

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



Wednesday, September 9, 2026

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

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

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

to participate in a meeting remotely.

Passcode: 963042

- 1. Call to Order (6:00 PM)**
- 2. Roll Call**
- 3. Swearing in of Alternate Member**
 - a. Patti Tyler
- 4. Agenda Approval**
 - a. Motion to approve the agenda of September 9th, 2026
- 5. Public Comment**
- 6. Conflict of Interest**
- 7. Approval of Minutes**
 - a. Motion to approve the minutes of May 19th, 2026
- 8. General Updates**
- 9. New Business**
 - a. Local Historic Designation for 121 15th Avenue "Roberts Brothers' Garage"
- 10. Old Business**
- 11. Adjourn**

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

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify

yourself with your full first and last name, and use the “Raise Hand” feature to indicate your desire to speak.

General Guidelines

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

**HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING
May 19th, 2026**

The HPRC of the City of Idaho Springs held a regular meeting on May 19th, 2026. Chair Manifold called the meeting to order at 6:00 p.m.

Answering the roll: Commissioner Strickland, Commissioner Glazer, Vice Chair Erica Duvic, Chair Lisa Manifold, Commissioner Grimm and Commissioner Davenport. Staff present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell.

SWEARING IN REAPPOINTED MEMBERS

Potential alternate Patti Tyler did not attend this meeting to be sworn in.

AGENDA APPROVAL

Chair Lisa Manifold advised the commission that they have an agenda before them with a needed amendment to move item 3a to 11 (swearing in of Alternate Commission Member Patti Tyler) to allow Ms. Typer additional time to join the meeting. Chair Manifold moved to approve the agenda as amended, Commissioner Strickland seconded. Second followed by an all in favor voice vote.

PUBLIC COMMENT

CONFLICT OF INTEREST

APPROVAL OF MINUTES

Commissioner Glazer moved to approve the minutes of March 17th, 2026. Chair Manifold seconded second followed by an all in favor voice vote.

GENERAL UPDATES

Chair Manifold advised the commission that at the May 11th, 2026 City Council meeting, she expressed concern about keeping the architectural flavor of the city and that she is willing to participate in any public outreach that Community Development Planner Dylan Graves sets up. Mr. Graves stated it is worth getting the public's involvement and setting basic architectural regulations for single family homes across the board, that would apply to everyone, this can be done but it will take more conversation. There is concern and interest from the community. There is concern of big box like structures being built in town, that do not keep with the historic flavor of the City. Davenport suggested getting the public's input to see if there will be support for these across the board regulations and keep the community from being blindsided by more regulations, they were not aware of. Mr. Davenport mentioned that when Savannah GA started with guidelines, they had 12 guidelines to follow. This has expanded greatly now, but that's how they started with their regulations. There are 3 main ones so the idea of 4 plus 3 is a good idea. Shape and size of the house are the most important.

Commissioner Strickland asked if there was an instance of a property owner that has been disappointed because they were not granted a Certificate of Appropriateness. Chair Manifold advised the commission that there is one in the Historic Downtown that was denied a COA as they wanted a garage type of door, similar to The Buffalo (Westbound and Down). They were denied because of the windows. Commissioner Davenport mentioned that he was working here when this was requested and the property owner stated that he could not find a contractor to give him a bid. Chair Manifold stated that the applicant was upset as it did not seem fair that the Buffalo was allowed to get this type of change approved but they were not. Chair Manifold mentioned that the general consensus is that these are just more regulations and more restrictions, one more governmental organization telling the public what they can do with their home. Davenport mentioned that windows have been one of the biggest

national controversies. Chair Manifold mentioned that this is the great part about local districts, as you can tailor it to individual neighborhoods. Mr. Graves agreed and stated it can add a uniqueness to the neighborhood. Commissioner Strickland suggested keeping the ball rolling to create the desire to keep the historic nature of the city, and that's created by many individual decisions. Mr. Graves suggested setting up a booth during some summer events to discuss the creation of local historic districts in town. Chair Manifold advised Mr. Graves that she would like to participate in these events. Commissioner Strickland asked for a list of local events, and Mr. Graves advised the commission he would email the calendar out to them. Mr. Graves suggested activating in the Hose Houses as that could create attention and involvement.

Vice Chair Duvic asked about the Carlson apartments. Mr. Graves advised the commission that the developer has officially submitted their plans for the old Carlson. Mr. Graves stated that he has the full set of plans here at City Hall and the ones that were in the last City Council meeting were preliminary plans and the developer is still applying for funding. Chair Manifold asked about the buffer zone. Mr. Graves advised the commission that HPRC will get a referral submittal because of the buffer zone, they will have no official action but they can make recommendations and make comments. Mr. Graves advised that if the commission has any comments they need to send them to the Chair.

NEW BUSINESS

1. Public Hearing: COA26-001 – A request for a Certificate of Appropriateness at 1921 Virginia Street, zoned R-1 to construct a wooden ramp at the front entrance of the existing structure.

Chair Manifold opened the public hearing at 6:19 pm.

STAFF - Community Development Planner Mr. Graves went over his staff report with the commission. This is a request for a Certificate of Appropriateness (COA) for a wooden exterior entry ramp at the entrance to the Zion Lutheran Church building at 1921 Virginia Street. The wooden ramp is replacing an existing concrete staircase. The goal of the ramp is to provide an accessible entry point to the church for visitors and parishioners. The existing stairs have been in place for decades, but this new ramp improvement needs a license agreement to remain in place on the city's ROW. The subject property was designated as a Local Historic Site in 2007, via Ordinance #7, Series 2007. The property is the site of the Zion Lutheran Church. The church building was formally dedicated on November 14, 1897, which is within the city's period of significance (1877-1920).

The structure is a local historic site and is an important landmark in the Sunnyside neighborhood as a high-quality example of a Late Victorian era church building. The proposed work is intended to improve access to the building for people with mobility needs, as there historically has not been an entrance to the church without stairs.

