



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
HISTORIC PRESERVATION REVIEW COMMISSION

Idaho Springs City Hall
1711 Miner Street
Tuesday, February 20, 2024 – 6:00 p.m.

**NOTICE AND AGENDA OF
HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING
TUESDAY February 20th, 2024 6:00 p.m.**

Call to Order
Roll Call
Approval of the Minutes of February 21st, 2023
Public Comments
Conflict of Interest

New Business

- **Indian Hot Springs Local Historic Designation Discussion**
- **Certificate of Appropriateness (COA) request for 1535 Miner St. for Exterior Improvements**

Adjournment

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

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

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

Passcode: 528946

For in-person **Unscheduled Public Comment**, please sign-in at the entrance to the Council Chambers.

Each individual that is providing public comment is limited to three (3) minutes.

**HPRC
REGULAR MEETING
February 21, 2023**

The HPRC of the City of Idaho Springs held a remote regular meeting on February 21, 2023. Chair Manifold called the meeting to order at 5:59 p.m.

Answering the roll were: Rachael Tury, Shannon Glazer, Patti Tyler, Madison Wolff and Lisa Manifold. Board member Michael Davenport joined the meeting at 6:03 pm. Also present were interim Community Development Planner Jon Cain and Deputy City Clerk Wonder Martell.

AGENDA MODIFICATION

Chair Manifold asked the board to approve a modification of the agenda as the minutes to be approved are not the December 13th, 2022 minutes as listed on the agenda, but the January 17th, 2023 minutes. Board member Tury moved to approve the modification of the agenda. Board member Glazer seconded followed by an all-in favor voice vote.

APPROVAL OF MINUTES

Board members Tury and Tyler abstained from the vote as they were not present for the January 17th, 2023 meeting. Board member Glazer moved to approve minutes of January 17, 2023. Board member Wolff seconded followed by an all-in favor voice vote.

CONFLICT OF INTEREST

PUBLIC COMMENT

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

NEW BUSINESS

Update on the Club Hotel. Interim city planner Mr. Cain advised the board that 2 years ago this property was condemned, and Jonah Hearne bought the property directly after. Mr. Cain also mentioned that this property was on the national register and there have been challenges with the renovation of this property and that the last time Mr. Hearne was here, he needed an amended COA for this project. Mr. Cain reminded the board that there was no action to be taken tonight but just an update on the progress of the renovation. Jonah Hearne came to the table and advised the board that the property was not condemned but deemed unsafe to occupy and there is a definite distinction between the two for insurance purposes. Mr. Hearne stated that he purchased this property in March of 2021 and began the renovation with interior demolition.

Mr. Hearne mentioned that his COA approved the stripping of some of the log siding. Mr. Hearne stated that he intends to bring this property to the era of 1900 as that is the time of significance. Mr. Hearne advised the board that in October of 2022 there was a financial dispute between him and his contractor which ended with the contractor breaching their contract at the end of October. The contractor has since filed a lawsuit against Mr. Hearne. Mr. Hearne has found another contractor to finish the renovation. Mr. Hearne has also had to find additional funding to finish this work by May of this year. A lot of interior work has been completed. Mr., Hearne is waiting for the state to sign off on the fire suppression system.

Mr. Hearne advised the board that the 16th Avenue entrance is the main entrance. Once you enter into the building, the lobby is on the left, the lobby is surrounded by deteriorated logs. At the time of his COA he was hoping to use the existing logs, but since 2021, the logs have deteriorated ever further than the few at the bottom of the building. Mr. Hearne stated that if those logs are not replaced the entire building will sag. He needs to replace that entire wall. He needs to cut through the logs, put in a support beam and create a framed wall. Mr. Hearne intends to replace just that section of logs and replace it with a framed

structure. Mr. Hearne advised that from the outside it will look the same as what has already been approved. The alternative is having logs custom made to match original logs, and log buildings are usually built from the bottom up so they would need to remove all of the logs and begin building upwards. Mr. Hearne stated that it costs about 35 thousand to build the framed structure versus several hundred thousand to replace all of the logs.

Mr. Cain that if more logs need to be removed, it will require an amendment to the current COA and that there are standards for this type of situation and the boards intent was not to hold up this renovation project. Mr. Cain advised the board that they may have questions now, but to side on caution as there maybe a hearing on this to amend the COA at a later date. Board member Davenport asked if the exterior of the building will look the same with this change. Mr. Hearne advised that yes, it will look the same. Chair Manifold asked if he was going to reuse the windows on the 16th avenue side, and Mr. Hearne replied that he was.

Mr. Cain advised Mr. Hearne that anything structural will need to be sent to the building department (SAFEBuilt) for review. Mr. Hearne advised that he had spoken with SAFEBuilt prior, and they said the review will be easy as long as the building is structurally sound. Chair Manifold thanked Mr. Hearne for the update on the renovation. Mr. Hearne advised the board that he had another question. Mr. Hearne asked that because he is in a legal situation with the old contractor, when it comes to the siding, he would like to get a sense from the board that if the siding needs to come off (because the contractor is suing him for the use of the siding), and Mr. Hearne found a comparable siding to replace it with, would the board approve this change? Mr. Cain advised the board not to answer this as it may be a COA situation. Board member Davenport stated that this board (HPRC) can have a preliminary meeting on this without it being nonbinding unlike the other boards of the city. It can be a new application.

Chair Manifold stated that if the new siding would be closer to the original siding that the board would be happy with that. Mr. Hearne advised that he had a piece of the siding that he found in his car and would the board like to see it. The board advised Mr. Hearne to go get the piece so they could see it. Mr. Hearne brought in the siding and the difference is the groove goes from 1" to ½". Mr. Davenport stated that the Park service would ask that if you stand in the middle of the street and look at this, would you be able to see a difference. Mr. Hearne asked the board that if he has to remove the current siding, how does HPRC feel about the siding change. Mr. Cain suggested that the board have another meeting on this, COA doesn't seem an issue. The board has the option to call a special meeting. Chair Manifold stated even a ZOOM meeting would work fine. Mr. Cain just reminded the board that there were noticing requirements for the hearing, 14 days.

JACOBS HOUSE RELOCATION

Mr. Cain stated that the board has probably noticed that this house has been up on girders for some time. The city is looking to build a mobility hub at that location. Almost funded for a large portion of that project. The mobility hub creates a really easy way to get to and from Idaho Springs. There are two buildings that need to be removed. The Jacobs house and the Roberts Bros garage. Mr. Cain stated that once you move a building it can no longer be locally or by the state, only nationally. The city intends on moving Jacobs' house first. The house has been bought by the Hot Springs and was going to be moved to Miner Street where that new foundation has been poured. The brick on the building was made here in Idaho Springs. Before Christmas, the house was intended on being moved but once it was lifted there were a lot of concerns on the structure of the building. The building can still be moved, but almost must be done in order to make that move. The Hot Springs has expressed that the financial aspect of moving the house has gotten a little bit much. The city is not 100% sure where the building will be moved to. Mr. Cain also stated that the energy codes are a big deal for old historic houses. Board member Davenport asked if they had looked at the IEBC for lower standards? Mr. Cain replied that yes the city attorney is looking into this as an alternative and the city is trying hard to find a way to move this building

and keep it safe. Board member Davenport asked Mr. Cain if there was talk about moving the old depot back to Idaho Springs. Mr. Cain stated yes there are conversations on moving the depot back to Idaho Springs.

Board member Wolff asked if there was any acknowledgement of being historic. Mr. Cain advised Ms. Wolff that there are 3 types of designations. Local, State and Federal/National. Idaho Springs is very special as we can locally designate anything that we want. Mr. Cain also advised that the plaques are done by the Historical Society

STRAGIC PLAN

Mr. Cain stated that the survey plan was grant funded and cost about 15 thousand dollars. Mr. Cain is very excited about this conversation and saving the historical aspects of Idaho Springs and reviving community engagement. Chair Manifold asked the board to look at the low hanging fruit and that they must stay focused, and asked if HPC was under their chapter. Board member Davenport stated that it was in chapter 24, that this is what the board wants the committee to be doing. Mr. Cain stated that they should review the guidelines and the ordinance. Chair Manifold asked HPRC or HPC and that there was room for improvement. Board member Glazer stated that the old plan is from 2007 and board member Davenport agreed and stated there was a lot that plan did not cover.

