materials and craftsmanship.

The rustic, rundown exterior will be restored to its original early 1900s beauty with a garden atmosphere along Colorado Blvd that is secure and clean for guests to enjoy. The team will preserve all clapboard siding and window trim, as well as replicating the original cottage that was removed from the property by adding siding compatible to the restoration period and window trim to match the original

Club Hotel

1601 Colorado Boulevard
Idaho Springs, CO

buildings, holding to the design documented in historical photos and brought to life in the cottage on 16th street.



The log structured dining hall has been a part of the building and a part of the city for almost 100 years. For many, it represents fond memories of childhood, nights out with family and friends, and certainly a part of the Idaho Springs story. But the original structure, the structure that was so relevant to the history of Idaho Springs that it was included in the application, was not the log construction but the Club Hotel. The Club Hotel is the historically contributing building with its clean siding, simple trim, and floor to ceiling windows. After the early 1930s, the Club Hotel went through a series of owners and name changes until the late 1940s when the Hansons purchased the hotel and renamed it Hanson Lodge. It has fondly been known as The Lodge ever since, but the historical significance of the structure is the Club Hotel, and the team wants nothing more than to restore the original exterior to match the historic period which deems the Club Hotel contributing historic architecture.

The team understands the significance of the building and have met with many Idaho Springs residents and business owners over the past two months to discuss what the community needs and expects from this restoration. Everyone the team has spoken to is excited about the restoration and supports the return to the Club Hotel at the turn of the 20th century. The team believes the proposed design of the Club Hotel will promote and support the community of Idaho Springs.

Thank you for the consideration of the Club Hotel restoration.

Jonah Hearne
Managing Member
5340 Investments LLC

Records and Articles About the Building and Persons Associated with the Building

1 March 2021

Information provided by Lana Hearne from Alexis Ehr Gott at Clear Creek County Archives & Records

From Alexis:

I've taken the liberty of compiling a partial chain of title to save you a trip up to Georgetown (see below and attached PDFs):

- In September 1981, Joanna Palmer deeded Lots 11 and 12 in Block 9 to Sophia Wilson (46/534) and in September 1881, Henry Plummer and James Craven deeded Lot 10 in Block 9 to Sophia Wilson (46/528) and in May 1882, Henry Plummer and James Craven deeded Lot 9 in Block 9 to Sophia Wilson (61/112).
- In July 1895, Wilson deeded Lots 9-12 in Block 9, and other property, to Eliza Marchington and Elizabeth Brown (124/237).
- In March 1901, Marchington and Brown deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Dr. George Atcheson (144/383).
- In December 1908, Atcheson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Effie Almira Atcheson (129/225).
- In April 1922, Atcheson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (190/598).
- In April 1922, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank and Carrie Townsley (190/606).
- In September 1923, Frank and Carrie Tomsley deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Sidney and Irene Tomsley (206/141).
- In February 1924, Sidney and Irene Tomsley deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Harry Thomspson (206/142).
- In August 1925, Thompson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (184/381).
- In March 1927, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to H.E. Winser (206/417).
- In March 1933, Winser deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (214/253).
- In June 1933, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to H.O. Murray, Receiver (196/418).
- In October and November 1936, Idaho Springs Investment Co. and Murray deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank Conroy (217/237-238).
- In May 1940, Conroy deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Walter R. Wright (223/284).
- In December 1942, Wright deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank Conroy (224/570).

- In September 1943, Conroy deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Edward Matelich and Yngve and Sunny Hanson (231/110).
- In January 1945, Matelich and the Hansons deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Yngve and Sunny Hanson (231/335).
- In August 1961, Sunny Hanson died and the property became the sole ownership of Yngve Hanson (396/676).
- In April 1980, Hanson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Ronald and Carol Peeples (396/657).
- In May 1982, Peeples deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Don Montague (415/471).

Further documents are available via the Clerk and Recorder's office.

Below are some transcribed items from the local papers (from 1880s -1970s):

Colorado Miner, 7 Jan 1882, p 1: "Idaho Springs. A Year of Unexampled Prosperity. Another year of prosperity and substantial growth has just closed for Idaho Springs; It is true that the present year has not been marked by the intense vim and push of the previous one, but it has been more of a steady, healthy improvement, partaking less of the nature of a 'boom' and more of permanent progress. Fewer buildings have been erected, but this had been compensated in a great measure, by an improvement in the style of architecture, more noticeable in dwellings than in business blocks. ... Among the most noticeable of the new residences is that of Mr. Henry Wilson, on the corner of Colorado Street and Second Avenue, which, when finished, will be the handsomest in town. ..."

Idaho Springs Siftings, 3 Dec 1904, p 1: "Club Hotel to be Enlarged. The Club Hotel property will undergo some extensive improvements and when these have been completed it will be in position to accommodate the increasing demands made upon it by the traveling public. Dr. Atcheson this week let the contract for the remodeling to S.L. Work and the improvements will start at once. The plans provide for practically seven more rooms and the enlargement of the bath and dining room and kitchen, but changes and improvements will be made throughout the building. Landlord Dillon has for a long time been unable to care for all the guests that have sought his comfortable and home-like hostelry, but he will soon be in position to entertain all who call." [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 26 Jun 1909, p 1: "New Sanitarium. Through the efforts and enterprise of Dr. Frederick Greenbaum, Idaho Springs now possesses a modern sanitarium, the building formerly occupied by Dr. George Atcheson on Colorado Street between 16th and 17th avenues having been equipped for sanitarium purposes. The building is admirably arranged for the uses to which it will be put, and the conveniences afforded will be appreciated. Both private

rooms and wards have been equipped, and not only will the public have access to them but any physician will have the privilege of taking care of their personal patients, thus taking advantage of first-class hospital attention. Dr. Greenbaum is a graduate of Rush Medical College, University of Chicago. Upon his graduation he took a two year post graduate course in the best German hospitals, returning to Chicago where he engaged in active practice in the different hospitals. The new sanitarium will treat all medical and surgical and obstetrical cases with the exception of contagious diseases." [Block 9, Lots 10-12 & W. 1 ft. of 9]

Idaho Springs Siftings-News, 29 Nov 1918, p 1: "Club Hotel Used for Emergency Hospital. To better care for those afflicted with Spanish influenza, and to prevent a further spread of the disease, the Club Hotel is being used as an emergency hospital, and several patients are already there. The Red Cross ladies will be in charge. The accommodations will be ample and better attention can be given patients than in the various homes." [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 11 May 1921, p 1: "Club Hotel Open for Business. Building Thoroughly Remodeled and Renovated and Will Be Operated on European Plan; Rooms Filling Up Fast and Are in First Class Condition. After having been closed during the winter months, the Club Hotel has reopened for business, regardless of the fact that the remodeling has not been entirely completed. The hotel will run on the European plan, no meals being served, and will be operated the year round instead of only during the summer months, as heretofore. Mrs. Nellie Williams is the owner of the hotel, with I.R. Lewis as manager. Both were here last summer, and understand the business thoroughly. The entire property is being remodeled and renovated and everything is strictly up-to-date. In the building are sixteen sleeping rooms, each having hot and cold water, two of them having private bath. A public bath room, large and furnished in white, is on the second floor and is for the accommodation of the guests. Three of the rooms are extra-large and contain two beds, used for family rooms. These are all large, cheery rooms, with plenty of light, and are well ventilated. A new steam heating plant, with one of the finest boilers in the country, has been installed, which is able to supply plenty of heat for the entire hotel. The boiler room is at the back of the hotel and is being re-shingled and fixed up in general, with concrete floor and walls. The spacious porch, which was considerably run down, has been repaired, each post being made stronger, thereby giving more substantial support. It will be repainted and fixed up in general. A five-room cottage [the cottage is currently located at 223 16th Ave.], especially well furnished, adjoins the hotel building, and will be for rent as soon as management has time to see that it is properly cleaned and repaired." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 16 Sep 1921, p 1: "Club Hotel Damaged by Fire. Thursday, just a few minutes after 12 o'clock the Club Hotel building, at the corner of 16th Avenue and Colorado Street, was discovered to be on fire, some passers-by discovering it and turning in an alarm,

there being no one in the house at the time. J.A. Lewis, manager of the house, was over at the Elks Club hobnobbing with George Oxley when the alarm was turned in, and was considerably surprised to find it was his place that was on fire. The fire department responded quickly and after a few minutes discovered that the fire has originated in a closet used for storing bed linens, over the dining room and had burned a hole thru the floor and was burning in three rooms on the west side of the building, which was shortly extinguished. What caused the fire seems to be a mystery, some thinking it was caused by electricity, while others thought that somebody had carelessly dropped a cigarette – but nobody seems to know how or what caused it. The adjusters of the insurance company came up Friday and estimated the loss on furniture and fixings at about \$700, while that on the building would possibly reach \$1,000.” [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 16 Sep 1921, p 1: “The Club Hotel Damaged by Fire. Considerable Loss Caused by Smoke and Water; Origin of Fire Unknown; Loss Will be Adjusted Promptly by Frist Agency Company; Loss Fully Covered by Insurance Carried. The Club Hotel was damaged considerably Thursday when fire broke out in the second story. Smoke was seen at noon coming out of the windows, and the alarm turned in, before the management was aware of any fire. J.R. Lewis, manager of the hotel, was over at the Elks Club when the fire was discovered, and was surprised, upon coming out, to see the building surrounded by people. Just how the fire originated, is not known, though it is thought that it was caused from the electric light wiring. It broke out in the linen closet upstairs and soon burned thru the floor to the dining room below, as well as to the adjoining rooms. Some of the rooms on the second floor however, were not damaged excepting by the smoke and water. The attic just above the linen closet, was full of papers, and yet was not disturbed by the fire. Another interesting feature of this fire was the fact that within one hour after the fire, the First Agency Company, which carried the insurance policy, was on the scene, giving Bert Wright the contract for the repair carpenter work.” [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 11 Nov 1921, p 1: “Another Fire at the Club Hotel. The citizens of this community were quietly sleeping the sleep of the just this morning when their slumbers were startled by the ringing of the fire bell, calling their attention to the fact that a fire was raging in some part of the city, as did the noise from the siren. About 3:30 the Club Hotel was discovered to be on fire, and before it was gotten under control the old building was pretty badly wrecked, from water if not from fire. When the alarm was sounded the whole roof of the structure seemed to be one mass of blaze, which was soon gotten under control by the fire ladies, who had responded quickly with their apparatus. They soon had five streams of water playing on the blazing mass and in a short while had it held within the building. The roof and upper story were pretty badly destroyed, but the fire did not get below the second floor, the damage on the first floor being caused by water. No one seems to have any knowledge of how the fire originated, but the old building is hardly in a condition to be rebuilt, while all the

furniture on the second floor was either destroyed or badly damaged. This is the second fire that the old hotel building has had to contend within the past two months, and it is possible that it may again be fixed up for use." [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 11 Nov 1921, p 1: "Club Hotel Has Second Big Fire. Fire Almost Totally Destroys Hotel at 3 O'clock This Morning; Caught from Papers in Attic; Firemen Do Good Work. Residents of Idaho Springs were awakened about 3 o'clock this morning by the fire alarm, the Club Hotel having been on fire. Several weeks ago, this same hotel was damaged by fire, and the insurance company quickly adjusted the loss, making the necessary repairs on the building, etc. The fire did considerable damage this time, and from the appearance, seems almost beyond repair. The fire seems to have caught in the attic which was full of old papers, and soon the entire upper story was ablaze. The roof was nearly all burned, and the second floor destroyed. The hotel, only recently repaired, is now quite a sorry looking sight, and what escaped the fire, was ruined by the water. The wind came up shortly after the blaze got in full sway, and the firemen deserve much credit for keeping the fire from spreading to nearby buildings. Marshal Thero, who turned in the alarm, states that during the entire work of the firemen, the water in the reservoir was lowered only three inches." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 7 Apr 1922, p 1: "Hotel Idaho Soon to Open for Business. One of the largest real estate transfers that has been made in this city for some time was made this week when the First Agency Company sold to Mr. and Mrs. Frank Townsley of Colorado Springs, the Club Hotel on the corner of 16th Avenue and Colorado Street. The sale also included the hotel furnishings and equipment. For several weeks' extensive improvements and additions to the hotel buildings have been under way including a new bungalow roof, plastering of all the rooms, papering and painting of the interior, and the completion of the third floor, a new acquisition to the hotel. Several new floors have been laid and a sanding machine was brought from Denver to refinish the balance of the floors. Archways with French doors have been placed between the lobby and the dining room, and the lobby and the lady's parlor, which also has been equipped with a new fire place. There is yet a great deal to be done before the hotel is completed, including a new bungalow porch eight feet wide with cement floor, which is to extend along the building facing on 16th Avenue and Colorado Street. The exterior of all the buildings is to receive two coats of paint, which will give Idaho Springs a most attractive and up-to-date hotel. Mr. and Mrs. Townsley are experience hotel people and are devoting considerable time in the selection of the new equipment. Special attention is being given to the interior decorations and furnishings as is evidenced by the fact that an expert from Denver spent part of last week at the hotel in laying out the color scheme. Mr. and Mrs. Townsley are determined to give Idaho Springs a modern, well-furnished and particularly attractive hotel. Their experience has been that a first-class dining room is the greatest asset of any hotel and the public will enjoy extraordinary high-class service in this department. The prices are also to be moderate. 'Hotel Idaho' is the name of the newly christened hostelry and Mr. and Mrs.