Staff do not believe that the proposed work will adversely affect the structure's historic quality. The proposed wooden ramp is "permanent" in that it is affixed to the ground and to the exterior of the church, but it is a minor addition to the building, rather than a change to the building itself. If the ramp were to be removed in the future, it would have no lasting, permanent impact on the historic structure. Additionally, the ramp is unlikely to obscure the historic features of the existing structure. The historic integrity of the building will be maintained. The ramp is necessary to provide accessible entry to the building. Historically, all access points have required stairs for ingress/egress. The project seeks to improve the building's accessibility, which in turn will allow it to remain in its historical use in the future. The proposed work allows for accessibility without permanently modifying the existing structure.

The ramp could benefit from painting to match the current color scheme and protect the wood. Staff would recommend that the ramp be painted to match, though the Design Guidelines do not require paint. Nevertheless, the ramp currently seems to stand out because it is not painted and painting it white to match the main building color may help improve its aesthetic appeal. Staff recommends approval.

APPLICANT- Eric Nordeen 3189 Fall River Road Idaho Springs, CO. Mr. Nordeen expressed appreciation for the HPRC and he realizes that he rushed to get this ramp up and there was some damage done to the bottom step because of the Virginia Street Improvements and the addition of this ramp has provided easy access to his aging congregation. Mr. Nordeen also mentioned that the curb that has just been installed, inhibits wheelchair access and this ramp has been a blessing, and this came to be because of his own doing.

Mr. Davenport asked if the building official had looked at the ramp plans. Mr. Graves advised the commission that there will most likely be a building permit required. Mr. Davenport asked if the ramp was designed to support the weight of electronic wheelchairs. Mr. Nordeen stated that they will follow the city's guidelines and build it accordingly and make it stronger. Mr. Davenport asked about guardrails and the sides of this ramp because of the space and small children, but these are building official things. Mr. Davenport suggested that the motion should include that this ramp makes it more accessible to the public and not put excessive burdens on religious buildings, are unique to this application, the motion should also mention that this is easy to reverse if it is needed to be, if in the ROW.

Chair Manifold closed the public hearing at 6:36 pm.

DISCUSSION – Commissioner Davenport stated they should include the findings in the motion. 1. Ramp does not obscure the view of the front of the building. 2. The ramp is easily reversible in case of a right-of-way issue. 3. Ramp improves accessible access to the building. Chair Manifold agreed with the addition of the findings into the motion. Commissioner Strickland asked if the ROW needed to be a condition. Davenport stated its worth noting, but not as a condition. Vice Chair Duvic stated that as long as this is mentioned in the staff report, which it is, then its already in the material.

MOTION - Vice Chair Duvic moved to approve COA26-001 Wooden Ramp at 1921 Virginia Street. Chair Manifold stated she would like to amend Vice Chair Duvics motion to include the findings of 1. Ramp does not obscure the view of the front of the building, 2. The ramp is easily reversible in case of any ROW issue and 3. the ramp improves the accessible access to the building. Commissioner Glazer seconded, second foillowed by an all in favor voice vote.

2. Public Hearing COA26-002 A Request for a COA at 1743 Miner Street, zoned HD to construct a new entry door and window on the west side of the building and place mechanical equipment on the roof of the building.

Chair Manifold opened the public hearing at 6:47 pm.

STAFF- Community Development Planner Mr. Graves went over his staff report with the commission. The existing building is a noncontributing building, built in 1938. The City of Idaho Springs Historic Resources Survey Plan, 2022, states that the building's architectural type is "commercial" and its integrity level is "low". Given that the applicant proposes to source a door similar to the existing front entry door, staff believe that this is consistent with the existing structure and will not detract from the building's historic qualities. The mechanical equipment is necessary to construct a kitchen on the building. Historically, mechanical equipment has been found on the building's roof. The previous mechanical equipment was removed in ~2019 when the building was converted from a restaurant to a bike shop.

The applicant has stated that he will paint the mechanical equipment to match the current trim (i.e. black). As such, staff do not believe that the proposed mechanical equipment on the building's roof will have an adverse impact on the historic quality. The applicant has stated that the new door will substantially match the existing door on the front of the building. City staff have proposed a condition that this be required before building permits will be issued for the exterior door.

Staff recommend the Historic Preservation Review Commission approve COA26-002, a Certificate of Appropriateness (COA) for exterior rehabilitation work at 1743 Miner Street, including a new exterior door and roof-mounted mechanical equipment, with the following conditions:

1. The new door proposed for the west façade of the building shall match the front door of the existing building to the maximum extent possible, matching materials found elsewhere in the Historic District.

2. Roof-mounted mechanical equipment shall be painted to blend in with the surrounding building and shall be screened from street view.

APPLICANT- Carla Boucher 406 Soda Creek Road & Kenny Cobern 1743 Miner Street Idaho Springs.

Mr. Cobern stated that what Mr. Graves stated is exactly right. Ms. Boucher mentioned that the new door will be an access to the lounge area and keep patrons from leaving out the front door and creates more beneficial use to the building. Mr. Cobern stated that the contractors have advised that it is no issue to paint the rooftop equipment. Vice Chair Duvic asked what they are doing with the building, what is the use going to be. Ms. Boucher advised the commission that it is going to be a cigar bar on the creek. Chair Manifold asked what the plans for the patio area on the creek. Ms. Boucher stated they are going to concrete pad that space, make a pergola, maybe add a gas fire pit and lounge seating, and also add railing on the creek side.