Chair Manifold said that the city-wide survey should be #1 because it would touch on a lot of aspects. CPI 150 endangered places and they want more diverse places, and she would like to focus on an ethnic survey to include the indigenous people and that the board has until 2026 to complete this. Board member Glazer mentioned the Chinese laundry that has been mentioned in Idaho Springs. Board member Davenport suggested researching old newspapers as they would have the most information on that aspect. Board member Davenport also mentioned that public engagement is important. Chair Manifold advised that May is Historic Preservation Month and that Mary did a type of coloring contest. They could have 11-year-olds and up create a design in April and then have the 11 and under color the design to win prizes. Mr. Cain advised that there were three CODA events scheduled in May thus far and they could try to have them focus on HPRC subjects. There could be a Historic Preservation Award and the Idaho Springs chamber can help with these events.

Chair Manifold agreed with Mr. Davenport that community engagement is very important. Ms. Manifold also mentioned that people are afraid of historic districts because of all of the additional rules and regulations. There have been surveys that show that property values are higher in designated historic districts, there is greater economic viability, and less foreclosures, local districts and national designations are important. Chair Manifold wants to make it easier to live and not financially burden residents and give them access to tax credits. Mr. Cain asked Mr. Davenport if he had worked in a place with multiple designations before. Mr. Davenport said that he had not, but a good example of a place is Aspen, as Aspen has two designations. Mr. Cain stated that the board can ask for a grant to do the intensive survey that will be needed, it's a regulated and in-depth process, big process and could be 60 thousand dollars. Mr. Davenport stated that a city-wide survey would cost a few hundred thousand dollars.

Mr. Cain stated that East Miner Street, on the other side of Safeway was a different city and it was recommended to be designated in the 2003 survey. Mr. Cain stated that the city can reach out to the History of Colorado to see what type of grant opportunities they have for this type of project. Typically this is in August. Mr. Davenport stated he thought it was in spring and in fall. Mr. Cain advised that staff would look at the budget to see what type of match was available for these grant opportunities. Board member Glazer brought up the façade improvement thing that businesses apply and also get help with energy improvement. Mr. Cain advised Glazer that the city has a façade program, it's just not funded right now. With the building of the mobility hub there will be parking revenue used to pay back the loans for the hub. Once its paid for, that revenue could be used to help fund the façade improvement program.

Mr. Cain also mentioned that Fort Collins has a good program. Chair Manifold mentioned that they needed some direct funding for that program.

Mr. Cain stated that conversations on funding usually begin in early summer and that the board should come up with some funding requests before June. Board member Davenport stated they could do a preservation plan, with a 5–10-year horizon. Mr. Cain stated that the comp plan has a preservation component, and the comp plan should be updated. Board member Davenport stated that there could be a few homes that just need some exterior work done, like paint and caulking. Mr. Davenport also asked about a trail program to maybe follow the old railway of the southern and Colorado railways and that there were probably some grants from GOCO for that type of project. Chair Manifold advised the board that Beau Jo's is having their 50-year anniversary on 04/01/2023 and that they are having a scavenger hunt and giving away an ounce of gold. Manifold asked what other places are historically significant in the other members' minds.

Board member Davenport stated that the library is special and significant. Chair Manifold mentioned that Brighton does Brick Awards and that she would be asking the owner of the Roberts garage for a donation of bricks to potentially use for such awards. Board member Davenport said that it could be an annual award that gives free publicity for property owners who are doing a great job. Mr. Cain advised that there was not a Gala in town, board member Tyler responded and said that they are working on it. They, being the Historical Society. Chair Manifold would like to do a fundraiser, and that people become more interested when they get some type of recognition. Chair Manifold asked member Tyler when the Burro races were this year and stated that they could throw in some Taste of Idaho Springs into that event. Board member Tyler said that they used to have vendors on the Idaho Mall, non-compete vendors and no food vendors. Chair Manifold also stated that other businesses that are not located downtown can be invited to set up downtown. Board member Tyler stated that vendors was a good idea as sometimes only a few businesses do things as not everyone has time. Mr. Cain stated that there are a couple of storytelling opportunities. Bob Bowland and Danny Tomlinson.

Board member Wolff asked about maybe doing podcasts, younger people like the podcasts versus reading books. Mr. Cain replied that the city has everything needed to do podcasts. Chair Manifold replied that this would be a great way to get the people involved. Chair Manifold stated that Historic Sites and Facilities should be combined with HRPC. Mr. Cain said there is a lot of amazing history about Idaho Springs. Child Labor Laws, the 40-hour work week all started in Idaho Springs. Mr. Cain advised the board that he hears three top areas of interest from the board. 1. Survey plan, 2. Community engagement and 3. Organization. Chair Manifold stated that the board does about 8 COA's a year compared to Boulder who does over 200 and that HRPC has other options other than only COA's.

Board member Wolff stated that's why she joined this board, because so many people were telling her cool historical things about Idaho Springs that she did not know about. Chair Manifold asked if the Historic Sites and Facilities and the Historical Society be invited to the next meeting. Mr. Cain advised the board that there would be one and maybe two interns coming in that can help the board with these goals. Chair Manifold stated that she loved the idea about the railroad and that Idaho Springs is a candy bowl of history. Chair Manifold also advised that she would like a field trip day with the board. Mr. Cain reminded the board that if they plan on getting together, those meetings must be publicly posted. Mr. Cain stated that being it was almost 8 pm that they can bring all this back to the group in the March meeting.

ADJOURN

Chair Manifold adjourned the meeting at 7:49 pm.



TO: Historic Preservation Review Commission
CC: City Administrator Andrew Marsh, Asst. City Administrator Jon Cain
FROM: Dylan Graves, Community Development Planner
SUBJECT: Indian Hot Springs Petition for Local Historic Designation
ATTACHMENTS: Applicant's petition letter for Local Historic Designation
MEETING DATE: February 20, 2024

BACKGROUND

Indian Hot Springs is working with Colorado Preservation Incorporated (CPI) to pursue historic designation for its property at 302 Soda Creek Road and has petitioned the City to consider designation (Attachment 1). While the site has a long history in the community, it has not been designated as a local, state, or national historic site. The owners plan to move forward with state and/or national designation later. Section 22-21 of the Idaho Springs Municipal Code (ISMC) requires that for a property to be designated for preservation, the landowners must take the application to the Historic Preservation Review Commission (HPRC) for review and consideration. The purpose of this review is to provide comments and a recommendation to City Council, who will take action on whether the property is to be designated as a local historic site. The HPRC reviewed this petition initially on January 16, 2024. At this meeting, the HPRC had questions on what particularly the applicant desired to designate. Discussion was held on several additions that were built after the City's period of significance. Ultimately, the HPRC and the applicant decided to continue the discussion to the February 20, 2024, meeting to give the applicant and Staff additional time to work on the proposal and clarify what is specifically requested.

After discussions between City Staff, the applicant, History Colorado, and the State Historical Fund (SHF), the applicant is requesting that the entire site be designated to ensure that funding opportunities are maximized and to align with how the State would likely review any proposed projects on-site. Conversations with staff from the SHF led to the conclusion that even if portions of the site were excluded from the designation, they would still review the site as though it were whole and would want to review proposed work to all portions of the building to ensure no historical aspects were adversely impacted.

Staff believes that the designation of the entire site would best align with the City's *Guidelines*, as the document provides standards on both historically significant structures and existing, non-historic additions. By designating the site as a whole, it ensures that the City is able to review proposed work against the *Guidelines* to ensure that historic qualities and character are maintained before work commences. This creates an additional layer of review for projects on the exterior of the building(s), but in cases where non-historic additions have not achieved historic status in their own right, the process would be relatively straightforward to modify or remove those non-historic additions and structures. Staff also believes that the *Guidelines* would require any work on the main hotel building and its various additions (including the pool dome structure) to go through the COA process, while other buildings on the property (such as the buildings to the West of Soda Creek Rd) are likely to be relatively simple reviews, given that they are not attached to the main hotel building, were built after the period of significance, and do not exhibit historically important characteristics.

