



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
WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, February 13, 2023 – 6:30 p.m.

**NOTICE AND AGENDA OF
WORK SESSION
MONDAY FEBRUARY 13th, 2023 6:30 p.m.**

- ❖ Beau Jo's 50th Anniversary
- ❖ Water Usage at the Water Resource Recovery Facility

**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://www.colorado.gov/pacific/idahosprings/city-council-live>



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NOTICE AND AGENDA
Regular Meeting
Idaho Springs City Council
1711 Miner Street, City Hall
Monday, February 13, 2023
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **AGENDA APPROVAL**
 - a) Move to approve the agenda for the February 13, 2023 meeting
5. **CONFLICT OF INTEREST**
6. **APPROVAL OF MINUTES**
 - a) Move to approve the minutes from January 23, 2023
7. **APPROVAL OF BILLS**
 - a) Move to approve bills to February 13, 2023
8. **PUBLIC COMMENT**
9. **UNSCHEDULED PUBLIC COMMENT**
10. **LIQUOR LICENSING AUTHORITY**
 - a) Review of Sales Room Application 1428 Miner Street for Slaymaker Cellars
11. **RESOLUTIONS**
 - a) **Resolution #2, Series 2023**, A Resolution Adopting and Approving the City of Idaho Springs Historic Resources Survey Plan, 2022
12. **ORDINANCE FIRST READING**
13. **ORDINANCE SECOND READING**
 - a) **Ordinance #1, Series 2023** an Ordinance amending rates and charges for water and sewer service and making conforming amendments to the Idaho Springs Municipal Code.
14. **CITY ATTORNEY**
15. **CITY ADMINISTRATOR**
 - a) Staff report submitted with no requests for action:
16. **ADMINISTRATION DEPARTMENT**
 - a) **Assistant City Administrator** - Staff report submitted with no requests for action.
 - b) **Deputy City Clerk** - Staff report submitted with no requests for action.
 - c) **Community Development Planner** – No staff report submitted.
17. **POLICE DEPARTMENT**
 - a) Staff report submitted with no requests for action.
18. **PUBLIC WORKS DEPARTMENT**
 - a) Staff report submitted with no requests for action.
19. **COMMITTEE REPORTS**
20. **CITY CLERK/TREASURER**
21. **MAYOR / COUNCIL**
 - a) Board appointment Renewals
22. **EXECUTIVE SESSION**

Executive session pursuant to C.R.S. § 24-6-402(4)(a) and (e) to discuss the discuss the possible purchase, acquisition, sale, transfer or swap of real and personal property in and around the City, which matters may be subject to negotiations.

23. **ADJOURN**

- a) Next Work Session Monday February 27, 2023.
- b) Next Regular Meeting on Monday, February 27, 2023

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://www.colorado.gov/pacific/idahosprings/city-council-live>

To appear on the agenda as Scheduled Public Comment (in person or remote), you must fill out the form at the following link and return to the Deputy City Clerk no later than Noon (12 p.m.) the Thursday before the meeting date:
https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment_1.pdf. For remote Public Comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>

To provide in-person Unscheduled public comment, please sign-in at the entrance to the Council Chambers. To provide remote unscheduled comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>. You will need to identify yourself when joining the Zoom meeting with an accurate first and last name. You will then need to raise your hand to be recognized for public comment at the designated time on the agenda.

Each Scheduled/Unscheduled Public Comment is limited to three (3) minutes.

**JOHN CURTIS
SCOTT PENNELL
CHUCK HARMON**

**KATE COLLIER
ART CACCAVALE
JIM CLARK**

JEREMY JONES

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
JANUARY 23, 2023**

The City Council of the City of Idaho Springs held a regular meeting on January 23, 2023, in council chambers at City Hall. Mayor Harmon called the meeting to order at 7:07 p.m.

Answering the roll were: Chuck Harmon, Jeremy Jones, John Curtis, Scott Pennell, Art Caccavale, Jim Clark and Kate Collier. Also present were Assistant City Administrator Jonathan Cain, Community Development Planner Jerad Chipman, Public Works Superintendent John Bordoni, Police Chief Nate Buseck, Deputy City Clerk Wonder Martell, and Attorney Nick Klein.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Pennell moved to approve the agenda for January 23, 2023

Councilmember Jones seconded, followed by an all-in favor voice vote.

CONFLICT OF INTEREST

Councilmember John Curtis will be recusing himself from the Public Works discussion.

APPROVAL OF MINUTES

Councilmember Pennell moved to approve minutes of January 9, 2023

Councilmember Caccavale seconded, Kate Collier recused herself as she was not present for the January 9th meeting. There was no further discussion and the second was followed by an all-in favor voice vote 6-0 (Councilmember Collier recusing).

APPROVAL OF BILLS

Councilmember Caccavale moved to approve bills to January 9, 2023

Councilmember Curtis seconded. Assistant City Administrator Jon Cain mentioned to council that staff was researching the cause of the wastewater water bill being over 40 thousand dollars and that staff would bring their findings to council once staff researched this situation. Second was followed by an all-in favor roll call vote.

PUBLIC COMMENT

No one signed up in chambers and no one signed up for virtual comment online.

UNSCHEDULED PUBLIC COMMENT

No unscheduled public comment.

LIQUOR LICENSING AUTHORITY

Continuation of Public Hearing: Application for a Modification of Premise for Valdez Bros., LLC, dba Two Brothers Deli, 1424 Miner Street, Idaho Springs, CO 80452. Mayor Harmon re-opened the hearing at 7:10 pm and first asked the two councilmembers that were not present at the January 9th meeting, if they felt they were up to speed and if they had watched that meeting. Councilmember Kate Collier advised the mayor that she had indeed watched the meeting and reached out to staff so she felt she was up to speed on the application. Councilmember Jim Clark advised the mayor that he had not had the time to watch the meeting, so attorney Klein advised councilmember Clark that he needed to recuse himself from this hearing. The mayor then asked the applicant if there was any more testimony

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or evidence that she wanted to submit. The applicant had no further testimony and the mayor then asked staff if they had any more testimony or evidence to submit other than the recent control plan from Two Brothers Deli or the staff memo from the city attorney's office that was in the packet.

Attorney Nick Klein advised council that there was no further evidence to submit other than that memo and that the premise control plan that has been submitted is agreeable and a legally defensible option. Applicant Lindsey Valdez with Valdez Bros LLC advised council that she did have a bit more testimony to provide. Deputy City Clerk Wonder Martell swore in Lindsey Valdez 1424 Miner Street to submit further testimony for the public hearing. Miss Valdez wanted to clarify that if this modification was approved if 1428 Miner Street would remain their licensed premise until the semi-permanent half wall with the locking door was built. Attorney Mr. Klein advised Ms. Valdez that she was correct. Ms. Valdez also advised the authority that she has removed all retail from 1428 Miner Street in preparation for 1428 to be used as a sales room for Slaymaker Cellars. Ms. Valdez stated that they could have the wall build and the door placed by February 7th 2023. Deputy City Clerk Wonder Martell then swore in Kent Slaymaker 2036 Virginia Street of Slaymaker cellars to provide comment on this hearing. Mr. Slaymaker advised that they could have the door set up within 2 weeks and mentioned that his business does tastings and sells drinks to consume on site as well as unopened bottled to take.

Councilmember Jones asked the applicant why they did not opt for a common consumption are instead of the modification of premise. Staff advised Mr. Jones that there was that option given to the applicant and they stated that would not work for the model they had in mind. MS. Valdez then addressed the board and stated that she must have misunderstood and she did not realize that was one of the options and that yes, in the future they would most definitely be interested in obtaining a common consumption are license. But currently, the plan to modify the premise was the best route. Councilmember Pennell mentioned that this was a bit tricky. Mr. Pennell also brought up if a guest was to purchase a closed bottle from one business, could they then enter the other business with that closed bottle. Ms. Valdez stated yes, but it would be just like Tommyknockers selling a 6 pack to someone and then that someone coming into the Deli to get a sandwich. There could be no opening of said 6 pack, but you can have it on your person. Councilmember Pennell also brought up that it was going to have to do with their employees being very well trained and a lot of enforcement and signage would be a main item.

Kent Slaymaker also mentioned that he does not do re-corking so that situation would not come up. Mayor Harmon asked if there were any more questions from council or staff and being none, Mayor Harmon closed the public hearing at 7:25 pm. Mayor Harmon then made the motion "to approve the application for modification of Premise for Valdez Bros LLC, dba Two Bros Deli located at 1424 Miner Street, Idaho Springs CO 80452 based upon the finding that the applicant meets all criteria set forth in Colorado Regulation 47-302 with the condition of deadline of the physical modification be completed and verified by February 7th, 2023. Mayor Harmon also mentioned that the authority can revoke this approval if the deadline for the modification is not completed. Councilmember Jones seconded followed by an all-in favor roll call vote with councilmember Clark recusing himself from the vote. Modification passed with conditions 6-0.

FINANCE OFFICER

Preliminary December 2022 financial statement was included in the packet for council review.

JOHN CURTIS
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CHUCK HARMON

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CITY ADMINISTRATOR

Staff report submitted with three requests for action.

1. Mayor Harmon moved to approve hiring John Curtis as the Interim Public Works Director effective January 24, 2023 to allow overlap before John Bordoni's last day on February 3. This will be a temporary, part-time assignment at \$45/hour, which represents the hourly rate of the base of the approved salary range for the position. Councilmember Clark seconded followed by council discussion.
Councilmember Caccavale asked about the part time in which Mayor Harmon advised it would be like 20 to 30 hours per week. Councilmember Clark asked if there was a conflict of interest if Curtis is PW director and councilmember, the city attorney advised that there was no conflict. No further discussion followed by an all-in favor roll call vote.
2. Mayor Harmon moved to approve a temporary 10% pay increase for Jonathan Cain while he serves as Interim Community Development Planner effective January 27, 2023 in addition to his existing duties as Assistant City Administrator. The City will also retain the services of a professional planning consultant as may be needed for certain matters. Councilmember Clark seconded followed by an all-in favor roll call vote.
3. Councilmember Pennell moved to approve a proposal from HDR Engineering, Inc. in the amount of \$199,429 to complete topographic survey and to develop alternatives and a preferred concept for Miner Street between 14th and 17th Avenues, which meets the City's goals as described in the Idaho Springs Downtown Plan by creating a flexible use "open street." This proposal includes public outreach and public meetings in partnership with Studio Seed, the consultant that created the Downtown Plan. (Account number 59-70-5108). Councilmember Jones seconded followed by an all-in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with no requests for action.

Deputy City Clerk- Staff report submitted with no requests for action.

Community Development Planner – No staff report submitted, and Mr. Chipman reminded council that this was to be his last council meeting as his last day is Thursday January 26th, 2023. Mayor Harmon mentioned that maybe he would have an opportunity to join HPRC.

POLICE DEPARTMENT

Staff report submitted with no requests for action. Mayor Harmon asked Chief Buseck what the status was on the gentleman that had flipped his car over by Safeway and Chief Buseck advised that he was still in critical condition.

PUBLIC WORKS

Staff report submitted with no requests for action. John Bordoni also mentioned to council this was also his last council meeting as his last day will be February 3rd, 2023.

MAYOR AND COUNCIL

Councilmember Pennell mentioned that Bob Bowland stated he is more than willing to provide more history lessons so be ready for that forthcoming.

ADJOURN

Mayor Harmon adjourned to the next meeting at 7:44 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
A T & T Mobility (283)								
287246995984X1212023								
287246995984X1212023	Invoice	Cell Phone/WasteWater	01/13/2023	02/08/2023	158.28	Open	01/23	52-00-5335
287246995984X1212023	Invoice	Cell Phones/Water	01/13/2023	02/08/2023	158.28	Open	01/23	51-00-5335
Total 287246995984X1212023:					316.56			
Total A T & T Mobility (283):					316.56			
Abbott, Karan (1002)								
377732								
377732	Invoice	Embroidered vest	01/17/2023	02/17/2023	30.00	Open	01/23	52-16-6022
377732	Invoice	Embroidered vest	01/17/2023	02/17/2023	30.00	Open	01/23	51-15-6022
377732	Invoice	Embroidered vest	01/17/2023	02/17/2023	80.00	Open	01/23	10-10-5108
Total 377732:					140.00			
Total Abbott, Karan (1002):					140.00			
Ace Equipment & Supply Co (6)								
207556								
207556	Invoice	Bearing	01/16/2023	02/16/2023	94.70	Open	13/22	10-10-6193
207556	Invoice	Bearing Shields	01/16/2023	02/16/2023	273.00	Open	13/22	10-10-6193
207556	Invoice	Bushings	01/16/2023	02/16/2023	394.50	Open	13/22	10-10-6193
207556	Invoice	compression spring	01/16/2023	02/16/2023	107.20	Open	13/22	10-10-6193
207556	Invoice	lower spinner shaft	01/16/2023	02/16/2023	79.00	Open	13/22	10-10-6193
207556	Invoice	lower spinner shaft	01/16/2023	02/16/2023	71.90	Open	13/22	10-10-6193
Total 207556:					1,020.30			
207579								
207579	Invoice	control boc	01/20/2023	02/20/2023	532.44	Open	13/22	10-10-6193
207579	Invoice	rear deflector	01/20/2023	02/20/2023	259.10	Open	13/22	10-10-6193
207579	Invoice	spinner weldment	01/20/2023	02/20/2023	433.80	Open	13/22	10-10-6193
Total 207579:					1,225.34			
Total Ace Equipment & Supply Co (6):					2,245.64			
Adamson Police Products (1332)								
390251								
390251	Invoice	90 count live x	01/09/2023	02/09/2023	281.00	Open	13/22	21-00-6026
390251	Invoice	glass shattering projectile	01/09/2023	02/09/2023	230.00	Open	13/22	21-00-6026
390251	Invoice	hpa bottle	01/09/2023	02/09/2023	132.00	Open	13/22	21-00-6026
390251	Invoice	magazine	01/09/2023	02/09/2023	52.00	Open	13/22	21-00-6026
390251	Invoice	maintenance kit	01/09/2023	02/09/2023	72.00	Open	13/22	21-00-6026
390251	Invoice	pepper ball gun	01/09/2023	02/09/2023	2,517.00	Open	13/22	21-00-6026
390251	Invoice	projectile	01/09/2023	02/09/2023	282.00	Open	13/22	21-00-6026
Total 390251:					3,566.00			
Total Adamson Police Products (1332):					3,566.00			
Admin - Petty Cash (288)								
2.3.2023								
2.3.2023	Invoice	water bill postage	02/03/2023	03/03/2023	199.08	Open	01/23	52-00-5310
2.3.2023	Invoice	water bill postage	02/03/2023	03/03/2023	199.08	Open	01/23	51-00-5310
Total 2.3.2023:					398.16			
Total Admin - Petty Cash (288):					398.16			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
AlSCO - Denver Linen (13)								
2710823								
2710823	Invoice	Carpets	01/30/2023	02/28/2023	62.25	Open	01/23	10-30-5108
Total 2710823:					62.25			
Total AlSCO - Denver Linen (13):					62.25			
AmeriGas (1478)								
3146241348								
3146241348	Invoice	Hazmat Fee fuel recovery	01/28/2023	02/27/2023	20.52	Open	01/23	52-00-6001
3146241348	Invoice	Propane	01/28/2023	02/27/2023	1,187.50	Open	01/23	52-00-6001
Total 3146241348:					1,208.02			
3146241353								
3146241353	Invoice	Hazmat Fee fuel recovery	01/28/2023	02/28/2023	20.52	Open	01/23	52-00-6001
3146241353	Invoice	Propane	01/28/2023	02/28/2023	803.50	Open	01/23	52-00-6001
Total 3146241353:					824.02			
Total AmeriGas (1478):					2,032.04			
Axon Enterprise (1731)								
INUS134684								
INUS134684	Invoice	laser certification bundle	02/01/2023	03/01/2023	6,358.14	Open	02/23	10-30-6040
Total INUS134684:					6,358.14			
INUS135362								
INUS135362	Invoice	evidence.com unlimited storage	02/01/2023	03/03/2023	3,168.00	Open	02/23	10-30-5108
INUS135362	Invoice	licenses for evidence.com	02/01/2023	03/03/2023	2,736.00	Open	02/23	10-30-5108
INUS135362	Invoice	Tech assurance	02/01/2023	03/03/2023	354.00	Open	02/23	10-30-5108
INUS135362	Invoice	Tech assurance plan body cams	02/01/2023	03/03/2023	3,696.00	Open	02/23	10-30-5108
Total INUS135362:					9,954.00			
Total Axon Enterprise (1731):					16,312.14			
BEARCOM (1596)								
5505621								
5505621	Invoice	cage swaps	01/31/2023	02/28/2023	1,700.00	Open	13/22	21-00-6026
5505621	Invoice	labor	01/31/2023	02/28/2023	960.00	Open	13/22	21-00-6026
5505621	Invoice	Travel and shipping	01/31/2023	02/28/2023	700.00	Open	13/22	21-00-6026
Total 5505621:					3,360.00			
Total BEARCOM (1596):					3,360.00			
Browns Hill Engineering & Cont (1416)								
919								
919	Invoice	WTP SCADA Leasing Agreement	02/01/2023	03/01/2023	1,620.00	Open	03/23	51-00-5309
Total 919:					1,620.00			
920								
920	Invoice	WWTP SCADA Leasing Agreement	02/01/2023	03/01/2023	1,620.00	Open	03/23	52-00-5309
Total 920:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					3,240.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Caselle Inc. (287)								
122587								
122587	Invoice	Contract Support - admin	02/01/2023	02/26/2023	364.75	Open	03/23	10-20-5108
122587	Invoice	Contract Support - pd	02/01/2023	02/26/2023	364.75	Open	03/23	10-30-5108
122587	Invoice	Contract Support - streets	02/01/2023	02/26/2023	364.75	Open	03/23	10-10-5108
122587	Invoice	Contract Support - waste water	02/01/2023	02/26/2023	182.38	Open	03/23	52-00-5108
122587	Invoice	Contract Support - water	02/01/2023	02/26/2023	182.37	Open	03/23	51-00-5108
Total 122587:					1,459.00			
Total Caselle Inc. (287):					1,459.00			
CCNC Inc. (1392)								
2023-000-222								
2023-000-222	Invoice	Membership fee	01/30/2023	03/01/2023	100.00	Open	01/23	10-30-5304
Total 2023-000-222:					100.00			
Total CCNC Inc. (1392):					100.00			
CenturyLink (569)								
624591511								
624591511	Invoice	Internet service Water Plant	01/12/2023	02/11/2023	336.84	Open	01/23	51-00-5335
Total 624591511:					336.84			
3035672130X1222023								
3035672130X1222023	Invoice	Internet service/Waste Water	01/22/2023	02/11/2023	216.09	Open	02/23	52-00-5335
Total 3035672130X1222023:					216.09			
3035679613X1252023								
3035679613X1252023	Invoice	Phone Lines Water Plant	01/25/2023	02/15/2023	200.60	Open	02/23	51-00-5335
Total 3035679613X1252023:					200.60			
3035674474X1282023								
3035674474X1282023	Invoice	Internet service-Public Works	01/28/2023	02/18/2023	102.94	Open	02/23	10-10-5335
Total 3035674474X1282023:					102.94			
Total CenturyLink (569):					856.47			
Chicago Creek Sanitation (434)								
2023-02								
2023-02	Invoice	Maintenance Fee	01/23/2023	02/20/2023	171.00	Open	02/23	52-00-5206
Total 2023-02:					171.00			
Total Chicago Creek Sanitation (434):					171.00			
CivicPlus LLC (2039)								
253421								
253421	Invoice	Full year subscription	01/30/2023	03/01/2023	2,269.40	Open	02/23	10-20-5322
Total 253421:					2,269.40			
Total CivicPlus LLC (2039):					2,269.40			
Clear Creek County Road & Bridge (1278)								
2.01.23								
2.01.23	Invoice	Fleet fuel/Parks	02/01/2023	03/01/2023	457.95	Open	01/23	10-60-6191
2.01.23	Invoice	Fleet fuel/Police	02/01/2023	03/01/2023	2,385.20	Open	01/23	10-30-6191

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
2.01.23	Invoice	Fleet fuel/Streets	02/01/2023	03/01/2023	1,279.75	Open	01/23	10-10-6191
2.01.23	Invoice	Fleet fuel/WasteWater	02/01/2023	03/01/2023	384.04	Open	01/23	52-00-6191
2.01.23	Invoice	Fleet fuel/Water	02/01/2023	03/01/2023	384.05	Open	01/23	51-00-6191
Total 2.01.23:					4,891.00			
Total Clear Creek County Road & Bridge (1278):					4,891.00			
Clear Creek County Sheriff's Office (1057)								
4THQT2022								
4THQT2022	Invoice	4th qtr dispatch services	01/19/2023	02/19/2023	50,738.75	Open	13/22	10-30-5105
Total 4THQT2022:					50,738.75			
Total Clear Creek County Sheriff's Office (1057):					50,738.75			
Clear Creek Fire Authority (65)								
2023 Q1								
2023 Q1	Invoice	1st Qtr	01/11/2023	02/15/2023	35,306.25	Open	01/23	10-50-5050
Total 2023 Q1:					35,306.25			
Total Clear Creek Fire Authority (65):					35,306.25			
Clear Creek Supply (291)								
PDX1312023								
PDX1312023	Invoice	362258- hooks, tow straps and wa	01/31/2023	02/10/2023	108.71	Open	01/23	10-30-6193
PDX1312023	Invoice	362291 - wipers and key	01/31/2023	02/10/2023	56.17	Open	01/23	10-30-6193
PDX1312023	Invoice	362538- glue and tape	01/31/2023	02/10/2023	7.38	Open	01/23	10-30-6010
PDX1312023	Invoice	363152 - interior cleaner	01/31/2023	02/10/2023	7.99	Open	01/23	10-30-6100
Total PDX1312023:					180.25			
STREETSX1312023								
STREETSX1312023	Invoice	362420- squeegee, gloves, glass	01/31/2023	02/10/2023	73.34	Open	01/23	10-10-6193
STREETSX1312023	Invoice	362715 - cleaner and tow plin	01/31/2023	02/10/2023	16.98	Open	01/23	10-10-6193
STREETSX1312023	Invoice	362742 - set screws, wd 40	01/31/2023	02/10/2023	5.89	Open	01/23	10-10-6193
STREETSX1312023	Invoice	362806 - tape, plug, caps	01/31/2023	02/10/2023	9.57	Open	01/23	10-10-5208
STREETSX1312023	Invoice	363068 - hardware	01/31/2023	02/10/2023	3.66	Open	01/23	10-30-5208
Total STREETSX1312023:					109.44			
WWX1312023								
WWX1312023	Invoice	362229 - washer fluid	01/31/2023	02/10/2023	17.16	Open	01/23	51-00-6150
Total WWX1312023:					17.16			
Total Clear Creek Supply (291):					306.85			
Colorado Analytical Lab (945)								
230110046								
230110046	Invoice	bod-5	01/18/2023	02/18/2023	66.60	Open	01/23	52-00-5201
Total 230110046:					66.60			
230117026								
230117026	Invoice	bod-5	01/25/2023	02/24/2023	66.60	Open	01/23	52-00-5201
Total 230117026:					66.60			
230124067								
230124067	Invoice	total coliform P/A compl	01/25/2023	02/24/2023	103.50	Open	01/23	51-00-5201

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 230124067:					103.50			
230124070								
230124070	Invoice	bod-5	01/31/2023	02/28/2023	33.30	Open	01/23	52-00-5201
Total 230124070:					33.30			
230131018								
230131018	Invoice	bod-5	02/06/2023	03/06/2023	66.60	Open	01/23	52-00-5201
Total 230131018:					66.60			
221220046								
221220046	Invoice	sludge	02/08/2023	03/03/2023	1,074.60	Open	02/23	52-00-5201
Total 221220046:					1,074.60			
221220048								
221220048	Invoice	sludge	02/08/2023	03/08/2023	1,074.60	Open	02/23	52-00-5201
Total 221220048:					1,074.60			
221220051								
221220051	Invoice	sludge	02/08/2023	03/08/2023	1,072.20	Open	02/23	52-00-5201
Total 221220051:					1,072.20			
Total Colorado Analytical Lab (945):					3,558.00			
Colorado Community Media (1981)								
77148								
77148	Invoice	Legal Publication	01/27/2023	02/26/2023	121.60	Open	01/23	10-20-5312
Total 77148:					121.60			
Total Colorado Community Media (1981):					121.60			
Colorado Water Conservation Bd (87)								
C150016-2023								
C150016-2023	Invoice	Loan C150016 Interest	02/01/2023	04/01/2023	29,409.25	Open	01/23	51-79-8141
C150016-2023	Invoice	Loan C150016 Principal	02/01/2023	04/01/2023	47,164.00	Open	01/23	51-79-8140
Total C150016-2023:					76,573.25			
Total Colorado Water Conservation Bd (87):					76,573.25			
Comcast (1486)								
0197295X1232023								
0197295X1232023	Invoice	City Hall Internet	01/23/2023	02/17/2023	255.26	Open	02/23	10-20-5335
Total 0197295X1232023:					255.26			
165606732								
165606732	Invoice	New High speed internet for WTP	02/01/2023	03/01/2023	2,413.69	Open	01/23	52-00-5335
Total 165606732:					2,413.69			
Total Comcast (1486):					2,668.95			
Common Knowledge Technology, Inc (1549)								
59377								
59377	Invoice	IT Services – Admin	02/01/2023	03/01/2023	1,254.25	Open	02/23	10-20-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
59377	Invoice	IT Services - PD	02/01/2023	03/01/2023	1,254.25	Open	02/23	10-30-5108
59377	Invoice	IT Services - Streets	02/01/2023	03/01/2023	1,254.25	Open	02/23	10-10-5108
59377	Invoice	IT Services - Water	02/01/2023	03/01/2023	627.12	Open	02/23	51-00-5108
59377	Invoice	IT Services - WW	02/01/2023	03/01/2023	627.13	Open	02/23	52-00-5108
Total 59377:					5,017.00			
Total Common Knowledge Technology, Inc (1549):					5,017.00			
Core & Main LP (959)								
S068888								
S068888	Invoice	procoder	01/27/2023	02/27/2023	1,139.00	Open	01/23	51-15-7006
Total S068888:					1,139.00			
S190102								
S190102	Invoice	procoder	01/27/2023	02/27/2023	2,278.00	Open	01/23	51-15-7006
Total S190102:					2,278.00			
Total Core & Main LP (959):					3,417.00			
Deep Rock (1855)								
18332261010623								
18332261010623	Invoice	Water Cooler	01/06/2023	01/29/2023	58.46	Open	13/22	10-20-5309
Total 18332261010623:					58.46			
18332261020323								
18332261020323	Invoice	Water Cooler	02/03/2023	02/26/2023	28.46	Open	01/23	10-20-5309
Total 18332261020323:					28.46			
Total Deep Rock (1855):					86.92			
Department of Labor (1871)								
744684								
744684	Invoice	Boiler Inspection	02/06/2023	04/07/2023	90.00	Open	02/23	10-20-5208
744684	Invoice	online fee	02/06/2023	04/07/2023	1.00	Open	02/23	10-20-5208
Total 744684:					91.00			
Total Department of Labor (1871):					91.00			
Doyle Disposal (380)								
13018								
13018	Invoice	Trash Service Sewer Plant	01/25/2023	02/25/2023	453.00	Open	02/23	52-00-5202
Total 13018:					453.00			
Total Doyle Disposal (380):					453.00			
DPC Industries Inc. (297)								
737000247-23								
737000247-23	Invoice	Caustic soda liq	01/24/2023	02/24/2023	789.34	Open	01/23	51-00-6201
737000247-23	Invoice	drum cleaning fuel and containers	01/24/2023	02/24/2023	57.77	Open	01/23	51-00-6210
Total 737000247-23:					847.11			
Total DPC Industries Inc. (297):					847.11			
DRCOG (512)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
024283								
024283	Invoice	fy 22-23 2nd half of PM Dues	01/26/2023	02/26/2023	300.00	Open	01/23	10-20-5304
Total 024283:					300.00			
Total DRCOG (512):					300.00			
Foothills Auto & Truck Parts (1021)								
082424								
082424	Invoice	Battery for sweeper	01/26/2023	02/26/2023	162.86	Open	01/23	10-10-6150
Total 082424:					162.86			
Total Foothills Auto & Truck Parts (1021):					162.86			
Force Science Institute (2014)								
FSI-27936								
FSI-27936	Invoice	De-Escalation Class	01/26/2023	02/26/2023	495.00	Open	01/23	10-30-5212
Total FSI-27936:					495.00			
Total Force Science Institute (2014):					495.00			
Galls (527)								
023137084								
023137084	Invoice	pants	01/05/2023	02/04/2023	108.71	Open	01/23	10-30-6030
Total 023137084:					108.71			
023194105								
023194105	Invoice	polo with embroidery	01/11/2023	02/10/2023	144.38	Open	01/23	10-30-6030
Total 023194105:					144.38			
023194227								
023194227	Invoice	cap strap	01/11/2023	02/10/2023	62.96	Open	01/23	10-30-6030
Total 023194227:					62.96			
1023240815								
1023240815	Invoice	serge cap	01/16/2023	02/15/2023	77.47	Open	01/23	10-30-6030
Total 1023240815:					77.47			
023266938								
023266938	Invoice	polo with embroidery	01/18/2023	02/17/2023	53.94	Open	01/23	10-30-6030
Total 023266938:					53.94			
023266981								
023266981	Invoice	serge cap	01/18/2023	02/17/2023	76.65	Open	01/23	10-30-6030
Total 023266981:					76.65			
023313670								
023313670	Invoice	polo with embroidery	01/23/2023	02/22/2023	54.84	Open	01/23	10-30-6030
Total 023313670:					54.84			
023313679								
023313679	Invoice	polo with embroidery	01/23/2023	02/22/2023	65.09	Open	01/23	10-30-6030