Vice Chair Duvic asked about the residence on the lower level, and Mr. Cobern advised that he is residing in that apartment. Commissioner Glazer asked if the mechanical equipment on the roof is going to be towards the back of the building, Mr. Cobern stated no, that it's going to be more towards the front because of the various ceiling heights in the building and the construction of the kitchen. Commissioner Davenport asked about any recommended conditions. Community Development Planner Mr. Graves stated that it can be open for discussion and may not be required. Commissioner Davenport stated that section 30-D of the design guidelines speak about screened or painted equipment and doors are in section 15 – noncontributing. Mr. Cobern stated that every door is different in this building. Commissioner Davenport recommended the findings in the motion, section 15 and 30-D for conditions of approval, the conditions in Mr. Graves report generally match, for the screened in / painted roof top equipment and the new door as per review of the community development planner.

Chair Manifold closed the hearing at 7:03 pm.

MOTION – Commissioner Glazer moved to approve a COA for 1743 Miner Street to construct a new entry door and window on the west side and place mechanical equipment on the roof of the building. Commissioner Davenport moved to include conditions 1. The new door proposed for the west façade of the building shall generally match the front door of the existing building to the maximum extent possible, matching materials found elsewhere in the Historic District to be determined by the Community Development Planner, and 2. Roof-mounted mechanical equipment shall be painted or screened from street view. and the findings are consistent with section 15 & 30-D of the design review guidelines. Commissioner Strickland seconded the motion. Second followed by an all in favor voice vote, motion carries.

OLD BUSINESS

Chair Manifold suggested moving the swearing-in of alternate member Patti Tyler to the next meeting. Mr. Graves advised he is working on the comprehensive plan, and he will send out the list of events to the commission. Vice Chair Duvic asked staff if they could hold a window workshop at one of the Hose Houses? Mr. Graves suggested the Western Hose House as it is empty at this time. Mr. Graves asked when Ms. Duvic would like to hold this workshop. Chair Manifold asked for a poster board about the history of the Hose House. Commissioner Davenport suggested checking with the state for details of the revisit of Historic District about 10 years ago. There is information on each of the buildings and there may be some differences in addresses from then until now.

ADJOURN

Chair Manifold adjourned the meeting at 7:19 pm



TO: Idaho Springs Historic Preservation Review Commission
FROM: Dylan Graves, Community Development Planner
SUBJECT: Roberts Brothers Garage Petition for Local Historic Designation
ATTACHMENTS: Applicant's petition letter for Local Historic Designation, Vicinity Map, Photographs
MEETING DATE: September 9, 2026

BACKGROUND

The Clear Creek Center for Arts and Education (CCCAE) is working with the owners of 121 15th Avenue (Four Bairs Inc) to pursue historic designation for the property at 121 15th Avenue (otherwise known as the Roberts Brothers Garage) and has petitioned the City to consider designation (petition letter attached). While the site has a long history in the community, it has not been designated as a local, state, or national historic site. It is directly adjacent to the city's downtown commercial district, which is a nationally registered historic district, but the Roberts Brothers Garage is not itself designated. The garage is intended to be rehabilitated into a community arts and education venue, and designation will open additional funding sources, including historic tax credits and grant opportunities.

Section 22-21 of the Idaho Springs Municipal Code requires that for a property to be designated for preservation, the landowners must first subscribe to a petition requesting formation of a district or for a site designation. "Whenever, in the opinion of the City Council, the petitioning requirement has been met and the site or district generally meets the criteria for preservation as defined herein, the application shall be referred to the (Historic Preservation Review) Commission (HPRC), which shall consider the matter at its next regular meeting and submit its opinion or recommendation to the City Council." ISMC Sec. 22-21(B).

Initial research by the applicant has concluded that the building was built between 1890 and 1895, which is within the City's period of significance. The *2018 HDR Compliance Survey* identifies the construction as pre-1910 and identifies it as a Nineteenth Century Commercial building with high historical integrity. The Architectural Inventory Form states that the property is likely to be eligible for the National Register and for inclusion in a National Register district.

The ISMC Sec. 22-22(A) states that a property may be designated if it:

1. Is associated with events that have made a significant contribution to the broad patterns of the City's history;
2. Is associated with the lives of persons significant in the City's past;
3. Embodies the distinctive characteristics of a type, period or method of construction;
4. Represents the work of a master;
5. Possesses high artistic values;
6. Represents a significant and distinguishable entity whose components may lack individual distinction; or
7. Has yielded, or may be likely to yield, information important in prehistory or history.

The Roberts Brothers Garage appears to meet criteria 1, 2, and 3. The building was constructed during the City's period of significance. It was built in the late 19th Century Commercial style, which is similar to much of the Downtown Commercial District. The Roberts Brothers originally owned a mercantile store in Georgetown and eventually opened a grocery store in Idaho Springs. The garage was built as a hay, feed, coal, and wood store, and was probably used as a warehouse for the brothers' grocery store which operated out of the nearby Turner building. Since the Great Depression, the use of the building has changed several times. It is currently used as storage for the property owner. The future use of the building is as an arts and education center and venue.

If the HPRC recommends that the site be designated, the next step would be to bring the request back to City Council with HPRC comments and recommendation as a public hearing item for review and action.

ATTACHMENTS

1. **Applicant Petition for Local Historic Designation Consideration Letter**
2. **Architectural Inventory Form**
3. **Vicinity Map and Photographs**



Idaho Springs City Councilmembers
1711 Miner Street
Idaho Springs, CO 80452

August 18, 2026

Re: Local Historic Designation for 121 15th Avenue 'Roberts Brothers Garage'

Dear Councilmembers,

Clear Creek Center for Arts & Education, in partnership with the current owner Four Bairs Inc, wishes to petition the Idaho Springs City Council to consider local historic designation for the Roberts Brothers Garage at 121 15th Avenue in Idaho Springs just outside of Downtown Historic District. The property appears to be eligible for designation in criteria 1-3: (1) it is associated with events that have made a significant contribution to the broad patterns of the City's history; (2) it is associated with the lives of persons significant in the City's past; and (3) it embodies the distinctive characteristics of a type, period or method of construction.