Townsley expect to have the formal opening within the next few weeks, however, the rooms will be ready for occupancy within the next week." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 21 Apr 1922, p 1: "Hotel Idaho to Open April 26th. The old Club Hotel, now known as the Hotel Idaho, will have an opening on Saturday, April 29th, at which time a fine dinner will be served, and all the town people particularly are invited to attend the opening and taste a good feed. The building has been practically rebuilt since the fire and several more rooms added, which have been repainted, papered and refitted, so that it is now one of the most pleasant little hotels to be found anywhere. A ladies rest room or parlor has been fitted up, adjoining the office, which will be quite an accommodation to autoing public, and as the Townsleys have the reputation of always putting on something good to eat; it will be a good place to visit when you are hungry." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 21 May 1926, p 7: "Fire at Club Hotel is Quickly Extinguished. Thursday morning at 4 o'clock a fire alarm was turned in from the Club Hotel in this city. Upon arriving at the scene, the fire department found that an overheated fireplace had caused a fire in the hotel between the walls on the first floor. As the fire was not beyond control fire extinguishers were obtained from the First Agency Company, the Idaho Springs Motor Company and the Lynn Electric Works and within a very short time the fire was completely extinguished without the necessity of turning the water in the building. What would have unquestionably been a damage of \$2,000 had the water been turned on, resulted in a damage of not over \$100 and instead of the hotel being closed for week for repairs, it is open doing business and repairs were started by Bert B. Wright, local contractor the same morning at 8 o'clock." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 18 Mar 1927, p 1: "H.E. Winsor Buys and Will Improve the Club Hotel. That Idaho Springs is forging ahead in a business way is well established. Nothing is more evident of this fact than the building or enlarging of business institutions. H.E. Winsor has this week purchased the Club Hotel and is building on a large dining room capable of seating 350 guests besides he is doubling the capacity of his lobby and will add four more bed rooms to the hotel. The addition will be carried out along rustic lines, native logs will be used with the bark on, a large fireplace of rock will be built on one corner of the dining room and the furnishings will be rustic, Navajo rugs, and old historic guns will hang on the walls. Since coming to Idaho Springs, Mr. Winsor has been one of its most progressive citizens, he has brought a great deal of mining money into the community, purchased a home here last year and about the same time purchased the furnishings of the Club Hotel and now buys the hotel and spends thousands of dollars upon the addition. Mr. Winsor expects to open the new dining room for the George A. Jackson dinner to be held at the hotel, April 23rd. When the summer season opens, he will have

an orchestra, probably from one of the prominent universities and will hold dinner dances several times each week, besides having music for lunch and dinner each day. Besides operating the Club Hotel, Mr. Winsor established the Clearco Crystal Company of this city and ships the famous Clearco radio crystals all over the world. He also has a down town store where he sells Brunswick phonograph products, musical instruments of all kinds and accessories." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 8 Apr 1927, p 1: "The House Has Moved. The cottage formerly on the Club Hotel ground, after a good long rest in the alleyway, again decided to move, and now is very comfortably located." [Moved from Block 9, S. pt. of Lots 11-12 to Block 15, N. pt. of Lot 1]

Clear Creek Mining Journal, 22 Apr 1927, p 5: "The 'Club cottage' is now resting easy, on its permanent foundation in the rear of the First National Bank, the contractor George Keyes, having relieved the tension." [Moved from Block 9, S. pt. of Lots 11-12 to Block 15, N. pt. of Lot 1]

Clear Creek Mining Journal, 3 Jan 1941, p 1 & 8: "Building at New High in Idaho Springs – Forest Warehouse and Residence Probably Largest Individual Unit. With new construction, minor and major rebuilding and remodeling going on almost continually in Idaho Springs during the past year, more activity in the building trades has been manifest than for the past thirty years or more. Not so long ago the sound of a hammer or a carpenter's saw was certain to attract a considerable portion of passersby to see what was going on, but now so accustomed are the ears of the local residents to hearing these sounds that they pass almost unnoticed. ... Other building recently completed is ... remodeling and new cocktail lounge at the Wright hotel [Block 9, Lots 10-12 & W. 1 ft. of 9] ..."

Clear Creek Mining Journal, 3 Oct 1941, p 1: "Wright Hotel to Get Rustic Finish. A plan of remodeling to add to the smartness in appearance of the Wright hotel was started this week when Mr. Wright awarded a contract to George Yarberry, local building contractor, to cover the front part of the building with slab siding. This part of the building is the original structure built a number of years ago and operated as a private club by a group of Denver men. Later it became a hotel and a dining room and lobby built with logs were added facing Miner Street, which was then the main highway through Idaho Springs. Mr. Wright will do some remodeling on the exterior of the building before covering it with slab siding and is going to put up a canopy from the hotel entrance over the sidewalk on Colorado Boulevard and will put in cement curbing and gutter facing the highway. Since Colorado Boulevard is now the main highway, Mr. Wright believes that this part of the hotel building should harmonize with the lobby and dining room, and the recently constructed cocktail lounge was built with this idea in mind. Since taking over

the hotel a little more than a year ago, Mr. Wright has done a considerable amount of improvement work on it and says that he has still more in mind with the ultimate result of making the Wright hotel one of the most attractive hostelryes along the route of U.S. Highway 40." [Block 9, Lots 10-12 & W. 1 ft. of 9]

Clear Creek Mining Journal, 18 Jun 1954, p 1: "Old Sign Disappears Beneath Painter's Brush. ... The Hanson Lodge is coming in for some retouching too, Alfred Sell having been engaged in restaining the outside log and slab siding of the building."

And some obituaries of the previous owners:

News of the death of Frank P. **Conroy**, 78, in California Tuesday was received here the following day by the Idaho Springs Masonic lodge, of which Mr. Conroy was a member. Merle Sowell, secretary of the Idaho Springs lodge, was notified by telegram from a Riverside, Calif., Masonic lodge that a Masonic funeral service would be held for Mr. Conroy. Later information was that, following cremation, Mr. Conroy's ashes would be returned to Colorado. About a week ago Mr. Conroy suffered a stroke and was hospitalized. Since leaving Colorado, about two years ago, Mr. and Mrs. Conroy had resided at Sunnymead, Calif. Mr. and Mrs. Conroy are former well-known residents of Idaho Springs, where they lived for nearly 20 years. The Conroys came to Idaho Springs in 1931 to establish a hamburger stand in a small room which is now a part of the Rex Café. Before coming to Idaho Springs Mr. Conroy has been a meat salesman, traveling from Denver to Salt Lake City. Here their hamburger stand prospered, and by subsequent enlargement of quarters and expansion of business, Mr. and Mrs. Conroy became operators of the Conroy Café, which they later sold to C.E. Fitzsimmons who changed the name of the establishment to the Rex Café. Mr. and Mrs. Conroy next became owners of the Club Hotel, which later became the Wright Hotel and is now the Hanson Lodge. After selling their hotel in 1940 Mr. and Mrs. Conroy operated the Berthoud Pass Lodge and ski tow for two years, [and] then built the building in Idaho Springs now occupied by Mr. and Mrs. George Van der Veer's Stagecoach curio shop. This they operated until they sold the building, business and their nearby residence to Mr. Van der Veer in 1949. Shortly thereafter they moved to Englewood, Colo., and about two years ago they moved to California. While a resident of Idaho Springs Mr. Conroy was elected as a member of the state senate in 1942. He served in the legislature for a 4-year term as senator from the 6th district, consisting of Clear Creek, Chaffee, Gilpin, Park and Teller counties. Mr. Conroy was a member of A.F. & A.M. lodge No. 26, Royal Arch Chapter No. 30 and Crusader Commandery No. 29 Knights Templar, all of Idaho Springs, and El Jebel Shrine of Denver. He was also a member of Idaho Springs B.P.O.E. lodge No. 607, having become a member of the order in 1903 at Aspen, Colo., where he lived during the mining heyday there. He has also lived in Leadville when mining was at its height there. Mr. Conroy was born

in Sushors, Penna., [on] July 13, 1878. He is survived by his wife, of Sunnymeade, and a niece, Mrs. Bert Wright, of Denver. (*Clear Creek Mining Journal*, 8 Jul 1955, p 1)

Mrs. Frank [Mary] **Conroy**, a former well known Idaho Springs' resident, died last Friday in Sunnymeade, Calif., according to information received here this week. Mrs. Conroy is said to have died of a heart attack, but whether at her home or in a hospital is not known by friends here. Mr. and Mrs. Conroy lived in Idaho Springs for 18 years. They came here in 1931 and opened a hamburger stand in a small front corner portion of the quarters now occupied by the Rex Café. Under their operation the hamburger stand was three or four times expanded and enlarged and became Conroy's café which the Conroys sold to C.E. Fitzsimmons who named it the Rex Café. After selling the café business the Conroys acquired the property then known as the Club hotel (now the Hanson Lodge), later selling this business to Mr. and Mrs. Walter Wright who named it the Wright hotel. Mr. and Mrs. Conroy operated the Berthoud Pass ski area for two years, which was before the present lodge building was built and the chair lift installation made. In 1942 Mr. and Mrs. Conroy built the building now occupied by the Stagecoach curio shop and Glenn's Liquor and Sporting Goods store, in which they established a curio store business. They also at the same time built the home which they occupied nearby. In 1949 the Conroys sold the curio store business and their home to Mr. and Mrs. George Van der Veer, and shortly thereafter moved to Englewood where they lived for two years until going to California, where they took up residence at Sunnymeade. As far as is known here Mrs. Conroy is survived only by a niece who lives in Denver. Mr. Conroy died in 1955. (*Clear Creek Mining Journal*, 7 Apr 1961, p 1)

Funeral services were held yesterday morning at the Idaho Springs Presbyterian Church for Mrs. Yngve (Sunny) **Hanson**, whose death occurred in a carbon monoxide filled garage in which she parked her car with the motor running. Rev. William Garner, pastor of the Presbyterian Church officiated. Interment was in the Idaho Springs cemetery. Mrs. Hanson's body was discovered about 11:30 Sunday morning by Jerry Dieckman. She was sitting in her automobile in the garage which the Hansons had rented from Mr. and Mrs. Dieckman. The ignition switch was on, the car radio was running, and there was gas in the fuel tank but the motor was not running. The overhead garage door had been closed. Mrs. Hanson was wearing sleeping attire. She had been last seen when the Hanson Lodge closed about 2 a.m. Sunday morning, and it is speculated that death followed this closing very shortly. Death resulted from carbon monoxide poisoning, Clear Creek County Coroner Dr. Freeman D. Fowler said. Dr. Fowler has termed the death as suicide. No suicide note was found in the car or on Mrs. Hanson's person, but it is known that she had been recently told that she had serious heart trouble. Mrs. Hanson was born July 13, 1913, in Schuyler, Nebraska. She and her husband, Yngve, came here about twenty years ago from Montana, where Mr. Hanson had been a highway engineer. In Idaho Springs, they took over the operation of the Opera Grill from Mr. and Mrs. Paul Barnes, and operated this café, located where the Idaho Springs Flower Shop is now situated, for about five years. Mr. and Mrs.

Hanson then acquired the Wright hotel on Colorado Boulevard, which they operated and subsequently renamed the Hanson Lodge, a restaurant and hotel that has become well-known thru out the area. Mrs. Hanson is survived by her husband, Yngve Hanson of Idaho Springs. Her son, Jack Bicknell, of the U.S. Coast Guard, her daughter, Jackie Starling of San Francisco, and her parents, Mrs. and Mrs. George Coulter of Tucson, Arizona, all arrived Monday for the funeral. She is also survived by four sisters, Mrs. Joe McLaughlin of Summerville, Oregon, Mrs. George Saunders of Honolulu, Hawaii, Miss Katherine Alexander of Oklahoma City, and Mrs. Don Sands of Casper, Wyoming. (*Clear Creek Mining Journal*, 11 Aug 1961, p 1)

Again, please contact the Clear Creek County Library District (303-569-2403 or archives@ccclid.org) as they have the newspapers on microfilm and you might see something that we have not been able to transcribe. They also might have photographs and/or personal memorabilia. Also, I believe, the Idaho Springs Visitors Center has an extensive photo collection (303-567-4382).

I've also taken the liberty of attaching some history of the hotel by Dan Abbott, a page from the Idaho Springs Walking Tour booklet, an advert in a Chamber of Commerce guide c. 1940s, and six Sanborn Fire Insurance maps (spanning from 1886-1931) showing the building's footprint.

HISTORY SUBMISSION FOR BUILDING ASSESSMENTS FOR CHS

HANSON'S LODGE
1601 Colorado Boulevard

Historic Structures Assessment and Preservation Plan

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TERMS AND DEFINITIONS

The terms used in this report to describe the condition of historic structures comes from the Colorado Historical Society-State Historical Fund document entitled "Historic Structure Assessment-Terms and Definitions".

CONDITION

The following terms may be used when assessing the condition of a structure and its related features in **PART III - STRUCTURE CONDITION ASSESSMENT**.

An element is evaluated as **GOOD** when:

- the element is intact, structurally sound and performing its intended purpose.
- there are few or no cosmetic imperfections.
- the element needs no repair and only minor or routine maintenance.