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 023313679:					65.09			
023351875								
023351875	Invoice	shirts and embroidery	01/26/2023	02/25/2023	313.53	Open	01/23	10-30-6030
Total 023351875:					313.53			
023351879								
023351879	Invoice	pants, polos embroider	01/26/2023	02/25/2023	459.35	Open	01/23	10-30-6030
Total 023351879:					459.35			
023351930								
023351930	Invoice	shirt with embroidery	01/26/2023	02/25/2023	69.51	Open	01/23	10-30-6030
Total 023351930:					69.51			
Total Galls (527):					1,486.43			
Grateful Electric (2065)								
22IDSP-00127								
22IDSP-00127	Invoice	refun d of use	02/01/2023	03/01/2023	55.00	Open	02/23	21-00-3135
22IDSP-00127	Invoice	refund of bulding permit	02/01/2023	03/01/2023	256.02	Open	02/23	10-00-3216
22IDSP-00127	Invoice	refund of use tax	02/01/2023	03/01/2023	110.00	Open	02/23	10-00-3135
Total 22IDSP-00127:					421.02			
Total Grateful Electric (2065):					421.02			
Hach Company (138)								
13429443 13434058								
13429443 13434058	Invoice	1 MG Amtax Solution	01/19/2023	02/19/2023	476.16	Open	01/23	52-00-6207
13429443 13434058	Invoice	10 MG Amtax solution	01/19/2023	02/19/2023	476.16	Open	01/23	52-00-6207
13429443 13434058	Invoice	amtax membrane caps	01/19/2023	02/19/2023	125.55	Open	01/23	52-00-6207
13429443 13434058	Invoice	amtax reagent	01/19/2023	02/19/2023	565.44	Open	01/23	52-00-6207
13429443 13434058	Invoice	Phosphax cleaning solution	01/19/2023	02/19/2023	361.80	Open	01/23	52-00-6207
13429443 13434058	Invoice	Phosphax reagent	01/19/2023	02/19/2023	457.56	Open	01/23	52-00-6207
Total 13429443 13434058:					2,462.67			
Total Hach Company (138):					2,462.67			
Hayes Poznanovic Korver LLC (214)								
47352-47353								
47352-47353	Invoice	Legal services	02/01/2023	02/28/2023	73.39	Open	01/23	51-00-5101
Total 47352-47353:					73.39			
Total Hayes Poznanovic Korver LLC (214):					73.39			
HDR Engineering, Inc (1605)								
1200497102								
1200497102	Invoice	Mobility Hub	02/06/2023	02/28/2023	4,000.00	Open	01/23	59-70-5108
Total 1200497102:					4,000.00			
Total HDR Engineering, Inc (1605):					4,000.00			
Historic Rail Adventures, LLC (2009)								
277								
277	Invoice	2022 coach restoration	01/29/2023	02/28/2023	27,298.16	Open	01/23	21-61-7042

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 277:					27,298.16			
278	278 Invoice	coach materials	01/30/2023	02/28/2023	12,920.25	Open	01/23	21-61-7042
Total 278:					12,920.25			
Total Historic Rail Adventures, LLC (2009):					40,218.41			
Hoehn Architects P.C. (1444)								
2301-1	2301-1 Invoice	roberts brother building	02/01/2023	02/28/2023	4,750.00	Open	01/23	59-70-5108
	2301-1 Invoice	travel and printing	02/01/2023	02/28/2023	60.92	Open	01/23	59-70-5108
Total 2301-1:					4,810.92			
Total Hoehn Architects P.C. (1444):					4,810.92			
Home Depot Credit Services (578)								
3010958	3010958 Invoice	filter	01/09/2023	02/28/2023	11.96	Open	01/23	10-21-5430
	3010958 Invoice	tape, fuel stabilizer, tray liner	01/09/2023	02/28/2023	36.71	Open	01/23	10-60-6200
Total 3010958:					48.67			
3140277	3140277 Invoice	lightbulbs	01/19/2023	02/28/2023	110.00	Open	01/23	10-20-5208
Total 3140277:					110.00			
Total Home Depot Credit Services (578):					158.67			
Idaho Springs Lions Club (365)								
1/1/23	1/1/23 Invoice	Flags	01/01/2023	02/28/2023	125.00	Open	01/23	10-21-5038
Total 1/1/23:					125.00			
Total Idaho Springs Lions Club (365):					125.00			
JVA Incorporated (1110)								
106031	106031 Invoice	mobility hub	12/31/2022	02/28/2023	1,282.00	Open	13/22	59-70-5108
Total 106031:					1,282.00			
106032	106032 Invoice	affordable housing	12/31/2022	02/28/2023	468.00	Open	13/22	10-20-5103
	106032 Invoice	milage	12/31/2022	02/28/2023	57.50	Open	13/22	10-20-5103
	106032 Invoice	mobility hub	12/31/2022	02/28/2023	156.00	Open	13/22	59-70-5108
Total 106032:					681.50			
106041	106041 Invoice	PW facility civil	12/31/2022	02/28/2023	9,813.50	Open	13/22	21-00-7044
Total 106041:					9,813.50			
106042	106042 Invoice	mobility hub	12/31/2022	02/28/2023	1,791.00	Open	13/22	59-70-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 106042:					1,791.00			
106130								
106130	Invoice	montane Booster station	12/31/2022	02/28/2023	184.00	Open	13/22	51-72-7320
Total 106130:					184.00			
106132								
106132	Invoice	Mattie damn	12/31/2022	02/28/2023	8,463.53	Open	13/22	54-72-7310
Total 106132:					8,463.53			
106133								
106133	Invoice	hwy 103 waterline	12/31/2022	02/28/2023	4,947.50	Open	13/22	54-72-7310
Total 106133:					4,947.50			
Total JVA Incorporated (1110):					27,163.03			
Law Firm Of Suzanne Rogers PC (737)								
2.1.23								
2.1.23	Invoice	Mileage	02/01/2023	02/28/2023	57.25	Open	02/23	10-40-5115
2.1.23	Invoice	Prosecutor	02/01/2023	02/28/2023	1,500.00	Open	02/23	10-40-5115
Total 2.1.23:					1,557.25			
Total Law Firm Of Suzanne Rogers PC (737):					1,557.25			
Liberty Communications (1547)								
2753260								
2753260	Invoice	phone service admin	01/30/2023	02/28/2023	143.82	Open	02/23	10-20-5303
2753260	Invoice	phone service police	01/30/2023	02/28/2023	143.82	Open	02/23	10-30-5303
2753260	Invoice	phone service public works	01/30/2023	02/28/2023	143.82	Open	02/23	10-10-5303
2753260	Invoice	phone service wastewater	01/30/2023	02/28/2023	71.90	Open	02/23	52-00-5303
2753260	Invoice	phone service water	01/30/2023	02/28/2023	71.90	Open	02/23	51-00-5303
Total 2753260:					575.26			
Total Liberty Communications (1547):					575.26			
Matthew Moore (2044)								
1.31.23								
1.31.23	Invoice	5 days of meals at training	01/31/2023	02/28/2023	62.59	Open	01/23	10-30-5212
Total 1.31.23:					62.59			
Total Matthew Moore (2044):					62.59			
McDonald Farms (1588)								
0073011								
0073011	Invoice	Fuel	01/25/2023	02/09/2023	29.00	Open	01/23	52-00-5250
0073011	Invoice	overweight	01/25/2023	02/09/2023	444.13	Open	01/23	52-00-5250
0073011	Invoice	WasteWater Hauled to Landfill	01/25/2023	02/09/2023	709.50	Open	01/23	52-00-5250
Total 0073011:					1,182.63			
0073240								
0073240	Invoice	Fuel	01/31/2023	02/15/2023	29.00	Open	01/23	52-00-5250
0073240	Invoice	overweight	01/31/2023	02/15/2023	436.05	Open	01/23	52-00-5250
0073240	Invoice	WasteWater Hauled to Landfill	01/31/2023	02/15/2023	800.00	Open	01/23	52-00-5250

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 0073240:					1,265.05			
Total McDonald Farms (1588):					2,447.68			
Michael Goodbee (1940)								
2.1.23								
2.1.23	Invoice	Judge	02/01/2023	02/28/2023	1,600.00	Open	02/23	10-40-5110
Total 2.1.23:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Murray Dahl Beery & Renaud (806)								
FEB 03 2023								
FEB 03 2023	Invoice	legal services	02/03/2023	02/28/2023	15,872.03	Open	01/23	10-20-5101
Total FEB 03 2023:					15,872.03			
Total Murray Dahl Beery & Renaud (806):					15,872.03			
Peak Performance Imaging Solutions (409)								
65787								
65787	Invoice	Machine Rental/PD	01/16/2023	02/02/2023	85.00	Open	01/23	10-30-5309
Total 65787:					85.00			
65910								
65910	Invoice	Copier Rental	02/01/2023	02/16/2023	140.00	Open	02/23	10-20-5309
Total 65910:					140.00			
65946								
65946	Invoice	Copier Meter Bill/Police	02/01/2023	02/16/2023	77.44	Open	01/23	10-30-5309
Total 65946:					77.44			
Total Peak Performance Imaging Solutions (409):					302.44			
PowerDMS, INC (2066)								
27679								
27679	Invoice	Power Engage Setup and subscri	10/31/2022	02/28/2023	4,000.00	Open	01/23	10-30-7011
Total 27679:					4,000.00			
Total PowerDMS, INC (2066):					4,000.00			
Professional Management Solutions (1833)								
84727								
84727	Invoice	Financial Services - admin	01/31/2023	02/28/2023	2,291.25	Open	13/22	10-20-5104
84727	Invoice	Financial Services - Water	01/31/2023	02/28/2023	1,145.63	Open	13/22	52-00-5104
84727	Invoice	Financial Services - WW	01/31/2023	02/28/2023	1,145.62	Open	13/22	52-00-5104
Total 84727:					4,582.50			
84741								
84741	Invoice	Financial Services - admin	02/03/2023	02/28/2023	2,679.38	Open	13/22	10-20-5104
84741	Invoice	Financial Services - Water	02/03/2023	02/28/2023	1,339.69	Open	13/22	52-00-5104
84741	Invoice	Financial Services - WW	02/03/2023	02/28/2023	1,339.68	Open	13/22	52-00-5104
Total 84741:					5,358.75			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Professional Management Solutions (1833):					9,941.25			
Quill Corporation (230)								
30224320								
30224320	Invoice	Supplies	01/17/2023	02/16/2023	175.67	Open	01/23	10-20-6010
Total 30224320:					175.67			
30273373								
30273373	Invoice	plates	01/19/2023	02/18/2023	28.22	Open	01/23	10-20-6010
Total 30273373:					28.22			
30403546								
30403546	Invoice	Calculator	01/25/2023	02/24/2023	43.69	Open	01/23	10-20-6010
Total 30403546:					43.69			
30421737								
30421737	Invoice	ink	01/25/2023	02/24/2023	642.64	Open	01/23	52-00-6010
30421737	Invoice	Supplies	01/25/2023	02/24/2023	74.62	Open	01/23	10-20-6010
Total 30421737:					717.26			
Total Quill Corporation (230):					964.84			
SAFEbuilt, LLC Lockbox #88135 (1041)								
0091550								
0091550	Invoice	life safety inspections	10/31/2022	02/28/2023	240.00	Open	13/22	10-22-5108
Total 0091550:					240.00			
0091556								
0091556	Invoice	Bulding permits	10/31/2022	02/28/2023	6,222.54	Open	13/22	10-22-5000
Total 0091556:					6,222.54			
0091565								
0091565	Invoice	plan review	10/31/2022	02/28/2023	3,044.01	Open	13/22	10-22-5000
Total 0091565:					3,044.01			
0095870								
0095870	Invoice	Bulding permits	01/31/2023	03/30/2023	492.08	Open	13/22	10-22-5000
Total 0095870:					492.08			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					9,998.63			
Salt Lake Wholesale Sports (1931)								
87017								
87017	Invoice	Ammo	01/23/2023	02/24/2023	1,567.30	Open	01/23	10-30-6045
Total 87017:					1,567.30			
87319								
87319	Invoice	Ammo	01/31/2023	02/28/2023	280.90	Open	13/22	10-30-6045
Total 87319:					280.90			
87354								
87354	Invoice	Ammo	02/02/2023	02/28/2023	163.24	Open	13/22	10-30-6045

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 87354:					183.24			
87401								
87401	Invoice	Ammo	02/03/2023	03/03/2023	1,193.40	Open	01/23	10-30-6045
87401	Invoice	Ammo	02/03/2023	03/03/2023	198.90	Open	01/23	10-30-8045
Total 87401:					1,392.30			
Total Salt Lake Wholesale Sports (1931):					3,403.74			
SHR Car Wash Colorado LLC (534)								
2023-FEB-01								
2023-FEB-01	Invoice	Car Wash	02/01/2023	02/28/2023	126.98	Open	01/23	10-30-6100
Total 2023-FEB-01:					126.98			
Total SHR Car Wash Colorado LLC (534):					126.98			
Sprint (750)								
569628819-182								
569628819-182	Invoice	code cell phone	01/27/2023	02/22/2023	65.55	Open	01/23	10-30-5335
Total 569628819-182:					65.55			
Total Sprint (750):					65.55			
State of Colorado - CDPHE (74)								
WU221112135								
WU221112135	Invoice	Annual billing Permit CO0041068	07/16/2021	08/20/2021	4,538.00	Open	13/22	52-00-5302
Total WU221112135:					4,538.00			
WU221112449								
WU221112449	Invoice	WTP Annual Permit - COG641029	07/16/2021	08/20/2021	580.00	Open	13/22	51-00-5302
Total WU221112449:					580.00			
WU221112975								
WU221112975	Invoice	Annual pretreatment Permit CO00	07/16/2021	08/20/2021	92.00	Open	13/22	52-00-5302
Total WU221112975:					92.00			
Total State of Colorado - CDPHE (74):					5,210.00			
Symbol Arts (998)								
349125								
349125	Invoice	Badges and tins	01/26/2023	02/25/2023	260.00	Open	01/23	10-30-6030
Total 349125:					260.00			
Total Symbol Arts (998):					260.00			
T Mobile (2040)								
981870408X1212023								
981870408X1212023	Invoice	Police Department Cell Phone/hot	01/21/2023	02/13/2023	308.35	Open	02/23	10-30-5335
Total 981870408X1212023:					308.35			
Total T Mobile (2040):					308.35			
The Compliance Alliance (852)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
22-1016								
22-1016	Invoice	Pre employment drug screen	01/24/2023	02/24/2023	65.00	Open	01/23	52-00-5108
Total 22-1016:					65.00			
Total The Compliance Alliance (852):					65.00			
THK Associates (1669)								
6303774								
6303774	Invoice	sports and recreation complex ma	02/02/2023	03/02/2023	3,112.50	Open	01/23	21-00-6024
Total 6303774:					3,112.50			
Total THK Associates (1669):					3,112.50			
Timberline Disposal (1467)								
5188976V324								
5188976V324	Invoice	Water treatment plant portalet	02/01/2023	02/28/2023	64.64	Open	01/23	51-00-5202
5188976V324	Invoice	Winterization and fuel charge	02/01/2023	02/28/2023	71.44	Open	01/23	51-00-5202
Total 5188976V324:					136.08			
5189764V324								
5189764V324	Invoice	10 Colorado Blvd Trash	02/01/2023	02/28/2023	316.08	Open	02/23	10-60-5202
5189764V324	Invoice	fuel material and fee	02/01/2023	02/28/2023	50.64	Open	02/23	10-60-5202
Total 5189764V324:					366.72			
Total Timberline Disposal (1467):					502.80			
Trojan Technologies (503)								
200/6375								
200/6375	Invoice	freight	01/13/2023	02/13/2023	1,487.86	Open	01/23	52-00-5204
200/6375	Invoice	uv lamps	01/13/2023	02/13/2023	3,770.00	Open	01/23	52-00-5204
Total 200/6375:					5,257.86			
Total Trojan Technologies (503):					5,257.86			
Universal Tractor CO (1720)								
PI68205								
PI68205	Invoice	bushing	01/12/2023	02/12/2023	12.48	Open	01/23	10-60-6010
PI68205	Invoice	element	01/12/2023	02/12/2023	119.44	Open	01/23	10-60-6010
Total PI68205:					131.92			
PI68267								
PI68267	Invoice	cylinder	01/19/2023	02/19/2023	320.52	Open	01/23	10-60-6193
PI68267	Invoice	Mirror kit	01/19/2023	02/19/2023	109.09	Open	01/23	10-60-6193
PI68267	Invoice	quick coupler	01/19/2023	02/19/2023	226.16	Open	01/23	10-60-6193
Total PI68267:					655.77			
PI68406								
PI68406	Invoice	cartridge	01/31/2023	02/28/2023	14.69	Open	01/23	10-60-6150
PI68406	Invoice	oil	01/31/2023	02/28/2023	28.26	Open	01/23	10-60-6150
PI68406	Invoice	oil	01/31/2023	02/28/2023	7.10	Open	01/23	10-60-6010
Total PI68406:					50.05			
Total Universal Tractor CO (1720):					837.74			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
USA Blue Book (376)								
237458								
237458	Invoice	Paint and bacteria	01/17/2023	02/16/2023	469.78	Open	01/23	51-15-6005
237458	Invoice	paint and bacteria	01/17/2023	02/16/2023	469.78	Open	01/23	52-16-6005
Total 237458:					939.56			
239253								
239253	Invoice	Chlorine tests	01/18/2023	02/18/2023	197.07	Open	01/23	51-00-6207
239253	Invoice	freight	01/18/2023	02/18/2023	24.71	Open	01/23	51-00-6207
239253	Invoice	ph buffer	01/18/2023	02/18/2023	58.25	Open	01/23	51-00-6207
Total 239253:					280.03			
Total USA Blue Book (376):					1,219.59			
Utility Notification Center of Colorado (1984)								
223010694								
223010694	Invoice	Locates	01/31/2023	02/28/2023	11.61	Open	01/23	52-00-5108
223010694	Invoice	Locates	01/31/2023	02/28/2023	11.61	Open	01/23	51-00-5108
Total 223010694:					23.22			
Total Utility Notification Center of Colorado (1984):					23.22			
Vicki Larson (2067)								
1.23.23								
1.23.23	Invoice	Refund of overpayment on water	01/23/2023	02/23/2023	245.90	Open	01/23	10-20-6060
Total 1.23.23:					245.90			
Total Vicki Larson (2067):					245.90			
VISA (1827)								
ADMINX1032023								
ADMINX1032023	Invoice	safeway coucil meeting	01/03/2023	01/28/2023	52.44	Open	01/23	10-20-5210
ADMINX1032023	Invoice	smokin yards council meeting foo	01/03/2023	01/28/2023	40.21	Open	01/23	10-20-5210
ADMINX1032023	Invoice	tommyknockers	01/03/2023	01/28/2023	18.17	Open	01/23	10-20-5305
Total ADMINX1032023:					110.82			
Total VISA (1827):					110.82			
WALMART COMMUNITY/RFCSLLC (271)								
1646487427								
1646487427	Invoice	ink	01/19/2023	02/15/2023	225.96	Open	01/23	10-10-6010
Total 1646487427:					225.96			
Total WALMART COMMUNITY/RFCSLLC (271):					225.96			
Xcel Energy (540)								
812970934								
812970934	Invoice	10 montane	01/02/2023	02/09/2023	47.51	Open	01/23	10-10-6001
Total 812970934:					47.51			
812832849								
812832849	Invoice	525 pine slope	01/20/2023	02/09/2023	11.63	Open	01/23	10-10-6001
Total 812832849:					11.63			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
812839920								
812839920	Invoice	PD	01/20/2023	02/09/2023	618.88	Open	01/23	10-30-6001
Total 812839920:					618.88			
812850518								
812850518	Invoice	1101 soda creek	01/20/2023	02/09/2023	192.62	Open	01/23	10-10-6001
Total 812850518:					192.62			
812854279								
812854279	Invoice	wtp	01/20/2023	02/09/2023	4,408.42	Open	01/23	51-00-6001
Total 812854279:					4,408.42			
812866718								
812866718	Invoice	1711 miner	01/20/2023	02/09/2023	657.76	Open	01/23	10-20-6001
Total 812866718:					657.76			
812907679								
812907679	Invoice	1801 miner	01/20/2023	02/09/2023	17.40	Open	01/23	10-10-6001
Total 812907679:					17.40			
812978022								
812978022	Invoice	980 cr 314	01/20/2023	02/09/2023	4,086.05	Open	01/23	52-00-6001
Total 812978022:					4,086.05			
813217392								
813217392	Invoice	new wwtp	01/24/2023	02/13/2023	4,496.77	Open	01/23	52-00-6001
Total 813217392:					4,496.77			
813225828								
813225828	Invoice	Pw	01/24/2023	02/13/2023	870.58	Open	01/23	10-10-6001
Total 813225828:					870.58			
813779512								
813779512	Invoice	parks	01/27/2023	02/16/2023	1,014.49	Open	01/23	10-60-6001
Total 813779512:					1,014.49			
814319460								
814319460	Invoice	street lights	02/01/2023	02/27/2023	4,695.61	Open	01/23	10-10-6001
Total 814319460:					4,695.61			
814332889								
814332889	Invoice	2040 miner	02/01/2023	02/22/2023	15.50	Open	01/23	10-10-6001
Total 814332889:					15.50			
Total Xcel Energy (540):					21,133.22			
Grand Totals:					391,913.94			

GL Period	Amount
GL Period	Amount
13/22	112,725.90
02/23	33,278.43
01/23	241,210.61
03/23	4,699.00
Grand Totals:	391,913.94

Vendor number hash: 0
Vendor number hash - split: 0
Total number of invoices: 0
Total number of transactions: 0

TO: MAYOR AND CITY COUNCIL
CC: CITY ADMINISTRATOR ANDREW MARSH
FROM: JONATHAN CAIN, ASSISTANT CITY ADMINISTRATOR, INTERIM
COMMUNITY DEVELOPMENT PLANNER
DATE: February 13, 2023
SUBJECT: SLAYMAKER CELLARS COLORADO LIQUOR SALES ROOM REVIEW,
1428 MINER STREET
ATTACHMENTS: APPLICATION



PROPOSAL

Slaymaker Cellars (the Applicant) is requesting to locate a liquor sales room to sell mead and allow for tastings of mead at 1428 Miner Street. The request has been submitted to the State of Colorado, which is requesting local review by the City of Idaho Springs Liquor Authority (City Council).

ROLE OF CITY COUNCIL

Per the Colorado Liquor Code, the Local Liquor Authority is to review the request for any "impacts to traffic, noise, or other neighborhood concerns." This report reviews those criteria and makes a recommendation per the Idaho Springs Municipal Code. Attached to this report is the completed application and supporting documents detailing the business operation and internal layout. This type of application does not require a public hearing before the Council. Instead, it requires Council review as an ordinary agenda item.

BACKGROUND

Slaymaker Cellars opened a Liquor Tasting Room at 1535 Miner Street in the summer of 2021. Following the sale of the building in 2022, the Applicant acquired another potential retail location downtown at 1428 Miner Street.

1428 Miner Street was previously included in the premises of Two Brothers Deli (1424 Miner Street). In January of 2023, Two Brothers Deli applied for and received a modification of premises to remove 1428 Miner Street from its premise under the condition that a wall with a lock-able door be constructed between the two addresses (1424 & 1428) providing a "distinct" barrier between the two.



Figure 1: New Half wall and Swinging Doorway between 1424 and 1428 Miner Street

I inspected this wall on Wednesday, February 1, 2023, and found it to be in compliance with the direction of the Liquor Authority in regards to the change approved to Two Brothers Deli. The wall is mentioned and pictured in this Staff Report because it is relevant to the proposed security and control plan related to this Sales Room Application.