According to h1997 History Submission for Building Assessments for CHS, Roberts Brothers Warehouse report, the warehouse was built circa 1890 to 95 by three brothers from nearby Georgetown Co the three brothers Louis John and Harry supplied basic needs to the people of Idaho springs staples such as hay feed for animals coal wood and flower were made readily available these brothers had a retail store not far from the warehouse on the corner nearby. At the turn of the century the wooden support structures on the westernmost end of the building were replaced with a brick cube similar in style and function to that of its rectangular neighbor although the two buildings were conjoined Sanborn fire insurance maps from 1907 represent this edition as having its own function both were originally designed for easy access to the adjacent railroad line along Idaho St. After the depression the building was used as a garage for automobile repairs, much of the building's overall character remains intact.

The property is indicated to be included in the (Colorado) State Register of Historic Properties, No (5CC201) but further investigation indicates that it falls just outside of the boundary and therefore the State Historic Fund has confirmed it is currently not included in the National Register of Historic Places (NRHP) or State Register of Historic Properties. The design, material, and workmanship are intact.

Sincerely,

A blue ink signature of Carla Pokrywka Cole, consisting of a stylized 'C' followed by a series of loops and a final horizontal stroke.

Carla Pokrywka Cole
Executive Director
Clear Creek Center for Arts & Education

A black ink signature of Chip Bair, written in a cursive style with the first letters of 'Up' and 'Bair' being capitalized and prominent.

Chip Bair
Property Owner
Four Bairs Inc.

Locational Data Modified

Please note the locational information represented in the attached cultural resource record has been changed by the Office of Archaeology and Historic Preservation (OAHP).

Modification may have been applied to the following areas:

- Principle Meridian, Township, Range, Section
- UTM Coordinates
- County Identifying Information
- Topographic Maps

Please consult the OAHP database to obtain the most up-to-date information on file.

The site number is 5CC.258 not 5CC.2485

258
Resource Number: 5CC.2485
Temporary Resource Number: 1835-363-09-206

Please Refer to
Digital Master

74596

G/E S

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date 7/25/18 Initials JMU
☒ Determined Eligible- NR
☐ Determined Not Eligible- NR
☐ Determined Eligible- SR
☐ Determined Not Eligible- SR
☐ Need Data
☒ Contributes to eligible NR District 566-001
☐ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5CC.2485
2. Temporary resource number: 1835-363-09-206
3. County: Clear Creek
4. City: Idaho Springs
5. Historic building name: Roberts Brothers Mercantile Co. Warehouse
6. Current building name: Old Town Antiques
7. Building address: 121 15TH AVE
8. Owner name and address: Four Bairs Inc, A Colo Corp, PO Box 807, Idaho Springs, CO 80452-0807

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3 S Range 73W
1/4 of 1/4 of 1/4 of 1/4 of section Unsectioned
10. UTM reference
Zone: 13N; 455690 mE 4399178 mN
11. USGS quad name: Idaho Springs
Year: 1994 Map scale: 7.5' ✓ 15': Attach photo copy of appropriate map section.
12. Lot(s): 1-3 & N1/2 OF E1/2 L4 Block: 29 N1/2
Addition: IDAHO SPRINGS Year of Addition:
13. Boundary Description and Justification:
The property boundaries follow the legal parcel boundaries.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 79 ft. x Width 33 ft.
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Flat Roof

19. Primary external roof material: Other Roof Material
20. Special features: Window - Segmental Arch, Roof Treatment - Decorative Cornice
21. General architectural description:

According to Clear Creek County tax assessor data, the commercial building was constructed in 1910. Painted signage on the building indicates it once housed the "ROBERTS BROS. Mercile. Co." that sold "GROCERIES, HAY AND GRAIN." The 1-story building currently houses an antique store and may at one time have served as a fire station. The roughly rectangular building sits on a stone foundation and has a flat roof with a corbeled brick parapet. The building is primarily composed of two masses with slightly varying roof heights and window framing. The easternmost mass is the older portion of the building and is shorter than the westernmost mass. The building's cornice is elaborated by stepped, brick dentils. The building has a small, concrete block addition located on its south (side) elevation that is 1-story and dates to c. 1960. The foundation on the south elevation has also been reinforced with additional concrete stucco and a concrete block wall. The building is constructed of brick, laid in an American Common Bond derivative that varies between six and seven stretcher rows between each header row.

Windows primarily consist of 2/2 wood-sash windows, with one multi-pane fixed wood window transom on the north (side) elevation, boarded-up windows in the basement level, and a window covered with a wood board located on the addition. Windows have two and three-course row-lock arches and wood sills. There is brick infill located on the façade (east elevation) that appears to have filled in an arched transom light. There is a wood-paneled canopy door on the north elevation; a single-leaf wood door with inset glass lights and a roll-top wood and glass paneled door are located on the façade (east elevation); and two doors (one boarded up and the other is single-leaf, wood-paneled) are within the addition on the south elevation. One corbelled brick chimney and one metal stove pipe extend from the roof.

22. Architectural style/building type:
Commercial - Early Twentieth Century Commercial

23. Landscaping or special setting features:

The rectangular parcel slopes slightly to the south and the commercial building aligns with the northern edge of the property. The parcel is bound by 15th Avenue to the east, Idaho Street to the north, a paved parking area and residential building to the west, and an unimproved, level parking area to the south. There are no distinguishing landscape features, though a concrete sidewalk lines the building's north elevation and part of the façade (east elevation).