A hot springs resort has been operating on the site since the mid-1860s when Dr. E.M. Cummings built a wooden bathhouse at the springs in 1863. The main hotel building that exists today was built in 1915, around the time that the name was changed to Radium Hot Springs (it was changed to Indian Hot Springs in the 1980s). The 1915 construction is within the City's period of significance, which runs from 1880-1920. The building's exterior has not been substantially altered since this time. The main portions of the hotel have historic wood siding from the time when the building was originally constructed. In 1950, the hotel lobby burned, and it was likely after this time that it was rebuilt or re clad with its current stone cladding and the covered entrance ramp was constructed. This would not be contributing to the period of significance, but it is likely that the stone entryway has gained some historic significance in its own right, which would align with the City's *Design Guidelines for Historic Structures'* guidance for existing additions.

If the site is designated, it becomes subject to Section 21-104 requirements for a Certificate of Appropriateness (COA) before any exterior work is undertaken on areas deemed historic. This would require review by the HPRC to ensure that the City's *Design Guidelines for Historic Structures* are followed. If designated as a local historic structure, the owner has stated the intention to also

apply for state and/or national designation. The HPRC will be involved in this process as a Certified Local Government (CLG). The HPRC will also be involved in the provisioning of any tax credits associated with historic designation.

CRITERIA FOR DESIGNATION

The Criteria listed below are unchanged from the January 16, 2024 HPRC meeting.

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.

Staff review of the application and criteria is below.

1. Is associated with events that have made a significant contribution to the broad patterns of the City's history;

Multiple Native American tribes, including the Arapaho and Ute accessed the hot springs along what is now Soda Creek for hundreds of years before European settlement in the region. They used the mineral baths extensively and considered them sacred and healing waters. The site has been used by White settlers since the mid-1860s who noticed the springs when prospecting for gold in the late 1850s. The site of the Indian Hot Springs has been a tourist destination in the City since the early history of the City, having been used by settlers within years of when George Jackson first found gold in 1859. A wooden bathhouse was built on-site by 1863 and other improvements were built in the mid-1860s, simultaneously to when Idaho Springs and Grass Valley were being developed. The hot springs resort appears to have been built to accommodate early tourist traffic to Idaho Springs and to accommodate train travelers arriving in the City. It has continued to be a tourist destination along with the rise of the automobile and the construction of I-70. According to the City's Historic Resources Survey Plan, 2022, the hot springs became a "destination for health seekers, although these visitors arrived via wagon, stagecoach, or railroad" as early as the 1880s. With the advent of automobile tourism in the 1910s, "this resort remained a popular draw for the wealthy."

Staff believes that the Indian Hot Springs Resort thus meets Criteria #1 as a site that is associated with events that have contributed to the City's history.

2. Is associated with the lives of persons significant in the City's past;

The Resort was founded by Dr. E.M. Cummings in the early 1860s and was later owned by Harrison Montague, the Big Five Tunnel Corporation, and the Rocky Mountain Motors Company, who is likely to have built the subject building. The Historical Society of Idaho Springs states that George Jackson is likely to have seen the steam created at Indian Hot Springs, which encouraged him to search for gold in the area. The Historical Society also shows that many influential people used the Resort in its early days, including Jesse James, Sarah Bernhardt, Walt Whitman, H.A. Tabor, the Vanderbilts, and the Roosevelts.

Given the people associated with the Resort, Staff believes that the property meets Criteria #2.

3. Embodies the distinctive characteristics of a type, period or method of construction.

The current hotel building on the property, the main building on-site, is the portion of the site that is from the City's period of significance and exhibits the historically significant characteristics that make the site worth designating. From the Colorado Cultural Resource Survey dated January 21, 2021 (Attachment 3): "The long, roughly rectangular Craftsman style building is comprised of four separate blocks, oriented north-south along the east side of Soda Creek Road." The City's Historic Resources Survey Plan,

2022 identifies the building as Rustic/Late 19th and 20th Century Revivals/Commercial and classifies it as a building with “high” integrity. The building was constructed during the City’s period of significance dating from 1880-1920 and this building, with its distinctive architectural style that has been maintained since it was originally constructed, appears to be a contributing structure to that period. While other buildings on-site, such as the current pool room and some of the other ancillary buildings, have been substantially altered and were built outside of the period of significance, the main hotel building embodies the distinctive characters of a type, period, or method of construction. A gazebo, built in 1869 by Harrison Montague, still stands today in the swimming pool area of the Resort.

Staff believes that the structure meets Criteria #3.

Criteria 4 through 7: Staff does not believe that the building meets Criteria 4, 5, 6, or 7 but a request is not required to meet all criteria; it only needs to meet one of the criteria to be eligible.

ANALYSIS

Staff believes that the main hotel building at the Indian Hot Springs meets multiple criteria necessary for the site to be designated as a local historic site and believes that the history of the property warrants local designation of the entire site. The building (and property more broadly) is associated with events that have made a significant contribution to the broad patterns of the City’s history, is associated with the lives of persons significant in the City’s past, and embodies the distinctive characteristics of a type, period, or method of construction. The main hotel structure is within the City’s period of significance and is largely unchanged since it was originally constructed in the early 1900s during this period of significance. Other additions on the property, including the pool area with the corrugated plastic dome and the added entry bridge, likely have achieved significance in their own right.

Staff does not believe that designation will have negative impacts on surrounding properties and will be beneficial both to the property owner and to the City and community. Local designation will protect the building’s historic character moving forward and ensure that any proposed exterior work will require an HPRC review of a COA. This would ensure an additional layer of review is undertaken to confirm that the historic integrity of the building and site is maintained. Staff believes that designating the property as a local historic site would be positive because it would allow the property owner to access additional funding sources from state and federal agencies, allowing the owner to engage in necessary restoration work to the rest of the building to improve on guest experience while maintaining the historic character of the structure and site. Staff does not believe that designation of the entire site will create undue hardship for the property owner, as structures that do not add to the historic characteristics of the property can be modified or removed but it gives the City the ability to ensure that proposed work of this type does not negatively affect historically significant portions of the site.

RECOMMENDATIONS

- *Staff Recommends that the HPRC make a recommendation to City Council in favor of designation of the Indian Hot Springs’ property as a local historic site in accordance with Chapter 22 of the ISMC.*

PROPOSED MOTION

I move to recommend approval of the Indian Hot Springs’ Request to be designated as a Local Historic Site with the finding that the request meets the general criteria for designation listed in Section 22-22 of the Idaho Springs Municipal Code.

ATTACHMENTS

1. **Applicant Petition for Local Historic Designation Consideration Letter**

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

December 22, 2023

Re: Local Historic Designation for Indian Hot Springs

Dear Honorable Councilmembers,

Colorado Preservation, Inc., in partnership with the current owner Daniel Kim, wishes to petition the Idaho Springs City Council to consider local historic designation for the Indian Hot Springs. 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 all historical accounts, the hot springs along Soda Creek in present-day Idaho Springs were used for hundreds of years by many Native American tribes, most recently the Arapaho and Ute. Some histories claim that mists rising from the hot springs attracted George Jackson to the site in 1859, where he discovered gold. Prospectors flooded the area, and the town of Idaho was platted, quickly becoming the principal settlement in Clear Creek County, with the name changed to Idaho Springs in the mid-1860s. Dr. E.M. Cummings built a wooden bathhouse at the hot springs around 1863. Harrison Montague purchased the property in 1866 and constructed a larger stone building with men's and women's sections and a swimming pool. Around 1883 or 1898 he replaced the bathhouse with a large natatorium, which is no longer extant.

Around 1915, the property began to be referred to as Radium Springs, then by 1921 newspapers touted the healing properties of "Radio Active Mineral Cave Baths." In 1929-1930, the Surety Investment Company bought the property and incorporated as "the Radium Hot Springs." There are conflicting reports of the changes to the property over the years, but Sanborn maps from 1931 and 1939 show that the complex remained relatively the same as it appears today. In the 1980s, the name was changed to Indian Springs Resort. The facility operates today as the Indian Hot Springs.