An element is evaluated as **FAIR** when:

- there are early signs of wear, failure or deterioration, though the element is generally structurally sound and performing its intended purpose.
- there is a failure of a sub-component of the element.
- a replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **POOR** when:

- the element is no longer performing its intended purpose.
- the element is missing
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired.
- the element shows signs of imminent failure or breakdown.
- the element requires major repair or replacement.

PRIORITY

The following terms may be used when prioritizing the recommended work in
PART IV - PRESERVATION PLAN.

A **CRITICAL** deficiency of an element exists where:

- there is advanced deterioration which has resulted in failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- there is a threat to the health and/or safety of the user, and/or
- there is a failure to meet a legislative requirement.

A **SERIOUS** deficiency of an element exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element and/or
- a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency.

A **MINOR** deficiency of an element exists where:

- standard preventive maintenance practices and building conservation methods have not been followed, and/or
- there is a reduced life expectancy of affected or related building materials and/or systems, and/or
- there is a condition with long-term impact beyond 5 years.

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

Research Design: Spring 1997. The Historic Structures Assessment and Preservation Plan is based on several visits to participating and respective sites within the City of Idaho Springs, Clear Creek County, Colorado. Owners and representatives of these particular sites were consulted to discuss conditions, concerns and intended future use of the historic properties. Most of the 12 sites being evaluated fall within the proximity of a nationally designated historic district. Building systems and building compositions were studied, and their physical and aesthetic conditions were evaluated as they relate to historic preservation and adaptive reuse.

Consultants:

- 1.) Otis Odell, Odell Architects; Architect.
- 2.) Kenny LaGreca, Mountain Design Group; Structural Engineer.
- 3.) Eric Stevens, Mountain Design Group; Structural Engineer.
- 4.) Dave Robinson, Barbalata Cordero Espinosa Robinson Consulting Engineers; Mechanical Engineer.
- 5.) Terry Kirkham, Barbalata Cordero Espinosa Robinson Consulting Engineers; Electrical Engineer.
- 6.) Adrian L. Ducharme, REM, CHMM, Ducharme & Associates, Inc., Environmental & Hazardous Materials; HazMat Consultant.
- 7.) Nana Lea, Rural Development Coordinator, University of Colorado at Denver, Colorado Center for Community Development; Project Coordinator.
- 8.) Mark Thomas Harpe, Intern, University of Colorado at Denver, Colorado Center for Community Development; Historian.
- 9.) Newton R. Klusmire, Architectural Resource Consultants, Inc., Cost Estimator.
- 10.) Marjorie Bell, Mary Jane Loevlie, Christine Bradley and Nina Parentice, Historical Society of Idaho Springs, Local Consultants.

Funding partners:

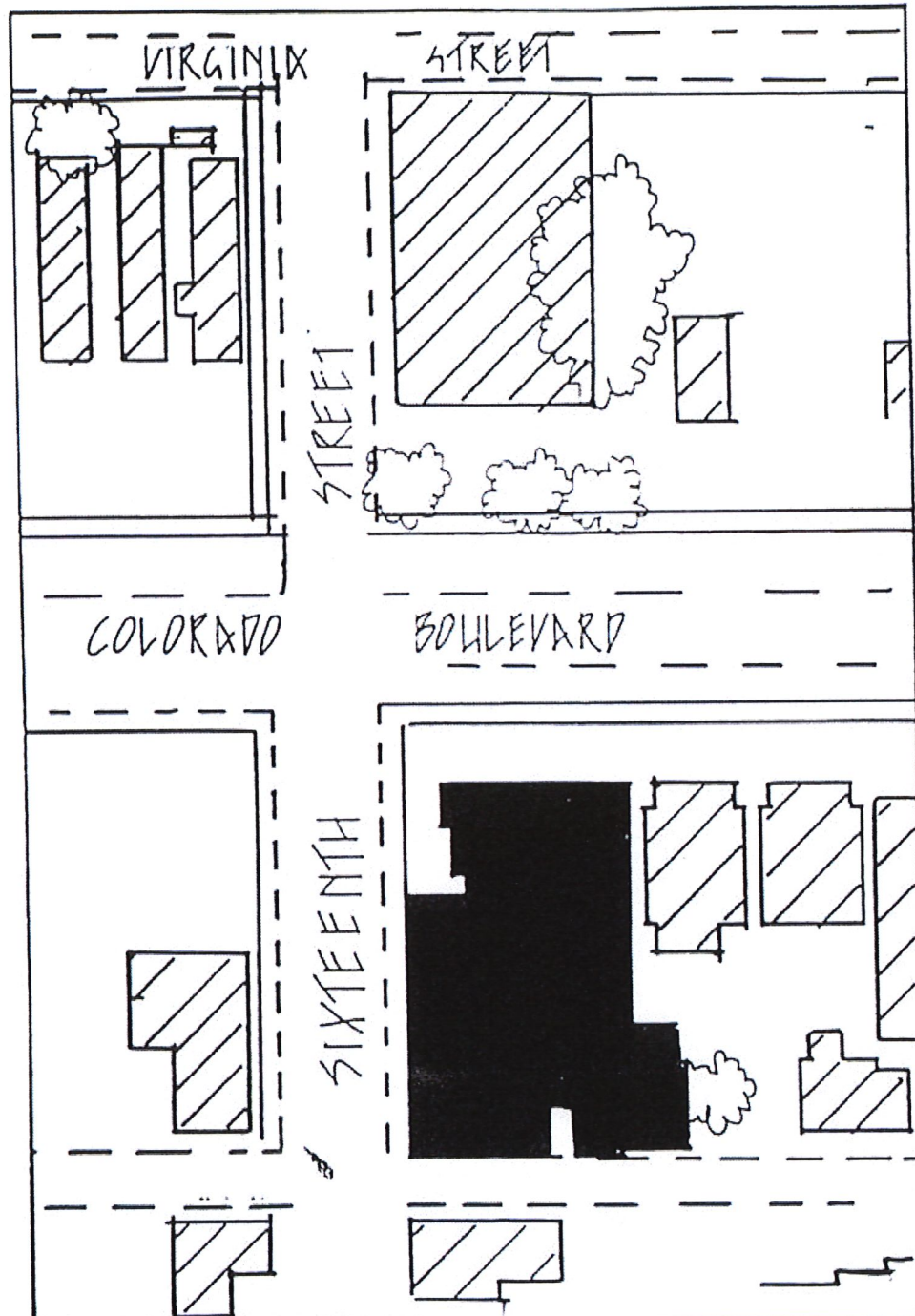
- 1.) State Historic Funds; Colorado Historical Society.
- 2.) The City of Idaho Springs; Local Cash Match, In Kind Local Interests.
- 3.) Colorado Center for Community Development, In Kind.

1.2 BUILDING LOCATION

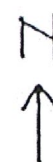
Physical Location: Hanson's Lodge is located in the City of Idaho Springs, the County of Clear Creek, the State of Colorado. Its street address is 1601 Colorado Boulevard, generally on the south side of the street facing north.

Legal Description: Block 10, Lots 10, 11 & 12, The City of Idaho Springs, Clear Creek County, Colorado.

1.2.1 SITE PLAN



- HANSON'S LODGE
- ▨ SURROUNDING BUILDINGS



1.3 HISTORIC DESIGNATION

Hanson's Lodge falls within the bounds of (United States) National Designation Idaho Springs Downtown Commercial District (1984) and Local Designation (The City of Idaho Springs) through Ordinance No. 4-1988 (1988). It is also part of the (Colorado) State Register of Historic Properties, No. 5CC201, as all properties listed in the National Register of Historic Places are automatically listed in the State Register.

1.4 CURRENT OWNERSHIP

RKR of Idaho Springs, Inc.
PO Box 3334
DBA Hanson Lodge
Idaho Springs, Colorado 80452

1.5 CURRENT USE

Commercial Lodge.

2.0 HISTORY AND USE

2.1 ARCHITECTURAL/HISTORICAL SIGNIFICANCE AND CONSTRUCTION HISTORY

2.1.1 ARCHITECTURAL/HISTORICAL SIGNIFICANCE

The building we know today in Idaho Springs as Hanson's Lodge was originally built in 1881. The appearance and character of the original building changed sometime between 1907 and 1931 from a very eclectic Victorian style to that of a mountain lodge. This was accomplished in two ways: one was with the addition of a large rusticated dining hall onto the southwest corner of the building and the other was with a timber veneer siding that was used to cover the original weatherboard skin of the building.¹

Vintage photographs reveal a building built with classic Victorian features such as Federal or Greek Revival Window details, weatherboard siding with what appear to be decorative quoined corners, a single storey wrap around porch which encompassed all but the east side of the building with gingerbread posts, and a wrought iron fence with masonry piers. A large decorated bay window was located on the second floor north side of the west face of the building, and a flat hipped roof with a widow's walk capped the original structure.

The structure now is much more rustic. The dining hall addition was built in a rustic style with a large quartz stone fireplace and log vaulted ceiling. The double hung one over one windows are relatively consistent throughout the structure. The light in the dormer located on the south side of the roof consists of three side by side five pane stationary windows. The original bay window is still in place on the north side of the west face of the building. The roof is a complete hipped roof with the widow's walk removed and a dormer added.

The configuration of the lodge comes from four basic elements: the kitchen and shed, the dining room, the lobby and a block of rooms. The kitchen, shed, dining room and lobby are all one storey while the block of rooms is two.

The hotel was purchased in 1944 by Yngve E. Hanson, thus the name Hanson's Lodge.

The building appears to be one of Idaho Springs' oldest hotels. Its significance lies in its rich history and use as well as its architecture. "At the turn of the century it was considered the finest Victorian hotel in Idaho Springs. It is said that there was seldom an empty room. The building was very modern, catering to the comforts of commercial men and the traveling fraternity. Local legend maintains that Doc Holliday stayed [in the hotel] during the 1880's

¹ The original date of construction was taken from an unpublished document entitled Historic Idaho Springs: Downstream and Cemetery Walking Tours provided by Mary Jane Loevlie, Historical Society of Idaho Springs.

According to Sanborn maps dated July 1886 and October 1900, the building was listed as "Dw'g" [or dwelling]. Sanborn maps dated September 1895 list the building as the "Idaho Springs Club". Sanborn maps dated October 1900, December 1907 and January 1931 list the building as the "Club Hotel". Sanborn maps dated March 1939 list the building as the "Convoy Hotel". The configuration of the building is the same in Sanborn maps dating from July 1886 to December 1907.

Sanborn maps dating from January 1931 and March 1939 show a large dining room added to the southwest corner of the building with part of the original porch removed to accommodate the addition. This gives us a good idea of when the dining room was added on. The veneer of log siding was probably added in 1922 when the city celebrated the gold rush with its Days of '59 celebration. Much of the city was covered in an architectural skin of log veneer to give the community the aura of what it may have been like when the city was first developing.

while he was in the area 'taking the waters'. President Teddy Roosevelt also stayed here."²

2.1.2 CONSTRUCTION HISTORY

In 1881 the original structure was built. Sometime between 1907 and 1931, the dining hall on the southwest corner of the building was added. The rustic log veneer siding was added c.1922 with the city's days of '59 celebration. Images c.1960 show a rustic Chippendale runner around the perimeter of the roof of the porch, an awning facing Colorado Boulevard providing access to the lobby, electric signage and a rustic fence with low running shrubs.

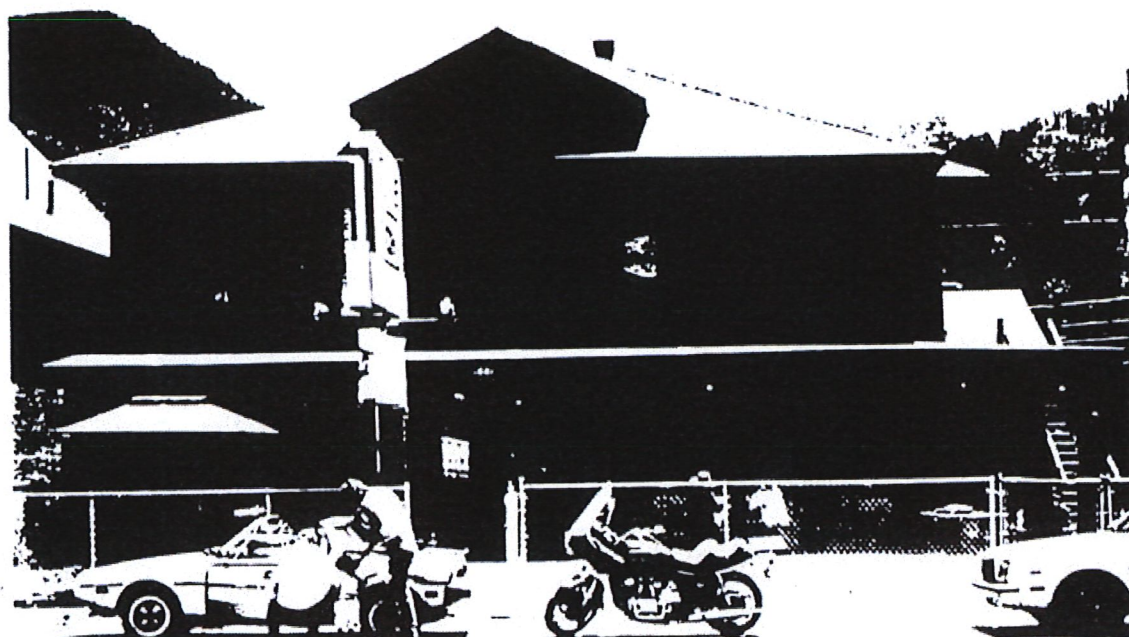
2.1.3 PHOTOGRAPHS

(Unless otherwise noted, photos from Colorado Center for Community Development, Denver, Summer 1997).