24. Associated buildings, features, or objects:
There are no outbuildings located on the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1894 Estimate: ☐ Actual: ☒
Source of information:

Clear Creek County Assessor's Office

26. Architect: Unknown
Source of information: N/A

27. Builder/Contractor: Unknown
Source of information: N/A

Resource Number: 5CC.2485

Temporary Resource Number: 1835-363-09-206

28. Original owner: Lewis, John, and Harry Roberts
Source of information: Historic marker on building

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The first addition to the building was built in 1905. The addition was a brick rectangle added to the rear (west) elevation and was slightly wider and taller than the original building profile. The building at 121 15th Avenue sat originally at a lower grade with ground level windows and entrance. The windows on the south elevation have been covered with concrete with only parts of the brick window hoods still showing, whereas the windows on the north elevation are boarded over with wood. At an unknown date, the original window opening on the façade (east) was bricked in and the glass and wood garage door was added. Tie-rods have been added to all four elevations to give the building additional support. The building has a small, concrete block addition located on its south (side) elevation that is 1-story and dates to c. 1960.

30. Original location ☒ Moved ☐ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade - Warehouse
32. Intermediate use(s): Commerce/Trade - Specialty Store
33. Current use(s): Commerce/Trade - Specialty Store
34. Site type(s): Store
35. Historical background:

The commercial district of Idaho Springs has been the commercial center of the community since its development in the late nineteenth century. The district's superb collection of Late Victorian-era structures, such as the Hanchett Building, Mining Exchange, and Queen Hotel, forms the core of a city that is historically significant as the site of the first major discovery of placer gold in Colorado, and as an important milling and supply center for the mining region that accelerated the settlement of Colorado.

The Roberts brothers—Lewis, John, and Harry—originally started with a mercantile store in Georgetown. They then opened a grocery store in downtown Idaho Springs located in the Turner Building. The building at 121 15th Avenue was constructed as a warehouse to hold their grocery store products as well as to sell hay, feed, coal, and wood from the warehouse itself. The 1905 addition was in part due to the brothers' expansion into selling flour as well. The store went out of business in the 1930s during the Great Depression. The 1931 Sanborn indicates that the store still sold "Flour & Feed," but the 1905 addition was at that time vacant. The warehouse was soon thereafter used as an autobody shop. It is currently used as an antique store with a specialty in cast iron stoves.

36. Sources of information:
Historic marker on building
1931 Sanborn Map
OAHP Site Form for 5CC.201

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ Date of designation:

Designating authority:

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1877 and 1905

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance:

The building at 121 15th Avenue is one of few remaining warehouses in Idaho Springs. It was built adjacent to the railroad for ease of loading and unloading goods. The building was the warehouse for the Roberts Brother's grocery store, which was located in the Turner Building (a contributing building in the Idaho Springs Historic Commercial District, 5CC.201). Although 121 15th Avenue is associated with the commercial development of Idaho Springs, it does not possess a level of individual significance to qualify for Criterion A. Research did not find any associations with significant persons that would qualify it under Criterion B. The building at 121 15th Avenue includes architectural details such as a late nineteenth century corbeled brick cornice and segmental brick arches. It also features cargo doors on its north side (these originally faced the rail line), which speak to its original warehouse function. It is a significant example of late 19th century warehouse design. It is not likely to yield information important in history and does not qualify for significance under Criterion D.

43. Assessment of historic physical integrity related to significance:

The Roberts Brother's Mercantile Co. building features a high level of physical integrity in its design, materials and workmanship. The building's original form remains intact. There was an addition to the rear (west) elevation in 1905, but its design is consistent with the original building and it remains in place. The building retains a majority of its character-defining features including original windows and decorative detailing in the cornice. The basement level of the building at 121 15th Avenue originally had full-height doors and windows. Over time, the surrounding street level was built-up and the openings are now only partially visible. The lower level windows on the south elevation have been covered with concrete with only parts of the brick window hoods still showing, whereas the lower level windows on the north elevation are boarded over with wood. At an unknown date, the original window opening on the façade (east) was bricked in and the current glass and wood garage door was added. Though the date of the change is unknown the materials appear to be of historic age and the change does not detract from the building's physical integrity. Tie-rods have been added to all four elevations to give the building additional support. The building has a small, concrete block addition located on its south (side) elevation that is single story and dates to ca. 1960. The addition is small and does not

negatively interfere with the architectural form and style. Integrity of location, setting, feeling, and association are high, as the building remains adjacent to the commercial historic district where it was originally built to support a nearby commercial operation. The building possesses enough physical integrity to convey its significance under Criterion C as a late 19th century warehouse, and is recommended Eligible for inclusion in the NRHP.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☒ Not Eligible ☐ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐ Discuss:

The property at 121 15th Avenue, historically the Roberts Brothers Mercantile Company Warehouse, sits adjacent to the previously listed Idaho Springs Commercial District (5CC.201), but is not within the boundary. The commercial district of Idaho Springs includes a variety of nineteenth and early twentieth century buildings. The greatest period of growth was between 1880 and 1887 during the prosperous Late Victorian era prior to the 1893 Silver Crash. The buildings display an exuberance of arch detailing, bracketed and heavily corbelled cornices, highly decorated friezes, and elaborate window caps. The second wave of commercial construction was less dramatic and was spread out over a 20-year time span. The buildings reflected the mood of the times in their design with a sense of cautious optimism and a desire for stability seen in the restrained styles inspired by classical architecture. After about 1910, the growth of the commercial district drew to a halt. Very few new buildings have been built in the commercial district within the last 75 years. As a result, Idaho Springs has retained almost all of its early commercial structures.

Resource 5CC.2485 shares some of the same architectural characteristics as the commercial buildings lining Miner Street such as arches and window cap detailing, and a heavily corbelled cornice. Furthermore, 121 15th Avenue is directly connected with the Turner Building (Photo 5), a contributing resource to the Commercial District. The building at 121 15th Avenue was built in 1894 as a warehouse to support the Roberts Brothers' grocery store located in the Turner Building (1447 Miner Street), right across the railroad tracks. Located just outside of the border of the existing historic district, the Roberts Brothers Mercantile Company Warehouse falls within the same period of significance and if the district boundaries were ever modified to include this building, it would be a contributing resource to the Idaho Springs Commercial District.