The property (5CC342) has been determined eligible for the National Register of Historic Places (NRHP) under Criterion A for Entertainment and Recreation, with the hot springs and spa in operation since the 1860s, with the current main building completed around 1915. It is eligible under Criterion C for Architecture, with the two-and-one-half-story Craftsman building exhibiting several features of the style (Figures 1 & 2). Minor changes to the site such as paved roads and parking areas and a newer hotel building have not diminished the integrity of the setting. The design, material, and workmanship are intact. Though not historic, the pool house on the north side of the building does not detract from the character of the main building. The resource was deemed eligible for the NRHP in a 2021 Architectural Inventory Form completed in the course of a Section 106 review preceding the construction of electric vehicle charging stations on the east side of Soda Creek Road.

Sincerely,



Kate McCoy
Preservation Services Director
Colorado Preservation, Inc.



Daniel Kim
Owner
Indian Hot Springs



**COLORADO
PRESERVATION
INCORPORATED**

1420 Ogden St #104
Denver, CO 80218
(303) 893-4260
coloradopreservation.org

IDAHO SPRINGS HPRC STAFF REPORT

Meeting Date: Tuesday, February 20, 2024	Page 1 of 10	Item: 1535 Miner Street – Certificate of Appropriateness (COA)
Presented by: Dylan Graves Community Development Planner		
<p><u>PROPOSAL:</u></p> <p>This is a request for a Certificate of Appropriateness (COA) to allow for exterior improvements to 1535 Miner Street including a new door opening on the South elevation of the existing building, a second story residential addition, and roof mounted solar panels.</p> <p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Applicant application package – February 1, 2024 <p><u>BACKGROUND:</u></p> <p>The subject property is the “Opera House Building” located at 1535 Miner Street (across the alley to the north of the Vintage Moose). The original structure was built in 1912 and historically was used as a movie and vaudeville theater. It is in the City’s Historic District, which is listed on the National Register of Historic Places. On the second level the building contains three (3) existing residential units. The main level most recently contained commercial retail spaces, including a taproom and retail sales. The building is an important contributing structure to the City’s Historic District and was built during the City’s established period of significance ranging from 1880 to 1920.</p> <p>Because the subject property is in the City’s Historic District, the Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before a building permit can be issued for exterior work at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).</p> <p>The City’s <i>Historic Design Guidelines</i> includes the following definitions of key terminology that are important to keep in mind when reviewing the requirements and recommendations contained in the document:</p>		

Definitions of Key Terminology

The degree to which a project must comply with design guidelines varies from guideline to guideline. The degree of compliance required is dictated by the language used in the guideline itself. The following terms related to compliance are used in the design guidelines. The definitions of these terms indicate the degree of compliance required.

Appropriate – In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing that design approach, the applicant will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed “appropriate” by the HPRC.

Consider – When the term “consider” is used, a design suggestion is offered to the applicant as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow these suggestions, but may also seek alternative means of meeting it.

Imperative mood – Throughout this document, many of the guidelines are written in the imperative mood. The applicant is often instructed to “maintain” or “preserve” an established characteristic. For example, one guideline states, “Preserve features such as original doors, windows and porches in their original form and position.” In such cases, the user *must* comply.

Inappropriate – Inappropriate means not allowed. When the term “inappropriate” is used, the relevant design approach cannot be allowed. For example, one guideline states, “Use of metal, fiberglass or plastic awnings is inappropriate.” In this case, the proposed use of such awnings would not be approved.

Preferred – In some cases, the applicant is instructed that a certain design approach is “preferred”. In such a case, the applicant is strongly encouraged, but not required, to choose the design option mentioned. Other approaches may be considered.

Should – If the term “should” appears in a design guideline, compliance is strongly encouraged, but is not required.

HISTORIC PRESERVATION REVIEW COMMISSION ROLE:

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

CRITERIA FOR APPROVAL.

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

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

Requiring a COA for exterior façade modifications on structures in the Historic District is in the spirit of the purpose of the regulations. Staff does not believe that the proposed modifications adversely affect the quality and integrity of the district or other designated sites, nor does Staff believe that the proposed work is hazardous or incompatible with the historic character of the district. Further, Staff believes that the current work proposed draws a reasonable balance between the desires of the property owner and the preservation of the City’s heritage.

The proposed second story addition and solar panels on the roof of the building may be visible from certain elevations at street level and from Interstate 70 (I-70) to the south but do not alter the portions of the building that most substantially contribute to the Historic District (namely

the front façade). While all aspects of the structure are historic and must be considered, an addition on the second level does not detract from historically significant portions of the structure or adjacent structures. This meets the standard stated in Part 2, Section 12.c. of the City's guidelines, which states that substantial additions should be distinguishable from the existing building so it can be understood as a more recent change. The materials used for the second story addition further appear to meet Criterion 9 of the Secretary of the Interior's *Standards for Rehabilitation*, which states: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The proposed materials complement the Historic District through the general use of wood with metal accents, materials prevalent throughout the Historic District. The use of wood as the primary material differentiates the new work from the existing, historic structure that is primarily of brick construction on the East and South façades. The existing second story residential units were built after the City's period of significance and will be improved upon by using superior materials (existing second story addition is clad with vinyl siding, which does little to complement the building's historic character). The above referenced standard from the City's guidelines states that the distinguishable characteristics can be "subtle" using a jog in wall planes, using a corner board to define the connection, or through subtle changes in materials or differentiation. Staff would argue that the proposed addition is more than subtle but is not inappropriately differentiated.

Staff believes that the proposed solar panels do not detract from the area's historic character. Solar panels are clearly differentiated from the structure's historic elements. The City's *Design Guidelines for Historic Structures* contemplates solar energy in Part 2: Rehabilitation, Restoration, or Renovation of Contributing Structures. This guideline states that solar collection devices should be mounted in a manner that preserves the property's character defining features. Additionally, Staff believes that the Secretary of the Interior's *Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* are met. The guidelines recommend that solar technology be installed in a compatible location on the site where it will have minimal impact on the historic building and its site. The proposal calls out minimum setback distances from solar panels to edges of the second story roofline of 17.5' from the South elevation, 5.5' from the East elevation, 4' from the West elevation, and >10' from the North elevation. This is intended to ensure that impacts from ground level are minimized. Staff believes that the applicant has considered the impact of solar panels and has designed a plan that generally minimizes their impact on the Historic District.

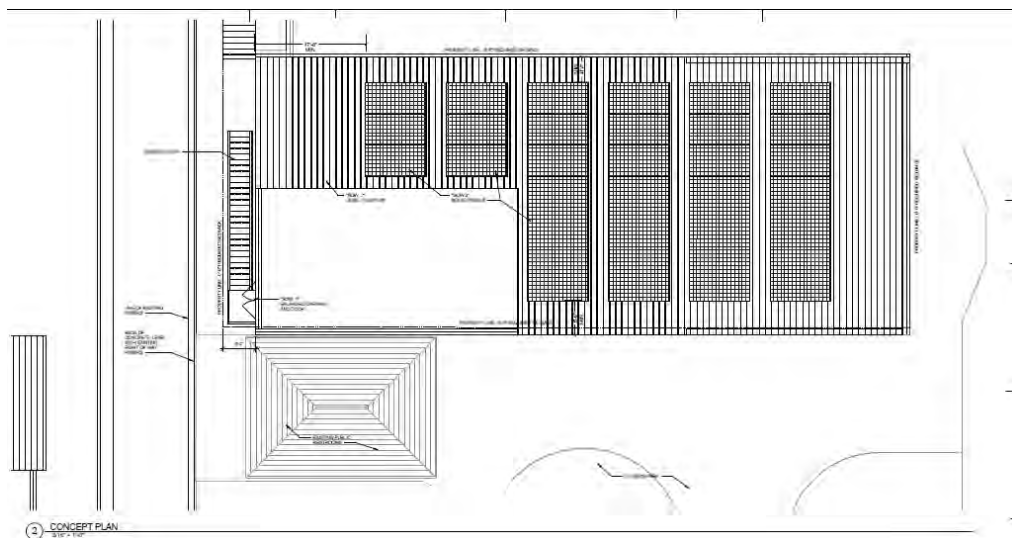
The proposed enlargement of the historic opening on the rear (south) side of the property also does not adversely affect the district or the structure itself. While it is certainly a change to the rear façade, it is a minimal change that improves the rear functionality of the building without substantially altering the structure's overall form. The existing doors on the rear of the building are not historic in nature. The existing South façade is not the main focal point and was not intended to be a significant architectural element of the building. Its frontage along the Idaho Mall belies the fact that the building's South façade historically fronted a railroad corridor. As such, Staff believes that the addition of a wider door on the rear of the building does not detract from the historic character of the structure. If approved, Staff recommends that the applicant install doors that complement the City's Historic District, as is indicated in the proposed plan

set. The City's guidelines state that when making changes, the existing range of exterior materials found throughout the District shall be maintained.