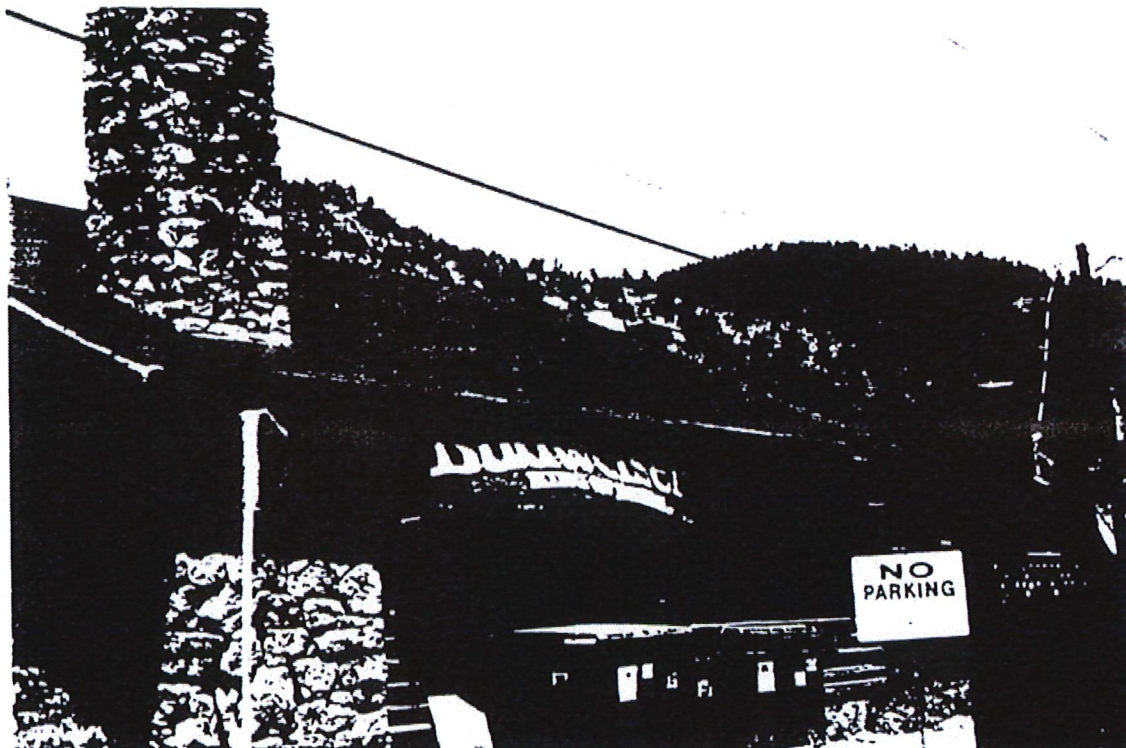
² From Historic Idaho Springs: Downizers and Cemetery Walking Tours, entry no. 24 The Club Hotel.



Vintage Photograph of The Club Hotel Now Known as Hanson's Lodge,
Idaho Springs, Colorado. Photo Courtesy of the
Historical Society of Idaho Springs.



Front North Facing Side of Hanson's Lodge.
Idaho Springs, Colorado, Summer 1997.



Rear South Facing Side of Hanson's Lodge.
Idaho Springs, Colorado, Summer 1997.



East Facing Side of Hanson's Lodge,
Idaho Springs, Colorado Summer 1907



Vintage Photograph of The Club Hotel Now Known as Hanson's Lodge,
Idaho Springs, Colorado. Photo Courtesy of the
Historical Society of Idaho Springs.



Front North Facing Side of Hanson's Lodge,
Idaho Springs, Colorado, Summer 1997.



Rear South Facing Side of Hanson's Lodge,
Idaho Springs, Colorado, Summer 1997.



West Facing Side Southern Portion of Hanson's Lodge,
Idaho Springs, Colorado, Summer 1997.



West Facing Side Northern Portion of Hanson's Lodge,
Idaho Springs, Colorado, Summer 1997.

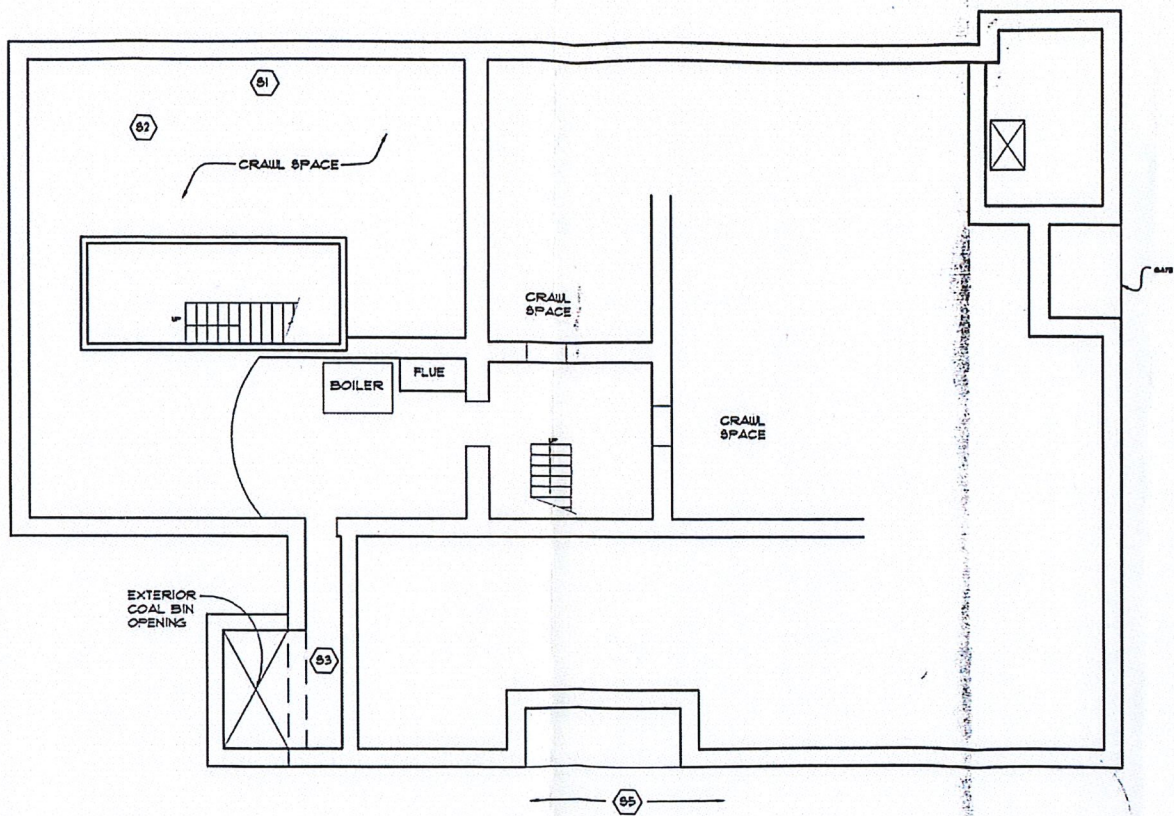


East Facing Side of Hanson's Lodge,
Idaho Springs, Colorado, Summer 1997.

2.2 PROPOSED PROGRAM

2.3 EXISTING SKETCH PLAN

Keynotes on plan refer to notes in section 3.0 STRUCTURE CONDITION ASSESSMENT.



① LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

3-17

DATE	REVISION
12/12/12	1
12/12/12	2
12/12/12	3

MOUNTAIN DESIGN

HANSON'S LODGE

FLOOR PLAN

3-17





3.0 STRUCTURE CONDITION ASSESSMENT

Note:

- Even though some structural recommendations are labeled “minor”, they should still be performed.
- Keynotes are referenced to the As-Built drawings on p. 3-17.
- The following keynotes were not used: None

3.2 BUILDING FOUNDATION SYSTEM

Description: The existing foundation system for the Hanson’s Lodge consists of battered rock walls around the building’s perimeter. The rocks are native stones and boulders and are anywhere from 6" to 24" in diameter, and the joints are generally mortared. The average thickness of these walls could not be determined from the inside. These rock walls extend from below the basement level to exterior grade elevation. The basement portions are a bare dirt floor. There is a narrow existing tunnel from the main basement to the building exterior that probably served as a coal chute.

Condition: The condition of the foundations for the Hanson’s Lodge is generally fair to poor. The basement was dry at the time of our observation. There were spots in the crawlspaces, however, that were damp. All the building’s exterior rock walls were wet, and the east exterior crawlspace wall was very wet (*Keynote S1*). Efflorescence was observed in all of the building’s exterior rock walls. There was a large plumbing leak contributing to the overall crawlspace dampness under the hotel portion (*Keynote S2*).

The coal chute tunnel is shored with wood along its sides. Both this wood and the cover at the street opening are rotted (*Keynote S3*).

The middle three front porch columns have settled noticeably (*Keynote S4*) along with the west side of the building (*Keynote S5*). The north window of “Teddy Roosevelt’s Room” has sagged approximately 3" over a 4'-0" length.

Recommendations:

- 1.) **(Minor)** Parge all of the exterior foundation walls from the interior due to the efflorescence. (*Keynote S1*)
- 2.) **(Serious)** Fix the plumbing in a timely manner in order to help reduce the moisture. (*Keynote S2*)
- 3.) **(Minor)** Achieve more positive site drainage and additional crawlspace ventilation to help with the moisture problem.
- 4.) **(Minor)** Infill the coal chute tunnel with dirt or concrete, or rebuild the walls in order to keep the sides from caving in. (*Keynote S3*)

- 5.) **(Critical)** Repair the cover at street level in order to prevent someone from falling through. *(Keynote S3)*
- 6.) **(Minor)** Mudjack or shore the settled porch columns and subsequently replace them in order to re-level the entry roof. *(Keynote S4)*
- 7.) **(Serious)** Stabilize the west exterior wall by grout injection methods in hopes of arresting the settlement in the rock walls. *(Keynote S5)*

3.3 BUILDING STRUCTURAL SYSTEMS

3.3.1 FIRST FLOOR FRAMING

Description: The first floor framing of the Hanson's Lodge consists of either 2"x8" (actual) or 2"x10" (actual) wood joists at an average spacing of 16" on center. The subfloor is comprised of 1"x6" (actual) rough sawn planks spanning perpendicular joist to joist. These planks are covered with a tongue and groove hardwood flooring. Re-used siding was also used as a subfloor as evidenced by the paint which was observed on some of the members. The joists are pocketed into the stone foundation walls with a 2" birdsmouth and span 10' on average. The wood species is unknown, but it is probably Douglas Fir or Colorado Blue Spruce.

Condition: The condition of the first floor framing in the Hanson's Lodge is typically fair to poor.

There are numerous locations of joists which were notched improperly by plumbers *(Keynote S6)*. These joists have been individually shored with built up 2"x4" (nominal) columns that bear either directly on the dirt or on pieces of CMU block *(Keynote S6)*. There is an area in the crawlspace that is literally a "forest" of 4"x4" (nominal) shoring posts that are supporting individual joists that failed sometime in the past *(Keynote S7)*. These joists bear directly on the dirt, and this portion of the crawlspace is very wet in some locations *(Keynote S2)*.

Some of the birdsmouthed joists exhibit cracks at their wall pockets indicative of a past shear failure *(Keynote S8)*. At some locations, the joists at their pockets display evidence of rotting due to the foundation wall dampness *(Keynote S9)*.

A soft spot and noticeable floor dishing was observed in the restaurant portion of the building *(Keynote S10)*. Based on our observations of the structural damage under the hotel portion of the building with a code-required 40 psf design live load, it is likely that the floor framing under the bar and restaurant areas is dangerously undersized for the code-required 100 psf design live load.

Recommendations:

- 1.) **(Serious)** "Sister" new joists to the sides of the rotted joist pockets, and/or install steel flitch plates on a joist by joist basis. *(Keynote S9)*

- 2.) **(Serious)** "Sister" new joists to the sides of the joists with shear failures, and/or install steel flitch plates on a joist by joist basis. *(Keynote S8)*
- 3.) **(Serious)** "Sister" new joists to the sides of the notched joists with "plumber damage," or install steel flitch plates on a joist by joist basis. An option for this repair is the installation of new beam and post bearing lines in order to reduce the spans and loads of the existing joists. *(Keynote S6)*
- 4.) **(Serious)** Replace the shoring posts with a more permanent system if the building is to continue to be in service for many more years. The untreated wood placed directly on the dirt will rot in the future. The most cost-effective solution is, probably, the installation of new beam and post bearing lines along the shored joists in lieu of shoring individual joists as currently constructed. *(Keynotes S6 and S7)*
- 5.) **(Critical)** Structurally evaluate the floor under the bar and restaurant areas as the crawlspace in this area of the building could not be accessed. *(Keynote S10)*

3.3.2 SECOND FLOOR FRAMING

Description: The second floor framing of the Hanson's Lodge could not be observed due to the presence of the plaster and lath ceiling above the first floor.