If there is National Register district potential, is this building: Contributing ☒ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

VIII. RECORDING INFORMATION

47. Photograph numbers: Photo 1: 121_15thAve_Detail_S, Photo 2: 121_15thAve_Detail_SE, Photo 3: 121_15thAve_S, Photo 4: 121_15thAve_SE, Photo 5: Google street view Photo 6: 121_15thAve_1905_Detail
Negatives filed at: Digital files located at HDR Englewood, Colorado
48. Report title: Historic Resources Technical Report for Interstate 70 Westbound Peak Period Shoulder Lane – Clear Creek County, Colorado
49. Date(s): 7/10/2017
50. Recorder(s): Jeanne Barnes, Elizabeth Blackwell, Ann Keen, Alexandra Kosik
51. Organization: HDR EOC
52. Address: 9781 S. Meridian Blvd, Suite 400; Englewood, CO 80112

258
Resource Number: 5CC.2485-
Temporary Resource Number: 1835-363-09-206

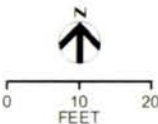
53. Phone number(s): 303-754-4200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

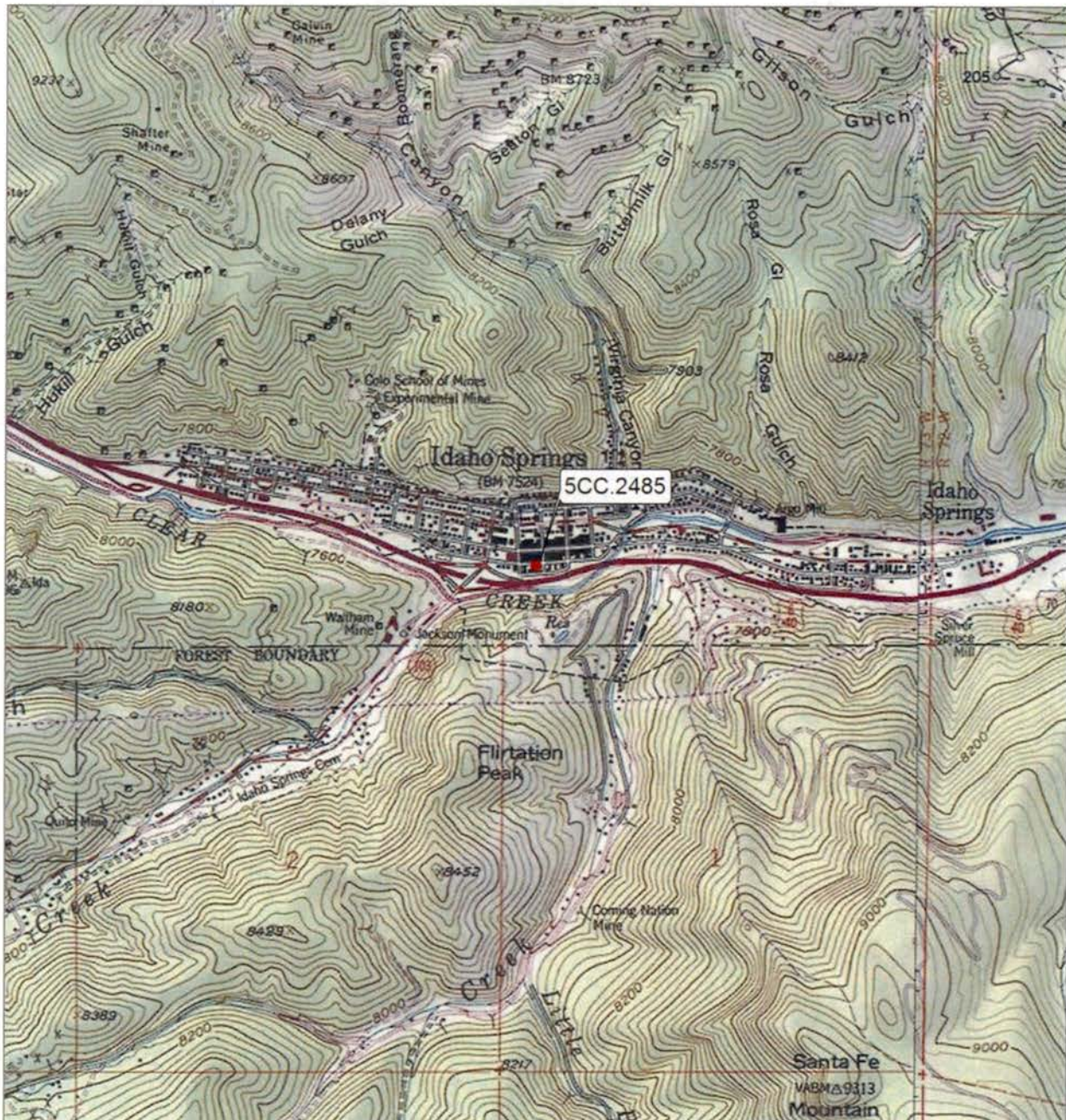
Sketch Map



 0 10 20 FEET	LEGEND  Structure  Site Boundary PROJECTION: NAD 1983 UTM ZONE 13N 1:320	PPSL HISTORIC ARCHITECTURE SITE MAP 5CC.2485 121 15th Ave Sources: Bing Maps Aerial, HDR
		

PATH: J:\2017\17-072_PPSL_ARCHITECTURE\BLACKWELL\7_2_WORK_IN_PROGRESS\MAP_DOC\0RAFT\ITEMA\AERIAL_85X85.MXD - USER: KERODGER - DATE: 8/11/2017

Topo Map



	USGS 7.5' Quadrangle Idaho Springs, CO (1994) T: 3S R: 73W S: 36 Meridian: 6th	PPSL HISTORIC ARCHITECTURE SITE LOCATION 5CC.2485 121 15th Avenue
	Site Location PROJECTION: NAD 1983 UTM ZONE 13N 1:24,000	Sources: USA Topo Maps