Staff believes that Standard 10 of the Secretary of the Interior's guidelines is also met, as it states that new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Should the proposed second story additions be removed, the essential form and integrity of the structure would be maintained. Further, enlarging the door at the rear of the building does little to impair the overall form and integrity of the structure or that particular façade as proposed.

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

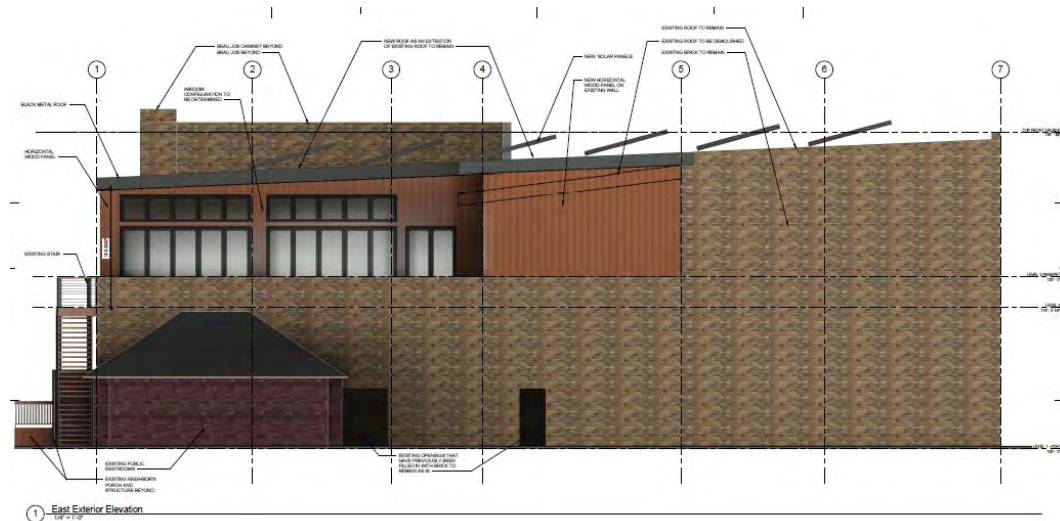
The second story residential addition and the solar panels will not adversely materially affect its historic quality. Part 2, Section 12 of the City's *Historic Design Guidelines* contemplates new additions to historic sites. This section states that an addition is to be designed such that it will not obscure or destroy the character of the original building. It further states that an addition should be visually subordinate to the main building. The proposed addition is of a suitable scale and proportion to the adjacent structures in the Historic District and will be shorter in height than the front façade to ensure that the front will be maintained as the most prominent building feature. The second story addition is proposed to be set back from the East elevation to reduce visibility along this elevation. The addition extends to the South elevation on only the western portion of this elevation, which limits massing on this side of the building. This appears to meet Criterion 7 of Section 12 of the *Historic Design Guidelines*.



The new addition will be lower than both the front façade and lower than the adjacent building to the West (Beau Jo's). By ensuring that the height of the addition is lower than the front façade, Staff believes that the addition is subordinate and is not likely to be viewed from the primary streetscape or from Citizens Park. Part 3, Section 12.g. of the City's guidelines states that the roof form and slope of a new addition should be in character with the historic building. In this respect, maintaining the roofline with no breaks from north to south meets guidelines. In pre-submittal meetings the HPRC discussed lowering the height further to better differentiate

the scale and mass of the historic front façade from the rear addition, which has not carried over to the final design as presented, though Staff believes the standards are nonetheless met.

The east and south façades of the building are presently utilitarian in nature. Staff believes that the overall design of the addition, although containing a significant amount of glazing (discussed more later) and of a more modern architecture, tends to also be simple in design.



The proposed double doors on the rear of the building, while a change to the historic structure, does not appear to adversely materially affect the historic quality of this side of the building. All other existing openings are maintained. The addition of an additional 3’ wide opening also improves the function of the rear of the building as it allows for easier loading and unloading of materials to and from the interior of the building. The existing door that this larger opening would replace is not historic and replacing the existing non-historic door with something that better complements the historic quality of the building may result in a more historically accurate rear of the building.

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.

The proposed solar panels and second story addition are clearly proposed to be more modern in architecture than much of the Historic District. However, Staff believes it is important to note that the proposed “modern” addition is subordinate in nature to the historic structure and to neighboring historic buildings and the materials proposed for use in construction complements the Historic District and conforms to the City’s guidelines. Part 2, Section 11 states that a limited selection of building materials – wood, brick, and stone – were largely used in Idaho Springs. Accessory structures were often constructed from a limited range of materials that were rustic and utilitarian in character, and commercial structures largely were comprised of brick. The proposed use of wood cladding for the second story residential addition meets this guideline as it is not the primary use associated with the historic structure. The residential use can be seen as accessory to the primary commercial building that is constructed of brick. With respect to scale, the proposed addition slopes downward from the front of the addition to the back, ensuring that the focal point of the structure from ground level remains the historic

elements. One concern Staff has considered with this project is the use of large amounts of glazing on the second story and whether that changes the historic atmosphere of the District. A larger discussion is included below (see Criterion 5.b.). Staff believes that the second level will not be highly visible from ground level and is relatively small in scope when compared to the entirety of the building and as such windows will not adversely impact historic atmosphere or character of the District as a whole. Staff believes that this requirement has been met.

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

Staff believes that the proposal generally complies with both local and national historic standards for rehabilitation, renovation, and restoration of historic structures. Both allow for new additions to historic buildings if they do not detract from the historic character of the subject structure. Both seek to ensure that historic structures are rehabilitated to preserve beneficial use of the buildings into the future. This involves several elements, including structural rehabilitation to maintain structural integrity and the addition of “sustainable” elements to ensure that the building can be efficiently used into the future, such as solar panels that are suitably placed to avoid impacts on the District’s historic character.

The guidelines allow for existing additions that do not contribute to the Historic District to be removed. In this case, the applicant proposes to renovate the existing second story residential building to both meet relevant Building Code requirements and to better conform to the Historic District. The existing addition is not of a high-quality construction and contains several elements, including flooring structures, that do not meet the current Building Code. Additionally, the use of vinyl siding on the existing addition does not contribute to the historic character and could be argued to detract from historic character in the District. As such, Staff believes that renovating the existing addition will be a positive aspect of the proposed work for the longevity of the structure and the District.

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

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

Because the proposed second story addition is set back from the East façade, Staff believes that it has only a minor impact on the general architectural and historic character of the structure. The addition at the rear façade is lower than the adjacent Beau Jo’s building and is shorter than the front façade by several feet. It is clearly an addition to the main historic structure, and it differentiates itself from the historic building and does not attempt to become the dominant architectural feature of the building. As such, Staff believes that the general historic and architectural character of the structure is maintained.

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

The existing structure is in keeping with the general style, arrangement, texture, and material used on other structures within the Historic District. It is a largely brick

building on all but the front façade. The existing second story residential units have vinyl siding and were constructed after the period of significance, likely in the mid-twentieth century. Staff does not believe that the existing second story addition has acquired historic significance in its own right. The proposed addition to the second story of the building appears to be more compatible with surrounding structures and other designated sites as it uses materials that may have been used when most buildings in the Historic District were constructed.

Staff went back and forth on whether the windows proposed on the second story addition are compliant with the City's Design Guidelines. Part 3, Section 4.a. of the City's *Historic Design Guidelines* mentions that new windows should be similar in location, size, and type to those seen traditionally. The windows shown in the proposed renderings appear to take up a much larger percentage of a given wall than is typically seen on similar buildings in the Historic District. When looking at existing second story residential developments in the Historic District, Staff sees that windows make up a much smaller portion of their respective façades. Staff does note that the *Historic Design Guidelines* use the word "should" rather than "shall" or "is required" when discussing this standard.