Condition: The condition of the second floor framing of the Hanson's Lodge is unknown with a few exceptions. There is evidence of structural movement in the second floor bedroom transoms and door frames *(Keynote S11)*. There is a large amount of movement in the common bathroom *(Keynote S12)*. We believe a bearing wall was probably removed in the first floor office, and the large rotations of the second floor joists are the result. The attic ceiling joists are noticeably rotated in this same location.

Recommendations:

- 1.) **(Critical)** Uncover the ceiling in the area of the largest second floor movement in order to determine whether or not a bearing wall was removed. If it is determined that a bearing wall was removed, install a new bearing line at the location from which the wall was removed. *(Keynotes S11 and S12)*

3.3.3 ROOF FRAMING

Description: The roof framing of the Hanson's Lodge could only be observed in a couple of locations due to a plaster and lath ceiling covering under the ceiling joists. It appears that both the roof over the main hotel portion of the building and the roof over the bar portion of the building originally had flat "widow's walks" that were over framed to achieve a peaked roof sometime in the past probably because of roof leaks.

The roof over the bar is supported by two exposed log trusses. The wood species appears to be either Colorado Blue Spruce, Douglas Fir, or Ponderosa Pine. The truss chords are approximately 16" in diameter, and the truss webs are approximately 10" in diameter. There

an approximately 1" diameter iron or steel hanger rod through the vertical web members. Neither the existing original roof joists or the newer peaked over framing could be observed.

The newer over framing at the roof over the hotel portion could be observed from inside the attic. The hip beam is a 2"x12" (nominal) with 2"x6" (nominal) jack rafters framing to it at 24" on center. The ceiling joists over the second floor are 2"x8" (actual) at 16" on center covered with plaster and lath underneath. The ceiling joists were noticeably sagged over the location of the suspected removed bearing wall (*Keynote S12*).

Condition: The condition of the roof framing for the Hanson's Lodge appears to be good to poor, depending on which part of the building the roof covers. Although we could not observe the framing directly, the roof over the bar, the kitchen, and the walk-in cooler were not noticeably sagged or bouncy. These three roofs are probably in good to fair condition.

The roofs over the main hotel portion and the restaurant portion are probably in fair to poor condition. Numerous sags and dips were observed in the roof over the main hotel portion (*Keynote S13*). The perimeter low roof over the porch below and the flat roof over the restaurant are bouncy which is possibly indicative of failed joists (*Keynote S14*).

The chimney projecting from the hotel roof has some masonry damage (*Keynote S15*). The exterior fire escape stair stringers and their connection to the roof are unsafe (*Keynote S16*).

Recommendations:

- 1.) **(Serious)** Remove small areas of the ceiling below the sagged and bouncy portions of the roof in order to determine if any joists have failed. If this examination proves that any joists have failed, "sister" new rafters on to the existing rafters. (*Keynotes S13 and S14*)
- 2.) **(Critical)** Rebuild the exterior fire stair to ensure public safety. (*Keynote S16*)
- 3.) **(Minor)** Repair the damaged brick at the chimney. (*Keynote S15*)

3.4 BUILDING ENVELOPE – EXTERIOR WALLS

3.4.1 EXTERIOR WALL CONSTRUCTION

Description: The exterior construction of the original Victorian guest house could not be directly observed due to plaster finishes but is probably 2"x6" wood stud framed. The lodge style dining hall addition consists of horizontal log construction with mortar.

Condition: Both wall conditions appear to be in fair to good condition.

3.4.2 EXTERIOR FINISHES

Description: The Victorian building was originally finished with horizontally clad wood siding but has since been wrapped with a log siding some time after the dining hall was built.

The dining hall's exterior finish is the exposed log wall construction itself. The logs are joined together with a fairly thick band of mortar. (See Figures 1 and 2).

Condition: It is difficult to see what condition the original wood siding is in since it is covered by the log siding.

The logs on the dining hall building area are in fair condition. However, some of the mortar is cracked. The ends of the logs at the corners have been painted.

Recommendations:

- 1.) **(Critical)** Remove log siding from main building on the main and upper levels to restore the original historical appearance. This would include removal of material from exterior walls, columns and soffits. Inspect condition of wood siding after the log siding has been removed. Patch nail holes and any other penetrations. Allow cost for staining or painting to match original historical character. (*Keynote A1*)
- 1.) **(Serious)** Replace the seven log siding clad columns with 10 square wood columns with standard base and capital (7 on south elevation, 3 along the east, approximately 8'-4" on center) to match original appearance as shown in Figure 1. Include decorative metal work at column capitals and a molded wood cornice at the widow's walk. (*Keynote A2*)
- 2.) **(Serious)** Restore original Victorian eave condition at the upper level roof. Replace fascia with molded wood cornice, and re-introduce decorative wood brackets at eave per historic photos. (See Figure 1) (*Keynote A3*)

3.4.3 EXTERIOR MASONRY

Description: N/A.

Condition: N/A.

Recommendations: N/A.

3.4.4 EXTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Description: The main entrance on the north elevation is comprised of a single wood door with one sidelight on each side. The upper two-thirds contains a single pane of glazing. The sidelight glazing contains decorative stained glass. There is also transom glass above the window assembly. The windows on the main building are comprised of double hung full height

assemblies. The sills are at floor height on both levels. The windows on the main level have additional layer of removable screen that was applied to the outside of the windows. The log siding has either covered the original window trim or it no longer exists.

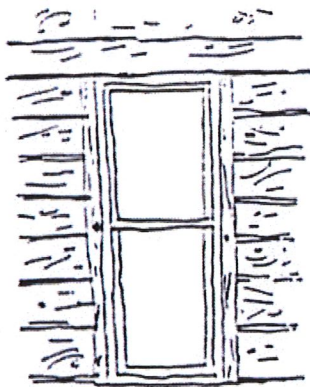
The west entry into the dining area contains a single wood French door with true divided light glazing and sidelights on either side. The other two exterior doors are standard in style. Casement windows adorn the exterior of the dining hall addition, and they all include true divided light glazing.

Condition: All the doors and windows on both buildings are in fair to good condition. The door hardware on the main north entry is in poor to fair condition.

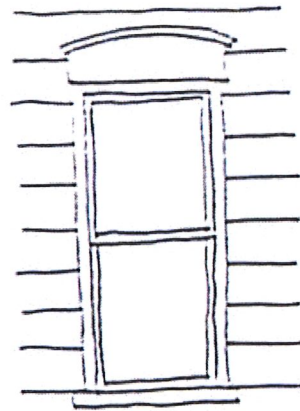
Recommendations:

- 1.) (Serious) Repair or replace vent panel under the right sidelight at the main entry. Replace door hardware and locate at proper building code height. Replace threshold well. In addition, the whole assembly needs repainting to match existing. (*Keynote*
- 2.) (Critical) After log siding has been removed from the window surrounds on the m building, evaluate condition of trim and repair and restore if necessary. If original t does not exist, construct new arched window surrounds and trim according to histo photos and architect's sketches. (*Keynote A5*)

Sketch of current condition:



Sketch of suggested condition:



3.4.5 EXTERIOR APPENDAGES – PORCH, STOOP, PORTICO, ETC.

Description: There are several conditions along the north and west sides of the main building that are not part of the original building and site. A chain link fence surrounds the north property where an iron fence with corner posts used to stand. A hot tub was introduced to the site

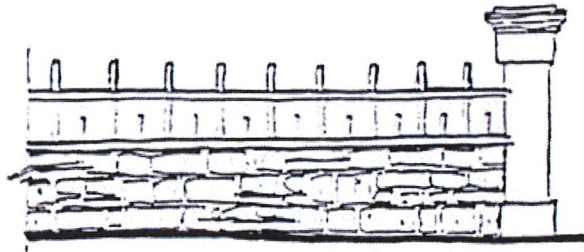
left of the main north entrance. Presently, the patio is undergoing resurfacing with new brick pavers and stone material. Some time ago, a wood stair was also added to the patio area that goes up to the roof.

Condition: The chain link fence is in fair condition; however, it is a poor design solution and contributes to the deterioration of the landmark. The hot tub is in good condition as it was introduced only a short time ago. Its presence is somewhat questionable as it did not improve the appearance of the main entry in any way and does not currently match any adjacent materials. The brick and stone paving materials are in good condition since they are new construction. The wood stair is in fair condition, but it is not currently code compliant and appears to slightly invade the northwest part of the patio.

Recommendations:

- 1.) (Critical) Replace chain link fence with new stone veneer wall with decorative metal railing that simulates the original historical design intent. Use concrete site wall construction with stone veneer for added structural durability and privacy. (Keynote A6)

Sketch of suggested site wall:



- 2.) (Serious) Remove concrete pad and wood stair that goes up to the roof from northwest part of the patio. Introduce a ladder for roof access near the rear of the building as a replacement. (Keynote A7)
- 3.) (Minor) Install stone paving in remaining west patio area. (Keynote A8)

3.5 BUILDING ENVELOPE – ROOFING AND WATERPROOFING

3.5.1 ROOFING SYSTEMS

Description: The roof over the main lodge was changed from a mansard style to a four-side roof that meets at a peak at the center. It has fairly new asphalt shingles and two gabled dormers at the north and south elevations. The original dining hall roof is a standard gable with asphalt shingles to match the lodge building.

Condition: The roof systems are in good condition.

Recommendations:

- 1.) **(Minor)** Remove hipped roof structure and dormers. Replace with mansard style roof to match original historical character (with railing). See original photographs.

3.5.2 SHEET METAL FLASHING

Description: There is sheet metal flashing at the chimney over the kitchen area.

Condition: The flashing is deteriorating and in poor condition.

Recommendations:

- 1.) **(Critical)** Replace flashing at the chimney over the kitchen with copper stepped flashing. Also, remove existing tar flashing at the chimney over the main lodge. Replace with copper stepped flashing. *(Keynote A9)*

3.5.3 DRAINAGE – GUTTERS, DOWNSPOUTS

Description: There are metal gutters and downspouts at various locations around the perimeter of both buildings.

Condition: The gutters and downspouts are in fair to good condition.

Recommendations: N/A.

3.6 INTERIOR FINISHES

3.6.1 WALL FINISH MATERIALS

Description: There are numerous wall finish materials throughout both buildings: painted gypsum wallboard, stained and painted wood paneling, and vinyl paneling.

Condition: All wall finishes appear to be in fair to good condition.

Recommendations: N/A.

3.6.2 CEILING FINISH MATERIALS

Description: The ceiling finish materials consist of textured plaster and painted gypsum board near the guest rooms and stained wood plank and acoustical ceiling tiles at the main level.

Condition: The ceiling finishes are in fair to good condition.

Recommendations: N/A.

3.6.3 FLOOR FINISH MATERIALS

Description: The floor is finished with carpet in the guest room areas and some tile in the bathrooms. There is wood flooring throughout most of the dining hall areas and near the office

Condition: The various floor materials are in fair to good condition.

Recommendations: N/A.

3.6.4 INTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Description: Most of the interior doors are panelized wood doors. There are a few French door with divided light panes near the dining hall.

Condition: The interior doors are in good condition.

Recommendations: N/A.

3.7 BUILDING MECHANICAL SYSTEMS

Description: The building heating system consists of a natural gas fired heating water boiler, heating water pump, four zone control valves, a single open zone and hot water baseboard. The system is fairly new and in good operational condition. Combustion air is taken from the form coal chute, but should be ducted to the boiler/water heater room. The heating water piping has been replaced using insulated copper pipe and is fairly new.

The plumbing system consists of a 4 inch cast iron sewer, 1-1/4 inch domestic service and two natural gas fired domestic water heaters. These systems are fairly new and appear in relative good condition.

Condition: The heating system and the domestic water system are in good condition, and we would not anticipate major concerns with this system.

Recommendations:

- 1.) (Critical) Provide combustion air to the boiler room.
- 2.) (Serious) Sprinkler the basement utilizing the domestic water supply.

3.8 BUILDING ELECTRICAL SYSTEMS

Description: The Lodge is fed from an overhead service to a meter in the alley at the back of the building, then to a 120/240 volt, 200 amp load center located in the kitchen. There is an additional panel in one of the guest bedrooms which feeds the front part of the building. This panel was not accessible. The existing branch circuit wiring is a combination of flex, Romex, and conduit. The building lighting consists of fluorescent and incandescent lighting. There is neon signage, which is intended to be replaced, and some conduit and controls on the building exterior which will have to be relocated when the facade is removed. The fire alarm system appears to be a residential type system interconnected with surface wiring to a master control panel manufactured by Napco Alarm Systems, model M500R.

Condition: The building fire alarm system is presently disconnected due to numerous false alarms. This is a safety concern, as is the fact that the interconnection wiring is exposed.

Recommendations:

- 1.) (Critical) Replace the exposed fire alarm system wiring with wiring in conduit.
- 2.) (Critical) Track down the problem which is causing the false alarms, and resolve it in cooperation with the fire department.
- 3.) (Serious) Perform electrical work necessary for facade. As the building facade is being replaced to the original appearance, provide indirect lighting on the building facade.
- 4.) (Minor) Replace the Romex branch circuits with raceway and wire as required by code.

4.0 PRESERVATION PLAN

The repair recommendations included in Section 3, The Structure Condition Assessment, are placed in the prioritized work categories below. Work items are arranged in the order of their relative priority, with the highest priority items listed first. Estimated costs are for 1995. Escalation costs should be added to the costs listed below if the work is not performed in 1995. Design fees are not included in the estimated costs.

A contingency should be carried for discovery of repair items which cannot be directly observed at this time due to being covered by architectural finishes.