PATH: J:\2017\17-072_PPSL_ARCHITECTURE_BLACKWELL\7.2_WORK_IN_PROGRESS\MAP_DOC\DRIFT\SITELOCATION\TOPO_85X65_KL.MXD - USER: KLEMBERG - DATE: 10/6/2017

258

Resource Number: 5CC.2485

Temporary Resource Number: 1835-363-09-206

Photographs

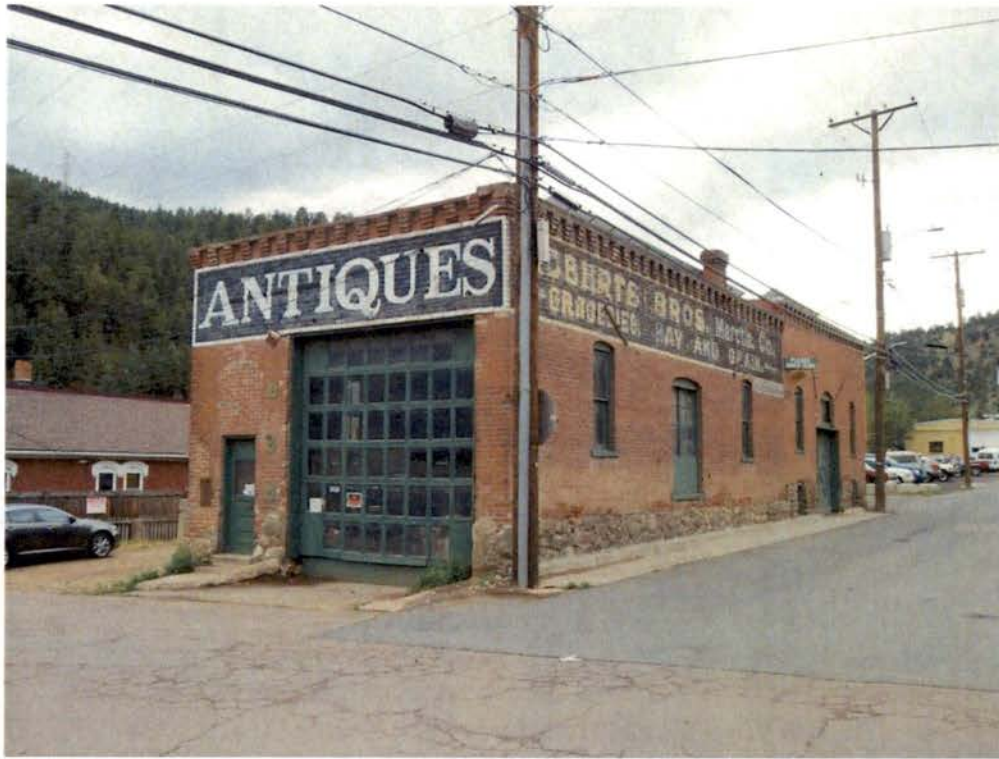


Photo 1: 121 15th Avenue. View to southwest.

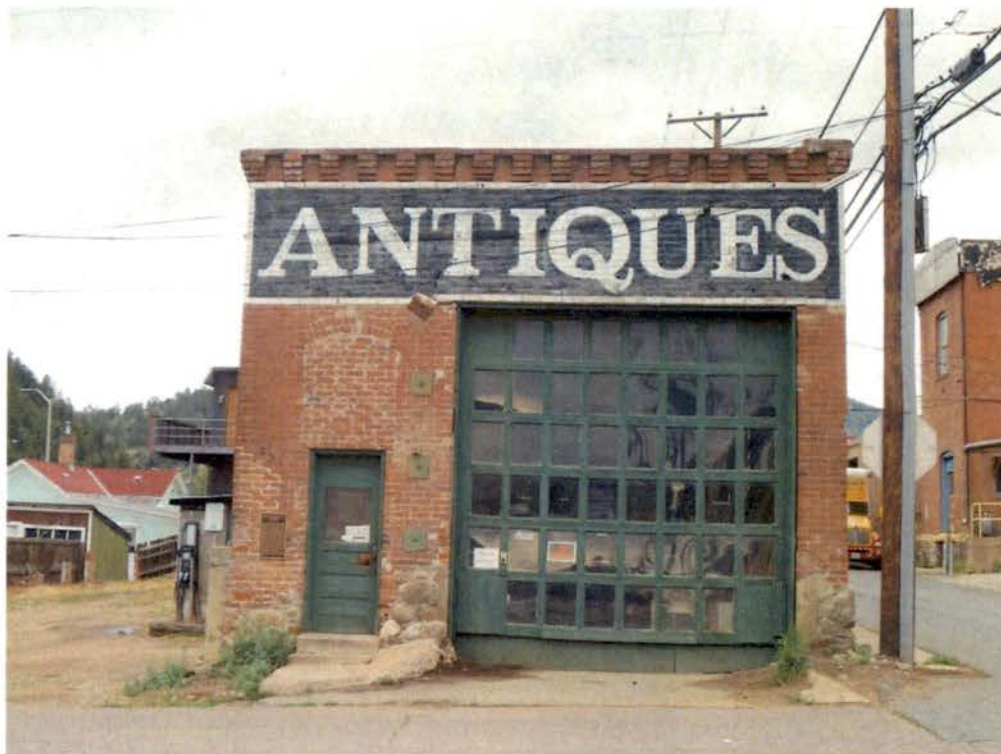


Photo 2: 121 15th Avenue. View to west.