Staff also recognizes that the Secretary of the Interior's rehabilitation standards state that new additions should be differentiated from the old, which the proposed windows do achieve. There are not many examples of "modern" residential additions in the Historic District. Most residential units in the Historic District are contained within the historic structures themselves rather than as additions to the structures. One example where a residential addition was constructed is this very building. This appears to have been built in the mid-1900s and is not in keeping with the historic character of the neighborhood. It also does not fit within the historical architecture. In this sense, the proposed addition does achieve the Guidelines' intent to clearly differentiate the old from the new but in a way that better conforms to historic character through suitable, compatible materials (wood cladding, etc.). Although the windows on the rear façade will certainly be visible from ground level, the windows on the proposed East façade are unlikely to be able to be viewed from ground level, reducing the impact of the proposed windows on the historic character of the building and of the District as a whole.

Per the applicant: *"Level 2 was specifically designed not to mimic the historic district scale and rhythm of openings as it is clearly an addition and not of the period of significance. This is similar to the reasoning for the use of complementary cladding of wood siding. In this case, the window walls are in fact part of the cladding of Level 2 instead of simple window openings."*

Looking at Part 3, Section 4.a. of the Guidelines, Staff believes that most of the standard is met:

- a. *Windows should be similar in location, size and type to those seen traditionally.*
- 1) A general rule for a window opening is that the height should be twice the dimension of the width.
 - 2) Windows should be simple in shape, arrangement and detail with dimensions similar to those used traditionally.
 - 3) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
 - 4) Windows should align with others in a block.

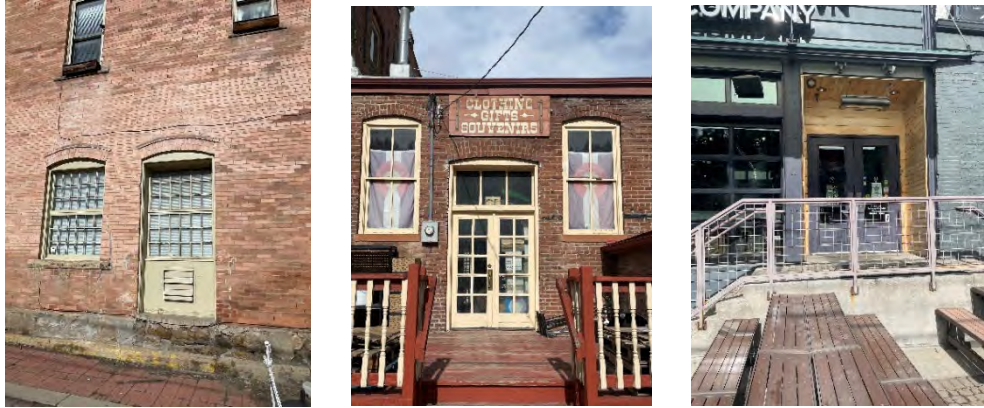
Staff believes that criteria 2, 3, and 4 are met, while criteria 1 is likely not met since the window block as a whole is longer horizontally than it is vertically. Each individual window appears to meet Criteria 1's standard, but when taken as a whole, the entirety of the glass is wider than it is tall. It may better meet this standard if the windows proposed were broken up by additional wood cladding, but the standard does state that this is something that "should" be met and is thus not necessarily a rigid requirement.

Part 3, Section 12.e. states that when a new addition is to be built, windows in an addition should be similar to that of the primary structure and should have a similar window-to-wall ratio to the historic structure. The side and rear of the existing structure do not contain windows, though historically the back contained what appears to be two square windows and potentially accent windows above the two existing doors. When looking at the front of the building, you see many windows that make up the first-floor storefront and five (5) double-hung windows on the upper level. Although the type of windows is not necessarily matched with the proposed addition, the window-to-wall ratio is comparable to the front façade of the building.

Overall, Staff does not find the windows to detract from the historic character of the existing building or surrounding area, so believes that the proposed second story addition complies with this standard even though the proposal contains a higher percentage of glazing than most other residential portions of Historic District structures.

- 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.**

Although the addition of double doors on the rear of the building is a change to the existing, historic façade, Staff does not believe that the proposed work will adversely create, change, destroy or otherwise negatively affect the exterior architectural features of the structure upon which such work is done. While adding an opening is a change, it is not a negative change that adversely affects the architectural features of the structure. The proposed work will have an impact on the overall aesthetic of the structure by adding mass and bulk to the second story but does not change the historic architectural features that contribute to the Historic District. The door enlargement on the rear of the building does not substantially alter the architectural character of the back of the building. The rear façade is utilitarian in nature and the addition of a 3'0" door adjacent to an existing 3'0" door does not appear to greatly impact overall character, especially given that doors of that width exist elsewhere in the Historic District:



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

Staff believes that increasing the overall residential footprint of the building allows for greater beneficial use of the building, which will allow the historical character of the building to be maintained into the future. The addition of a wider door at the back of the building allows for more flexibility in providing loading/unloading areas. The applicant has argued that the addition of the wider door on the rear façade allows for the building to be used as it was historically as a theater, which perpetuates the historic use of the building. The addition of solar panels to the property allows for sustainable energy production on-site, which will allow for continued use of the building into the future by enhancing its sustainability and energy efficiency. Staff believes that this criterion has been met.

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

The applicant has conducted structural analyses of the existing building and determined that the structure needs fortification to meet the current building code regardless of any improvements to the building. The second story addition will increase loads on the building, but the applicant has committed to performing the fortification activities required to ensure it meets applicable building code requirements. Further, the applicant proposes to add footings under structural walls and columns, tuck point existing brick, adding headers above punched openings, etc. There will be a comprehensive building department review of the proposed application before work permits will be issued to ensure that the building meets Code requirements.

Staff believes that this criterion has been met.

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

N/A

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

Staff believes that the proposed work is substantially compliant with the Secretary of the Interior's standards. The storefront – the main architectural feature of the building – will be protected and maintained and most of the work is being proposed on the upper level of the building, away from historically significant features. The second story work proposed is at an appropriate scale and mass to avoid overshadowing the historic structure and the architecture and materials proposed generally complement the historic elements. The proposed opening at the rear of the building does not detract from the historic, utilitarian façade.

STAFF ANALYSIS OF PROPOSAL:

Staff believes that the proposed work at 1535 Miner St substantially conforms with the City's *Design Guidelines for Historic Structures* and Secretary of Interior standards for rehabilitation and for treatment of historic properties. While the proposed work adds non-historic elements to a contributing structure, it does not detract from its historic character and does not cover up or alter any defining features.

PLANNING STAFF RECOMMENDATION:

Staff supports this request and recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for exterior improvements to 1535 Miner Street expressly including and limited to: (1) a new door opening on the South elevation of the existing building, (2) a second story residential addition, and (3) roof mounted solar panels, with the following conditions:

- 1. Any additional work beyond the scope of what is expressly approved hereby shall require a new COA application.**
- 2. Excluding solar panels, all new exterior work shall use only historically accurate materials, as approved and verified by the Community Development Planner, including siding, door and window materials, and other visible features. For example, vinyl windows shall not be permitted.**

City of Idaho Springs
 Planning Department
 Attn: Dylan Graves
 Idaho Springs, CO 80452

Dylan,

Thank you for the opportunity to discuss and work through the potential River Sound Project at 1535 Miner Street, Opera House building in the Historic District of Idaho Springs, Colorado. We are submitting this package to you for the purpose of Referral prior to a Certificate of Appropriateness (COA) hearing scheduled for February 20, 2024. Julie Stevens has owned the Property at 1535 Miner Street since October of 2022 and currently lives and plans to grow old in Idaho Springs living her best life in one of the units above the theater. She has improved many properties around the county for family and business development. Her goal is to build a space for people to create visual arts and music.