REVIEW CRITERIA

Property Description and Zoning. The Property is located within the Commercial Historic District and has been previously utilized as a part of the Deli premises – “food and beverage services” – a permitted use in the HD district . The proposed use remains in the “food and beverage services” category and therefore remains in compliance with the Zoning Ordinance.

Proposed Parking Area. As above, the use of the Property will remain in the “food and beverage services” use category. There is no proposed increase in building square footage. The current parking associated with the use in the Historic District fulfills the parking requirements.

Traffic. As the site was previously utilized as food and beverage service and that underlying use is not proposed to change, it is the staff’s opinion that the change in occupancy will not alter the current traffic patterns experienced near the site.

Noise. The use is proposed to operate in a similar capacity to other restaurant uses in the historic district. It is staff’s opinion that the proposed use will not increase the noise level experienced along Miner Street in the Historic District.

Neighborhood Concerns. Neighborhood concerns encompasses potential security and control issues – e.g., controlling the manner in which alcohol served for on-premise consumption will actually be kept within the premises. This case is particularly susceptible to security and control concerns, as it is proposed to be located next to another liquor-licensed premises, separated only by a half-wall.

On this topic, upon review of the newly constructed half-wall, Staff identified one potential concern: It must be clear that alcohol may not be passed over or shared across the table-like top of the new half wall. Staff is not confident that the one sign (per side) on the swinging door provides clear enough notice on this point, particularly when the room is occupied. Staff recommended the additional signage detailed below to the Applicant. The Applicant declined to include this recommended signage in his proposal.

Recommended condition: Staff recommends the placement of a sign on each vertical wall of the archway between the two rooms – two feet or so above the top of the wall/counter - that reads “Open Alcohol Cannot Be Passed From One Room to the Other”.

Beyond this signage/control issue, Staff did not identify further concerns. Slaymaker Cellars has been operating in a similar location with residential units above in the Historic District since 2021. There have been no neighborhood concerns regarding those operations. It is staff’s opinion that a retail sales room offering limited tastings will provide minimal concerns in the future.

PUBLIC NOTICE AND HEARING – NOT REQUIRED

This application is for a sales room only (in contrast with a new restaurant, bar, or other full-service establishment). Such licensure does not require public notice or public hearing.

SUMMARY AND RECOMMENDATION – APPROVAL WITH CONDITION

Staff has reviewed this application by Slaymaker Cellars for a sales room and finds only one significant Zoning, Parking, Traffic, Noise, or Neighborhood Concern. As detailed above, Staff recommends that City Council recommend to the State Licensing Authority that this application be approved with **one condition**:

- The placement of a sign on each vertical wall of the archway between the two rooms – two feet or so above the top of the wall/counter - that reads “Open Alcohol Cannot Be Passed From One Room to the Other”.

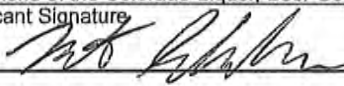
POTENTIAL MOTION(S):

“Based on the findings made on the record of this matter, I move to recommend [***APPROVAL – CONDITIONAL APPROVAL - OR DENIAL***] of the liquor sales room for Slaymaker Cellars at 1428 Miner Street to the State Liquor Authority:

- If Council chooses to impose the recommended condition above, please include that condition in the motion of conditional approval.

Application for Colorado Liquor Sales Room

Regulation 47-428, 1 C.C.R. 203-2

☐ Malt Liquor		☒ Limited Winery	☐ Winery	☐ Distillery	☐ Temporary (3 days or less)	☒ Permanent
1. Name of Applicant exactly as it appears on your current Colorado Liquor License. Slaymaker Cellars, PBC						
2. Trade Name of Applicant Slaymaker Cellars						
3. State Sales Tax No. 42575040-0000			Applicant Liquor License No. 03-12699			
4. Business Address of Applicant (Number and Street) 2036 Virginia St			City Idaho Springs	State CO	ZIP 80452	
5. Mailing Address (Number and Street) PO Box 726			City Idaho Springs	State CO	ZIP 80452	
6. Phone Number 720-432-0133			7. Email Address kent@slaymakercellars.com			
8. Sales Room Location (Full Address) 1428 Miner St, Idaho Springs, CO 80452			9. Dates of Events: From Date: _____ Time: _____ ☒ AM ☐ PM To Date: _____ Time: _____ ☐ AM ☒ PM			
10. Rights to Premises Granted by: (attach a copy of the Premises Use Authorization letter or lease if not previously submitted)						
11. Renting/Leasing % Basis ☐ Yes ☒ No		12. If Yes, List % and Interested Party. Use Additional Sheet if Necessary.				
13. Alcohol will be sold (check all that apply) ☒ For on-premises consumption (if selected, please file this application with the Local Licensing Authority and the State Licensing Authority) ☒ For off-premises consumption						
14. The Sales Room Applicant affirms they have complied with local zoning restrictions? ☒ Yes ☐ No						
15. Additional Required Documents ☒ Attach an outlined diagram of proposed premises ☒ Attach a copy of the premises control plan describing how the premises will be controlled to ensure compliance with liquor code and rules. It must include restricting sales to minors and visibly intoxicated persons and insuring that customers cannot leave the premises with an open container of alcohol. ☒ Attach a copy of any contracts and/or operating agreements pertaining to the sales room.						
Local Licensing Authority Name City of Idaho Springs				Date Application Copy Submitted to Local Licensing Authority 11/18/22		
Oath of Applicant: I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor, Beer Code and Liquor Rules which affects my permit.						
Applicant Signature 			Title Owner		Date 11/18/22	
Notice to Local Licensing Authority						
This application for a Sales Room will be granted to the above name applicant unless any of the below listed conditions apply. If any of these conditions apply please contact the State Licensing Authority immediately.						
☐ Issuance of this permit would impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances.						
☐ If granted this permit would result in violations of the Colorado liquor code or the laws of the local government. (specify)						
☐ Issuance of this permit would violate local zoning laws.						
For events lasting <u>three consecutive days or less</u> , the Local Licensing Authority has ten (10) business days to submit its determination to the State Licensing Authority.						
For events lasting <u>four or more consecutive days</u> , the Local Licensing Authority has forty-five (45) days to submit its determination to the State Licensing Authority.						
Local Licensing Authorities can send the approval via mail or email to dor_liqlicensing@state.co.us						
If the Local Licensing Authority does not submit a response or determination within the time specified, the State Licensing Authority shall deem that the Local Licensing Authority has determined that the proposed sales room will not impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances or that the applicant will sufficiently mitigate any impacts identified by the Local Licensing Authority.						
Licensing Authority Signature ☐ Object ☒ Do Not Object			Local Licensing Authority Contact Name		Phone Number	

If the Local Licensing Authority objects to the sales room, provide a separate page with details of the objection.



1428 Miner Street Premises Control Plan

1. All mead sales will be of the following
 - a. Closed containers for off premise consumption
 - b. 16oz pours of 3% - 8% ABV session mead for on premise consumption
 - c. 10oz pours of 8.1% - 10% ABV session mead for on premise consumption
 - d. 5oz pours of 10.1% - 15% ABV wine-style mead for on premise consumption
 - e. 2.5oz pours of 15.1% - 20% ABV wine-style mead for on premise consumption
2. There will be sampling of no more than .5oz per person
3. IDs will be checked on 100% of customers
4. We will only serve one drink per customer per visit to the bar. Each individual in a group must be served individually.
5. Employees are trained to watch for adults who appear to be purchasing for minors and not to sell to them
6. Employees are trained to watch for customers who appear to be intoxicated and not to serve them
7. The typical legal disclaimer sign will be on display (The one that says "It is illegal to purchase for minors....")
8. Customers will be informed that they cannot open the containers on the premises
9. There will be a fence around the premises with a "No open alcohol beyond this point" sign
10. Border with Two Brothers [Prevention]
 - a. Open Alcohol cannot pass between the spaces
 - b. There will be an automatically closing door between the spaces
 - c. Signage on the half-wall & door explaining that open alcohol cannot pass
 - d. Employees will inform each customer that alcohol cannot pass through the door
 - e. Employees will inform each customer that alcohol cannot pass across the middle line of the bartop on the half-wall between 1428 & 1424
 - f. Employees will watch the door for people carrying alcohol between and will remind them it is not allowed
 - g. The door between spaces will be locked in the following situations:
 - i. If one of the businesses is closed while the other is open
 - ii. If the employee cannot effectively monitor the door; such as a bathroom break, too many customers to monitor, etc...
 - iii. Any other time the employee feels it is necessary to lock the door

- h. The monitoring and locking/unlocking of the passthrough door is the specific duty of the Bartender 1 position, which is always staffed during open hours.

11. Border with Two Brothers [Detection & Correction]

- a. Slaymaker Cellars will serve in glassware that is distinct from Two Brothers, so that alcohol from the other side is easily detectable
- b. Any person who has crossed the border with alcohol will be immediately addressed and corrected. They will either have to surrender their drink or move back to the other side
- c. Any customer who does not adhere to the rules will be kicked out of the establishment

COMMERCIAL SUBLEASE AGREEMENT

This Sublease (this "**Sublease**") is entered into by and between Lindsey Valdez, Original Lessee of 1428 Miner Street ("**Landlord**"), and Slaymaker Cellars ("**Tenant**"), and shall be effective as of **January 1, 2023** (the "**Effective Date**").

1. **Basic Sublease Information.** The key business terms used in this Sublease are defined as follows: **A. "Building"**: The building located on the real property (the "**Real Property**") known, generally, as 1428 Miner Street, Idaho Springs, Clear Creek County, Colorado 80452, more particularly described on **Exhibit A** to this Lease.

B. "Premises": That portion of the Building as shown on the general site plan or diagram which is attached as **Exhibit B** to this Lease, estimated to be 1,024 square feet of space, together with those items of equipment and personal property owned by Landlord and located on the Premises as listed on **Exhibit C** to this Lease.

C. "Base Rent":

Period	Base Rent/Month
January 1, 2023 - May 31, 2024	\$2,000

D. "Term": The period of 17 months starting on the Commencement Date, January 1st, 2023, and terminating on May 31, 2024.

E. "Commencement Date": The Commencement Date of this Lease shall be January 1, 2023

F. "Security Deposit": N/A

G. "Business Day(s)": Monday through Friday of each week, exclusive of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day after Thanksgiving, and Christmas Day ("**Holidays**").

H. "Law(s)": All applicable statutes, codes, ordinances, orders, rules and regulations of any municipal or governmental entity, now or hereafter adopted, including the Americans with Disabilities Act and any other law pertaining to disabilities and architectural barriers (collectively, "**ADA**"), and all laws pertaining to the environment, including the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, 42 U.S.C. §9601 et seq. ("**CERCLA**"), and all restrictive covenants existing of record and all rules and requirements of any existing association or improvement district affecting the Premises.

I. "Additional Rent": All sums which this Sublease requires Tenant to pay in addition to Base Rent in the form of Building Operating Expenses or CAM charges. CAM charges are included in Base Rent,

J. "Notice Addresses":

On or after the Commencement Date, notices shall be sent to Tenant at the Premises and to the addresses specified below unless Tenant notifies Landlord, in writing of an alternate or additional address:

Tenant:

Slaymaker Cellars
Idaho Springs

At all times, notices shall be sent to the Landlord at the following address, unless Landlord notifies Tenant, in writing, of an alternate or additional address:

Landlord:

Lindsey Valdez,
Original Lessee
PO Box 1644
Idaho Springs, CO
80452

Phone #: (720) 261-9088

K. **"Lease Year"**: The first Lease Year shall be the period beginning on January 1, 2023, and ending on May 31, 2024.

L. **"Permitted Use"**: Zoned Commercial Retail-any and all permitted usages allowed by City of Idaho springs and County of Clear Creek.

M. **"Other Defined Terms"**: In addition to the terms defined above, other defined terms are as set forth and defined elsewhere in this Lease.

2. **Sublease Grant**. Landlord leases the Premises to Tenant and Tenant leases the Premises from Landlord, subject to the terms and conditions of this Sublease.

3. **Term; Acceptance of Premises.**

A. **Term**. This Lease shall govern the relationship between Landlord and Tenant with respect to the Premises from the Effective Date through the last day of the Term specified in **Section 1.D** (the **"Expiration Date"**), unless terminated early in accordance with this Lease.

B. **Acceptance of Premises**. Except as provided in **Exhibit D**, the Premises are accepted by Tenant in their "AS IS" condition, with all faults. TENANT ACKNOWLEDGES THAT IT HAS FULLY AND COMPLETELY INSPECTED THE PREMISES AND AGREES THAT THE PREMISES ARE IN GOOD ORDER AND SATISFACTORY CONDITION AND THAT, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS LEASE, THERE ARE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, BY LANDLORD REGARDING THE CONDITION OF THE PREMISES OR THE BUILDING.

4. **Rent.**

A. **Payments/Interest/Late Charge**. As consideration for this Sublease, commencing on January 1, 2023, Tenant shall pay to Landlord, without any demand, set-off, or deduction, the Rent (defined in **Section 4.B**), and any and all other sums payable by Tenant under this Sublease. Rent, and any and all other sums payable by Tenant under this Lease are sometimes collectively referred to as **"Rent"**. Tenant shall pay and be liable for all rental, sales, and use taxes (but excluding income taxes), if any, imposed upon or measured by Rent under applicable Law. The monthly Base Rent shall be due and payable in advance on the first day of each calendar month without notice or demand. All payments of Rent shall be by good and sufficient check or by other means (such as automatic debit or electronic transfer) acceptable to the Landlord and Tenant. The Landlord's acceptance of less than the correct amount of Rent shall be considered a payment on account of the earliest Rent due. No endorsement or statement on a check or letter accompanying a check or payment shall be considered an accord and satisfaction, and either party may accept such check or payment without such acceptance being considered a waiver of any rights such party may have under this Sublease or applicable Law. The Tenant's covenant to pay Rent is independent of every other covenant in this Sublease. Any Rent or other amount due from Tenant to Landlord under this Lease that is not paid within five (5) calendar days of the due date shall bear interest from the due date until the date paid at the annual rate of fifteen percent (15%), however, the payment of such interest shall not excuse or cure any default by Tenant under this Sublease. Tenant agrees to pay to Landlord an additional one-time late charge for each such late payment in the amount of five percent (5%) of the amount of such late payment. Acceptance of such late charges by Landlord shall in no

event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies under this Sublease. There shall be an additional charge of One Hundred Dollars (\$100.00) for any check submitted by the Tenant to the Landlord which is returned unpaid by Tenant's bank or depository.

B. CAM/Property Operating Expenses. CAM fees are included in base rent.

C. Exclusions from Operating Expenses. Operating Expenses shall exclude the following expenditures:

(1) Repairs, replacements, and general maintenance paid by insurance proceeds or condemnation proceeds;

(2) Depreciation, amortization, interest payments or late payments or penalties on any mortgage or encumbrances on the Premises, and the cost of any capital improvements or additions to the Premises other than those expressly referred to in **Section 4.B** above;

(3) Expenses for repairs or maintenance related to the Premises which have been reimbursed to the Landlord pursuant to warranties or service contracts, if any; and

(4) Principal or interest payments on indebtedness secured by liens against the Premises, or costs of prepaying or refinancing such indebtedness.

5. Tenant's Use of Premises.

A. Permitted Uses. The Premises shall be used for any and all permitted usages allowed by the City of Idaho Springs and the County of Clear Creek. Tenant shall not use or permit the use of the Premises for any purpose which is illegal, creates obnoxious odors, noises, or vibrations, is dangerous to persons or property, or increases Landlord's insurance costs.

B. Compliance with Laws. Tenant shall comply in all material respects with the covenants affecting the Premises, if any, and with all Laws regarding the operation of Tenant's business and the use, condition, configuration, and occupancy of the Premises including, but not limited to, laws and regulations associated with noise and with any liquor license obtained for operation of the business within the Premises. Tenant, within 10 days after receipt, shall provide Landlord with copies of any notices Tenant receives regarding a violation or alleged or potential violation of any Laws or covenants concerning the Premises, including but not limited to zoning, liquor licensing, and Health Department regulations.

C. Tenant's Security Responsibilities. Tenant shall (1) lock the doors to the Premises and take other reasonable steps to secure the Premises and the personal property of the Tenant and of Tenant's managers, affiliates, subsidiaries, members, principals, beneficiaries, partners, officers, directors, shareholders, employees and agents (collectively, the "**Tenant Parties**") and Tenant's invitees and contractors from unlawful intrusion, theft, fire and other hazards; (2) keep and maintain in good working order all security and safety devices installed in the Premises by or for the benefit of Tenant (such as locks, smoke detectors and burglar alarms); and (3) cooperate with Landlord on safety matters. Tenant acknowledges that any security or safety measures approved by Landlord are for the protection of Landlord's own interests; that Landlord is not a guarantor of the security or safety of the Tenant, its invitees, contractors or others; and that such security and safety matters are the responsibility of Tenant and the local law enforcement authorities.

6. Security Deposit. Tenant states that it shall pay and the Landlord acknowledges that they will receive the Security Deposit from Tenant (the "**Security Deposit**"). Such Security Deposit shall be held by Landlord (without liability for interest, except to the extent required by Law) as security for the performance of Tenant's obligations under this Lease. Such Security Deposit shall not be an advance payment of Rent or a measure of Tenant's liability for damages. Landlord may, from time to time while an event of default remains uncured, without prejudice to any other remedy, use all or a portion of the Security Deposit to satisfy past due Rent, cure any uncured default by Tenant or repay Landlord for damages and charges for which Tenant is legally liable under this Lease or resulting from Tenant's

breach of this Lease. If Landlord uses the Security Deposit, Tenant shall on demand restore the Security Deposit to its original amount and such use by Landlord of the Security Deposit shall not constitute a cure of the existing event of default until such time as the entire amount owing to Landlord is paid in full and the Security Deposit is fully restored. Provided that Tenant has performed all of its obligations hereunder, Landlord shall return any unapplied portion of any Security Deposit collected from Tenant to Tenant within 60 days after the later to occur of: (A) the date Tenant surrenders possession of the Premises to Landlord in accordance with this Lease; or (B) the Expiration Date. To the fullest extent permitted by applicable Law, Tenant agrees that the provisions of this **Section 6** shall supersede and replace all statutory rights of Tenant under applicable Law (if any) regarding the retention, application or return of security deposits. If Landlord transfers its interest in the Premises, Landlord shall assign the Security Deposit to the transferee and, following the assignment and the delivery to Tenant of an acknowledgement of the transferee's responsibility for the Security Deposit if required by Law, Landlord shall have no further liability for the return of the Security Deposit. Landlord shall not be required to keep the Security Deposit separate from its other accounts.

7. Services to the Premises.

A. Services Provided by Landlord. Landlord shall not provide any services to the Premises of any kind or nature unless Tenant fails to do so in accordance with the terms of this Lease and Landlord opts to then provide the relevant service.

B. Services Provided by Tenant. Tenant shall be fully responsible for providing to the Premises, at its expense, all communications, maintenance and other services required for the operation of the Premises, including but not limited to:

- (1) Maintenance and repair of the Premises as described in **Section 8**.
- (2) Janitorial service daily.
- (3) Exterior window washing.
- (4) Trash Removal
- (5) Pest Control
- (6) Snow removal

C. Service Interruptions. For purposes of this Sublease, a "**Service Failure**" shall mean any interruption, suspension or termination of services being provided to Tenant by third-party providers, whether engaged by Tenant or pursuant to arrangements with such providers made by Landlord, which are due to (1) the application of Laws; (2) the failure, interruption or malfunctioning of any electrical or mechanical equipment, utility or other service to the Premises; (3) the performance of repairs, maintenance, improvements or alterations; or (4) the occurrence of any other event or cause whether or not within the reasonable control of Tenant or Landlord. Any Service Failure shall be the sole responsibility of Tenant, and no Service Failure shall render Landlord liable to Tenant, constitute a constructive eviction of Tenant, give rise to an abatement of Rent or relieve Tenant from the obligation to fulfill any covenant or agreement herein.

D. Third Party Services. Tenant shall use reasonable commercial efforts to procure all required services directly from reputable third-party service providers ("**Provider**") for Tenant's own account, at Tenant's expense. Tenant shall require each Provider to comply with all Laws.

8. Repairs and Alterations.

A. Tenant's Repair and Maintenance Obligations. Tenant shall maintain the entire Premises in a condition suitable for its use and occupancy during the Term of this Lease, including any and all equipment and personal property listed on **Exhibit C**. (1) the interior of the Premises; (2) electronic, phone and data cabling and related equipment (collectively, "**Cable**") that is installed by or for the

Laws or be free from errors or omissions or that the Alterations will be free from defects, and Landlord will have no liability therefore.

9. Entry by Landlord. Landlord, its agents, contractors and representatives may enter the Premises at any time during the Term to inspect or show the Premises, to clean and make repairs, alterations or additions to the Premises should Tenant fail to do so, and to conduct or facilitate repairs, alterations or additions to any portion of the Building. If Landlord desires to enter the Premises, Landlord shall use commercially reasonable efforts to provide Tenant with notice of entry into the Premises. Except in emergencies, Landlord will not close the Premises if any work it performs at the Premises can reasonably be completed after Tenant's business hours; provided, however, that Landlord is not required to conduct work after Tenant's business hours if such work can be conducted without closing the Premises. Entry by Landlord for any such purposes shall not constitute a constructive eviction or entitle Tenant to an abatement or reduction of Rent. Notwithstanding the language contained in this **Section 9**, Landlord shall not be permitted to enter the Premises to make any required repairs or alterations (other than emergency repairs) or to provide services (other than emergency services) that Tenant is obligated hereunder to complete or provide, unless and until the notice and cure requirements of **Section 8A** have been met by Landlord.

10. Assignment and Subletting.

A. Landlord's Consent Required. Subject to the remaining provisions of this **Article 10**, but notwithstanding anything to the contrary contained elsewhere in this Sublease, Tenant shall not assign, transfer or encumber any interest in this Sublease (either absolutely or collaterally) or sublease or allow any third party to use any portion of the Premises (collectively or individually, a "**Transfer**") without the prior written consent of Landlord. Tenant agrees that Landlord's consent shall not be considered unreasonably withheld if (1) the proposed transferee's financial condition is better than Tenant's financial condition as of the Effective Date of the Lease; (2) any uncured event of default exists under this Lease (or a condition exists which, with the passage of time or giving of notice, would become an event of default); (3) any portion of the Building or Premises would likely become subject to additional or different Laws that would create a detriment to the value of or the marketability of the Premises as a consequence of the proposed Transfer; (4) the proposed transferee's use of the Premises conflicts with the Permitted Use or with any covenants applicable to the Premises; (5) the use, nature, business, activities or reputation in the business community of the proposed transferee (or its principals, employees or invitees) does not meet Landlord's reasonable approval (such as, by way of example but not limitation, collection agencies, governmental agencies, pawn shops, massage parlors); (6) either the Transfer or any consideration payable to Landlord in connection therewith adversely affects the value of the Premises; or (7) the proposed transferee is or has been involved in litigation with Landlord or any of its affiliates. Tenant shall not be entitled to receive monetary damages based upon a claim that Landlord unreasonably withheld its consent to a proposed Transfer and Tenant's sole remedy shall be an action to enforce any such provision through specific performance or declaratory judgment. Any attempted Transfer in violation of this Article is voidable at Landlord's option. Notwithstanding the consent of Landlord to any subletting or assignment, Tenant shall not be relieved from its obligations hereunder to Landlord including, but not limited to, the payment of all Rent as herein provided, unless otherwise agreed in writing by Landlord.

B. Consent Parameters/Requirements. As part of Tenant's request for, and as a condition to, Landlord's consent to a Transfer, Tenant shall provide Landlord with financial statements for the proposed transferee, a complete copy (unexecuted) of the proposed assignment or sublease and other contractual documents, and such other information as Landlord may reasonably request. Landlord shall then have the right (but not the obligation) to terminate this Lease as of the date the Transfer would have been effective ("**Landlord Termination Date**"). In such event, Tenant shall vacate the Premises by the Landlord Termination Date and upon Tenant's vacating the Premises, this Lease shall be deemed terminated, subject, however, to the survival of certain provisions hereof as set forth in **Section 28.G** below. Consent by Landlord to one or more Transfer(s) shall not operate as a waiver of Landlord's rights to approve any subsequent Transfers. In no event shall any Transfer or Permitted Transfer, nor shall the acceptance of Rent from any assignee or transferee release or relieve Tenant from any financial obligation under this Lease. In regard to any monetary default by an approved Transferee, however, Tenant shall cure any such default within 30 days of receipt of written

benefit of Tenant; (3) kitchens, including hot water heaters, plumbing, dishwashers, ice machines, ovens, hood, refrigeration systems and similar equipment and/or all other equipment and personal property owned by Landlord and made a part of this Lease; (4) snow removal of all access points and sidewalks; (5) Alterations (defined below) performed by contractors retained by Tenant; (6) all of Tenant's furnishings, trade fixtures, equipment and inventory. Tenant agrees that it shall immediately contract for the periodic (not less frequently than quarterly) maintenance of the hood, refrigeration systems and heat tape within the Premises with a provider acceptable to Landlord, and shall submit to Landlord a copy of such contract. All other maintenance and repair work shall be performed by contractors chosen and retained by Tenant, after approval by Landlord. Any contractor retained by Tenant for the purposes of completing maintenance and repair work in excess of \$1,000 for any single project shall submit to Landlord, prior to commencing work on the Premises, a copy of a contract and evidence of adequate contractors' and subcontractors' insurance, including worker's compensation insurance. Tenant will exercise commercially reasonable efforts to cause all maintenance and repair work to be timely completed in a good and workmanlike manner, in compliance with Laws and applicable covenants, at Tenant's expense. Any and all personal property and equipment owned by Landlord as listed in **Exhibit C** (1) the interior of the Premises; (2) electronic, phone and data cabling and related equipment (collectively, "**Cable**") that is installed by or for the benefit of Tenant; (3) kitchens, including hot water heaters, plumbing, dishwashers, ice machines, ovens, refrigeration systems and similar equipment and/or all other equipment and personal property owned by Landlord and made a part of this Lease shall be replaced by Tenant, at Tenant's expense, if same cannot be economically repaired. Any such new equipment or personal property shall thereafter be the property of Tenant, unless such equipment is affixed to the Building or Premises. None of the personal property or equipment listed on Exhibit C, however, shall be replaced or retired by Tenant without Landlord's prior written consent. If Tenant fails to make any repairs to the Premises or fails to provide adequate maintenance services to the Premises within ten (10) days after notice from Landlord (although notice shall not be required if there is an emergency), Landlord may, in addition to any other remedy available to Landlord, make the repairs or provide the services, and Tenant shall pay to Landlord the cost of the repairs within 30 days after receipt of an invoice thereof; (7) maintenance and inspection of fire suppression system.