4.1 PRIORITIZED WORK

Critical Work

-S3: Rebuild cover at street level and infill coal chute	\$ 2,400.00
-S11, S12: Demolition of ceiling at severe floor sag	700.00
(Repairs to this area cannot be estimated at this time)	
-S16: Rebuild exterior fire stair	1,200.00

-A1, A5: Remove log siding, new window surrounds	33,800.00
-Install new combustion air to boiler	700.00
-Replace fire alarm	1,600.00
-A9: Reflash chimneys	2,500.00
-A10: Code compliant stair	2,500.00
-A6: Historical site work	<u>44,900.00</u>
	\$ 90,300.00

Serious Work

-A2, S4, S5: Restore log siding columns to historical	\$ 20,100.00
-S2: Repair plumbing leaks	200.00
-S6, S7, S8, S9, S10: First floor framing repairs (Evaluation and repair of restaurant floor cannot be estimated at this time.)	25,200.00
-S13, S14: Roof framing evaluation of existing structure (Repairs to this area cannot be estimated at this time.)	700.00
-A3: Restore historical eaves and fascia	10,800.00
-A4: Repair door vent panel, door hardware, and paint	3,200.00
-A7: Remove and replace roof stair	<u>1,700.00</u>
	\$ 61,900.00

Minor Work

-S1: Tuck point foundation walls	\$ 4,700.00
-S15: Repair brick at chimney	500.00
-Replace wiring	2,200.00
-Interior lighting	2,100.00
-Restore historic roof	<u>33,100.00</u>
	\$ 42,600.00

4.2 PHASING PLAN

In general, the phases for the work should follow the order of the priorities listed in Section 4. Without knowing the amount of funding that will be available, exact phasing is impossible. Some obvious combinations of work that should be done together have been listed in the priorities Section 4.1, and some other combinations are listed below if the amount of funding allows add less important work into more critical priorities.

-If funding allows, it will probably be easier and less expensive to infill the coal chute tunnel prior to rebuilding the cover at street level.

-The architectural work on the porch columns should be done after these columns are structurally stabilized. Although the architectural restoration of the porch columns is not listed as critical seems logical to restore their historical character while the major portion of the building's exterior is being restored.

Hanson's Lodge at Idaho Springs, Colorado

Cost Estimate Outline based on Building Condition Assessment and Conservation Plan

30-Jun-97

Assessment Classification	Keynote Designation	Recommendation	Qty	Unit Price	Estimated Cost
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3.4.1 EXTERIOR WALL CONSTRUCTION

Minor no recommendations
 Serious no recommendations
 Critical no recommendations

3.4.2 EXTERIOR FINISHES

Critical	A1	Remove log siding from main building...			
		demo labor	72 hr	\$23.24	\$1,673.28
		haul/dispose	4 load	\$275.63	\$1,102.52
		disposal fee	3 ton	\$25.00	\$75.00
		cut/patch allowance	1 ls	\$4,593.20	\$4,593.20
		Allow cost for stain or paint to match original...	3175 sf	\$1.09	\$3,460.75
Serious	A2	Replace the 7 log siding columns with 10" square wood columns with standard base and capital...			
		shoring allowance	1 ls	\$2,755.61	\$2,755.61
		pad footing concrete	2.3 cy	\$345.66	\$806.54

		hand excav allowance	18 hr	\$23.24	\$418.32
		10" wood columns-material	84 lf	\$11.53	\$968.52
		10" wood columns-labor	36 hr	\$26.61	\$957.96
		Include decorative metal work at capitals...	7 ea	\$641.28	\$4,488.96
		molded wood cornice at widow's walk...	127 lf	\$31.28	\$3,972.56
Serious	A3	Restore original Victorian eave condition at the upper level roof...			
		Replace fascia with molded wood cornice and re-introduce decorative wood brackets at eaves per historic photos.	164 lf	\$31.28	\$5,129.92
			25 ea	\$104.22	\$2,605.50

3.4.3 EXTERIOR MASONRY

Minor no recommendations
 Serious no recommendations
 Critical no recommendations

3.4.4 EXTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Serious	A4	Repair or replace vent panel under the right sidelight...			
		demo labor	15 hr	\$23.24	\$348.60
		carpentry labor	18 hr	\$26.61	\$478.98
		carpentry material allowance	1 ls	\$455.28	\$455.28
		Replace door hardware and locate at proper building code height...			
		hardware allowance	1 ls	\$654.22	\$654.22
		Repaint to match existing...			
		paint/prep labor	12 hr	\$23.24	\$278.88

		material	1 ls	\$49.52	\$49.52
Critical	A5	...new arched window surrounds...	29 ea	\$455.29	\$13,203.41

3.4.5 EXTERIOR APPENDAGES - PORCH, STOOP, PORTICO

Critical	A6	Replace chain link fence with new stone veneer wall with decorative metal railing that simulates the original historical intent... Use concrete site wall construction with stone veneer...			
		demo chain link fence	129 lf	\$2.51	\$323.79
		footing concrete	9.6 cy	\$321.58	\$3,072.88
		cmu backup wall - 4"x 3'	387 sf	\$12.37	\$4,787.19
		faux stone veneer	774 sf	\$14.59	\$11,292.66
		decorative metal rail	129 lf	\$97.46	\$12,572.34
Serious	A7	Remove concrete pad and wood stair...			
		demo pad and stair	41 hr	\$23.24	\$952.84
		haul/dispose	1 load	\$275.63	\$275.63
		disposal fee	2 ton	\$25.00	\$50.00
		Introduce ladder for roof access...			
		steel access ladder	19 lf	\$21.58	\$410.02

3.5.1 ROOFING SYSTEMS

Minor		Remove hipped roof structure and dormers. Replace with mansard style roof structure to match historical...			
		demo labor	280 hr	\$23.24	\$6,507.20

haul/dispose	7 load	\$275.63	\$1,929.41
disposal fee	9 ton	\$25.00	\$225.00
new framing labor	2820 sf	\$2.97	\$8,375.40
new framing material	2820 sf	\$3.51	\$9,898.20
new roofing	2820 sf	\$2.19	\$6,175.80

NOTE: THIS RECOMMENDATION IS IMPRACTICAL FROM A HOTEL CLOSURE AND DOWNTIME PERSPECTIVE. ANTICIPATE THIS WORK TO RESULT IN A 4 TO 6 WEEK CLOSURE OF BUSINESS - MINIMUM.

3.5.2 SHEETMETAL FLASHING

Critical	A9	Reflash all chimneys with stepped copper flashing...	72 lf	24.53	\$1,766.16
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3.5.3 DRAINAGE - GUTTERS, DOWNSPOUTS

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

3.6.1 WALL FINISH MATERIALS

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

3.6.2 CEILING FINISH MATERIALS

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

3.6.3 FLOOR FINISH MATERIALS

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

3.6.4 INTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

APPENDIX A - ACCESSIBILITY COMPLIANCE

Minor	no recommendations
Serious	no recommendations
Critical	no recommendations

APPENDIX C - BUILDING CODE COMPLIANCE

Critical	A10	Remove main hotel stair railing and re-construct at code-compliant height to match historical...
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demo labor	26 hr	\$23.24	\$604.24
haul/dispose	1 load	\$275.63	\$275.63
disposal fee	1 ton	\$25.00	\$25.00
new rail	18 lf	\$47.59	\$856.62

Note: new rail not historical

3.2 BUILDING FOUNDATION SYSTEM

Minor	S1	Tuckpoint at foundation walls...	955 sf	\$3.48	\$3,323.40
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Serious	S2	Repair plumbing leak...	allowance	5 hr	\$26.61	\$133.05
Serious	S3	Infill coal chute tunnel...	gravel	59.3 ton	\$24.58	\$1,456.59
Critical	S3	Rebuild cover at street level...		8 hr	\$23.24	\$185.92
				1 ls	\$85.00	\$85.00
Minor	S4	Shore/demo/replace porch columns...		INCLUDED ABOVE		
Serious	S5	Grout inject - NOT TO BE DONE.				

3.3.1 FIRST FLOOR FRAMING

Serious	S6	New beam and post bearing lines along existing				
	S7	shored joists, including precast concrete				
	S8	foundation blocks...				
	S9		material - lumber joists	295 lf	\$2.36	\$696.20
			material - precast foundation	20 ea	\$159.63	\$3,139.39
			material - timber columns	20 ea	\$29.66	\$593.20
			material - connections/fasten	1 ls	\$795.21	\$795.21
			labor	480 hr	\$26.61	\$12,772.80
	S10	...bar & restaurant floor evaluation - NOT ESTIMATED				

3.3.2 SECOND FLOOR FRAMING

Critical	S11	Uncover (& replace) ceiling to determine bearing wall...		1 ls	\$509.00	\$509.00
	S12	(see S11)				

3.3.3 ROOF FRAMING

Serious	S13	Remove & replace ceiling to observe...		1 ls	\$509.00	\$509.00
	S14	New sistered rafters - NOT ESTIMATED				

Minor	S15	Repair damaged brick at chimney...	labor	8 hr	\$26.61	\$212.88
			material	1 ls	\$114.22	\$114.22
Critical	S16	Rebuild exterior fire stair...		18 rsr	\$45.81	\$824.58

3.4 BUILDING ENVELOPE-EXTERIOR WALLS

Minor no recommendations
 Serious no recommendations
 Critical no recommendations

3.7 BUILDING MECHANICAL SYSTEMS

Critical		Install new combustion air to boiler		1 ls	\$481.22	\$481.22
Serious		Sprinkler the basement		832 sf	\$3.57	\$2,970.24

3.8 BUILDING ELECTRICAL SYSTEMS

Critical		Replace fire alarm wiring		1 ls	\$1,159.62	\$1,159.62
Minor		Add indirect interior lighting		1 ls	\$1,494.41	\$1,494.41
Minor		Replace old wiring throughout		1 ls	\$1,564.58	\$1,564.58
		Electrical Indirect Cost		1 ls	\$939.66	\$939.66

TOTAL DIRECT CONSERVATION COST

\$145,369.71

INDIRECT COST:

General Contract General Conditions @ 15%	\$21,805.46
Performance & Payment Bond @ 1%	\$1,671.75
General Contract Fees @ 12%	\$20,281.63
Contingency @ 12%	\$22,693.03
Escalation	EXCLUDED
Permits & Fees	EXCLUDED
Design, Engineering, Materials Testing	EXCLUDED
Special Inspections & Measurement	EXCLUDED
Owner's Other Indirect Cost	EXCLUDED

GRAND TOTAL CONSERVATION COST

\$211,801.57

APPENDICES

APPENDIX B: HAZARDOUS MATERIALS

SUMMARY

Based on our Hazardous Materials Survey (HMS), D&A believes that there are no significant environmental conditions associated with the subject properties. However, based on the results of our Visual Survey for asbestos containing materials (ACM) various environmental regulations will pertain to future renovation or construction activities on these properties. Any Presumed Asbestos Containing Materials (PACM) that would be disturbed by renovation activities would require abatement prior to renovation.

PROJECT DESCRIPTION

D&A has completed a Phase I Hazardous Materials Survey (HMS) including a Visual ACM Survey for six sites in the city of Idaho Springs, Colorado. These sites include:

- 1) Ornamental Resources, 1427 Miner Street
- 2) Methodist Church, 1440 Colorado
- 3) Underhill Museum, 1416 Miner Street
- 4) Elk's Lodge, 1600 Colorado
- 5) Hanson's Lodge, 1601 Colorado
- 6) Jackson's Monument, 320 Highway 103

The HMS involved a review of readily available federal and state environmental records, site reconnaissance by an environmental professional, and interviews with property owners and personnel from specific regulatory agencies. Information gathered during these activities is incorporated into the findings of this letter report.

The Visual ACM Survey activities did not include any sampling activities. Sampling activities are required to verify that PACM do not contain asbestos. This Visual ACM Survey identifies PACM at the sites that would require testing and analysis before renovation activities could occur. This Visual ACM Survey was completed by an AHERA- and State-certified Asbestos Inspector (Mr. Adrian I. Ducharme, ID#050584317).

FINDINGS

Based on our review of federal and state environmental records, our site reconnaissance activities, and interviews with property owners and Mr. Peter Laux with the Solid Waste Division of the Colorado Department of Public Health and Environment (CDPHE), D&A believes that there are no significant environmental conditions associated with the subject properties. Some possible groundwater contamination sources were identified in the environmental records, but the sites themselves were not listed on these records. The U.S. Environmental Protection Agency on July 3, 1995 ruled that property owners impacted by off-site groundwater contamination are not responsible for the remediation of the contaminants from their groundwater (Federal Register Vol. 60, No. 127, p. 34790). Based on the

ruling, and our observations that the daily operations of these sites did not contribute to any groundwater contamination, groundwater contamination is not a significant environmental condition for the subject properties.

Based on the our Visual ACM Survey, PACM was identified at all sites except the Jackson's Monument site. Therefore, any building components installed prior to 1980 must be sampled by a certified Asbestos Inspector and analyzed by an accredited laboratory to determine if ACM is present. This must be completed prior to any renovation or demolition activities undertaken.