Current Use: Business, Retail, and Residential

Proposed Use: Business, Retail, and Residential, potential Event Space

Zoning Classification: Existing Historic District

Description of Development: The existing structure was erected in 1912 as a movie/vaudeville theater by "The Idaho Springs Opera House Association" after S.J. Coddington sold the parcel to them. Level 2 will remain 3 residential units, Level 1 will house a Retail Tasting Room approximately 800- 1,000 SF to activate the front facing operations at Miner Street. The remaining space at the rear of Level 1 will be an auditorium space similar to its historic use as a movie/vaudeville theater. The intent is to excavate Level 0 and extend the current basement to create an professional sound studio.

Ground water is at least 5'-0" below the existing ground floor elevations at the rear of the structure. The project areas overburden soils consist of the younger alluvium which is comprised of mostly poorly-sorted, clast-supported, boulder pebble and cobble gravel in a sandy matrix. Additional investigation prior to drilling permanent foundations or excavation of the Level 0 will be required prior to construction start.

There are existing overhead electrical and an underground sanitary sewer line running parallel to Idaho Street at the rear of the building. Drainage from the property will run southeast toward storm sewers at 15th Avenue. There will be minimal restrooms added for the additional space at Level 0 and the expansion of 1 of the Residential units at Level 2.



Development Goals of the Project are to Protect, Enhance, and Perpetuate the history and community.

- The existing structure is a significant part of the Historic District
- Its purpose is part of the culture and community of many generations
- The location is an important anchor point to the future master plans for Miner and Idaho Streets

Upon multiple positive work-sessions with the Idaho Springs Historic Preservation Review Commission (HPRC), Ms. Stevens decided to proceed with her plans for the following exterior modifications at this time:

1. Replace existing 3'-0" wide opening on South Elevation with a 6'-0" opening.
2. Add approximately 840 SF of conditioned space at existing Level 2.
3. Add solar panels to the roof with minimum distances from roof edges as noted on plans.

Included in this packet are the Architectural Elevations and Concept Plan for your review. The proposed development meets the applicable review criteria as follows in this Cover Letter.

i. The proposed work is consistent with the purposes of the Historic District, set in Chapter 22 by:

1. Fostering civic pride in the beauty and accomplishments of the past by restoring the theater to a performance space and caring for the Miner Street facade to promote the use of Historic District (HD) for the pleasure of the City's citizens.

2. Protecting the unique scenic and historic atmosphere and character of the City through no changes to the facade of the structure facing Miner Street. Proposed changes to the structure are minimal opening on the utilitarian south and east elevations of the structure and 23'-0" above ground level, therefore, protecting the architectural, cultural and aesthetic heritage of the City.

3. Strengthening the City's economy by creating viable retail and business operations that do not currently exist in the City of Idaho Springs thus enhancing the City's attractions for visitors.

4. Preserving and protecting the structure by the addition of proper footings under structural walls and columns, tuck pointing the existing brick, adding proper headers above punched openings, ensures the continued existence of the historic structure and site.

5. The Owner is working closely with City Staff, the Historic Preservations Review Commission, and City Council to drawing a reasonable balance between the desires of property owner and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.

6. The Owner is proposing doors that are of good quality to safely and securely enclose the equipment and operations within the the structure while keeping in the language of design used throughout the HD. Cladding materials proposed are equal to, of higher quality, and/or greater aesthetic appearance than those materials currently added to the existing historic structure.



- ii. The proposed work will not change the structural integrity of the building. Any changes to the exterior will create safer openings and will not strengthen the walls from either inside the structure or under the structure. The changes to Level 2 will increase loads on the back half of the structure, however, the structure is in need of fortification to meet current building code regardless of any additional loads. The additional fortification will perpetuate the life of the structure and make it more appropriate for current public health and safety standards,
- iii. The proposed work will create a finished product that is closer in use to the original intent of the structure and therefore will have a positive effect on this historic atmosphere and character of the District as a whole.
- iv. The proposed work is in compliance with all current, applicable design guidelines to the best of our knowledge. The Level 2 addition has been studied to ensure it is within keeping of the critical line of sight from historic Miner Street. The rear improvements being proposed are minimal in keeping with the utilitarian style of the rest of the structure.
- v. The proposed work is historically compatible through the use of doors similar to the look of others used within the HD. Proportions of the additions on the structure have been studied to be appropriate while still allowing for additional living space within the Historic District. No modifications are proposed along Miner Street or significantly visible from select views from Miner Street.

Additionally, the proposed materials coordinate with the existing brick and have a slightly upscale wood appearance in keeping with other wood trim and accents to the historic brick in the HD. Design alterations complement the building's architectural life into the modern age while keeping the historic proportions and primary street facade in tact thus, not changing the visual impact or scale to the average person of City Springs. Utilitarian opening at the back is proposed to be modified but the historic character-defining features of the front facade are not proposed to be modified.

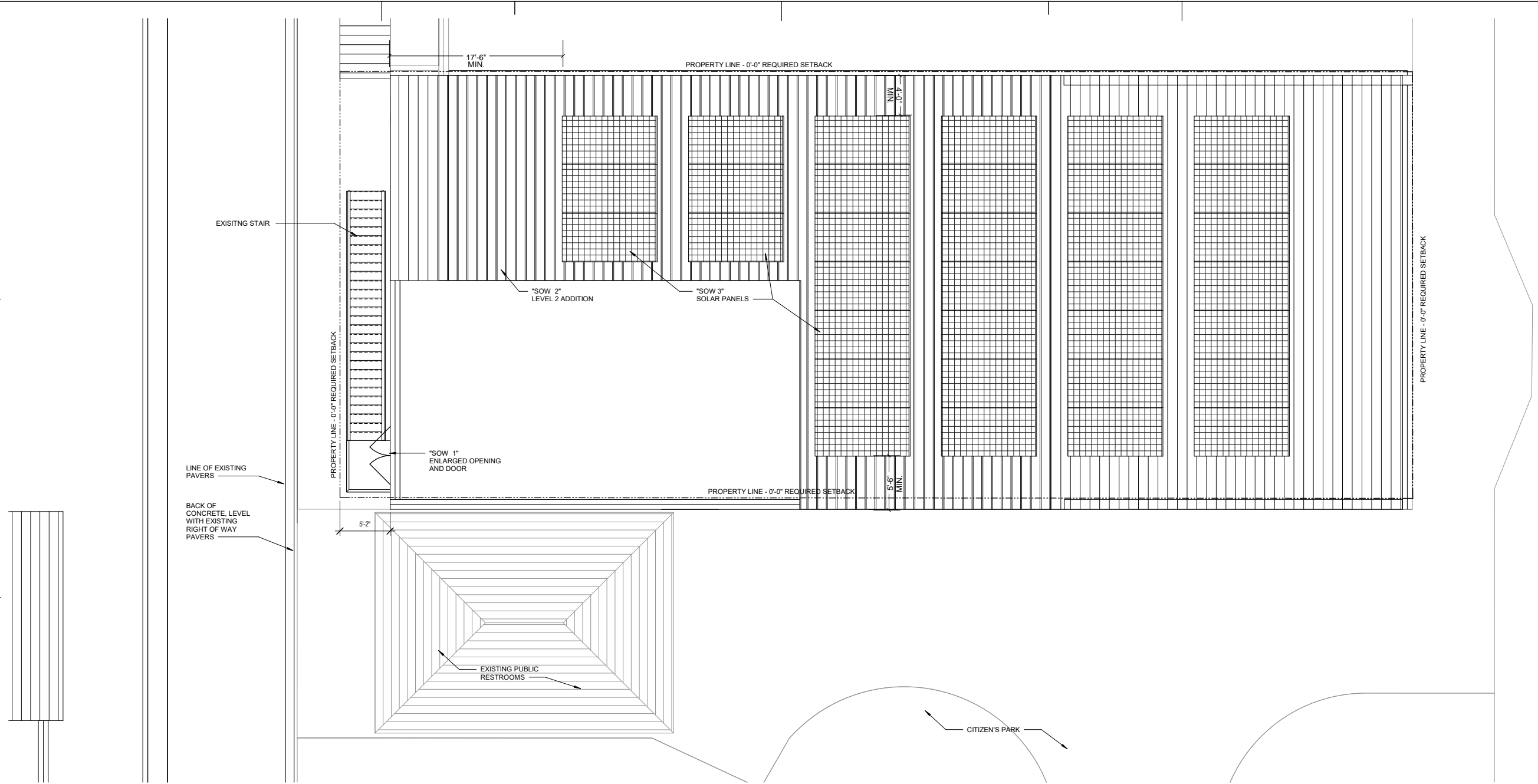
Currently the Project is tracking completion of documentation to be submitted for an April 1, 2024 historic grant submittal with the State and plans to explore Historic Tax Credits for the commercial use.