B. Landlord's Repair and Maintenance Obligations. Landlord shall have no obligation to repair or maintain the interior of the Premises or any portion thereof; such obligation shall be that of the Tenant alone. The only exceptions shall be the maintenance, repair, replacement, and any inspections of the interior sprinkler system, the HVAC system and the roof.

C. Alterations.

(1) *When Consent Is Required.* Tenant shall not make alterations, additions or improvements to the Premises, of any kind whatsoever, including painting, or install any Cable in the Premises or other portions of the Building (collectively, "**Alterations**") without first obtaining the written consent of Landlord in each instance. For the avoidance of doubt, "Alterations" does not include maintenance required for the general upkeep of the Premises.

(2) *Requirements for All Alterations.* Prior to starting work on any Alteration, Tenant shall furnish to Landlord for its review and approval: plans and specifications; names of proposed contractors; evidence that it has the funds to fully pay for such work; copies of contracts; necessary permits and approvals; evidence of contractors' and subcontractors' insurance; and Tenant's security for performance of the Alteration. Changes to the plans and specifications must also be submitted to Landlord for its approval. Tenant shall use commercially reasonable efforts to cause the Alterations to be constructed in a good and workmanlike manner using materials of a quality that is at least equal to the quality in the existing Building. No later than 30 days after completion of an Alteration, Tenant shall furnish "as-built" plans, completion affidavits, full and final waivers of liens receipts and bills covering all labor and materials.

(3) *Landlord's Liability For Alterations.* Landlord's approval of an Alteration shall not be a representation by Landlord that the Alteration complies with applicable Laws or covenants or will be adequate for Tenant's use. Tenant acknowledges that the Alterations will be designed and/or constructed using its chosen independent architects, engineers and contractors. Accordingly, Landlord does not guarantee or warrant that the applicable construction documents will comply with

notice from Landlord of such default. Tenant shall pay Landlord for the reasonable costs, including attorney's fees, incurred by Landlord in reviewing and responding to Tenant's request for any Transfer. Landlord shall respond to requests for a transfer within 10 Business Days.

C. Payment to Landlord. If any uncured event of default exists under this Lease (or a condition exists which, with the passage of time or giving of notice, would become an event of default), Landlord may require that all payments made by transferee to Tenant be made directly to Landlord, in which case Tenant shall receive a credit against Rent in the amount of any payments received, but not to exceed the amount payable by Tenant under this Lease.

D. Change in Control of Tenant. If Tenant is a corporation, limited liability company, partnership, or similar entity, and if the owner(s) of a majority of the voting shares/rights in Tenant at any time sells or disposes of such majority of voting shares/rights, or if Tenant changes its identity for any reason (by way of a merger, consolidation or reorganization), such change of ownership or control shall constitute a Transfer. The foregoing shall not apply (i) to any sale, transfer or disposition of shares/rights between persons or entities that are members or shareholders of Tenant as of the Commencement Date, or (ii) so long as, both before and after the Transfer, Tenant is an entity whose outstanding stock is listed on a recognized U.S. securities exchange, or if at least 80% of its voting stock is owned by another entity, the voting stock of which is so listed; provided, however, that Tenant shall give Landlord written notice at least 30 days prior to the effective date of such change in ownership or control.

11. **Right of First Option to Purchase.** If the Landlord decides to offer the real property for sale the Tenant shall be notified in writing of the price and term and given an opportunity to purchase the property. The Tenant shall have fourteen (14) days to notify the Landlord in writing of their intent to purchase or not purchase. If they intend to purchase the property a Real Estate Purchase Agreement prepared by Barbara Currie Carlson of Genesee Commercial Group, LLC must be submitted within 5 business days of the notice given.

12. **Liens.** Tenant shall not permit mechanic's or other liens to be placed upon the Premises or Tenant's leasehold interest in connection with any work or service done or purportedly done by or for the benefit of Tenant. If a lien is so placed, Tenant shall, within 10 days of notice from Landlord of the filing of the lien, fully discharge the lien by settling the claim which resulted in the lien or by bonding or insuring over the lien in the manner prescribed by the applicable lien Law. If Tenant fails to discharge the lien, then, in addition to any other right or remedy of Landlord, Landlord may bond or insure over the lien or otherwise discharge the lien. Tenant shall, within 30 days after receipt of an invoice from Landlord, reimburse Landlord for any amount paid by Landlord, including reasonable attorneys' fees, to bond or insure over the lien or discharge the lien.

13. **Indemnity.** Tenant shall hold Landlord, its managers, Affiliates, subsidiaries, members, principals, beneficiaries, partners, officers, directors, shareholders, employees, Mortgagee(s) (defined in **Article 23**) and agents (collectively, "**Landlord Parties**") harmless from, and indemnify and defend such parties against, all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including reasonable attorneys' fees and other professional fees that may be imposed upon, incurred by or asserted against any of such indemnified parties (each a "**Claim**" and collectively "**Claims**") that arise from (i) any cause or causes whatsoever occurring in or about the Premises or resulting from an occurrence in or about the Premises or from Tenant's activities on the Premises during the Lease Term; or (ii) the negligence or misconduct of Tenant or its agents, invitees, employees and contractors, wherever the same may occur. Notwithstanding the language contained in this **Article 12**, Tenant shall not be obligated to indemnify the Landlord Parties for any Claims arising from the gross negligence of the Landlord Parties or the negligence of any contractor, subcontractor or invitee of the Landlord Parties. **NOTWITHSTANDING ANY OTHER PROVISION OF THIS LEASE TO THE CONTRARY, TENANT SHALL HOLD LANDLORD PARTIES HARMLESS FROM AND INDEMNIFY AND DEFEND SUCH PARTIES AGAINST, ALL CLAIMS THAT ARISE OUT OF OR IN CONNECTION WITH A BREACH OF THIS LEASE BY TENANT, SPECIFICALLY INCLUDING ANY VIOLATION OF APPLICABLE LAWS OR CONTAMINATION (DEFINED IN ARTICLE 27) CAUSED BY A TENANT PARTY.**

14. Insurance.

A. Tenant's Insurance. Tenant shall maintain the following insurance ("**Tenant's Insurance**"), at its sole cost and expense: (1) liability insurance applicable to the Premises and its appurtenances providing, on an occurrence basis, a per occurrence limit of no less than \$1,000,000; (2) causes of loss-special form (formerly "all risk") property insurance, including flood and earthquake (only required if the property is in a flood or earthquake zone), covering the Building and Tenant's trade fixtures, equipment, furniture and other personal property within the Premises in the amount of the full replacement cost thereof; (3) business income (formerly "business interruption") insurance written on an actual loss sustained form or with sufficient limits to address reasonably anticipated business interruption losses; (4) business automobile liability insurance to cover all owned, hired and non-owned automobiles owned or operated by Tenant providing a minimum combined single limit of \$1,000,000; (5) workers' compensation insurance as required by the state in which the Premises is located and in amounts as may be required by applicable statute; (6) employer's liability insurance in an amount of at least \$2,000,000 per occurrence; and (7) umbrella liability insurance that follows form in excess of the limits specified in (1), (4) and (6) above, of no less than \$2,000,000 per occurrence and in the aggregate. All commercial general liability, business automobile liability and umbrella liability insurance policies shall name Landlord (or any successor), Landlord's property manager and Landlord's Mortgagee (if any) as "additional insured" and shall be primary with Landlord's policy being secondary and noncontributory. If any aggregate limit is reduced because of losses paid to below 75% of the limit required by this Lease, Tenant will notify Landlord in writing within 10 days of the date of reduction. All policies of Tenant's Insurance shall contain endorsements that the insurer(s) shall give Landlord at least 30 days' advance written notice of any change, cancellation, termination or lapse of insurance. Tenant shall provide Landlord with a certificate of insurance and all required endorsements evidencing Tenant's Insurance prior to the earlier to occur of the Commencement Date or the date Tenant is provided access to the Premises for any reason, and upon renewals at least 10 days prior to the expiration of the insurance coverage. All of Tenant's Insurance policies, endorsements and certificates will be on forms and with deductibles, if any, reasonably acceptable to Landlord. The limits of Tenant's Insurance shall not limit Tenant's liability under this Lease.

B. Landlord's Insurance. Landlord may obtain its own insurance policies relating to the Property. The foregoing insurance and any other insurance carried by Landlord may be affected by a policy or policies of blanket insurance and shall be for the sole benefit of Landlord and under Landlord's sole control. Consequently, Tenant shall have no right or claim to any proceeds thereof or any other rights there under.

15. Waiver of Subrogation. Notwithstanding anything in this Lease to the contrary, Tenant waives, and shall cause its insurance carrier(s) and any other party claiming through or under such carrier(s), by way of subrogation or otherwise, to waive any and all rights of recovery, Claim, action or causes of action against all Landlord Parties for any loss or damage to Tenant's business, any loss of use of the Premises, and any loss, theft or damage to Tenant's property (including Tenant's automobiles or the contents thereof), **INCLUDING ALL RIGHTS (BY WAY OF SUBROGATION OR OTHERWISE) OF RECOVERY, CLAIMS, ACTIONS OR CAUSES OF ACTION ARISING OUT OF THE NEGLIGENCE OF ANY LANDLORD PARTY**, which loss or damage is (or would have been, had the insurance required by this Lease been maintained) covered by Tenant's insurance.

16. Casualty Damage.

A. Repair or Termination by Landlord. If all or any part of the Premises are damaged by fire or other casualty, Tenant shall immediately notify Landlord in writing. Landlord shall have the right to terminate this Lease if: (1) the Building shall be damaged so that, in Landlord's judgment, substantial alteration or reconstruction of the Building shall be required (whether or not the Premises have been damaged); (2) Landlord is not permitted by Law or by applicable covenants to rebuild the Building in substantially the same form as existed before the fire or casualty; (3) the Premises have been materially damaged and there is less than 2 years of the Term remaining on the date of the casualty; (4) any Mortgagee requires that the insurance proceeds be applied to the payment of the mortgage debt; or (5) an uninsured loss of the Building occurs notwithstanding Landlord's compliance with **Section 13.B** above. Landlord may exercise its right to terminate this Lease by notifying Tenant in writing within 60 days after the date of the casualty. If Landlord does not terminate this Lease under

this **Section 15.A**, Landlord shall commence and proceed with reasonable diligence to repair and restore the Premises to substantially the same condition as existed immediately prior to the date of damage; provided, however, that Tenant shall be required to pay the cost for restoring all personal property and interior improvements. However, in no event shall Landlord be required to spend more than the insurance proceeds received by Landlord.

B. Timing for Repair; Termination by Either Party. If all or any portion of the Premises is damaged as a result of fire or other casualty, Tenant shall, with reasonable promptness, cause an architect or general contractor selected by Tenant and approved by Landlord, to provide Landlord and Tenant with a written estimate of the amount of time required to substantially complete the repair and restoration of the Premises, using standard working methods ("**Completion Estimate**"). If the Completion Estimate indicates that the Premises cannot be made tenantable within 180 days from the date of damage, then regardless of anything in **Section 15.A** above to the contrary, either party shall have the right to terminate this Lease by giving written notice to the other of such election within 10 days after receipt of the Completion Estimate. Tenant, however, shall not have the right to terminate this Lease if the fire or casualty was caused by the negligence or intentional misconduct of any of the Tenant Parties. If neither party terminates this Lease under this **Section 15.B**, then Landlord shall repair and restore the Premises in accordance with, and subject to the limitations of, **Section 15.A**.

C. Abatement. In the event a material portion of the Premises is damaged as a result of a fire or other casualty, the Base Rent that is not covered by business income insurance required to be carried by Tenant shall abate for the portion of the Premises that is damaged and not usable by Tenant until substantial completion of the repairs and restoration required to be made by Landlord pursuant to **Section 15.A**. Tenant, however, shall not be entitled to such abatement if the fire or other casualty was caused by the negligence or intentional misconduct of any of the Tenant Parties. Landlord shall not be liable for any loss or damage to Tenant's property or to the business of Tenant resulting in any way from the fire or other casualty or from the repair and restoration of the damage except as stated in Article 12. Landlord and Tenant hereby waive the provisions of any Law relating to the matters addressed in this Article, and agree that their respective rights for damage to or destruction of the Premises shall be those specifically provided in this Lease.

17. Condemnation. Either party may terminate this Lease if the whole or any material part of the Premises are taken or condemned for any public or quasi-public use under Law, by eminent domain or private purchase in lieu thereof (a "**Taking**"). Landlord shall also have the right to terminate this Lease if there is a Taking of any portion of the Building or Premises which would leave the remainder of the Building unsuitable for use as a restaurant in a manner comparable to the Building's use prior to the Taking. In order to exercise its right to terminate this Lease under this **Article 16**, Landlord or Tenant, as the case may be, must provide written notice of termination to the other within 45 days after the terminating party first receives notice of the Taking. Any such termination shall be effective as of the date the physical taking of the Premises or the portion of the Building or Premises occurs. If this Lease is not terminated, the Base Rent shall be adjusted a reasonable and proportionate amount to take into consideration the amount and location of the property taken. All compensation awarded for a Taking, or sale proceeds, shall be the property of Landlord, any right to receive compensation or proceeds being expressly waived by Tenant. However, Tenant may file a separate claim at its sole cost and expense for Tenant's property and Tenant's reasonable relocation expenses provided the filing of such claim does not diminish the award which would otherwise be receivable by Landlord.

18. Events of Default. Tenant shall be considered to be in default under this Lease upon the occurrence of any of the following events of default:

A. Tenant's failure to pay when due all or any portion of the Rent ("**Monetary Default**").

B. Tenant's failure to perform any of the obligations of Tenant in the manner set forth in **Articles 8A, 13, 22 or 23** (a "**Time Sensitive Default**").

C. Receipt by Tenant or Landlord of more than six (6) noise or odor complaints associated with activities within the Premises within any twelve-month period.

D. The suspension or loss of Tenant's liquor license.

E. Tenant's failure to remedy any Health or Fire Department violation within ten (10) days after receipt of notice thereof.

F. Tenant's failure (other than the defaults described in Section A, B, C, D and E above) to comply with any term, provision or covenant of this Lease, if the failure is not cured within 30 days after written notice to Tenant. However, if Tenant's failure to comply cannot reasonably be cured within 30 days, Tenant shall be allowed additional time as is reasonably necessary to cure the failure so long as: (1) Tenant commences to cure the failure within the 30 day period following Landlord's initial written notice, and (2) Tenant diligently pursues a course of action that will cure the failure and bring Tenant back into compliance with this Lease. However, if Tenant's failure to comply creates a hazardous condition, the failure must be cured immediately upon notice to Tenant. In addition, if Landlord provides Tenant with notice of Tenant's failure to comply with the same specific term, provision or covenant of this Lease on more than two (2) occasions during any 12 month period, Tenant's subsequent violation of the same term, provision or covenant shall, at Landlord's option, be deemed an incurable event of default by Tenant without notice and/or opportunity to cure.

G. Tenant or any Guarantor becomes insolvent, files a petition for protection under the U.S. Bankruptcy Code (or similar Law) or a petition is filed against Tenant or any Guarantor under such Laws and is not dismissed within 45 days after the date of such filing, makes a transfer in fraud of creditors or makes an assignment for the benefit of creditors, or admits in writing its inability to pay its debts when due.

H. The leasehold estate is taken by process or operation of Law.

I. Tenant abandons or vacates all or a substantial portion of the Premises.

19. Remedies.

A. Landlord's Remedies. Upon any default, Landlord shall have the right without notice or demand (except as provided in **Article 17**) to pursue any of its rights and remedies at Law or in equity, including any one or more of the following remedies:

- (1) Terminate this Sublease;
- (2) To the fullest extent permitted by applicable Law, re-enter the Premises, change locks, alter security devices and lock out Tenant or terminate Tenant's right of possession of the Premises without terminating this Sublease and, in connection with the foregoing, to the fullest extent permitted by applicable Law, Tenant waives the benefits of any rights (statutory, common law or otherwise) which would impede, hinder or otherwise impair Landlord's ability to exercise the foregoing rights;
- (3) Remove and store, at Tenant's expense, all of Tenant's personal property in the Premises using such lawful force as may be necessary;
- (4) Cure such event of default for Tenant at Tenant's expense;
- (5) Withhold or suspend the payment of sums Landlord would otherwise be obligated to pay to Tenant under this Lease or any other agreement;
- (6) Require all future payments to be made by cashier's check, money order, or wire transfer after the first time any check is returned for insufficient funds, or the second time any sum due hereunder is more than five (5) days late;
- (7) Require the payment of a further Security Deposit and/or apply any Security Deposit as permitted under this Lease; and/or
- (8) Recover such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable Law, including any other amount necessary to compensate the Landlord for all the detriment proximately caused by the Tenant's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom.

B. Measure of Damages.

- (1) *Calculation.* If Landlord either terminates this Lease or terminates Tenant's right to possession of the Premises, Tenant shall immediately surrender and vacate the Premises and pay Landlord on demand: (a) all Rent accrued through the end of the month in which the termination becomes effective; (b) interest on all unpaid past-due Rent from the date due at a rate equal to the lesser of 18% per annum or the highest interest rate permitted by applicable Law; (c) all expenses reasonably

incurred by Landlord in enforcing its rights and remedies under this Lease, including all reasonable legal expenses; (d) Costs of Reletting (defined below); and (e) all Landlord's Rental Damages (defined below). In the event that Landlord relets the Premises for an amount greater than the Rent due during the Term, Tenant shall receive a credit for any such excess, if same is not offset by Costs of Reletting or any of the other sums set forth herein.

(2) **Definitions.** "**Costs of Reletting**" shall include commercially reasonable costs, losses and expenses incurred by Landlord in reletting all or any portion of the Premises including, without limitation, the cost of removing and storing Tenant's furniture, trade fixtures, equipment, inventory or other property, repairing and/or retrofitting the interior of the Building, removing and/or replacing Tenant's signage and other fixtures, making the Premises ready for a new tenant, including the cost of advertising, commissions, legal fees and interior improvements to the Building and any allowances and/or concessions provided by Landlord. "**Landlord's Rental Damages**" shall mean the total Rent which Landlord would have received under this Lease (had Tenant made all Lease payments as required) for the remainder of the Term minus

the fair rental value of the Premises for the same period, or, if the Premises are re-let, the actual rental value.

C. Tenant Not Relieved from Liabilities. Unless expressly provided in this Lease, the repossession or re-entering of all or any part of the Premises or Landlord's exercise of any other remedy either as provided herein or otherwise, shall not relieve Tenant of its liabilities and obligations under this Lease including, without limitation, Tenant's liability for the payment of Rent or any other damages Landlord may incur by reason of Tenant's breach. In addition, Tenant shall not be relieved of its liabilities under this Lease, nor be entitled to any damages hereunder, based upon minor or immaterial errors in the exercise of Landlord's remedies. No right or remedy of Landlord shall be exclusive of any other right or remedy. Each right and remedy shall be cumulative and in addition to any other right and remedy now or subsequently available to Landlord at Law or in equity. If Tenant fails to pay any amount when due hereunder (after the expiration of any applicable cure period), Landlord shall be entitled to receive interest on any unpaid item of Rent from the date initially due (without regard to any applicable grace period) at a rate equal to fifteen percent (15%) per annum. If any payment by Tenant of an amount deemed to be interest results in Tenant having paid any interest in excess of that permitted by Law, then it is the express intent of Landlord and Tenant that all such excess amounts theretofore collected by Landlord be credited against the other amounts owing by Tenant under this Lease. Receipt by Landlord of Tenant's keys to the Premises shall not constitute an acceptance or surrender of the Premises.

D. Mitigation of Damages. Upon termination of Tenant's right to possess the Premises, Landlord shall, only to the extent required by Law, use objectively reasonable efforts to mitigate damages by re-letting the Premises. Landlord shall not be deemed to have failed to do so if Landlord refuses to lease the Premises to a prospective new tenant who (1) is not acceptable to any Mortgagee of Landlord; (2) requires improvements to the Premises to be made at Landlord's expense; (3) does not have a financial statement acceptable to Landlord; or (4) is unwilling to accept lease terms then reasonably proposed by Landlord. Notwithstanding Landlord's duty to mitigate its damages as provided herein, Landlord shall not be obligated to accept below fair market rental rates for the Premises. To the extent that Landlord is required by applicable Law to mitigate damages, Tenant must plead and prove by a preponderance of the evidence that Landlord failed to so mitigate in accordance with the provisions of this **Section 18.D**, and that such failure resulted in an avoidable and quantifiable detriment to Tenant.

20. Limitation of Liability. Notwithstanding anything to the contrary contained in this Lease, the liability of Landlord (and of any successor Landlord) to Tenant (or any person or entity claiming by, through or under Tenant) shall be limited to the interest of Landlord in the Premises. Tenant shall look solely to Landlord's interest in the Premises for the recovery of any judgment or award against Landlord. No Landlord Party shall be personally liable for any judgment or deficiency. Before filing suit for an alleged default by Landlord, Tenant shall give Landlord and the Mortgagee(s) (defined in **Article 23**) whom Tenant has been notified hold Mortgages (defined in **Article 23**) on the Building or Premises, notice and reasonable time (not less than thirty (30) days) to cure the alleged default.

21. No Waiver. Neither party's failure to declare a default immediately upon its occurrence or delay in

taking action for a default shall constitute a waiver of the default, nor shall it constitute an estoppel. Neither party's failure to enforce its rights for a default shall constitute a waiver of that party's rights regarding any subsequent default.

22. Tenant's Right to Possession. Provided Tenant pays the Rent and fully performs all of its other covenants and agreements under this Lease, Tenant shall have the right to occupy the Premises without hindrance from Landlord or any person lawfully claiming through Landlord, subject to the terms of this Lease, all Mortgages, insurance requirements and applicable Law.

23. Holding Over. Except for any permitted occupancy by Tenant under **Article 26**, if Tenant or any party claiming by, through or under Tenant fails to surrender the Premises at the expiration or earlier termination of this Lease, the continued occupancy of the Premises shall be that of a tenancy at sufferance. Tenant shall pay an amount (on a per month basis without reduction for partial months during the holdover) equal to 150% of the sum of the Base Rent and Operating Expenses due for the period immediately preceding the holdover. Tenant shall otherwise continue to be subject to all of Tenant's obligations under this Lease. No holdover by Tenant or payment by Tenant after the expiration or early termination of this Lease shall be construed to extend the Term or prevent Landlord from immediate recovery of possession of the Premises by summary proceedings or otherwise. In addition to the payment of the amounts provided above, if Landlord is unable to deliver possession of the Premises to a new tenant, or to perform improvements for a new tenant, as a result of Tenant's holdover such failure shall constitute a Time Sensitive Default hereunder; and notwithstanding any other provision of this Lease to the contrary, **TENANT SHALL BE LIABLE TO LANDLORD FOR, AND SHALL PROTECT LANDLORD FROM AND INDEMNIFY AND DEFEND LANDLORD AGAINST, ALL LOSSES AND DAMAGES, INCLUDING ANY CLAIMS MADE BY ANY SUCCEEDING TENANT RESULTING FROM SUCH FAILURE TO VACATE, AND ANY CONSEQUENTIAL DAMAGES THAT LANDLORD SUFFERS FROM THE HOLDOVER.**

24. Subordination to Mortgages; Estoppel Certificate. Tenant accepts this Lease subject and subordinate to any mortgage(s), deed(s) of trust, ground lease(s) or other lien(s) now or subsequently affecting the Premises, or the Building, and to renewals, modifications, refinancing's and extensions thereof (collectively, a "**Mortgage**"). The party holding a Mortgage shall be referred to as a "**Mortgagee**." This clause shall be self-operative, but upon request from a Mortgagee, Tenant shall execute a commercially reasonable subordination agreement in favor of the Mortgagee. Tenant shall, within 5 Business Days after receipt of a written request from Landlord, execute and deliver an estoppel certificate to those parties as are reasonably requested by Landlord (including a Mortgagee or prospective purchaser). The estoppel certificate shall include a statement certifying that this Lease is unmodified (except as identified in the estoppel certificate) and in full force and effect, describing the dates to which Rent and other charges have been paid, representing that, to the best of Tenant's knowledge, there is no default (or stating with specificity the nature of the alleged default) and certifying other matters with respect to this Lease that may reasonably be requested. Tenant's failure to provide any estoppel certificate within the (5) Business Day period specified above, shall constitute a Time Sensitive Default under this Lease.

25. Attorneys' Fees. If either party institutes a suit against the other for violation of or to enforce any covenant or condition of this Lease, or if either party intervenes in any suit in which the other is a party to enforce or protect its interest or rights, the prevailing party shall be entitled to all of its costs and expenses, including reasonable attorneys' fees.

26. Notice. If a demand, request, approval, consent or notice (collectively, a "**notice**") shall or may be given to either party by the other, the notice shall be in writing and delivered by hand or sent by registered or certified mail with return receipt requested, or sent by overnight or same day courier service, or sent by facsimile, at the party's respective Notice Address(es) set forth in **Article 1**. Each notice shall be deemed to have been received or given on the earlier to occur of actual delivery (which, in the case of delivery by facsimile, shall be deemed to occur at the time of delivery indicated on the electronic confirmation of the facsimile) or the date on which delivery is first refused, or, if Tenant has vacated the Premises and the other Notice Address of Tenant without providing a new Notice Address, three (3) days after notice is deposited in the U.S. mail or with a courier service in the manner described above. Either party may, at any time, change its Notice Address by giving the other party written notice of the new address in the manner described in this Section.

27. **Surrender of Premises.** All improvements to the Premises, by whomever made (collectively, "**Leasehold Improvements**") shall be owned by Landlord and shall remain upon the Premises without compensation to Tenant, except for Tenant's replacement personal property and equipment as set forth in **Section 8A**. At the expiration or earlier termination of this Lease or Tenant's right of possession, Tenant shall remove Tenant's Property from the Premises, and quit and surrender the Premises to Landlord, broom clean, and in good order, condition and repair, ordinary wear and tear excepted. As used herein, the term "**Tenant's Property**" shall mean Tenant's personal property, including any food preparation equipment acquired by Tenant during the Term of this Lease, the removal of which will not damage the Premises, in Landlord's reasonable determination. If Tenant fails to remove any of Tenant's Property within 10 days after the termination of this Lease or of Tenant's right to possession, Landlord, at Tenant's sole cost and expense, shall be entitled (but not obligated) to remove and store Tenant's Property. Landlord shall not be responsible for the value, preservation or safekeeping of Tenant's Property. Tenant shall pay Landlord, upon demand, the expenses and storage charges incurred for Tenant's Property. To the fullest extent permitted by applicable Law, any unused portion of Tenant's Security Deposit, if any, may be applied to offset Landlord's costs set forth in the preceding sentence. In addition, if Tenant fails to remove Tenant's Property from the Premises or storage, as the case may be, within 30 days after written notice, Landlord may deem all or any part of Tenant's Property to be abandoned, and title to Tenant's Property (except with respect to any Hazardous Material [defined in **Article 27**]) shall be deemed to be immediately vested in Landlord. Tenant's Property shall be removed by Tenant before the Expiration Date; provided that upon Landlord's prior written consent (which must be requested by Tenant at least 30 days in advance of the Expiration Date and which shall not be unreasonably withheld), Tenant may remain in the Premises for up to 5 days after the Expiration Date for the sole purpose of removing Tenant's Property. Tenant's possession of the Premises for such purpose shall be subject to all of the terms and conditions of this Lease, including the obligation to pay Base Rent and Operating Expenses on a per diem basis at the rate in effect for the last month of the Term. In the event this Lease is terminated prior to the Expiration Date, Tenant's Property shall be removed by Tenant on or before such earlier date of termination. Tenant shall repair damage caused by the installation or removal of Tenant's Property.