Federal and state regulations pertaining to PACM and ACM at the site include:

- the National Emission Standard for Hazardous Air Pollutants (NESHAP) - 40 CFR 61 Subpart M, which controls airborne asbestos emissions during demolition/ renovation;
- the Toxic Substances Control Act, Title II "Asbestos Hazard Emergency Response Act (AHERA) - 40 CFR 763 Subpart E, which establishes federal regulations requiring inspection assessment, and completion of response actions for schools;
- the EPA Worker Protection Rule - 40 CFR 763 Subpart G, designed to protect state and Federal employees from exposure to asbestos during abatement projects;
- various Occupational Safety and Health Act (OSHA) requirements, including 29 CFR 1910.1015, and 1926, which protect workers in the construction industry from asbestos exposure and,
- the "Emission Standards for Asbestos" - Regulation No. 8 of the Colorado Air Quality Control Commission.

According to 29 CFR 1926.1101(k)(1), August 10, 1994, defines 'Presumed Asbestos Containing Materials (PACM)' as various building materials installed not later than 1980. PACM must be sampled and analyzed to verify that there is no asbestos in the material. Any building material with greater than 1% asbestos is considered to be an asbestos containing material (ACM).

RECOMMENDATIONS

Based on the information reviewed during this HMS, D&A believes that there are no significant environmental conditions associated with the subject properties. Future renovation activities that may disturb any building components installed prior to 1980 must be sampled by a certified Asbestos Inspector and analyzed by an accredited laboratory to determine if ACM is present, as required by federal and state regulations. The responsibility for ACM in buildings is specified in 29 CFR 1926.1101 et al. as the property owner, who has the best opportunity to identify ACM before these materials are disturbed.

APPENDIX C: BUILDING CODE COMPLIANCE

Recommendations:

- 1.) **(Critical)** Remove main hotel stair railing and re-construct code-compliant rail to match existing historical character. (*Keynote A10*)

BIBLIOGRAPHY/POTENTIAL SOURCES OF INFORMATION

Organizations:

- 1.) Historical Society of Idaho Springs, Idaho Springs, Colorado.
- 2.) Colorado Historical Society, Denver, Colorado.
- 3.) Denver Public Library, Department of Western History, Denver, Colorado.
- 4.) Clear Creek County Archives, Georgetown, Colorado.

Publications:

- 1.) History of Clear Creek County Tailings, Tracks & Tommyknockers, Historical Society of Idaho Springs, Specialty Publishing, Inc. Denver, Colorado, 1986.
- 2.) Noel, Thomas J., Buildings of Colorado, Series Society of Architectural Historians Buildings of the United States; Oxford University Press, New York, Oxford, 1997.
- 3.) Stoehr, C. Eric., Bonanza Victorian Architecture and Society in Colorado Mining Towns, University of New Mexico Press, Albuquerque, 1975.

Other Sources of Info:

- 1.) Contact Marjorie Bell, Historical Society of Idaho Springs, Idaho Springs, Colorado, 303-567-2446
- 2.) Research done to complete statements on architectural significance and historical background came from a work in progress, entitled Historic Idaho Springs: Downtown and Cemetery Walking Tours and Sanborn Fire Insurance Maps were also referred to. These maps are on microfilm at the Denver Public Library, the Western History Department.



Facing Colorado Boulevard



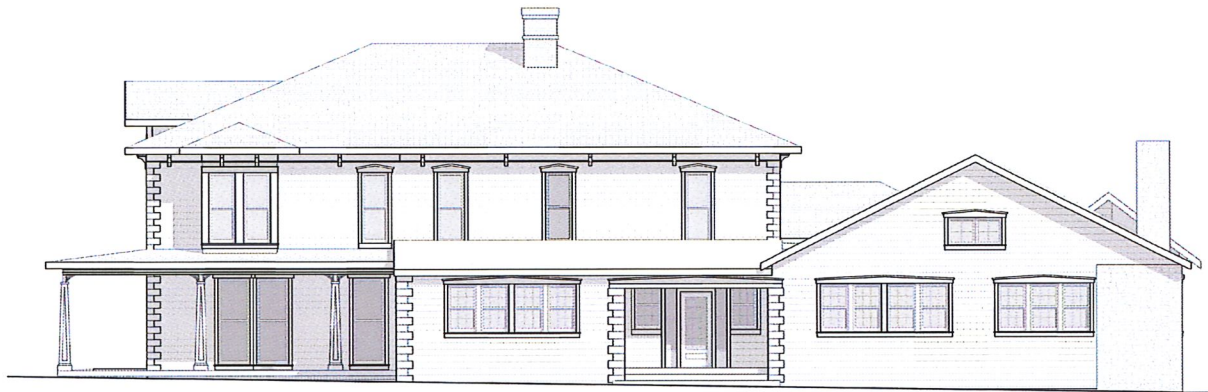
Facing 16th Avenue



*View along east side property line
Hi Lana,*



Rear addition at the alley

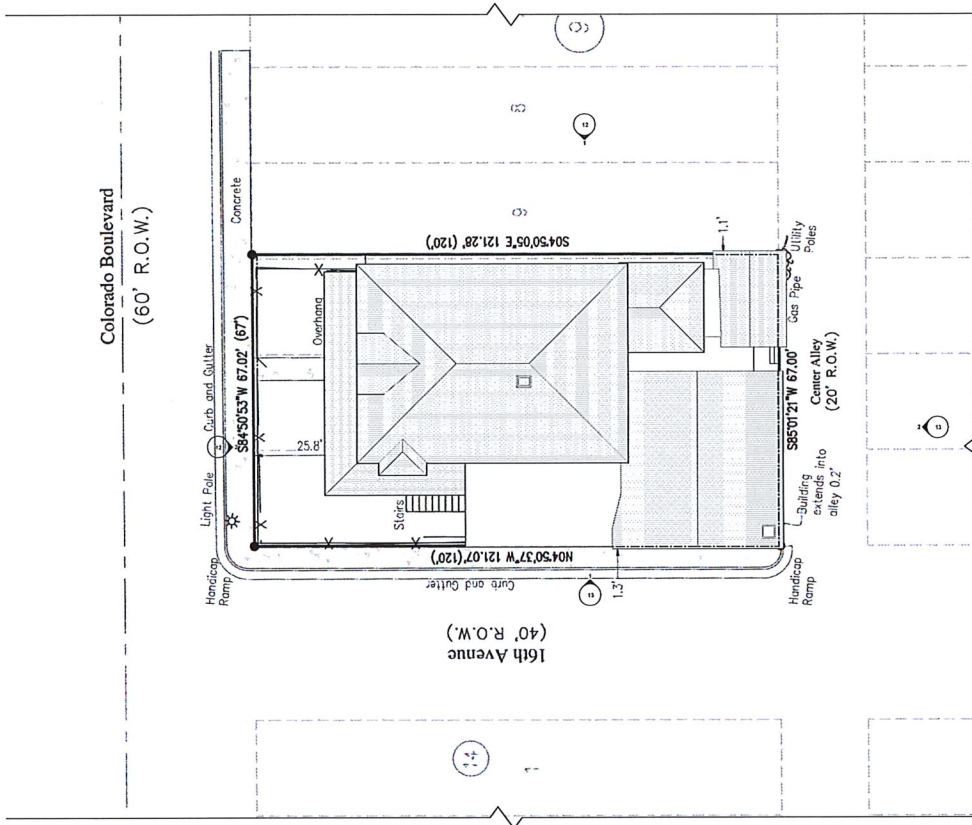


THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO

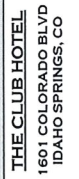


THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO

OWNER	5340 INVESTMENTS LLC
CLIENT ADDRESS	
CLIENT ADDRESS 2	
CLIENT EMAIL	
CLIENT PHONE NUMBER	
CONTRACTOR	TBD
TBD	
TBD	
TBD	
ARCHITECT	KGA STUDIO ARCHITECTS, PC
	950 SHULCE ST, STE 210
	LOUISVILLE, CO 80027
	PHANHON@KGAARCH.COM
	303.442.5582
STRUCTURAL ENGINEER	TBD
TBD	
TBD	
CONSULTANT	TBD
TBD	
TBD	
CONSULTANT 3 DISCIPLINE	TBD
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TBD	
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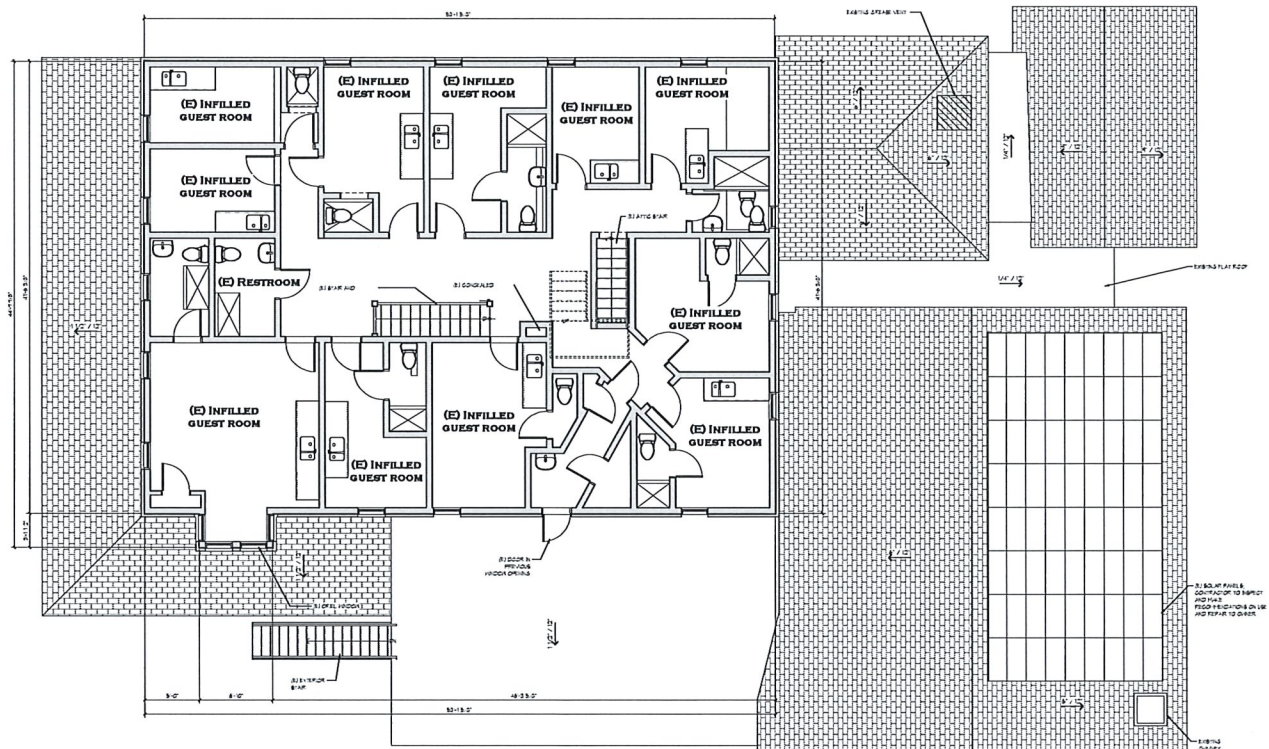




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EXISTING UPPER LI
PLAN

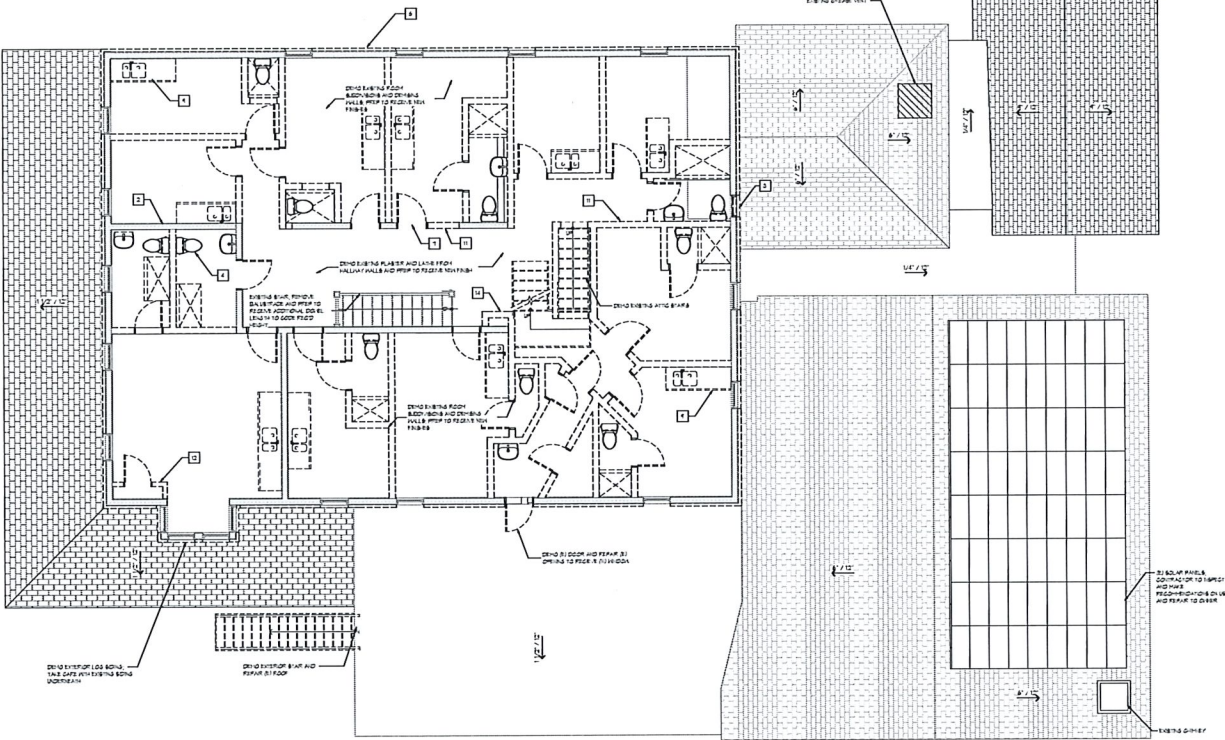
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UPPER LEVEL FLOOR PLAN -EXISTING