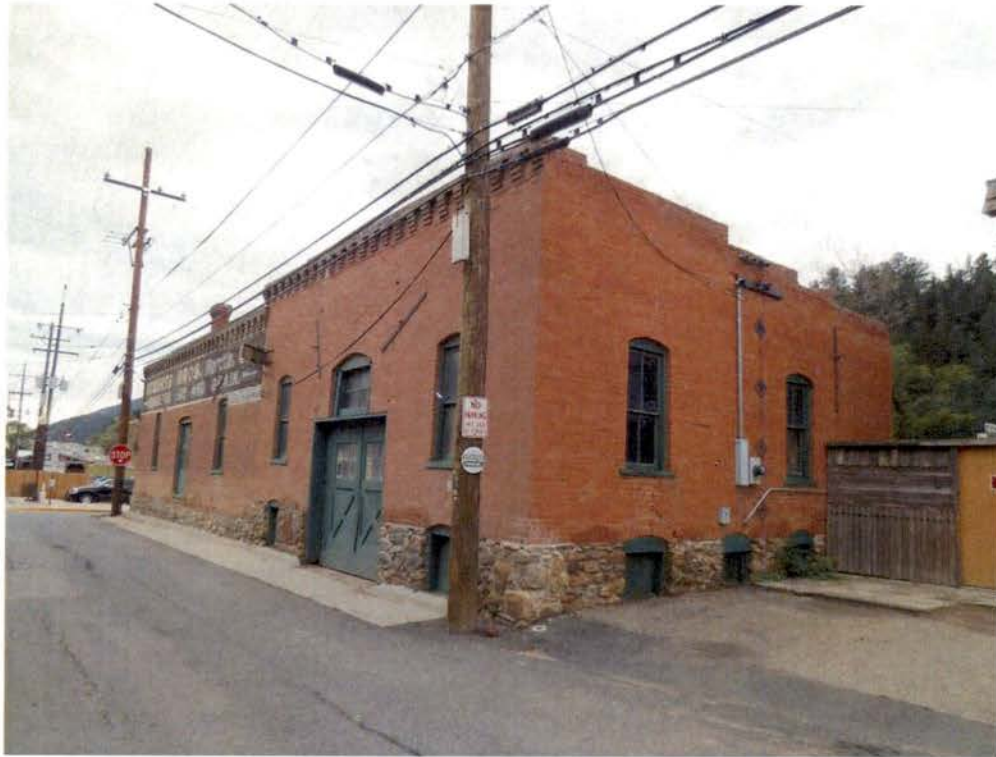


Photo 3: 121 15th Avenue. View to southeast.

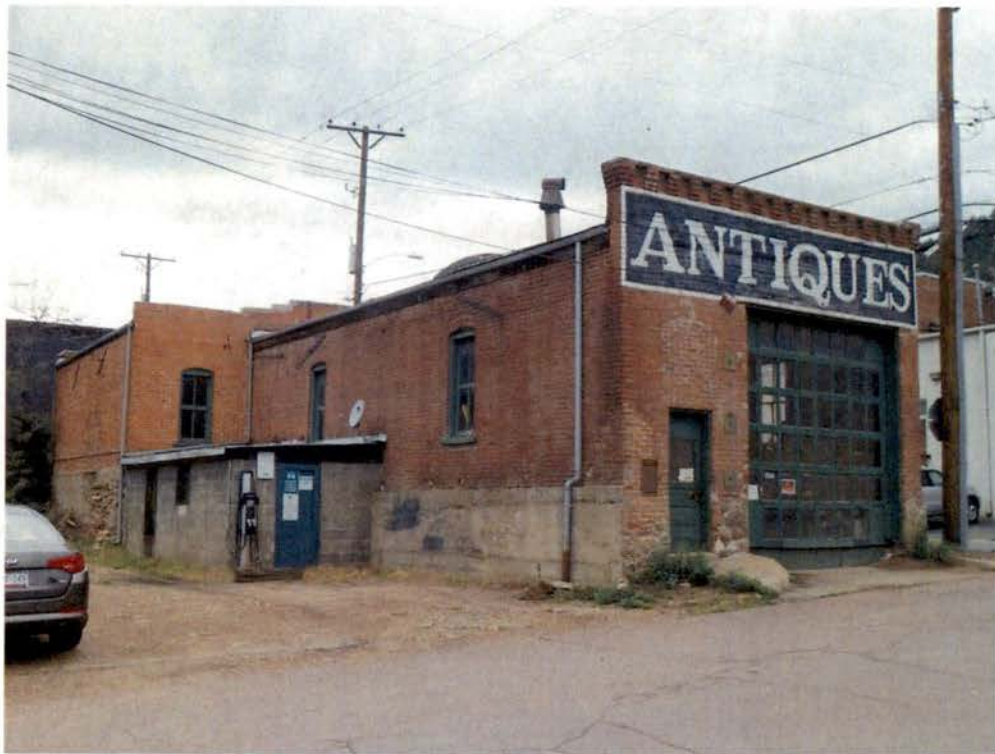


Photo 4: 121 15th Avenue. View to northwest.



Photo 5: The Turner Building, 1447 Miner Street, originally the Roberts Brother's Grocery. 121 15th Avenue was built as a warehouse to support the grocery store. (Courtesy Google street view. 2012).



Photo 6: Idaho Springs c.1905. 121 15th Avenue is located in the lower right corner. (Courtesy Idaho Springs Historical Society).

SCANNED

5CC 258

10/03/0142

E

STATE INVENTORY FORM

Feed Store & Stables
2) Site Name: BRICK FEED AND STABLES
Address: CORNER 15TH & IDAHO ST
IDAHO SPRINGS
To Reach Site: _____

1) Site Number-Picture: 46
Site Threatened: NO
T3S R73WS SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 36
UTM Grid Coordinates: 13/455730/4398970
USGS Quad Sheet: IDAHO SPRINGS 7.5

3) Owner: PUBLIC SERVICE CO

4) Condition: GOOD

5) Physical Description: SINGLE STORY BRICK AND MASONRY

6) Significance:

Probably built around 1885.

Alexander M. Oliszewski
7) Alexander M. Oliszewski
P.O. Box 1472
Idaho Springs, Co. 80452
303-567-2035



500 258

10/02/04

121 15th Avenue – Roberts Brothers' Garage