28. **Hazardous Materials.**

A. Restrictions. No Hazardous Material (defined below) (except for *de minimis* quantities of household cleaning products and office supplies used in the ordinary course of Tenant's business at the Premises and that are used, kept and disposed of in compliance with Laws) shall be brought upon, used, kept or disposed of in or about the Premises by any Tenant Parties or any of Tenant's transferees, contractors or licensees without Landlord's prior written consent, which consent may be withheld in Landlord's sole and absolute discretion. Tenant's request for such consent shall include a representation and warranty by Tenant that the Hazardous Material in question (1) is necessary in the ordinary course of Tenant's business, and (2) shall be used, kept and disposed of in compliance with all Laws.

B. Remediation. Tenant shall, at its expense, use commercially reasonable efforts to visually inspect the Premises for the presence of Hazardous Materials or conditions which may reasonably give rise to Contamination (defined below) and promptly notify Landlord if it suspects Contamination in the Premises. Tenant will immediately remediate Contamination caused by a Tenant Party or its contractors or invitees and, if it fails to do so, Landlord shall have the right to enter upon the Premises to remediate the Contamination and shall charge Tenant for the cost thereof, plus a 15% administrative fee.

C. Definitions. For purposes of this **Article 27**, a "**Hazardous Material**" is any substance (1) the presence of which requires, or may hereafter require, notification, investigation or remediation under any Laws or which is now or hereafter defined, listed or regulated by any governmental authority as a "hazardous waste", "extremely hazardous waste", "solid waste", "toxic substance", "hazardous substance", "hazardous material" or "regulated substance", or otherwise regulated under any Laws. "**Contamination**" means the existence or any release or disposal of a Hazardous Material or biological or organic contaminant, including any such contaminant which could adversely impact air quality, such as mold, fungi or other bacterial agents in, on, under, at or from the Premises or the Building which may result in any liability, fine, use restriction, cost recovery lien, remediation

requirement, or other government or private party action or imposition affecting any Landlord Party. For purposes of this Lease, claims arising from Contamination shall include diminution in value, restrictions on use, adverse impact on leasing space, and all costs of site investigation, remediation, removal and restoration work, including response costs under CERCLA and similar statutes.

D. Reports, Surveys and Acceptance of Premises. With respect to Hazardous Materials, Tenant hereby (1) accepts full responsibility for reviewing any surveys and reports in Landlord's possession, if any, relevant to the condition of the Building and Premises and satisfying itself prior to the execution of this Lease as to the acceptability of the Premises under **Section 3.B** above, and (2) acknowledges and agrees that this provision satisfies all notice requirements under applicable Law. In the event Tenant performs or causes to be performed any test on or within the Premises for the purpose of determining the presence of a Hazardous Material, Tenant shall obtain Landlord's prior written consent and use a vendor approved by Landlord for such testing. In addition, Tenant shall provide to Landlord a copy of such test within 10 days of Tenant's receipt.

29. Miscellaneous.

A. Security Interest in Personal Property, Fixtures and Equipment. Tenant hereby grants to Landlord a security interest in all intangible assets of Tenant, including but not limited to the name of the restaurant /bar to be operated in the Premises by Tenant, personal property, fixtures and equipment of Tenant now located in the Premises or hereafter brought into the Premises, and all products and cash and non-cash proceeds thereof (collectively, "**UCC Collateral**"). Tenant hereby authorizes Landlord to file financing statements, continuation statements and financing statement amendments in such form as Landlord may require to perfect or continue the perfection of this security interest and Tenant agrees, if Landlord so requests, to execute and deliver to Landlord such financing statements, continuation statements and amendments. Tenant shall pay all filing costs and all costs and expenses of any record searches for financing statements that Landlord may require. Without the prior written consent of Landlord, Tenant shall not create or permit to exist any other lien or security interest in any of the UCC Collateral. If an event of default has occurred and is continuing, Landlord shall have the remedies of a secured party under the Uniform Commercial Code, in addition to all remedies provided by this Lease or existing under applicable law. In exercising any remedies, Landlord may exercise its remedies against the UCC Collateral separately or together, and in any order, without in any way affecting the availability of Landlord's other remedies.

B. Parking. Not Applicable.

C. Governing Law; Jurisdiction and Venue; Severability; Paragraph Headings. This Lease and the rights and obligations of the parties shall be interpreted, construed and enforced in accordance with the Laws of the State of Colorado. All obligations under this Lease are performable in the county or other jurisdiction where the Premises are located, which shall be venue for all legal actions. If any term or provision of this Lease shall be invalid or unenforceable, then such term or provision shall be automatically reformed to the extent necessary to render such term or provision enforceable, without the necessity of execution of any amendment or new document. The remainder of this Lease shall not be affected, and each remaining and reformed provision of this Lease shall be valid and enforced to the fullest extent permitted by Law. The headings and titles to the Articles and Sections of this Lease are for convenience only and shall have no effect on the interpretation of any part of this Lease. The words "include", "including" and similar words will not be construed restrictively to limit or exclude other items not listed.

D. Recording. Tenant shall not record this Lease or any memorandum without Landlord's prior written consent.

E. Transferability; Release of Landlord. Landlord shall have the right to transfer and assign, in whole or in part, all of its rights and obligations under this Lease and in the Building and/or Premises, and upon such transfer Landlord shall be released from any further obligations hereunder, and Tenant agrees to look solely to the successor in interest of Landlord for the performance of such obligations.

F. Brokers. Tenant represents that it is unrepresented in this Lease transaction.

G. Authority; Joint and Several Liability. Landlord covenants, warrants and represents that each individual executing, attesting and/or delivering this Lease on behalf of Landlord is authorized to do so on behalf of Landlord, this Lease is binding upon and enforceable against Landlord, and Landlord is duly organized and legally existing in the state of its organization and is qualified to do business in the state in which the Premises are located. Similarly, Tenant covenants, warrants and represents that each individual executing, attesting and/or delivering this Lease on behalf of Tenant is authorized to do so on behalf of Tenant, this Lease is binding upon and enforceable against Tenant; Tenant, if Tenant is an entity, is duly organized and legally existing in the state of its organization and is qualified to do business in Colorado. If there is more than one Tenant, the obligations imposed upon Tenant shall be joint and several obligations of all the parties and entities. Notices, payments and agreements given or made by, with or to any one person or entity shall be deemed to have been given or made by, with and to all of them.

H. Time is of the Essence; Relationship; Successors and Assigns. Time is of the essence with respect to Tenant's performance of its obligations hereunder. This Sublease shall create only the relationship of landlord and tenant between the parties, and not a partnership, joint venture or any other relationship. This Lease and the covenants and conditions in this Lease shall inure only to the benefit of and be binding only upon Landlord and Tenant and their permitted successors and assigns.

I. Survival of Obligations. The expiration of the Term, whether by lapse of time or otherwise, shall not relieve either party of any obligations which accrued prior to or which may continue to accrue after the expiration or early termination of this Lease. Without limiting the scope of the prior sentence, it is agreed that Tenant's obligations under **Sections 4.A, 4.B, and 4.C**, and under **Articles 6, 11, 12, 18, 22, 26 and 27** shall survive the expiration or early termination of this Lease.

J. Contingencies. Not Applicable.

K. Binding Effect. The Landlord has delivered a copy of this Sublease to Tenant for Tenant's review only, and the delivery of it does not constitute an offer to the Tenant or an option. This Lease shall not be effective against any party hereto until an original copy of this Lease has been signed by such party and delivered to the other party.

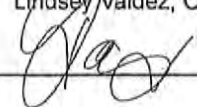
L. Full Agreement; Amendments. This Lease contains the parties' entire agreement regarding the subject matter hereof. All understandings, discussions, and agreements previously made between the parties, written or oral, are superseded by this Lease, and neither party is relying upon any warranty, statement, or representation not contained in this Lease. This Lease may be modified only by a written agreement signed by the Landlord and Tenant. The exhibits and riders attached hereto are incorporated herein and made a part of this Lease for all purposes. Landlord and Tenant have executed this Lease as of the Effective Date specified below Landlord's signature.

LANDLORD:

Lindsey Valdez

By:

Lindsey Valdez, Original Lessee

By: 

Date: 12/14/22

TENANT: Slaymaker
Cellars

By: [Signature]
Kent Slaymaker

Date: 12/15/22

By: [Signature]
Cris Slaymaker

Date: 12/15/2022

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Subdivision: IDAHO SPRINGS
Block: 16 Lot: 6 & 1MPS
518/758

EXHIBIT B

SITE PLAN/DIAGRAM

INTENTIONALLY DELETED

EXHIBIT C

LIST OF LANDLORD'S EQUIPMENT & PERSONAL PROPERTY

N/A

EXHIBIT D WORK LETTER

This Work Letter is dated, for reference purposes only, January 1, 2023 between Lindsey Valdez, ("Landlord") and Slaymaker Cellars of Idaho Springs ("Tenant").

1. This Work Letter is attached to and forms a part of that certain Lease dated January 1, 2023, ("Lease") pursuant to which Landlord has leased the "Premises in the building located at 1428 Miner Street, Idaho Springs, CO 80452 (the "Building").

2. Tenant acknowledges that neither Landlord nor its agents or employees have made any representations or warranties as to the suitability or fitness of the Premises for the conduct of Tenant's business or for any other purpose, nor has Landlord or its agents or employees agreed to undertake any alterations or construct any tenant improvements to the Premises except as expressly provided in this Lease and this **Exhibit D**. This work letter is executed by Landlord and Tenant below.

renewal, extension, modification, amendment or assignment of, or subletting, concession, franchising, licensing or permitting under, the Lease. The undersigned hereby waive notices of any of the foregoing, and agrees that the liability of the undersigned hereunder shall be based upon the obligations of Tenant set forth in the Lease as the same may be altered, renewed, extended, increased, decreased, modified, amended or assigned. For the purpose of this Guaranty and the obligations and liabilities of the undersigned hereunder, Tenant shall be deemed to include any and all concessionaires, licensees, franchisees, department operators, assignees, subtenants, permittees or others directly or indirectly operating or conducting a business in or from the Premises, as fully as if any of the same were the named Tenant under the Lease.

4. The undersigned's obligations hereunder shall remain fully binding although Landlord may have waived one or more defaults by Tenant, extended the time of performance by Tenant, released, returned or misapplied other collateral at any time given as security for Tenant's obligations (including other guaranties) and/or released Tenant from the performance of its obligations under the Lease.

5. This Guaranty shall remain in full force and effect notwithstanding the institution by or against Tenant, of bankruptcy, reorganization, readjustment, receivership or insolvency proceedings of any nature, or the disaffirmance of the Lease in any such proceedings or otherwise.

6. The obligations of the undersigned are and shall be joint and several, and the release of one of such guarantors shall not release or diminish the liability of any other of such guarantors.

7. This Guaranty shall be applicable to and binding upon the heirs, executors, administrators, representatives, successors and assigns of Landlord, Tenant and the undersigned. Landlord may, without notice, assign this Guaranty in whole or in part.

8. In the event that Landlord should institute any suit against the undersigned or any of them for violation of or to enforce any of the covenants or conditions of this Guaranty or to enforce any right of Landlord hereunder, or to protect its interest or rights hereunder, Landlord shall be entitled to receive from Guarantors Landlord's fees of its attorney(s) in the reasonable amount thereof, and taxed as a part of the costs therein.

9. The interest of Landlord under this Guaranty may be assigned or in any other manner transferred by it, for security or for any other purpose, with or without notice to the undersigned, without in any manner affecting the validity or enforceability of this Guaranty.

10. In any action or proceeding brought on, under or by virtue of this Guaranty, the undersigned shall and do hereby waive trial by jury.

11. The execution of this Guaranty prior to execution of the Lease shall not invalidate this Guaranty or lessen the obligations of Guarantor(s) hereunder.

12. Guarantors warrant that their financial statements which they submitted to Landlord were true and accurate and that as of the date hereof, there have been no material changes in their financial conditions from that reflected in such financial statement.

13. Each party signing on behalf of a corporate guarantor represents and warrants his or her authority and that execution of this Guaranty is a valid and binding action of the corporation.

Each term used in this Guaranty, unless otherwise defined herein, shall have the same meaning as ascribed to it in the Lease. This Guaranty shall be governed by and construed in accordance with the laws of the State of Colorado.

IN WITNESS WHEREOF, the undersigned have executed this Guaranty this 15 December 2023 day of January.

 2023 Guarantor's Signature
2022

LANDLORD:

Lindsey Valdez

12/14/22

By: Lindsey Valdez

Date

TENANT:

Kent Slaymaker

12/15/22

By: Kent Slaymaker

Date

Cris Slaymaker

12/15/22

By: Cris Slaymaker

Date

GUARANTY AGREEMENT

This Exhibit F is attached and made a part of that certain Lease originally dated January 1, 2023 by and between Lindsey Valdez, as Landlord and Slaymaker Cellears of Idaho Springs

The undersigned, Kent Slaymaker and Cris Slaymaker, in consideration of the leasing of the Premises described in the Lease to the above-named Tenant, do hereby covenant and agree as follows:

1. The undersigned does hereby unconditionally and irrevocably guarantee the full, faithful and timely payment and performance by Tenant of all of the payments, covenants and other obligations of Tenant under or pursuant to the Lease. If Tenant shall default at any time in the payment of any rent or any other sums, costs or charges whatsoever, or in the performance of any of the other covenants and obligations of Tenant, under or pursuant to the Lease, then the undersigned, at their expense, shall on demand of said Landlord fully and promptly, and well and truly, pay all rent, sums, costs and charges to be paid by Tenant, and perform all the other covenants and obligations to be performed by Tenant, under or pursuant to the Lease, and in addition shall on Landlord's demand pay to Landlord any and all sums due to Landlord, including (without limitation) all interest on past due obligations of Tenant, costs advanced by Landlord, and damages and all expenses (including attorneys' fees and costs), that may arise in consequence of Tenant's default. The undersigned hereby waive all requirements of notice of the acceptance of this Guaranty and all requirements of notice of breach or non-performance by Tenant. The undersigned also hereby waive any requirement of notice of any and all other demands or notices which may be given by Landlord to Tenant, whether or not required to be given to Tenant under the Lease.

2. The obligations of the undersigned hereunder are independent of, and may exceed, the obligations of Tenant, A separate action or actions may, at Landlord's option, be brought and prosecuted against the undersigned, whether or not any action is first or subsequently brought against Tenant, or whether or not Tenant is joined in any such action, and the undersigned may be joined in any action or proceeding commenced by Landlord against Tenant arising out of, in connection with or based upon the Lease. The undersigned waive any right to require Landlord to proceed against Tenant or pursue any other remedy in Landlord's power whatsoever, any right to complain of delay in the enforcement of Landlord's rights under the Lease, and any demand by Landlord and/or prior action by Landlord of any nature whatsoever against Tenant, or otherwise.

3. This Guaranty shall remain and continue in full force and effect and shall not be discharged in whole or in part notwithstanding (whether prior or subsequent to the execution hereof) any alteration,

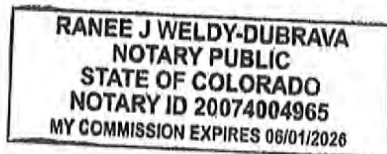
Kent Slaymaker [Signature] Guarantor

Guarantor's Social Security No. Guarantor's Social Security No.

429-73-2748

Guarantor's Address 2036 Virginia, Idaho Springs Guarantor's Address
CO, 80452

Notary: Ranee J weldy - Dubrava



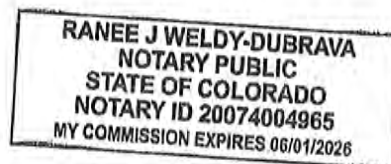
Cris Slaymaker [Signature] Guarantor

Guarantor's Social Security No. Guarantor's Social Security No.

517-02-4739

Guarantor's Address 2036 Virginia street Guarantor's Address
Idaho Spring, CO 80452

Notary: Ranee J weldy - Dubrava



1428 1111 2721

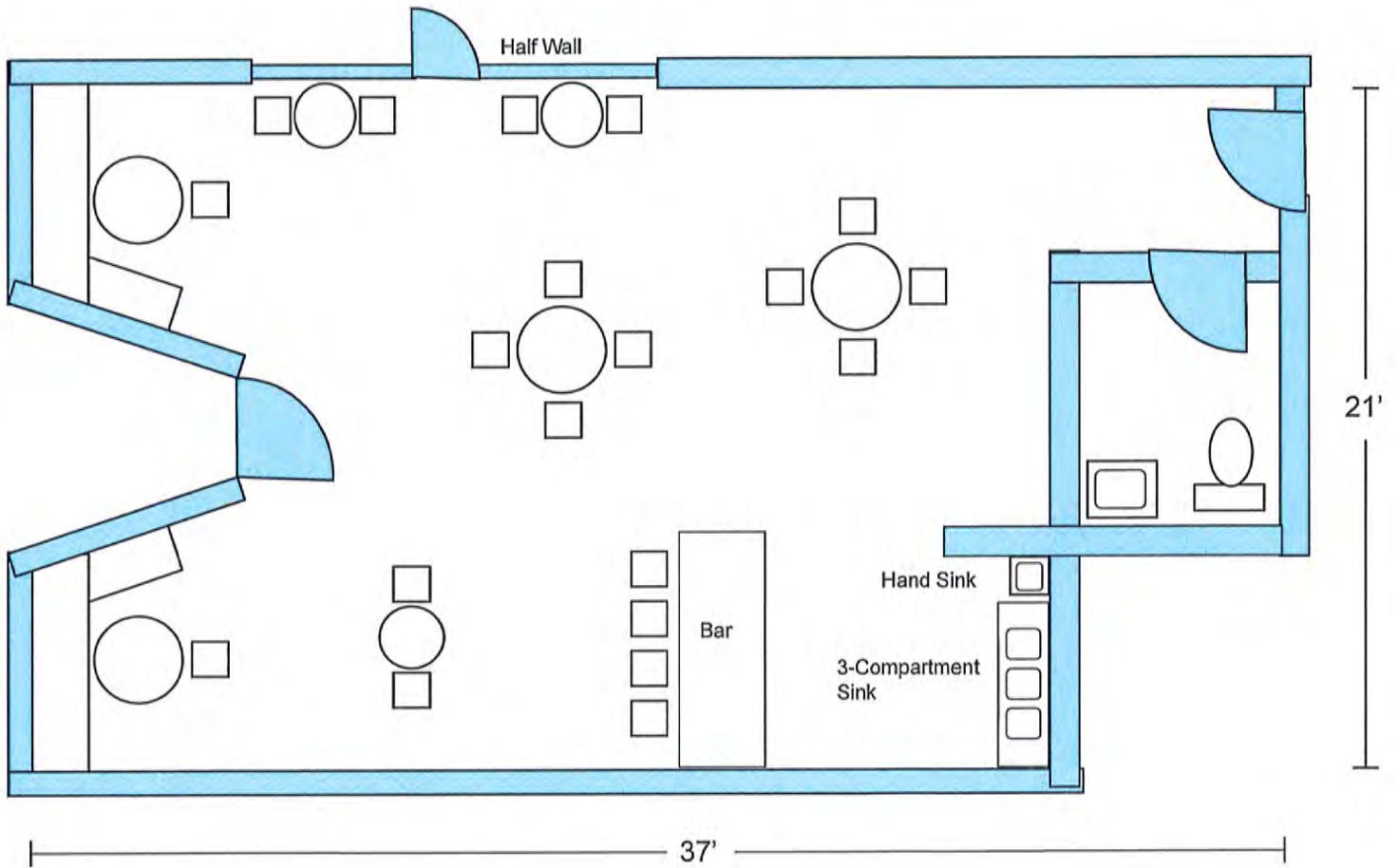


Slaymaker Cellars 1428-7111 W Street

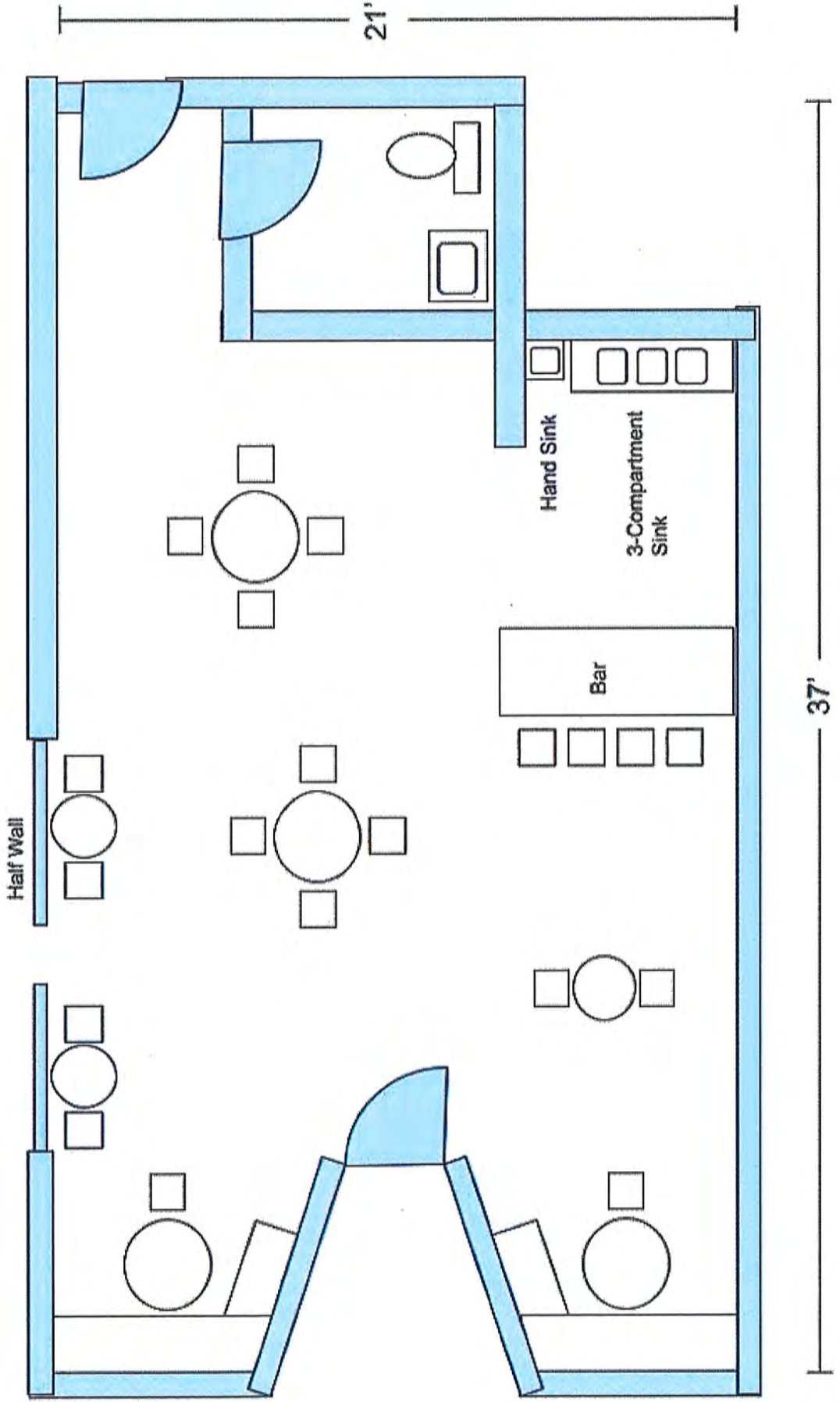


Slaymaker Cellars
Sales Room
1428 Miner St, Idaho Springs, CO 80452
Diagram of Premises - Interior Front Room

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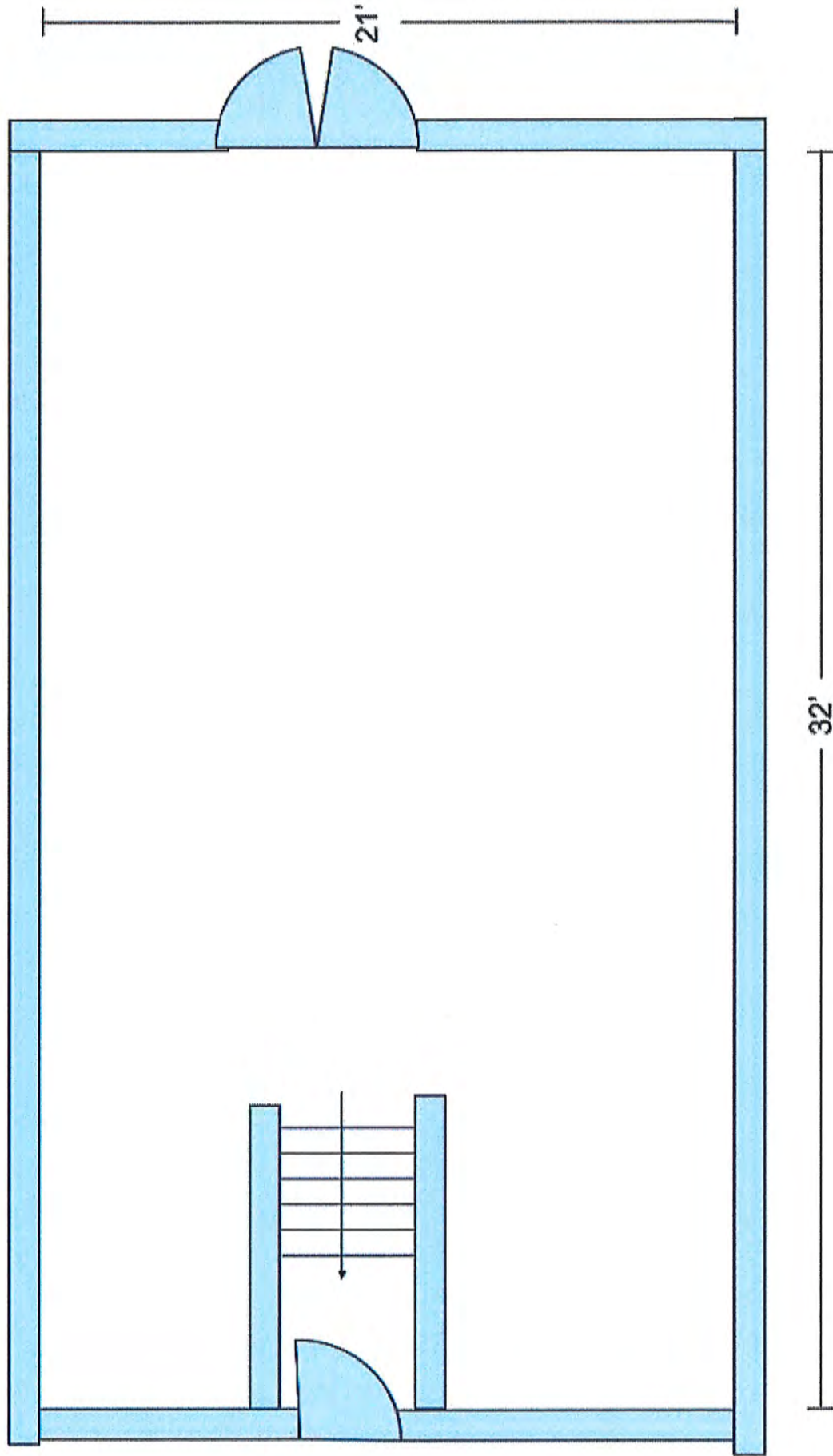
Slaymaker Cellars
Sales Room
1428 Miner St, Idaho Springs, CO 80452
Diagram of Premises - Interior Front Room



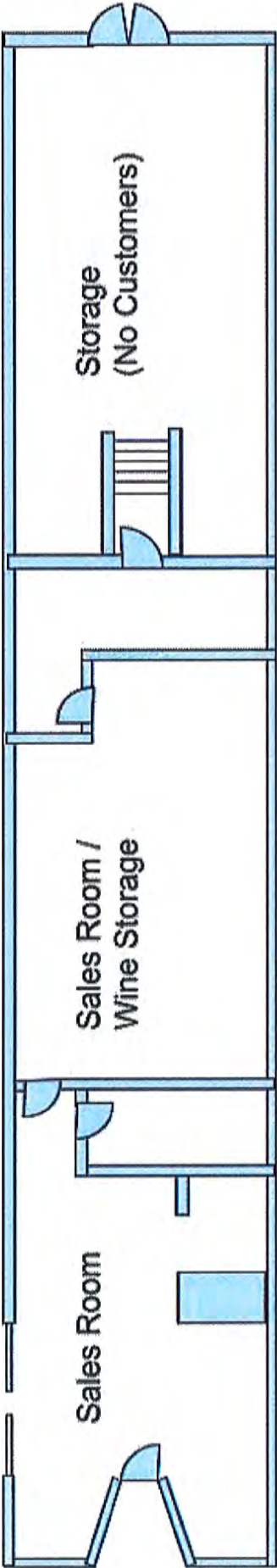
Slaymaker Cellars
Sales Room
1428 Miner St, Idaho Springs, CO 80452
Diagram of Premises - Interior Garage



Used for storage. No customers allowed



Slaymaker Cellars
Sales Room
1428 Miner St, Idaho Springs, CO 80452
Diagram of Premises - Interior Full



To: Mayor and City Council
CC: City Administrator Andrew Marsh
From: Jonathan Cain, Assistant City Administrator,
Interim Community Development Planner
Date: February 13, 2023
Subject: Staff Update
Attachments: Historic Resources Survey Plan 2022



REQUEST FOR ACTION: Approval of a resolution at the regular City Council meeting on February 13, 2023, adopting the Historic Resources Survey Plan 2022 that was completed by History Matters, LLC and recommended for approval by the Historic Preservation Review Commission on January 17, 2023.