OFF
1/4" = 1'-0"

LEGEND	DEMOLITION NOTES	GENERAL DEMOLITION NOTES
NEW WALL WALL TO BE DEMOLISHED EXISTING WALL NEW WINDOW WINDOW TO BE DEMOLISHED EXISTING WINDOW NEW DOOR DOOR TO BE DEMOLISHED EXISTING DOOR NEW STAIR STAIR TO BE DEMOLISHED EXISTING STAIR	1. Remove existing walls, doors, windows, and stairs. 2. Remove existing walls, doors, windows, and stairs. 3. Remove existing walls, doors, windows, and stairs. 4. Remove existing walls, doors, windows, and stairs. 5. Remove existing walls, doors, windows, and stairs. 6. Remove existing walls, doors, windows, and stairs. 7. Remove existing walls, doors, windows, and stairs. 8. Remove existing walls, doors, windows, and stairs. 9. Remove existing walls, doors, windows, and stairs. 10. Remove existing walls, doors, windows, and stairs. 11. Remove existing walls, doors, windows, and stairs. 12. Remove existing walls, doors, windows, and stairs. 13. Remove existing walls, doors, windows, and stairs. 14. Remove existing walls, doors, windows, and stairs. 15. Remove existing walls, doors, windows, and stairs. 16. Remove existing walls, doors, windows, and stairs.	1. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 2. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 3. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 4. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 5. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 6. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 7. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 8. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 9. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 10. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 11. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 12. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 13. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 14. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 15. The Contractor shall be responsible for obtaining all necessary permits for demolition work. 16. The Contractor shall be responsible for obtaining all necessary permits for demolition work.



UPPER LEVEL FLOOR PLAN - DEMO
1/4" = 1'-0"

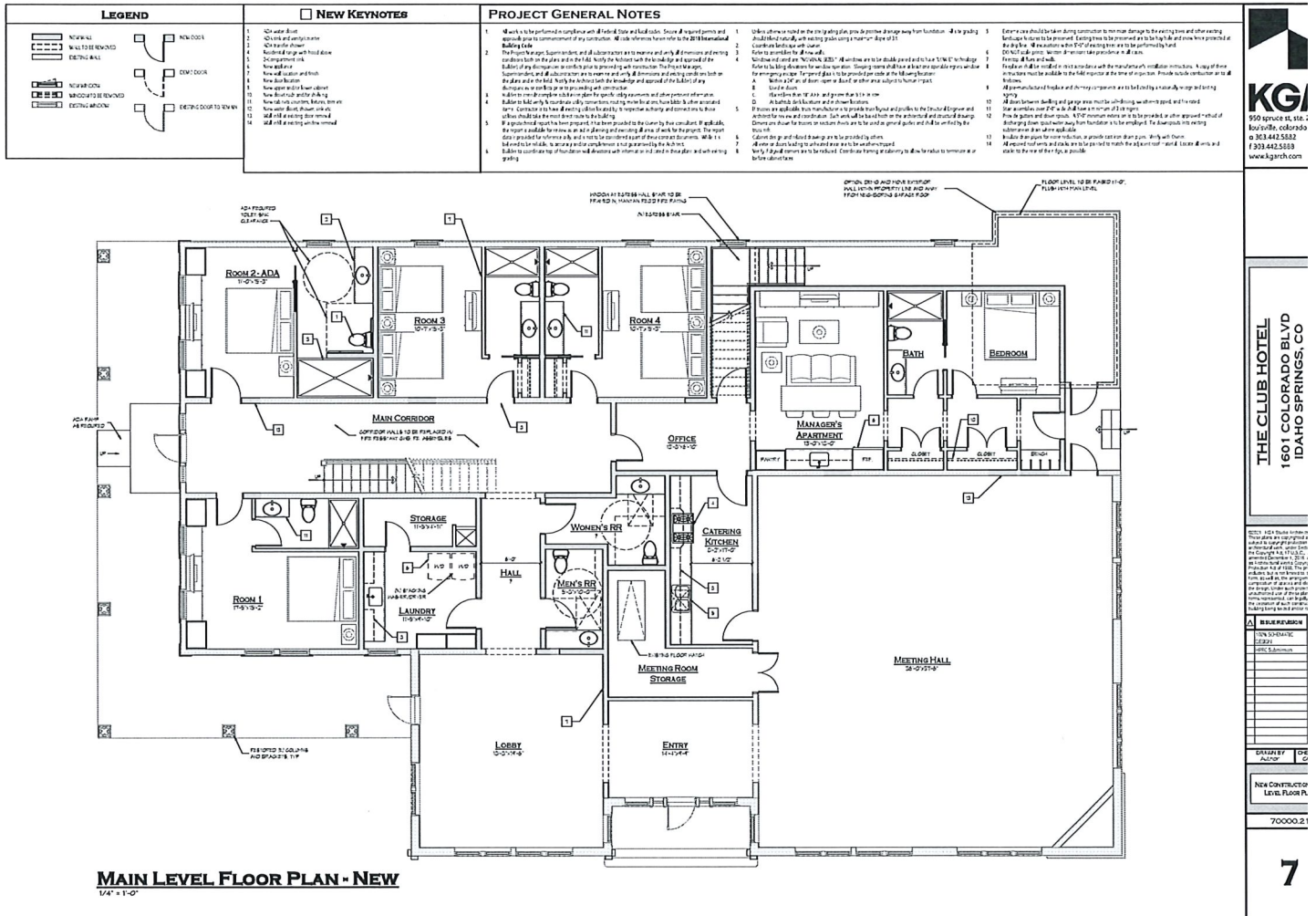
KGI
500 AGUIRRE BLVD.
BOULDER, COLORADO
303.442.5532
www.kgidesign.com

THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
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KGI

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Boulder, Colorado 80501
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F 303.442.5533
www.kgiarch.com

THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2021	ISSUED FOR PERMIT
2	10/1/2021	ISSUED FOR PERMIT
3	10/1/2021	ISSUED FOR PERMIT
4	10/1/2021	ISSUED FOR PERMIT
5	10/1/2021	ISSUED FOR PERMIT
6	10/1/2021	ISSUED FOR PERMIT
7	10/1/2021	ISSUED FOR PERMIT
8	10/1/2021	ISSUED FOR PERMIT
9	10/1/2021	ISSUED FOR PERMIT
10	10/1/2021	ISSUED FOR PERMIT

DESIGNER
KGI ARCHITECTS

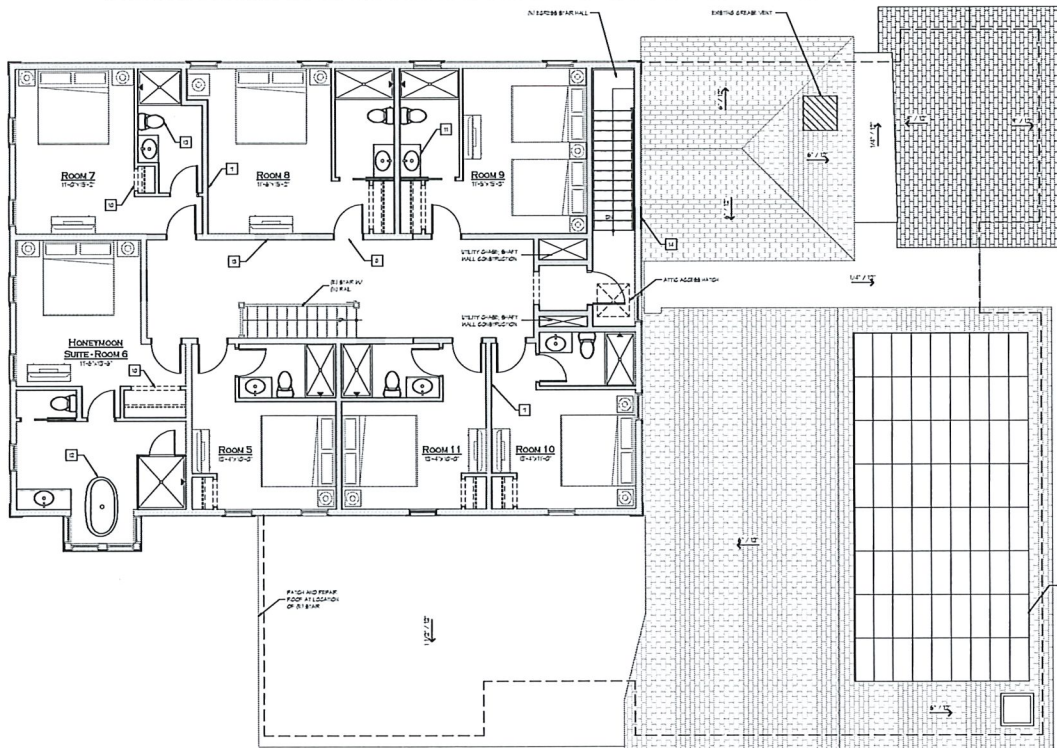
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NEW CONSTRUCTION
Level Floor Plan

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7

LEGEND	NEW KEYNOTES	PROJECT GENERAL NOTES
NEW WALL WALLS TO REMAIN EXISTING WALL NEW WINDOW WINDOWS TO REMAIN EXISTING WINDOW NEW DOOR DOORS TO REMAIN EXISTING DOOR TO REMAIN	1. All work shall be performed in accordance with the International Building Code (IBC) and all applicable codes. 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. 3. The contractor shall be responsible for maintaining the safety of the construction site at all times. 4. The contractor shall be responsible for protecting the existing structure and contents of the building. 5. The contractor shall be responsible for maintaining the fire and life safety systems of the building. 6. The contractor shall be responsible for maintaining the structural integrity of the building. 7. The contractor shall be responsible for maintaining the environmental quality of the building. 8. The contractor shall be responsible for maintaining the accessibility of the building. 9. The contractor shall be responsible for maintaining the security of the building. 10. The contractor shall be responsible for maintaining the energy efficiency of the building. 11. The contractor shall be responsible for maintaining the sustainability of the building. 12. The contractor shall be responsible for maintaining the aesthetics of the building. 13. The contractor shall be responsible for maintaining the overall quality of the building. 14. The contractor shall be responsible for maintaining the overall health and safety of the building.	1. All work shall be performed in accordance with the International Building Code (IBC) and all applicable codes. 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. 3. The contractor shall be responsible for maintaining the safety of the construction site at all times. 4. The contractor shall be responsible for protecting the existing structure and contents of the building. 5. The contractor shall be responsible for maintaining the fire and life safety systems of the building. 6. The contractor shall be responsible for maintaining the structural integrity of the building. 7. The contractor shall be responsible for maintaining the environmental quality of the building. 8. The contractor shall be responsible for maintaining the accessibility of the building. 9. The contractor shall be responsible for maintaining the security of the building. 10. The contractor shall be responsible for maintaining the energy efficiency of the building. 11. The contractor shall be responsible for maintaining the sustainability of the building. 12. The contractor shall be responsible for maintaining the aesthetics of the building. 13. The contractor shall be responsible for maintaining the overall quality of the building. 14. The contractor shall be responsible for maintaining the overall health and safety of the building.



UPPER LEVEL FLOOR PLAN - NEW
1/4" = 1'-0"

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500 Spruce St. Ste.
Bozeman, Montana 59717
406.596.1234
www.kgiarchitect.com

THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO

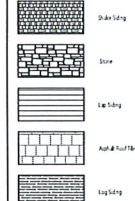
DESIGN: KGI ARCHITECT
CONSTRUCTION: KGI ARCHITECT
DATE: 10/1/2023
BY: KGI ARCHITECT

REVISIONS:
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9. 10/1/2023: Initial Design
10. 10/1/2023: Initial Design

DATE: 10/1/2023
BY: KGI ARCHITECT

NEW CONSTRUCTION
UPPER LEVEL FLOOR

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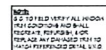
EXISTING REAR S /
SIDE ELEVATION

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	Brick Siding
	Stone
	Lap Siding
	Asph & Flt Shingle
	Log Siding



WINDOW TRIM DETAIL

ELEVATION LEGEND	
	Shale Siding
	Stone
	Lap Siding
	Asph & Shd Tile
	Log Siding



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louisville, colorado
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NEW CONSTRUCTION
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REARVIEW MIRRORS

ELEVATIONS OF	

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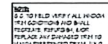
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WINDOW TRIM DETAIL

ELEVATION LEGEND

	Shale Siding
	Stone
	Log Siding
	Appl & Rail Fld
	Log Siding



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NEW CONSTRUCTION
FRONT & RIGHT SIDE
ELEVATIONS - OPT

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	Shale Siding
	Stone
	Lap Siding
	Asph & Flt Tile
	Log Siding

THE CLUB HOTEL
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NEW CONSTRUCTION 8 LEFT SIDE ELEVATION OPTION 2	

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