Your consideration and time is much appreciated.

Sincerely,



Carla L. Pokrywka Cole
Managing Partner, Space Inc



2 CONCEPT PLAN
3/16" = 1'-0"

PROJECT TEAM:		SCOPE OF WORK (SOW):
OWNER:	JULIE STEVENS	
GENERAL CONTRACTOR:	T.B.D.	
ARCHITECT:	SPACE INC. PO BOX 3173 IDAHO SPRINGS, CO 80452 CARLA POKRYWKA COLE 720.234.6121	
STRUCTURAL ENGINEER:	IMEG ATTN: CRAIG CARROLL	<ol style="list-style-type: none"> 1. REPLACE EXISTING 3'-0" WIDE OPENING ON SOUTH ELEVATION WITH A 6'-0" OPENING. NEW HEADER WILL BE INCLUDED TO ENSURE OPENING ARE STRUCTURALLY STABLE AND WILL BE IN LINE WITH THE UTILITARIAN LOOK OF THE EXISTING STRUCTURE. 2. ADD 840 SF OF CONDITIONED SPACE AT EXISTING LEVEL 2. NEW STRUCTURE WILL BE ADDED INTERIOR TO THE STRUCTURE. NEW FOOTINGS WILL BE REQUIRED AS THE HISTORIC FOOTINGS ARE NOT SUFFICIENT. 3. ADD SOLAR PANELS TO ROOF
MEP ENGINEER:	PROFICIENT ENGINEERING ATTN: NATE FINERTY	
PROJECT DESCRIPTION:		
1535 MINER STREET, IDAHO SPRINGS, CO 80452 ZONE DISTRICT: HISTORIC DISTRICT		
OCCUPANCY CLASSIFICATION: MIXED-USE RETAIL, BUSINESS, AND RESIDENTIAL		



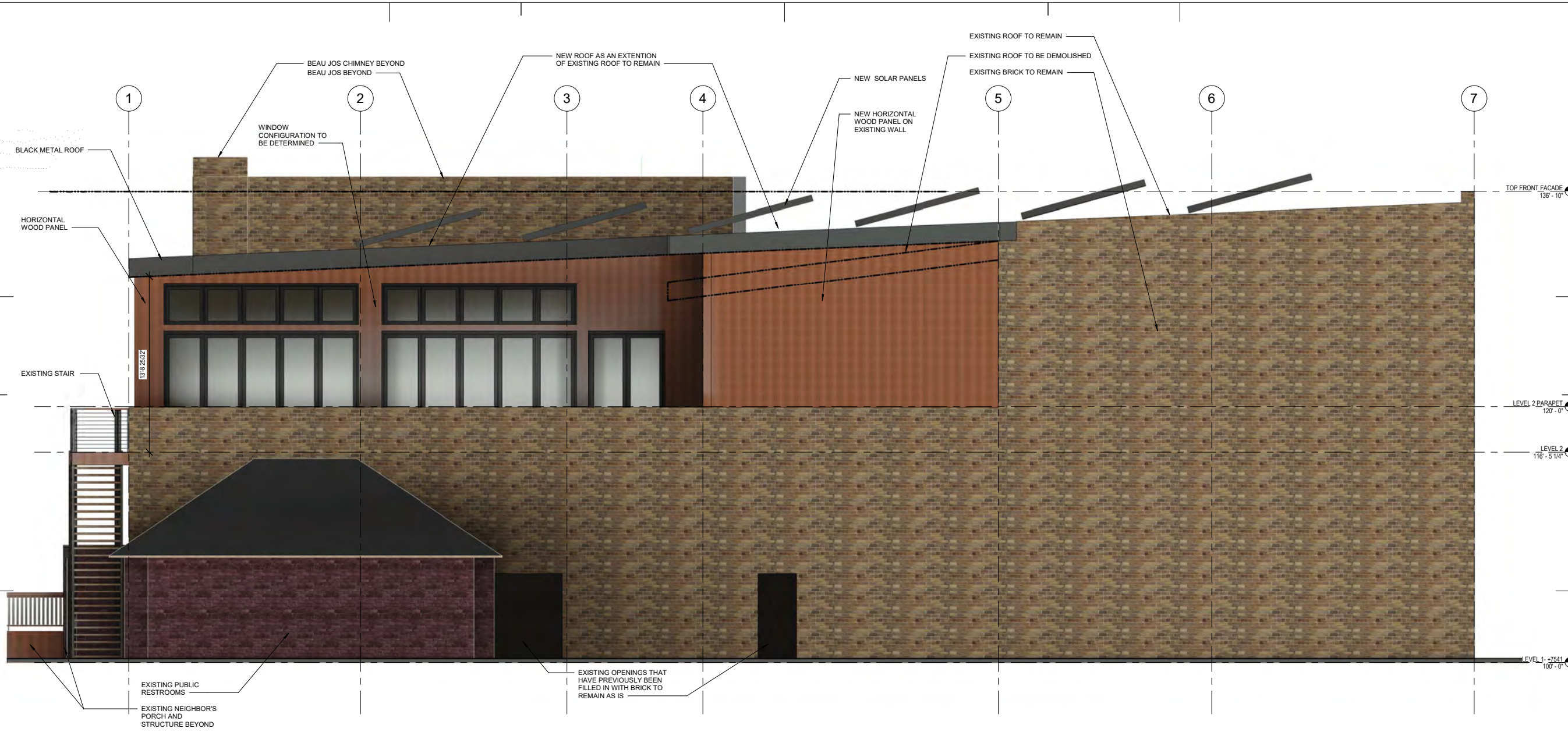
1 VICINITY MAP
3/16" = 1'-0" NOT TO SCALE

ISSUE: February 1, 2024
Date: Issue: Rev:

PROJECT NO: SPC 23-041
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CONCEPT PLAN

A1.00



1 East Exterior Elevation
1/4" = 1'-0"



MATERIAL BOARD FOR LEVEL 2 ADDITION

ISSUE: February 1, 2024
Date: Issue: Rev:

PROJECT NO: SPC 23-041
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EXTERIOR
ELEVATIONS

A4.00



(X) IDAHO STREET LOOKING WEST - VIEW "X"



(W) IDAHO STREET LOOKING EAST - VIEW "W"



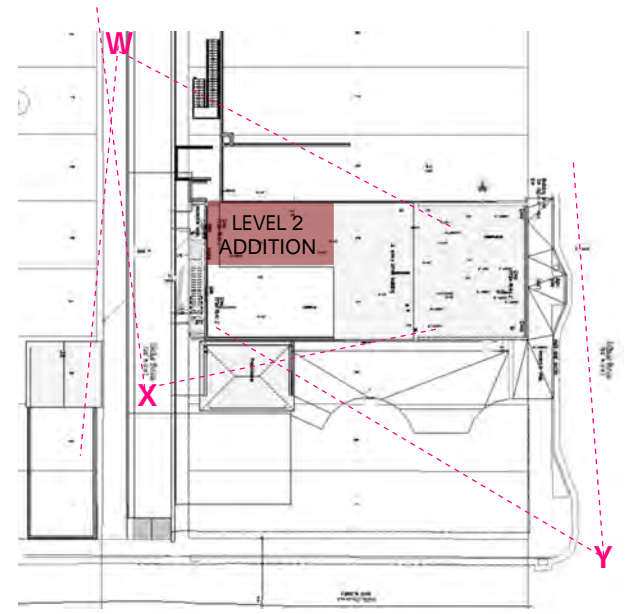
(Y) FROM MINER ST. & 16TH AVE. - VIEW "Y"



1 South Exterior Elevation
1/4" = 1'-0"



PRECEDENT OF NEW DOOR



2 Level 2 - 3D Perspectives

ISSUE: February 1, 2024
Date: Issue: Rev:

PROJECT NO: SPC 23-041
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EXTERIOR
ELEVATIONS