BACKGROUND

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

As a CLG, the City is required to maintain a system for the survey and inventory of historic properties within the City limits. These surveys must be renewed every 10 years to ensure the information included remains relevant. Several surveys have taken place since 1983 when the City received its status as a CLG, and many of those surveys now need to be updated. Additionally, there are other possibly significant resources in the City that should be inventoried and explored.

In 2020, the City was awarded a grant of \$13,496 (to be matched by \$1,500 in City funds) to complete a plan for the survey of historic resources in the City. A consultant, History Matters, LLC was hired to complete this work. The project was supposed to kick off with a community meeting on March 17, 2020, right as the COVID-19 pandemic and associated economic shut downs took hold. It was postponed.

Since this time, the City and our consultant, History Matters, LLC have been working to complete this project. History Colorado granted the City an extension on our grant to complete this work.

A draft of the final plan was submitted to the City in October. HPRC and History Colorado reviewed this draft and provided comments to the consultant, who provided a revised draft. The Historic Preservation Review Commission (HPRC) reviewed these changes at its January 17, 2023, meeting and moved to recommend that the City Council adopt this plan.

PLAN RECOMMENDATIONS

It is important to note that these recommendations are the product of a significant outreach campaign to residents, property owners and other City stakeholders conducted by the consultant and in cooperation and collaboration with HPRC. Many of these recommendations will require future engagement and education campaigns to ensure that future work aligns with the goals of the community.

1. Conduct a selective Citywide Intensive Survey

The informal reconnaissance survey that was completed as a part of this survey plan identified 35 sites that should be surveyed by the City. Many of the sites chosen appear to possess sufficient significance and integrity to be eligible for designation to the National Register, State Register, or as local landmarks. Designation of a site can allow property owners significant financial resources for restoration and preservation work. It is estimated that this work would cost in the range of \$45-60k and could be funded through a State Historic Fund grant.

2. Establish City Infrastructure (Capacity) to facilitate designation of Historic Sites (Pilot Project)

This could be funded by the City or potentially through a State Historic Fund Microgrant. It would cost between \$4-7k and would function as a capacity building program for the City to help property owners of landmark and potential landmark sites access resources that can be helpful for the preservation and rehabilitation of historic properties.

3. Additional Research and Selective Intensive Survey in Grass Valley

This would include an intensive survey of 19 properties in Grass Valley (11 which were previously surveyed by HDR as a part of the West Bound Peak Period Shoulder Lane Project). It is estimated that this work would cost in the range of \$25-35k and could be funded through a State Historic Fund Grant.

4. Promote Tax Credit Opportunities

This project would be similar to project 2. It would cost approximately 2-3k to start and could be funded through a micro grant. All the required materials for such a program are already provided by History Colorado. This would allow property owners access to Tax Credits that can be useful for rehabilitation and preservation projects.

5. Prepare Historic Context to Tell the Story of Tourism in Idaho Springs

Many people know the story of how the Pike's Peak Gold Rush started in Idaho Springs. Another story that is equally important is the City's history as a tourism destination, starting as early as the 1880s when folks came to visit the Hot Springs and to wonder at the Mills and other workings of the Mineral Extraction Industry. This work would cost approximately \$30-40k and could be funded through the State Historic Fund.

- 6. Prepare Historic Context to Tell the Story of Ethnic Communities and Associated Places**
Another untold story about Idaho Springs involves Ethnic Communities in Idaho Springs from the 1860s through the 1970s. This work will involve research of U.S. Census records. This is estimated to cost between \$30-50K and could be funded by the State Historic Fund.
- 7. Conduct Additional Survey and Prepare Nomination Forms for a West Colorado Boulevard Historic District**
This would include a survey of 113 properties (there were 101 properties included in the original West Colorado Boulevard Survey). In the original 2005 survey, several of these properties merited inclusion on the National Historic Register; however, a new survey is required to fully explore the feasibility of creating a district. This would cost between \$20-55k and would be funded by the State Historic Fund.

NEXT STEPS

If the City Council adopts the 2022 Historic Resources Survey Plan at its regular meeting on February 13, 2023, City Staff will make final payment to History Matters, LLC and submit the plan to History Colorado for approval. Upon approval of the plan, the City will be reimbursed for the grant that paid for the majority of this project.

Once the plan is approved, Staff will begin working to identify grant opportunities that are available to achieve the recommendations noted in the Plan. Staff will also work with HPRC to determine priorities and strategies for completing the work, including for future outreach and community engagement projects.

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 2, Series 2023

**A RESOLUTION ADOPTING AND APPROVING THE CITY OF IDAHO SPRINGS
HISTORIC RESOURCES SURVEY PLAN, 2022**

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the City has a demonstrated commitment to preserving and fostering the recognition, preservation and maintenance of historic resources and structures located within the City; and

WHEREAS, to further these goals, the Idaho Springs City Council (“Council”) previously formed the Idaho Springs Historic Preservation Review Commission (“HPRC”), a City body tasked with reviewing applications for certain permits within the Historic Preservation District, issuing certificates of appropriateness and such other duties as established by the Council from time to time; and

WHEREAS, with the help of consultant History Matters, LLC, the HPRC has developed an Historic Resources Survey Plan (the “Survey Plan”) for the City to identify potential avenues to conduct future historic surveying of locations and structures within the City, which may be potentially used to pursue, recommend or support future historic designations of sites and structures within the City; and

WHEREAS, the HPRC has approved the Survey Plan and has recommended the same for approval by the Council; and

WHEREAS, the Council has reviewed the Survey Plan and finds its recommendations to be consistent with the City’s goals of preserving and fostering the recognition, preservation and maintenance of historic resources and structures within the City, and therefore wishes to formally approve and adopt the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Idaho Springs, Colorado, as follows:

The Idaho Springs City Council hereby adopts and approves the attached City of Idaho Springs Historic Resources Survey Plan, 2022, and authorizes the HPRC and City Staff to use the same as the guiding document for future historic survey projects conducted by the City, as further set forth therein.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of February, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

HISTORIC RESOURCES SURVEY PLAN, 2022



Prepared by:

Mary Therese Anstey

State Historical Fund Grant2020-SP-001

December 2022 Adam Thomas

HISTORY MATTERS, LLC

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Prepared by:

Mary Therese Anstey
Adam Thomas

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

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



HISTORY  *Colorado*
STATE HISTORICAL FUND



HISTORY  *Colorado*
STATE HISTORICAL FUND

This project was partially funded by a State Historical Fund grant award from History Colorado.

CONTENTS

INTRODUCTION 1

PURPOSE AND PARTICIPANTS	2
PRESERVATION IN IDAHO SPRINGS	4
FUNDING	5
PROJECT AREA	6
METHODOLOGY	6
SURVEYS 101: HISTORIC DOCUMENTATION BASICS	10
NOTES	16

SECTION I: RESULTS 19

EVALUATION OF EXISTING SURVEY DATA AND APPRAISAL OF HISTORIC CONTEXTS	19
---	----

Survey in the Downtown Commercial Historic District 20

Survey Elsewhere in Idaho Springs 22

Historic Contexts 27

DESIGNATED RESOURCES 29

LIMITED RECONNAISSANCE SURVEY RESULTS (AND REPRESENTATIVE ARCHITECTURAL STYLES AND BUILDING TYPES)	29
--	----

This document proposes projects to record, research, designate, and preserve a wide

Downtown Commercial Historic District 30

West Colorado Boulevard 32

Variety of Significant Places in Idaho Springs

Mary Therese Ansley

1

Grass Valley 33

East Colorado Boulevard 33

Other Architectural Styles in Idaho Springs 36

PRESERVATION GOALS AND OBJECTIVES 36

Strengths, Weaknesses, Opportunities, and Threats 36

Public Participation in Survey Plan 42

Community Preservation Goals 43

NOTES 44

SECTION II: RECOMMENDATIONS 47

SURVEY AND RELATED PRESERVATION PRIORITIES 47

BIBLIOGRAPHY 53

APPENDICES

APPENDIX A: ONLINE ASSESSOR DATA FOR HISTORIC PROPERTIES IN IDAHO SPRINGS 55

APPENDIX B: PREVIOUSLY SURVEYED PROPERTIES 81

APPENDIX C: DESIGNATED RESOURCES IN IDAHO SPRINGS 93

APPENDIX D: SAMPLE FORMS FROM PREVIOUS SURVEYS 95

T

he Pikes Peak Gold rush began in and around present-day Idaho Springs. The fledgling community, known in its earliest days as Jackson's Diggings and Sacramento City, officially became Idaho Springs on 17 April 1859. The following year the new settlement boasted a general store, hotel, restaurant and several cabins and was named the county seat of Clear Creek County in 1861. Quite quickly, especially thanks to the presence of early wagon roads, Idaho Springs became a supply hub for nearby mining. Arrival of the railroad in 1877 encouraged even greater growth, with the town developing both an impressive commercial core and small residential neighborhoods on "narrow streets winding up the steep walls of the valley."¹ Mining was the main economic force—there were mines surrounding the town and Idaho Springs was home to twelve independent

CITY OF IDAHO SPRINGS

mills—but the community also was "the center of commerce, communication, banking, and transportation."² In addition, local residents built numerous churches, schools, fraternal lodges, and municipal buildings.

The settlement of Grass Valley, also known as East Idaho, developed in parallel with Idaho Springs. It was located beyond the bend of Clear Creek as it joins Soda Creek. Interestingly, "Grass Valley was not organized into Lots and Blocks...but rather buildings both commercial and residential were springing up along Miner Street as the original miners sold off parts of their placer claims."³ The Grass Valley economy relied upon not only mining but also small natural hot springs that attracted the earliest tourists to the area. This settlement had its own grocery, general store, and school. By the 1890s Idaho Springs annexed Grass Valley.

Many of the small businesses here formed the beginnings of a tourism economy.

The mining boom for Idaho Springs and its surroundings lasted until approximately 1915. Local economic activity and physical development lagged in the 1920s and remained stagnant during both the Great Depression and World War II. Yet, there still was a mining presence around Idaho Springs until 1941, when the federal government both entered World War II and suspended gold mining nationwide. Over time Idaho Springs traded its existence as a mining hub for a new status as a well-known tourist destination.

As early as the 1880s the Indian Hot Springs became a destination for health seekers, although these visitors arrived either via wagon, stagecoach, or railroad. With the advent of automobile tourism in the late-1910s, this resort remained a popular draw for the wealthy. Residents on the east side of Idaho Springs, including in the originally independent hamlet of Grass Valley, started converting larger homes into boarding houses to capitalize upon the influx of visitors. Road improvements in the 1930s, especially to the Mount Vernon Canyon-Floyd Hill highway on US Highway 40 (East Colorado Boulevard)

between Denver and Idaho Springs, facilitated continued auto tourism in the midst of the Great Depression.⁴

The first cottage court motels appeared on the eastside in the mid- to late-1930s, with the great era of the small motel continuing into the late-1950s. Along with the motels came an increasing number of other services for travelers: gas stations, restaurants, and curio shops. Over time more and more of these support buildings were constructed in the Google style, an architectural expression with large expanses of plate glass, distinctive roof shapes, and neon signage that allowed the buildings to more easily attract the fast-traveling public. The presence of the interstate transformed both the economy and the character of Idaho Springs. Building I-70 "required blasting into the mountainside to create space, utilizing pockets of vacant land, moving or demolishing existing buildings or even blocks, and partially rerouting Clear Creek."⁵ Near Idaho Springs the highway opened in 1958; its construction "process forever changed the landscape of the valley and the way motorists experience the town."⁶ The arrival of I-70 encouraged the transition from motels to larger hotels and from Google

service buildings to more utilitarian construction.

Today, Idaho Springs still flourishes "as a center of industry and commerce" for all of Clear Creek County.⁷ And the City also continues its role as a tourism hub, offering historic sites like the Argo Tunnel and Miner Street along with "world class recreational opportunities...such as...scenic driving, skiing, biking, fishing, camping, hunting, and rafting."⁸

PURPOSE AND PARTICIPANTS

Survey plans are comprehensive documents written to assist communities in analyzing the current state of their survey program and make informed decisions regarding future documentation projects. Such plans link the past with the

future, setting goals about what historical topics to research and places to record, and then, recommending projects to achieve those goals. In general, survey plans do not cover nearly as many topics as larger, more comprehensive historic preservation plans. However, consideration of the overall preservation environment often is necessary in order to assess a community's research and documentation needs. This plan seeks to study historic preservation in Idaho Springs broadly, then focuses closely on proposals for surveys, historic contexts, designation, and other related preservation efforts in Section II. The City was awarded a grant from the Colorado State Historical Fund (SHF) to complete this survey plan, and this agency set specific requirements for the contents of such grant-funded plans. Key components of these plans include: evaluations of previous work (both surveys and historic contexts), identification of current research and documentation needs, and prioritization for future projects. SHF survey plans mandate completion of a limited reconnaissance survey to determine the architectural character of a community and require public participation in the planning process.

A 2018 routine, quadrennial audit of the Certified Local Government (CLG) program in Idaho Springs assessed the local preservation function.⁹ This review highlighted the absence of a plan for the systematic survey and inventory of its historic resources. Starting in fall 2018, City staff and the Historic Preservation Review Commission (HPRC) consulted with Dr. Mary Therese Anstey, principal consultant with HistoryMatters, LLC, about best practices for survey planning. The Commission wanted to know which sites were most architecturally

significant in Idaho Springs and which stories were most important. They sought current assessments of eligibility and clear priorities for places worthy of protection. These preservation objectives led the City to apply for a new category of non-competitive grant funding from SHF once it became available. The Community Planning staff viewed preparation of a survey plan as one crucial way to reaffirm to History Colorado the City's commitment to historic preservation. Other municipal goals for the completed survey plan included: receiving data to further populate their "GIS, ensuring the continuity of property information in the future" and assisting their "Sites and Facilities Committee (sic) in the creation of a new preservation plan, which will allow for the continued maintenance of historic properties and infrastructure owned and operated by the City of Idaho Springs."¹⁰

The municipal team responsible for this survey plan changed over the course of the project. City Administrator Andrew Marsh served as official grant recipient contact. Three different individuals oversaw day-to-day management of the project. Community Development Planner Alan Tiefenbach, upon leaving the City in March 2020, turned over grant-related tasks to Assistant City Administrator Jonathan Cain on an interim basis. The City hired Jerad Chipman as the new Planner in August 2021, and he assumed responsibility for project management. The

three City staff all answered questions from the consultant, organized public meetings, provided GIS data and created maps, and reviewed both the draft and final versions of the survey plan. Members of the HPRC offered valuable input on not only their anticipated future needs from surveys and historic contexts but also overall experience with and knowledge of the community preservation ethic. This group also proofread the draft plan, offering guidance on requested changes for this final document. The City hired Anstey, taking advantage of their earlier informal discussions and her professional expertise as the former Colorado Office of Archaeology and Historic Preservation (OAHP) Historical and Architectural Survey Coordinator from 2004 to 2010. She exceeds the Secretary of Interior's Standards for Identification and Evaluation as an

Architectural Historian. SHF Preservation Planning Specialist Jennifer Deichman provided much-needed support and guidance on this project, including excellent suggestions for content and crucial assistance with client-consultant collaboration. The Covid pandemic made public participation difficult for this

project, but long-time residents Robert and Janice Bowman offered indispensable knowledge regarding the known history of various historic buildings throughout the City.

PRESERVATION IN IDAHO SPRINGS

Historic Preservation, at its core, seeks to unify and past and the present. This field employs the systematic steps of identification, evaluation, designation, restoration/rehabilitation, and interpretation to preserve history and architecture for both contemporary and future generations. Idaho Springs possesses a noteworthy preservation record. In 1984 the municipality received notification from the Keeper of the National Register that their Downtown Commercial Historic District had officially been listed.

Four years later, the City adopted Ordinance No. 4. This local legislation accomplished three major and long-sought after goals for historic preservation:

1. Listed the existing National Register Historic District (NRHD) as a local landmark historic district, providing the commercial downtown with the level of protection not available with national designation

2. Established the HPRC, giving this City Council-appointed, five-member group the authority both to recommend properties for listing as local landmarks and to issue Certificates of Appropriateness (COA) for exterior modifications to both resources located within the Downtown Commercial historic district and all individually designated buildings within the city limits
3. Confirmed Idaho Springs as a CLG-- this status, authorized in the National Historic Preservation Act of 1966, allows local preservation programs, once approved by both the State Historic Preservation Office (SHPO) and the Secretary of the Interior, to: a) apply for grants of federal money passed through the states for local projects, b) exercise greater autonomy in both nominating properties to the National Register and participating in the countrywide historic preservation program, and c) review Colorado State Tax Credits for local projects. Responsibilities of CLGs include: enforcement of State and local preservation laws; establishment and continuing operation of an historic preservation commission; provision of public participation opportunities; performance of any SHPO-delegated functions; and maintenance of a system for survey and inventory of historic properties

In 1996 the HPRC, with help from an SHF grant, arranged for preparation of the *Idaho Springs Design Review Guidelines for the*

Historic District. This document was updated in 2007. The publication clearly states why design guidelines are important:

historic preservation entails far more than simply keeping the historic [buildings and] structures standing. It assures that today's residents and visitors, and future generations, can have a sense of the past and the strong ties Idaho Springs has with Colorado history.¹¹

The 2007 publication also notes some of the reasons why the HPRC was formed in the first place, including the goal to foster civic pride while also protecting the unique historic atmosphere and character of the City and strengthening the local economy. The design guidelines are intended to strike a "reasonable balance between the desires of property owners and the preservation of the City's heritage" and recognizes the Commission's responsibility to protect historic sites through the COA process.¹²

Idaho Springs also has shown its commitment to historic preservation in other ways. In 2005 the City, along with the Idaho Springs Historical Society (ISHS), established the Historic Sites and Facilities Partnership, Inc.

This group is responsible for overseeing the management and repair of city-owned historic properties. The partnership also participates in planning for the future needs of these sites. The

City's 2017 Comprehensive Plan clearly proclaimed the importance of both history and preservation within the chosen community vision statement. That plan also includes a specific goal related to preservation, namely "to celebrate and preserve our mining history to provide future generations a sense of place and a connection to our past."¹³ It is interesting to note the comp plan only mentions mining history, although Idaho Springs clearly has other historical themes, time periods, and architecture worthy of preservation.

FUNDING

In 1991 Colorado voters approved limited stakes gambling in the three mountain towns of Black Hawk, Central City, and Cripple Creek, with a portion of the proceeds reserved for statewide preservation projects. And, SHF was born. In the over three decades since its establishment, the Fund has awarded more than \$300 million to tens of thousands of projects in all 64 Colorado counties.¹⁴ Inclusive of this project, the City of Idaho Springs has received a total of nine grants from SHF.¹⁵ The agency also has awarded grants to the ISHS,

Clear Creek County-Idaho Springs Public Library, multiple churches, the Elks Lodge, and other grant recipients.

The City applied for a non-competitive SHF grant to complete this survey plan. As part of their application, Idaho Springs pledged the required 10 percent cash match and SHF provided the remainder of the budget, for a combined project total not to exceed \$15,000.

PROJECT AREA

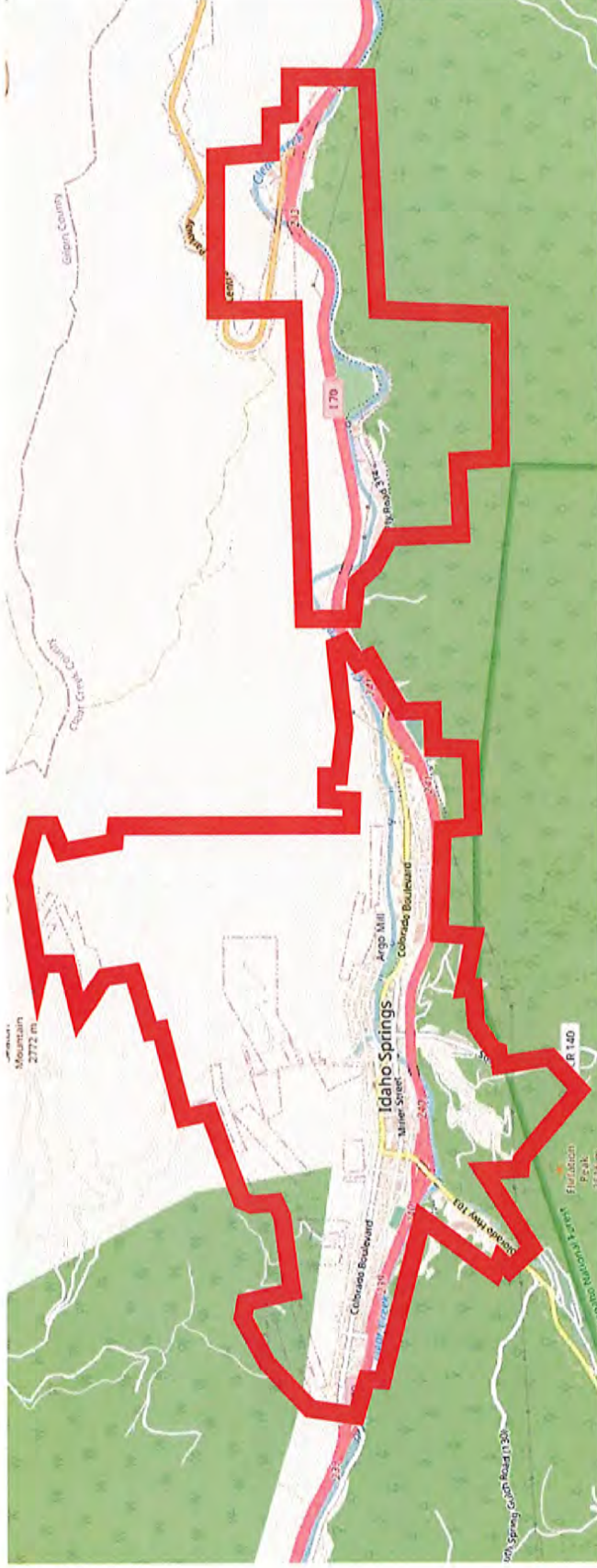
This survey plan applies to historic places within the official city limits. Idaho Springs, located in the Clear Creek valley between I-70 to the south and the foothills of the Rocky Mountains to the north, has an east-west orientation. The City, with nearly 1900 residents, is the most populous community in Clear Creek County. It attracts tourists to its restaurants, breweries, shops, boutiques, antiques stores, and other small businesses. Many of these establishments are located in the buildings within the downtown commercial historic district along Miner Street. A wide range of year-round recreational activities make the city popular with both tourists and

new residents. Access to the nearby interstate along with historic character, small size, and outdoor activities all make Idaho Springs an appealing community. That attractiveness has led to increases in real estate prices, making affordable housing a pressing issue.¹⁶ The possibility of increased urban density points to the need for this survey plan, as "having a more accurate understanding of the historical significance of... [the] entire City will help guide Staff, the HPRC, Planning Commission, and [the City] Council in determining the most vulnerable and significant..." historic places in the community, those most worthy of local landmark protection.¹⁷

METHODOLOGY

The survey plan is based upon the collected details from multiple required steps. Major components of the survey plan methodology included evaluation of existing survey data and appraisal of completed historic contexts; study of designated places; completion of a limited reconnaissance survey (with a complementary collation of online Assessor data for historic properties—See Appendix A); exploration of preservation-related strengths, weaknesses, opportunities, and threats in Idaho Springs; collection of public input for this plan; and presentation of community preservation goals. All of these tasks represent crucial information-gathering and analysis to inform the survey plan. Section I of this document presents the results from all completed steps, combining understanding of historical and architectural surveys and other useful materials the City already possesses with an assess-

ment of community needs and desires. The end result: recommendations for necessary and feasible projects for the City to pursue. Section II of this document features detailed descriptions of those recommended projects.



At the start of this project Anstey completed a file search via the COMPASS online database. This search provided a list of all survey form numbers and associated reports (See Appendix B). The City requested the evaluation of existing survey data focus most closely on four particular projects: three grant-funded surveys and/or plans completed between 1997 and 2005 and a single compliance survey the Colorado Department of Transportation (CDOT) initiated in 2017. Anstey analyzed these project deliverables on four criteria. She considered the actual content of the finished products, assessing both the quantity of gathered

data and the overall quality of the completed documents. She was particularly interested in how much historical research was included since this level of detail, while time consuming to complete, allows for assessments of eligibility beyond just NR Criterion C: Architecture. Anstey also noted what types of sources the consultants for these previous projects utilized, again with an eye towards the usefulness of the forms and reports but also

Map 1. Idaho Springs stretches east to west along Clear Creek and Interstate 70. Source: OpenStreetMap/Public Domain

General city boundary

keeping in mind the impact of changing requirements and project budgets. The date when these projects were completed also was important—the Colorado Office of Archaeology and Historic Preservation (OAHP) recommends

resurvey about every ten years; three of the four projects are in need of updating. Finally, Anstey critiqued the assessments of eligibility, noting whether surveyors justified arguments related to both significance and integrity and observing if these eligibility decisions represented field (consultant judgements) or official determinations (staff concurrence). These related issues are important because State staff only concur with well-argued eligibility assessments and the nomination for properties eligible to either the Colorado State Register of Historic Properties (SR) or National Register of Historic Places

(NR) cannot go forward without official determinations of eligibility.

The limited reconnaissance survey represented another important task in the scope of work for this survey plan and involved an on-foot tour of Idaho Springs over two days. Anstey took photographs of significant buildings and neighborhoods with concentrations of key architectural styles, building forms, and use types. She did not complete any survey forms as part of this informal study. The reconnaissance survey offered a summary view of the overall architectural character of Idaho Springs and allowed

the hired consultant to better assess the historic built environment.

Anstey added another component to complement the inperson recon survey. The City provided an address list of over 700 properties within the city limits with dates of construction from 1992 and

earlier.¹⁸ While buildings of this later vintage are not addresses in the first column, with the rest of the sheet considered historic yet, this date was chosen to make the devoted to key criteria for prioritizing research and survey plan both comprehensive and applicable for the next documentation efforts. It is important for anyone using this fifteen to twenty years. The table in Appendix A shows these

Compliance surveys are completed in accordance with a specific law or regulation. Most compliance surveys are undertaken in keeping with Section 106 of the National Historic Preservation Act of 1966. This legislation requires federal agencies to consider the effects of their projects on historic properties. The purpose of Section 106 is to allow any interested parties to comment prior to physical work on an historic site.

Grant-funded surveys possess different motivations. They are undertaken by choice and represent information-finding endeavors to further a community's preservation goals. Findings from grant-funded

survey projects often are used to prepare nominations for eligible sites or districts, interpretive materials, design guidelines, or preservation plans.

plan to understand the potential limitations associated with this methodology and, therefore, the finished table.

Assessor dates of construction are notoriously suspect and may not be absolutely correct. Anstey used photographs from the Assessor website and/or Google Earth images in

determining both architectural styles and level of integrity; no site visits were made to confirm this data. In addition, the notations in the "Known History" column are preliminary efforts and are in no way comprehensive.

Historic Contexts

Both historical and architectural surveys and historic contexts document history and associated links to the built environment. Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic sites. The consideration of available historic contexts was completed using similar criteria to those employed for the study of existing survey data. It is important to note Idaho Springs does not possess any contexts devoted to its history and architectural themes; this fact presents a particular opportunity for future projects to highlight unexplored topics and under-represented facets of the history of the city and its people. The study of historic contexts for this survey plan focused on not only two statewide historic context documents that cover topics related to the community's past but also the sections of survey reports devoted to giving an historical overview for the relevant project areas.

This plan's exploration of preservation-related strengths, weaknesses, opportunities, and threats in Idaho Springs objectively and honestly assessed the current community's preservation program in light of both what has been accomplished already and challenges to be faced in the future. A "SWOT" analysis is a structured planning technique employed since the 1960s to assess existing programs. The letters in the acronym stand for the four assessed areas. This analysis is based not on personal opinion or whim, but instead takes into account available evidence. Regarding the community's larger preservation goals and factors directly related to both research and documentation.

The Covid pandemic, and its mandatory lockdown and social distancing, made the requirement to gather public input for the survey plan rather difficult. The original scope of work for this project featured an initial meeting with an open house format, allowing attendees to provide feedback on a variety of issues relevant to the completed survey plan. Anstey used images from the reconnaissance survey to create four large (3' x 2') display boards, and had planned to ask attendees to choose the three local properties they found most and least historic. In previous survey plan projects, the photo board activity proved very successful in encouraging discussions about local preservation priorities and identifying areas where citizens, perhaps, needed more background information to better understand the significance of particular places or resources types.¹⁹ However, using the photo boards in Idaho Springs was neither

practical nor safe. One of the most fruitful efforts to solicit public opinions occurred on 26 September 2021. Anstey engaged individuals walking down Miner Street in general conversation. Because it was peak leaf peeping season, all of the individuals who participated were non-Idaho Springs residents. However, given the importance of tourism to city coffers, such input seemed particularly important. Members of the HPRC provided useful input for the survey plan at a special work session (held remotely) on 21 September 2021. Anstey provided the commissioners with a list of five questions in advance of the session. Finally, long-time residents Robert and Janice Bow-

man provided crucial details about the history for specific places in Idaho Springs; this information appears in the "Known History" column of the table in Appendix A.

SURVEYS 101: HISTORIC DOCUMENTATION BASICS

Many communities contain numerous places worthy of preservation but these buildings and sites may not be generally known. A survey allows communities to determine what resources are present in a particular area. A cultural resource survey is the collection and analysis of information concerning the physical remains that represent our past. The data collected as part of a cultural resource survey describes both the resources and their location. This information becomes the basis for evaluation, planning, and management. The term cultural resource survey encompasses two basic survey approaches: archaeological and historical and architectural, but this survey plan only deals with the latter.

Survey is crucial and provides the information basis for later historic preservation. The survey process includes two steps: identification and evaluation. Surveys identify

eligible resources for designation, as local landmarks or to the National or State registers. Once designated, then preservation-- such as restoration or rehabilitation or even interpretation like plaques or walking tours-- can commence. SHF follows this exact model for their program, requiring sites to be listed before awarding grant funds to complete any physical work. Other words used as synonyms for the verb survey include document and record.

Several factors can determine or influence the purpose of a survey. *National Register Bulletin Number 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (1985, revised) names seven benefits of conducting surveys:

1. Identifying properties that contribute to local character or illustrate historical and architectural development; the gathered survey data is useful for planning purposes
2. Contributing to scholarship about the community's past
3. Setting priorities for preservation, conservation, restoration, and rehabilitation efforts
4. Justifying using legal and financial tools to protect and enhance historic resources
5. Providing a knowledge base for planners to monitor and manage new development
6. Increasing public awareness regarding the built environment and the need for preservation

7. Enabling local governments and federal agencies to meet their planning and review responsibilities

This final item addresses one of the reasons Idaho Springs commissioned this survey plan. The City seeks, in completing the projects proposed in Section II of this plan, to meet their responsibilities as a CLG. Well-planned surveys not only have specific goals but also consider both shortterm and long-term research, education, and planning needs. This survey plan is based upon an assessment of the City's needs, recommending the best projects for the historic places in Idaho Springs.

Planning a survey project involves choosing a methodology that matches the project purposes, defining appropriate boundaries, involving the public, choosing preservation professionals qualified to complete survey work, and determining the cost of the project. The City of Idaho Springs will benefit from this survey plan because it puts all such planning details for multiple proposed projects in one place. Although it is the City's responsibility to review and update this information as needed when starting the process for applying for grant funding and actually accomplishing the listed projects.

Successful surveys are conducted using the correct survey intensity and inclusiveness. There are two levels of survey intensity:

Reconnaissance surveys are designed to cover a lot of territory through sweeping observations or at a low intensity. They are also known as "windshield surveys" because a car is useful for covering large geographic areas and this level of survey takes a quick look and records basic information, similar to what is visible through a car's windshield. Reconnaissance

surveys usually are conducted to establish which sites or areas are most deserving of followon, intensive surveys. Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National or State registers. Most formal reconnaissance surveys use #1417: Historical and Architectural Reconnaissance Form. (NOTE: No reconnaissance survey using this form have yet been completed in Idaho Springs. See Appendix D for a blank copy of Form #1417)

Intensive surveys are designed to take a more painstaking and exacting look at individual resources; conducted at a high intensity. This approach gathers detailed geographic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site's use and historical background for past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the

surveyed property possesses sufficient significance and integrity to qualify as a local landmark or to be listed on the National or State registers. Most intensive surveys use #1403: Architectural Inventory Form.

In terms of inclusiveness, surveys are described as comprehensive or selective. As the name implies, **comprehensive surveys** are most inclusive. They record all resources- regardless of age, location, size, condition, or association- within a chosen project area. Given the scope of such projects, comprehensive survey often is more costly. **Selective surveys** are less inclusive with only selected resources documented based upon predetermined criteria. These criteria might include age, condition, use, or known history.²⁰ It also is possible to design hybrid projects that combine reconnaissance and intensive survey into a single project. Many communities routinely conduct projects featuring a comprehensive reconnaissance survey (either informal or formal) with properties chosen for selective intensive survey based on the findings of that preliminary recon.

The choice of an appropriate survey area and the length of time a survey project should take are inter-related. In nearly all cases, larger survey areas will have more buildings and sites and, therefore, require more time to complete the required fieldwork, research (intensive

survey), form and report preparation, and results-sharing steps. The choice of a project area also relates to the underlying motivations for completing the project. Surveys seeking to study the history and architecture of a particular time period will focus on the geographic locations where such resources are located. Projects inspired by development pressures or the threat of demolition will center on the zone where such new construction is proposed.²¹ Practically, the choice of a particular funding source often defines the length of time allowed to complete a survey. For larger projects it may be necessary to design a series of surveys completed in multiple phases. It is always a good idea to consult with OAHF and SHF staff regarding the appropriate size for survey projects. In addition, experienced consultants also understand such issues and the practicalities of getting surveys done. Both types of professionals, having either managed or executed survey projects, are invaluable resources for planning successful surveys.

The best survey projects often feature high levels of public knowledge and, as feasible, actual participation in the information-gathering process. When planning a survey, it is best to encourage participation as early as possible. This approach will allow the City to

work collaboratively in identifying known history or potential threats to resources within the proposed project area. One of the many advantages of this survey plan: it makes Idaho Springs citizens and property owners aware of the geographic areas, resource types, and possible sequencing for future projects and provides lead time to engender higher levels of interest and cooperation. Such early engagement can create project allies, individuals willing to not only write letters of support for the grant application but also act as a surrogate spokesperson once the project is underway.²² In some cases, neighbors and local businesses even have offered financial support for projects, contributing to the cash match. Many of the most successful surveys started as grassroots initiatives from the neighbors themselves. These types of projects are most likely to gather the level and types of information that both allow for preservation and foster community pride. With this thought in mind, it will be important for City staff and the HPRC to maintain good relationships with property owners, seek local input on future survey opportunities-- even if those projects do not appear in this plan and, instead, come together synergistically in the future.

Determining the cost of a survey project is another key step in its planning process. The best way to obtain realistic figures is to ask preservation professionals with experience in conducting similar projects to provide detailed estimates; the inclusion of such price quotes also represents a requirement for most grant applications. The City can consult OAHp's *Directory of Cultural Resource Professionals and Historic Preservation Specialists* to identify consultants who have worked on survey projects.²³ State law prohibits OAHp employees from recommending consultants, so the City must complete their due diligence in vetting consultants (getting recommendations from other

communities, looking at websites where consultant work is posted, asking for and checking consultant references) who provide estimates and, more importantly, are hired to complete the actual survey work in Idaho Springs. Finally, it is important to know the most up-to-date funding maximums for the relevant grant programs. If the City receives estimates for proposed projects that are higher than expected, it may need to phase the work.

The actual completion of an historical and architectural survey involves three main steps: fieldwork, archival research, and preparation of draft and final products. All survey deliverables must be prepared in accordance with the *Colorado Cultural Resource Survey Manual, Revised Edition* (2007). It also is a good idea to consult with OAHp staff, both while planning surveys and at the initial meeting for awarded projects, for the latest guidance on any changed procedures or requirements.

During survey fieldwork the consultant physically visits each of the properties within the project area to record its architectural features and photograph as many elevations as possible from the public right of way. In some cases, these professionals may need owner permission to access some of the properties; time must be allowed in the project schedule for this extra step.²⁴ Fieldwork should be completed in a season when photographs can show the greatest level of architectural detail without the interference of trees in full leaf.

The archival research process for intensive level surveys is based upon available primary

and secondary sources. Both Assessor and Clerk and Recorder records are used to complete full chains of title. In Clear Creek County, Assessor records are searchable online, but the availability of Clerk and Recorder data is limited to transactions from 1983 to the present. It would be very helpful to future survey consultants for City staff to create a fact sheet on the holdings of local libraries and record repositories, noting the availability of historic city directories or phone books, maps, and other relevant sources. This type of information allows hired consultants to spend more time researching and less time tracking down elusive sources.

The preparation of draft and final survey products, both forms and a survey report, represent the culmination of the survey process. Form completion combines the fieldwork and archival research to finalize the survey forms. A form specific to the survey type (reconnaissance or intensive) should be generated for each recorded site. OAHHP designed these survey forms to gather the

A WORD ABOUT ORAL HISTORIES

Many communities ask consultants to conduct oral history interviews as part of the research process for historical and architectural survey projects. In an ideal world, preservation professionals adore chatting with witnesses to history and hearing their personal accounts about places within the survey area and

appropriate level of information to meet the goals for each of these survey types, but communities are allowed to modify the forms to gather additional information with approval from both the State and the hired consultant.²⁵ The order of the various fields on the intensive survey form is intended to be logical, starting with basic information like locational data (address, lot and block, UTMs) and then gradually becoming both more detailed and more specific (architectural description, construction history, historical background). The purpose of this design: to lead the hired consultant, ultimately, to evaluate the surveyed site. This step involves a consideration of both significance and integrity in order to make field determinations of individual eligibility and preliminary assessments of contributing and non-contributing resources within identified historic districts.

In preservation, all assessments of eligibility—suitability for listing as local landmarks or on the National or State registers—are based upon two factors: significance and integrity. Both of these concepts can be somewhat subjective but do have guiding principles that define them and how they are applied during the decision-making process.

deeply appreciate how oral history accounts enhance the quality and character of both survey forms and reports. However, in reality, survey projects rarely include sufficient budget or time for this task.

According to their website, the ISHS has gathered 60 oral histories. Future surveys will benefit from these records and the City must make hired consultants aware of their existence, providing details about their content (who is the interviewee and why are they important within Idaho Springs), their format (audio and/or video recordings, interview summaries, written transcripts) and availability (online, in-person, in-person with appointment required). The City also should collaborate with ISHS to expand their oral history collection. Such an investment of time and/or money represents a down payment on better surveys and historic contexts for Idaho Springs.

or archaeology. Determining significance often involves comparative analysis, deeming the most important buildings and sites in an area as potentially eligible. Most listing programs also limit significance to a certain time range, such as buildings that are fifty years or older. By definition, not everything will be important enough to be considered for designation. If a building is not significant, then the assessment of eligibility ends with the decision that the property

Significance is why a place is important. Each designation program has its own criteria of significance that an eligible resource must meet. (See Table 1) These criteria usually focus on history, architecture, and sometimes other factors such as geography

TABLE 1: DETERMINING ELIGIBILITY FOR LISTING

Designation Program	Criteria
National Register of Historic Places	A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
	B. that are associated with the lives of persons significant in our past; or
	C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
	D. that have yielded, or may be likely to yield, information important in prehistory or history
Colorado State Register of Historic Properties	A. The association of the property with events that have made a significant contribution to history;
	B. The connection of the property with persons significant in history;
	C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
	D. The geographic importance of the property; information important in prehistory or history
	E. The possibility of important discoveries related to prehistory or history

City of Idaho Springs Local Landmarks	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

does not warrant recognition as a landmark or Register-listed site. If that site, however, is determined to be important and meets at least one eligibility criterion, then the next step involves consideration of integrity.

Integrity relates to how physically intact a building is. Assessments of integrity are based upon the seven aspects of integrity the National Park Service created for the National Register program. These seven aspects are: location, setting, design, mater-

NOTES

als, workmanship, association, and feeling. A building does not have to be unchanged or perfect to have overall integrity. Determinations of integrity are based upon a balance among the seven aspects. In other words, integrity is not a yes or no proposition, but instead more of a low, medium, or high consideration. One way to think about integrity: if the original owner of the building traveled forward in time and looked at the building now, would they recognize it and believe it had not changed too much.

1. City of Idaho Springs Non-Competitive SHF Grant Application, 2018.
2. HDR. *Westbound I-70 Peak Period Shoulder Lane: Historic Resources Technical Report*. (Np: HDR, 2018), 50.
3. Ibid.
4. Robert Autabee and Deborah Dobson-Brown. *Colorado State Roads and Highways MPDF*. (Littleton: Associated Cultural Resource Experts, 10 January 2003), 38.
5. HDR, 52.
6. Ibid.
7. SHF Non-Competitive Grant Application.
8. Ibid.
9. The CLG program is discussed below in the "Preservation in Idaho Springs" section of this Introduction.
10. SHF Non-Competitive Grant Application.
11. *City of Idaho Springs Design Guidelines for Historic Structures* (2007).
12. Ibid.
13. SHF Non-Competitive Grant Application.
14. This dollar amount is an estimate. According to a March 2015 press release—"History Colorado Offers New Economic Feasibility Study Option Grants," the Fund had awarded \$263 million in grant funds.
15. History Colorado-SHF. "All Grants Awarded Through Fiscal Year 2022"
16. This phenomenon has impacted nearly all areas of Colorado since the late-2000s.
17. SHF Non-Competitive Grant Application.
18. Confirmation of dates of construction reduced the number of properties on this list to approximately 643 sites.
19. The most successful uses of similar photo boards occurred with the City of Louisville Historic Preservation Plan (2015) and the City of Aurora Survey Plan (2015) projects.
20. The table in Appendix A features columns devoted to these same criteria.
21. Ideally, proactive survey pre-dates proposals for new development, allowing appropriate consideration of historic places as part of the permitting and design process.
22. In these polarized times, some citizens may distrust any government-led endeavors but may be more likely to listen to a trusted neighbor or friend who explains the benefits of the survey.
23. See Preservation Partners | History Colorado. Keep in mind that professionals self-select inclusion on this list and it is not at all comprehensive.
24. See the ROW column on the table in Appendix A for notations of which properties may be difficult to see from public roads and sidewalks.
25. If the City intends to add any data fields to the survey form, that intention should be discussed with OAHF or SHF staff during the project planning process, justified in the grant application, and communicated to professional consultants providing estimates or responding to RFPs for the awarded project.

T

This portion of the survey plan summarizes all collected data, the information upon which the proposed projects in Section II are based. This section of the document also includes an evaluation of existing survey data, the list of designated resources, results from the limited reconnaissance survey, and an exploration of local preservation goals and objectives.

EVALUATION OF EXISTING SURVEY DATA AND APPRAISAL OF HISTORIC CONTEXTS

To prepare a useful and relevant survey plan it is crucial to study what already has been recorded in the community and assess the overall quality of existing survey products. In general, the survey projects previously completed in Idaho Springs illustrate the evolution of survey practices in Col-

orado and project standards OAHF has introduced over time. In comparison to just a decade ago, History Colorado now requires more information on survey forms and encourages not only assessment of local landmark eligibility (individual and district) but also inclusion of supplemental materials such as historic photographs and Sanborn maps. These increased requirements represent an asset in terms of the available information on the survey form, details particularly useful for determinations of eligibility, preparation of nomination forms, and approving permit requests. However, more survey requirements make intensive-level recordation more time-consuming and, by extension, more expensive.

According to the COMPASS online database, a total of 208 architectural resources have been recorded in the Idaho Springs vicinity since about 1976. OAHF, in the process of

replacing both its database and its online interface for survey records, has not entered any new data into the COMPASS system over the past few years. Therefore, their total number of historical and architectural surveys completed in the city does not include the forms HDR submitted for the Interstate-70 Westbound Peak Period Shoulder Lane compliance project in 2018. The survey work completed for that project brings the total number of surveyed architectural resources to 302.²⁶ Table 2 lists historical and architectural surveys completed in Idaho Springs from 1983 to 2018.²⁷ This chart shows a mix of compliance and grant-funded projects. The four projects, one compliance and three grant-funded, the City singled out for evaluation are marked with a star.

Survey in the Downtown Commercial Historic District

Some of the earliest survey efforts in Idaho Springs involved documentation of buildings and structures in the city's commercial core. In 1983 preservation professional Christine Bradley, working for the Colorado Historical Society, completed site form SCC.201.²⁸ This form documented all resources within a

proposed historic district, and the project was completed specifically to gather the necessary information for the NR nomination form. Later that same year Willis H. White and Mary V. Gaubatz, the President and a board member of the ISHS, prepared this paperwork and the Idaho Springs Downtown Commercial District received official listing from the Keeper of the National Register on 1 January 1984. District boundaries include Miner Street to the south, Center Alley to the north, 13th Avenue to the west, and Clear

Creek to the east. At the time of its listing, the district had 46 contributing properties and 14 non-contributing resources. Most of the contributing sites are commercial buildings constructed between 1877 and 1920. The district also includes a single residence, a bridge, a school, and a railroad engine and car. In 1988 the City, recognizing any preservation protection comes with local designation, listed the same area as a local historic district as well.

In 2017, as part of a CDOT compliance project for the Colorado Department of Transportation (CDOT), the cultural resources firm HDR resurveyed the Idaho Springs Downtown Commercial District, recording the findings on a Cultural Resource Re-Visitation Form (#1405). According to consultants Andrew and Megan Mueller,

²⁴ | HISTORY MATTERS, LLC

Overall, the district is in excellent condition. The buildings are generally well maintained and there is little evidence of deterioration. All contributing buildings and structures are still present, though Property #27 (Colorado and Southern Engine) has been relocated. Non-contributing Property #43 (1543

Miner) was destroyed by a fire in the late 1980s—early 1990s and the lot has been converted to a public park.”²⁹

The Muellers listed neglect and new construction as the most likely threats to the historic district. Notable changes within

TABLE 2: HISTORICAL AND ARCHITECTURAL SURVEYS COMPLETED IN IDAHO SPRINGS

Source: COMPASS online database

Date	Report No.	Title	Author	Contractor	Survey Type
1983	CC.CH.R12	CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022 Idaho Springs to Fall River Road (Project IR 70-3(142))	Harvey R. Atchison	CDOT	Compliance
1987	CC.FS.R4	Staub Proposed Small Tracts Purchase, Clear Creek County, Colorado	Timothy J. Grantham	Clear Creek Ranger District, Arapaho National Forest	Compliance
1992	MC.LM.R70	Central City West Circuit Replacement Line, Cultural Re-sources Inventory, Clear Creek and Gilpin Counties, Colorado	Cheryl A. Harrison	Powers Elevation for Public Service Company of Colorado and the BLM Canon City District	Compliance
1993	CC.FS.R24	Class III Cultural Resource Inventory of 60 Acres Including Camp Wilaha, Arapaho and Roosevelt National Forests, Clear Creek Ranger District, Clear Creek County, Colorado	David O. Homack	Paragon Consultants for Arapaho/ Roosevelt National Forest	Compliance
★1997	CC.SH.F.R44	Preservation 2000: The Next Hundred Years, City of Idaho Springs, Clear Creek County, Colorado	Jim White	Odell Architects and Others for the City of Idaho Springs	Grant-funded
★2002	CC.LG.R8	City of Idaho Springs, Colorado, Historic Preservation Review Commission Reconnaissance Survey	Dan Abbott	Idaho Springs Historic Planning Review Commission	Grant-funded
2004	CC.CH.R9	Historical Resources and Bridges Reconnaissance Survey for the Proposed Drainage Improvement Project, Colorado Boulevard (1-70) in Idaho Springs	Unspecified	Entranco and Felsburg Holt & Ullevig for PBS&J and CDOT	Compliance
★2005	CC.LG.R9	Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004-5	Unspecified	Spector and Associates for City of Idaho Springs	Grant-funded (CLG# 08-04-19306-015)
2007	CC.FS.R73	Camp Wilaha (5CC,585) Photo-Documentation, Clear Creek County, Colorado	Unspecified	Arapaho and Roosevelt National Forests	Compliance
2008	MC.FS.R494	Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests	Linda Lux et al	Interagency Professional Services Group, Rocky Mountain Regional Office, Recreation Solutions, Pacific Southwest Regional Office, and University of California Davis for the National Park Service	Compliance
2011	MC.FS.R505	A Class II Cultural Resource Inventory for the Clear Creek Ranger District Roadside Hazardous Tree Removal Project, Clear Creek, Gilpin, and Jefferson Counties, Colorado	Paul Alford and Jason C. Chambers	Arapaho and Roosevelt National Forests and Pawnee National Grasslands	Compliance
2011	CC.CH.R16	A Class III Cultural Resource Inventory Report for CDOT I-70 Twin Tunnels Environmental Assessment, Clear Creek County, Colorado	Erik M. Gantt, Kristin A. Gensmer, and Christian J. Zier	Centennial Archaeology, Inc. for CDOT	Compliance
2018	Unknown	WB I-70 Peak Period Shoulder Lane: Historic Resources Technical Report	Unspecified	HDR for CDOT	Compliance

★

the district included minor alterations to paint colors and signage, addition of sidewalk curb extensions along Miner Street between 13th

Avenue and Riverside Drive, introduction of parallel parking spaces, replacement of the concrete sidewalk with brick pavers, and

streetscape additions such as street lamps, trashcans, public seating, bike racks, trees, and landscaping.

Survey Elsewhere in Idaho Springs

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

In 1997 City Administrator Jim White and a large group of preservation and engineering professionals submitted a two-volume study entitled, *Preservation 2000: The Next 100 Years*. This document's title sounds like a preservation plan.

Instead, it is a collection of Historic Structure Assessments (HSAs) for "12 properties in Idaho Springs that contribute significantly to the architectural and cultural history of the city."³⁰ These documented sites, shown in Table 3, are either individually listed or are contributing resources within the Commercial Downtown

Historic District. White expressed the intention of the project "to maintain forward motion already developed for the continuing preservation and interpretation of historic sites and buildings as part of the unique character of Idaho Springs."³¹ An HSA differs from an historical and architectural survey in several ways. These documents, following an SHF-established table of contents, provide an assessment of the physical health of an historic building and often are completed to prioritize preservation or rehabilitation projects. However, Section 2 of each HSA includes narrative text on the property's History and Use; this portion of each document is similar to the information (but much shorter) required on Form #1403 in Fields 21, 29, and 35 and also includes current photographs. In general, HSAs are most useful for both tracking building conditions over time and applying for SHF grants to execute physical work. According to SHF records through the 2021 fiscal year, either the City or the ISHS received numerous grants for at least two of the buildings that appeared in *Preservation 2000*. Table 3 also shows these awards. The Central Hose House, Elks Lodge, and Bryan Hose House also required stand-alone HSAs. But, it is unclear if the creation of

TABLE 3: RESOURCES STUDIED IN *PRESERVATION 2000*

Property Name	Site No.	SHF Grant Awards	In 2002 Dan Abbott, at the time a member of the HPRC, submitted a two-page document with four large-format maps. While the City refers to this product as a comprehensive reconnaissance survey, the submitted products do not meet the requirements for such a project. The copy of Abbot's submitted work includes a notation from former Information Management Director Meg Van Ness that states
Central Hose House	SCC.201.44	Historical Society: 2006—HSA—\$6,425 Historical Society: 2008—Exterior Rehabilitation—\$187,806 City: 2014 - HSA - \$11,800	
Elks Lodge	SCC.859		
Hanson's Lodge	SCC.201.45*		
Hose House No. 2	SCC.967* (NR nomination pending at time of project completion)		
Jackson Monument	SCC.986		
Methodist Church	SCC.1192		
Ornamental Resources Building	SCC.201.23* (Compass refers to this site as the Yingling Building)		
Precision Machine	N/A (Within Commercial HD, but no record for given address: 223 17th Ave.)		
Roberts Brothers Warehouse	N/A (Authors presumed within Commercial HD, but OAHF handwritten notation on report states site likely located outside boundaries)		
Trathen Building	SCC.201.25		
Underhill Museum	SCC.201.15	Historical Society: Exterior Restoration and Stabilization - \$96,297	
Virginia & Illinois Hose House	SCC.966* (Compass refers to this site as the Bryan Hose House)	City: 2004 – Building Stabilization - \$9,900 City: 2009 – Historic Structure Assessment - \$6,881	

new HSAs reflected on the content and quality of the work completed in 1997 as part of *Preservation 2000*.

and the associated maps were received by OAHF on 28 February 2004. They were prepared as part of planning for an anticipated CLG grant. This is not a CLG, SHF, or Section 106 product.³²

Abbott completed both driving and on-foot fieldwork for a shaded maps showed 50 properties that had been previously surveyed, comprehensive reconnaissance survey of Idaho Springs, but there is no 413 sites worthy of intensive-level survey, 38 homes in need of further indication he prepared forms, took photographs, or submitted the research to determine whether they should be intensively required survey report. Abbott assessed only residential properties. The

The 2005 survey identified a potential NRHD along West Colorado Boulevard from 4th Avenue on the west to the 1600 block on the east. The chosen boundary is too expansive because it includes two blocks from 4th to 6th avenues where there are no contributing resources. When choosing appropriate boundaries for an historic district it is important to consider both density and distribution of historic properties, drawing the edges to encompass the most contributing resources without picking up too many noncontributing sites. Further discussion of possible boundaries for this proposed historic district appears in Section II. Source: OpenStreetMap/Public Domain

Potential NRHD
Boundary

Area with no
contributing resources

recorded, and 105 sites he
"determined to be non-

historic," explaining all of these buildings were either homes or commercial businesses less than 50 years or older.³³

The abbreviated documentation associated with the 2002 reconnaissance survey provided the justification for the *West Colorado Boulevard Historic Buildings Survey*. The Denver-based consulting firm Spector and Associates completed the CLG-funded endeavor in 2005. This selective intensive project documented 101 historic sites, all residential properties, along West Colorado Boulevard

between 4th and 16th avenues. A 2004 file search indicated a total of 14 properties had been previously recorded within the survey area, only two at the intensive level. The Spector consultants documented those two sites on Cultural Resource Re-Evaluations Forms (#1415) and recorded the remaining 12 properties on Form #1403.

The consultants identified a potential NRHD but were uncertain about its full extent without further survey between 1st and 4th avenues. These surveyors also found 79 properties deemed individually eligible. The consultants



indicated, in a hand-written note on the title page of the survey report, "time did not allow for concurrence between the consultants and OAHP staff on individual National Register and State Register eligibility" and advised "anyone interested in preparing a nomination for properties determined [field] eligible...should contact the National and State Register Historian prior to beginning the nomination process."³⁴ Although not stated, it appears the consultants did not obtain concur-

rence with State staff on the eligibility of the potential NRHD either.

The survey report for the Colorado Boulevard project noted possible City motivations for conducting this project. They likely were worried about "the encroachment of Interstate-70 into Idaho Springs due to a planned expansion of the highway by...CDOT" and hoped that in "identifying as many historic resources as possible, they (the City) can demonstrate to CDOT that much of the town has valuable historic assets" and, therefore, convince the agency to consider alternatives other than taking historic sites for any expansion.³⁵ The City had every reason to be concerned. In 2004 CDOT commissioned a survey of retaining walls along Colorado Boulevard as part of a larger study devoted to drainage and associated engineering issues for an I-70 expansion. In the face of such a threat, it is somewhat surprising the Spector consultants did not identify a local landmark historic district to provide as much protection as possible for these homes. In defense of the consultants on this project, OAHF grant-funded survey guidelines in 2004 encouraged, but did not require, assessments of eligibility as local landmarks or for local historic districts. These consultants concluded the survey report with solid guidance for the City-- in all future grant-funded endeavors: 1) obtain bids from qualified consultants, 2) research the survey process and involved costs, and 3) follow advice from the Colorado

Historical Society to improve future grant requests.³⁶

City staff requested this survey plan also highlight one compliance survey: HDR's recordation for an I-70 project that documented resources not only in Idaho Springs but also the nearby communities of Empire Junction, Dumont, Downieville, and Lawson. Completed in 2018, the products from this project represent both the most recent and most thorough recordation of sites in Idaho Springs. The

consultants prepared 96 survey forms for properties outside of the Downtown Commercial Historic District. The firm completed not only Management Data Forms (#1400) to summarize two potential historic districts but also resurveyed two previously recorded homes on Miner Street on the city's eastside. All of HDR's survey forms featured both historic photographs and Sanborn map images. The addition of these two items supported the consultants' assessments of historic integrity and make these compliance products particularly useful for not only CDOT but also the City and the HPRC.

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

The first HDR-identified potential historic district featured 12 properties located in the formerly independent community of Grass Valley. All of the residential properties possess

Miner Street addresses. According to HDR, this small district represents the only remaining and contiguous collection of Grass Valley residential properties. That small community once featured its own compact commercial district between Miner Street and Colorado Boulevard. The Safeway grocery store, constructed in 1984, replaced not only the Grass Valley School but also the Krenzel Motel.³⁷ Grass Valley's residential neighborhood originally continued east from these two larger buildings. The consultants found the potential Grass Valley NRHD important under Criterion C: Architecture as the most cohesive and extant collection of architecturally significant Late Victorian homes from the once independent community. The potential district has a period of significance ranging from 1885, when the first two homes within the neighborhood were constructed, to 1910 when the last Late Victorian residence was built. Properties in the identified Grass Valley district retain medium to low levels of historic integrity in terms of location, feeling, and association. Many of these homes possess original exterior material; most common updates include vinyl windows, re-clad roofs, and a small number of side or rear additions. HDR consultants stated these

alterations and additions exerted only minor impacts upon the district's integrity of design, materials, and workmanship. This proposed historic district, however, appears to lack sufficient significance under Criterion C: Architecture. Section II of this document provides detailed next steps for further survey and research in Grass Valley.

The HDR consultants also carried out the exercise of identifying a potential NRHD along the East Colorado Boulevard commercial corridor, the area of town where nearly all of the community's auto-tourism-related resources are located. Surveyors Elizabeth Blackwell and Alexandra Kosik completed 13 intensive-level survey forms for properties within the Area of Potential Effects (APE) and supplemented this documentation with informal (no forms) reconnaissance survey to determine the likely boundaries of a possible district. The pair also studied midcentury aerial photos and historic assessor cards, identifying 34 total properties on East Colorado Boulevard possibly associated with tourism. Most of these buildings dated between 1930 and 1950, with additional resources associated with the post-1958 opening of I-70 and a subsequent increase in tourist traffic.

They found the possible historic district likely significant under both Criterion A: Commerce and Criterion C: Architecture (midcentury roadside architectural styles and building types such as motels and restaurants). The consultants found, however, that nearly all sites within the potential district have experienced, since the 1970s, substantial negative impacts to integrity. Within the chosen boundaries a total of

11 properties were determined to be noncontributing because they were constructed after the period of significance.³⁸

Based upon their survey work, the HDR professionals found only four contributing resources within the possible district boundary and determined, therefore, there was neither sufficient density nor distribution of significant and physically intact properties to justify a NRHD. Of the four contributing properties only one, the 6 & 40 Motel at 2920 Colorado Boulevard (5CC.2341), represents a good candidate for individual listing. Designating this site as a local landmark can be pursued immediately. However, the NR/SR staff may require more information, especially about the owners over time, than HDR collected.

Historic Contexts

Historic contexts can increase understanding of local history, and well-written historic contexts have the power to appeal to diverse audiences. At their best, historic contexts attract readers with the story, keep them reading with a narrative that highlights common human experience, engage them with poignant historic photographs, and prepare them to recognize in the built environment the patterns and themes discussed. Historic contexts, because they tap into the love of story all humans share, can sometimes be an easier “sell” to citizens and local officials. Especially when historical and architectural surveys seem, particularly to the uninitiated, to focus on esoteric nuances of architectural styles and expressions. The themes and stories presented in historic contexts give readers a framework to better understand and appreciate the places that tangibly tell the stories from our past. In addition, historic contexts are an excellent way to capture and present important stories even if the buildings associated with them lack

integrity and, therefore, do not represent good candidates for designation.

There are no historic contexts yet written exclusively about Idaho Springs. Therefore, this section evaluates two statewide historic context documents covering topics related to the community’s past, plus the sections of two survey reports, narratives written for the relevant project areas.

In 2006 historians James E. Fell and Eric Twitty completed an historic context entitled, *The Mining Industry in Colorado*.³⁹ This document is formatted as a Multiple Property Documentation Form (MPDF), an instrument with both narrative historical background and eligibility requirements and, thus, intended to make the process of listing eligible resources on the NR easier. The history narrative in this document covers the full span of mining in the Centennial State from 1858 to 2005 and encompasses precious and base metals (like gold and silver), industrial metals, coal, and various mining technology and equipment. There are two sites in Idaho Springs associated with this context: the Argo Tunnel & Mill (5CC.76), designated as a concentration mill, and the Idaho Springs Downtown Commercial District (5CC.201), listed as an

original townsite. Contrary to how MPDFs usually are employed, both of these resources already were designated on the NR, in 1978 and 1984 respectively. However, the history in the MPDF greatly amplifies the details provided on the original, early designation forms.

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

property types associated with the eight historical themes and registration requirements offering guidance regarding character-defining features, significance, and integrity.

The historic context sections of two survey reports, the 2005 documentation of West Colorado Boulevard and the 2018 compliance project for I-70 expansion, directly relate to the history of Idaho Springs. For the residential survey along Colorado Boulevard, it is clear the consultants spent a great deal of time and effort on the forms. The survey report, however, is less thorough. The consultants admitted they simply lacked the time and budget to prepare a more thorough historic context within the report. However, they included an excellent list of sources for future historic context or survey projects:

- *History of Clear Creek County, Tailings, Tracks and Tommyknockers* has a wealth of information on the individuals and families that have resided in Clear Creek County up through the end of the 20th Century and beyond
- *A Quick History of Idaho Springs* by Beth Simmons was also very helpful...
- Ethel Gillette's book, *Idaho Springs: Saratoga of the Rockies, A History of Idaho Springs, Colorado* written in 1978

- *The Development of Colorado's Mining Industry* by Thomas A. Rickard
- *Guide to Mines and Ranching in Colorado* by Frank Fossett⁴⁰

The historic context in the 2018 HDR survey report is quite extensive, matching this project's much larger project area that encompassed an APE in the communities of Empire, Dumont, Downieville, Lawson, and Idaho Springs. The context is divided into three parts: one reviewing relevant material from Twitty's study of 1-70, a second offering a brief overview of Clear Creek County history, and the final subsections highlighting the most important themes and details relevant to each of the five settlements within the APE. This historic context borrowed from three other HDR reports prepared between 2014 and 2018. The hired consultants, however, prepared the parts of the context about both residential development and midcentury tourism in Idaho Springs specifically for this survey project. Like the survey forms, the HDR historic context in the survey report is well done and based upon scholarly research. The City may use this historic context for interpretation and heritage tourism.

Currently, the City's preservation goals as expressed in the comp plan mention only mining history. Preparation of two historic contexts that span the history of Idaho Springs from its origins to the 1990s have the potential to add new dimensions to the story most locals and tourists now hear. The first recommended project should explore the community's long attraction for visitors, spanning from the origins of Indian Hot Springs to midcentury (and contemporary) auto-tourism. The second historic context should research the ethnic history of Idaho

Springs, focusing on early miners and tracing any nationality communities who remained in the city.

DESIGNATED RESOURCES

In a community with so many historic buildings, it is somewhat surprising the City of Idaho Springs boasts a total of only 14 individually designated resources. However, this figure does not include the resources within the NR/ local landmark Downtown Commercial Historic District. Table 4 lists the designated properties in Idaho Springs, indicating whether they are listed on the National and/or State registers or as local landmarks. Not surprisingly, given the overall impact of mining upon both the history and architecture of Idaho Springs, the majority of the listed buildings were constructed in the 1890s through the 1920s.

LIMITED RECONNAISSANCE SURVEY RESULTS (AND REPRESENTATIVE ARCHITECTURAL STYLES AND BUILDING TYPES)

Both the on-foot photographic survey and creation of the complementary table in Appendix A combined to provide a summary view of the architectural character of Idaho Springs and allowed Anstey to better assess the historic built environment. There are important historic buildings throughout the city, but Map 3 illustrates particular concentrations of resources in select geographic areas-- the Downtown Commercial Historic District, West Colorado Boulevard, Grass Valley, and East

Colorado Boulevard-- within this survey plan's project boundary. Details regarding the specific use types, architectural styles, and building forms are based upon *Colorado's Historic Architecture and Engineering Guide*. It is important to remember that the assigning of architectural styles, despite the utility of this document and other similar publications, remains more of an art than a science with a great deal of room for subjective opinions. In many cases, the styles listed on the table in Appendix A are actually labels for broader time periods, like Late Victorian. The OAHIP Lexicon allows usage of such "of the period" labels when the building lacks enough character-defining features to be distinguished as a particular style within that architectural era.

TABLE 4: DESIGNATED RESOURCES IN IDAHO SPRINGS

Property Name	Property Address	Site Number	Listing Type		
			NR	SR	LL
Argo Mill and Tunnel	Riverside Dr.	5CC.76	X	X	
B.P.O. Elks Lodge #607	Colorado Blvd.	5CC.859		X	
Blue Ribbon Tunnel	Near walkway to Waterwheel Park	N/A			X
Bryan Hose House	Illinois and Virginia streets	5CC.966	X	X	
Charlie Taylor Waterwheel	South of I-70 below Bridal Veil Falls	5CC.229		X	
City Hall	Miner St.	N/A			X
Hose House #2	Colorado Blvd.	5CC.967	X	X	
Jackson Monument	Highway 103	5CC.986			X
M.M. Roberts Residence	Colorado Blvd.	5CC.236			X
Methodist Episcopal Church	Colorado Blvd.	5CC.241	X	X	
Miner Street Bridge	Over Clear Creek	5CC.231	X	X	
Steve Canyon Statue	Colorado Blvd. and 23rd Ave.	N/A			X
Zion Evangelical Church	Virginia St.	5CC.1194			X
Unspecified	Virginia St.	N/A			X

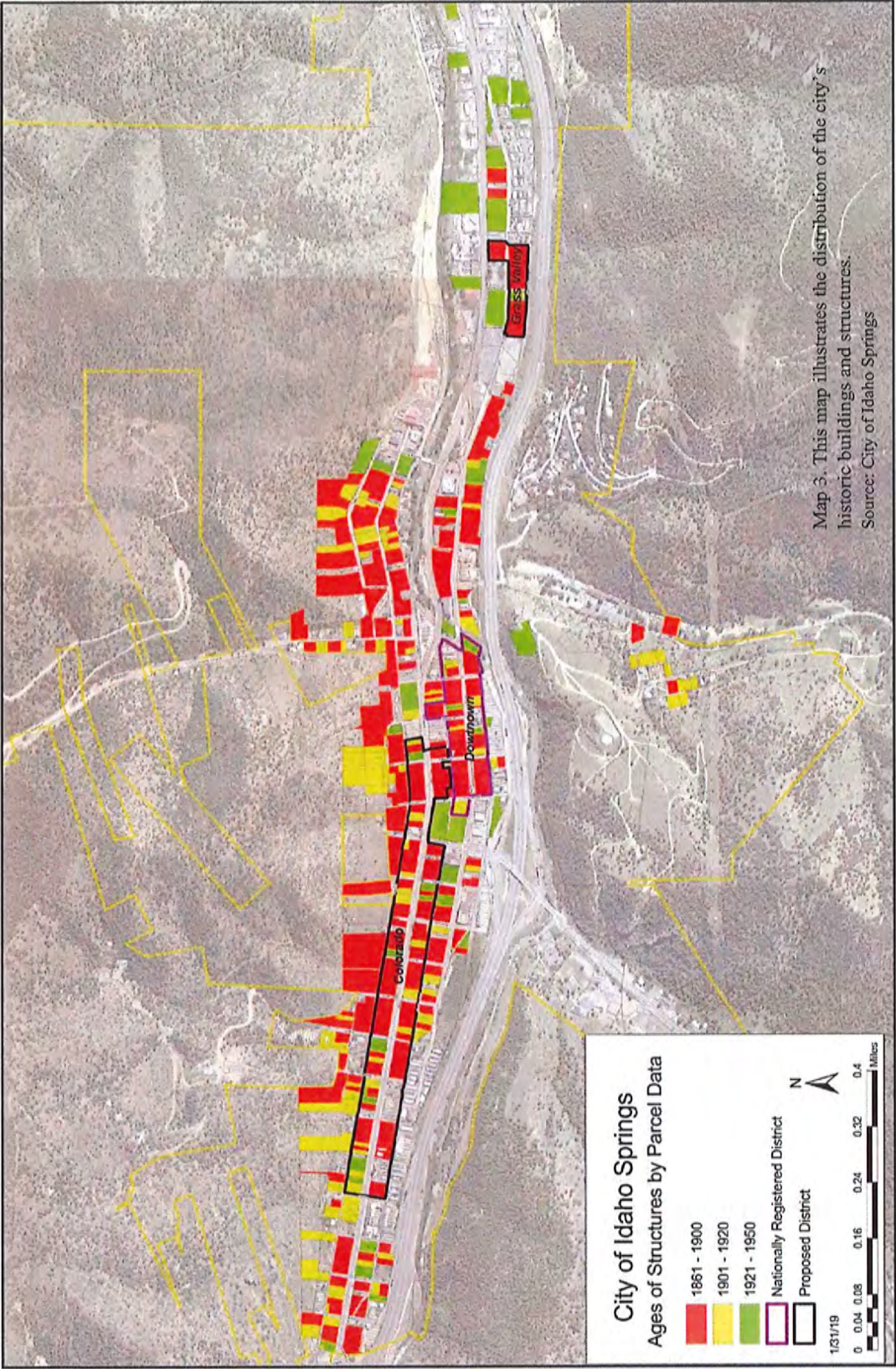
Note: Properties listed on the National Register are automatically added to the State Register.

Downtown Commercial Historic District

The majority of the buildings within this district are examples of the Nineteenth Century Commercial use type. Character-defining features of such buildings include cast iron facades, kickplates, large display windows with transoms, decorative bracketed cornices, recessed entries, and door transoms. Most of the buildings within the district are either one- or two-story brick, with selected examples of frame construction.

There also are examples of Early

Twentieth Century Commercial buildings within the historic district. Characterdefining features of these buildings include either recessed



or flush entries, translucent window transoms, corbelled cornices, decorative brickwork, and

parapets. These later buildings are far less ornamented than those constructed in the

1800s. The buildings in downtown Idaho Springs of this use type are one-story, brick, and possess a 1900 date of construction.⁴¹

There is one particularly distinctive, non-commercial building within this historic district: the Idaho Springs Public Library. Located at 219 14th Avenue and constructed in 1904, this facility was built with funding from philanthropist Andrew Carnegie. The Classical Revival style edifice features an impressive, east-facing entry with prominent pediment, Doric columns, and large wooden double doors. Many architects adopted this style, with its return to classical forms from Greece and Rome, as a response to the extensively ornamented architectural expressions of the Victorian period. This somewhat subdued style is particularly popular for large institutional buildings in Colorado.

West Colorado Boulevard

This thoroughfare, located north of the downtown historic district, represents the residential complement to the commercial buildings along Miner Street. Many merchants, along with newly wealthy miners, constructed homes here. The street features an impressive

collection of Late Victorian period architecture, with some homes possessing sufficient architectural distinction to be labeled as a specific style.

There are multiple examples of the Queen Anne style, a popular and often ornate Victorian expression. Most Queen Annes feature vertical orientation, asymmetrical massing, and brick construction with contrasting wooden ornamentation. Other character-defining features include scalloped (fishscale) shingles, turned spindles, front entry porches, multiple gables, and decorative bargeboard.

The Edwardian style is particularly prominent along West Colorado Boulevard. This architectural expression represents a transitional style, bridging the period from Late Victorian to Late Nineteenth and Twentieth Century Revivals and exhibiting some characteristics of both eras. Many Edwardian homes resemble shorter (one- to one-and-one half story), blockier Late Victorian homes with less decoration. Other character-defining features include asymmetrical massing, multi-gabled roofs, wrap-around porches, and simple classical columns.

This neighborhood also features examples of multiple building forms, architecture identified more with its shape than the actual stylistic elements. There are several Foursquares along West Colorado Boulevard. As the name implies, these two-story houses are square and usually feature a four-room over four-room interior arrangement. Most Foursquares were constructed from 1900 to the mid- to late 1920s. Character-defining features include (usually fullwidth) front porches, hipped roofs, central dormers, overhanging roofs, and often classical elements such as dentils, modillions, friezes, and Doric or Tuscan columns.

There are also Classic Cottage homes along West Colorado Boulevard. This form is basically a one-story version of the Foursquare. This form was most popular between 1910 and 1930 and, beyond its predominate use for homes, also was used for schools, depots, and other small public buildings. Nearly all Classic Cottages are brick or masonry and key features include central dormers, hipped roofs, thick porch supports, flared eaves, and a belt course.

Grass Valley

This once independent community is located on the east side of Idaho Springs, beyond the bend of Clear Creek as it joins Soda Creek. Only a few residential properties remain. The few extant Grass Valley homes mostly feature Late Victorian influences. Character-defining elements of these houses include: front porches, segmental arch windows, and fishscale shingles. There also are some Foursquare type homes. All of these Grass Valley residences are much more modest than those found on the westside and many of the properties have been altered over the years.

The HDR surveyors identified 2455 Miner Street as an example of the Hall-Parlor form. Such simple homes are two rooms wide and one room deep with a central front door and side gabled roof. Classic examples feature small pedimented roofs over the primary entrance and a central fireplace to heat both rooms. Many of these houses, like this one, feature later rear additions to enlarge overall living area.

East Colorado Boulevard

Commercial development on the east side of Idaho

Springs can be divided into at least two distinct periods: preWorld War II construction and

postwar buildings. According to the surveyors from HDR, "three motels and a restaurant were built along a brand new (sic) Colorado Boulevard in the 1930s. By the end of the 1940s, Colorado Boulevard was the primary route through [the east side of] Idaho Springs and there were businesses on along (sic) its full length."⁴² Table 5 details the three extant, but heavily altered, tourism-related facilities constructed along East Colorado Boulevard in the 1930s.

The post-World War II tourist-related resources along east Colorado Boulevard have fared only slightly better than those from the prewar period. HDR surveyed a total of eight buildings that reflect the city's postwar and I-70 era tourism.⁴³ Nearly all of the remaining buildings have been heavily altered and several appear to suffer from deferred and/or inappropriate maintenance. During the course of this project, the remains of the already altered but distinctive sign at the former King's Derby motel (2801 Colorado Boulevard) was removed. The loss of this geographic landmark, a sign that remained after the cottage court was demolished, represents an example of the threats that postwar tourist-related resources in Idaho Springs currently face.

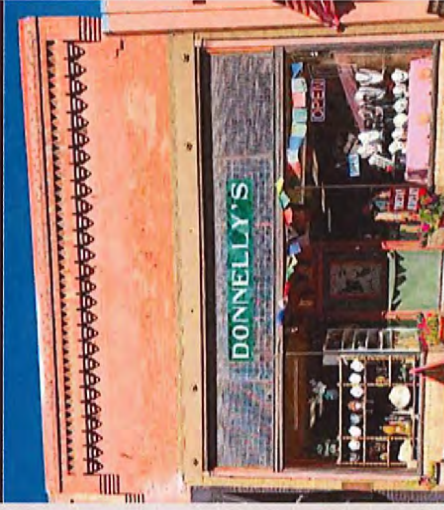
HISTORICAL ARCHITECTURE IN IDAHO SPRINGS

NINETEENTH CENTURY COMMERCIAL STYLE



West Colorado Boulevard

EARLY TWENTIETH CENTURY COMMERCIAL STYLE



CLASSICAL REVIVAL STYLE



QUEEN ANNE STYLE



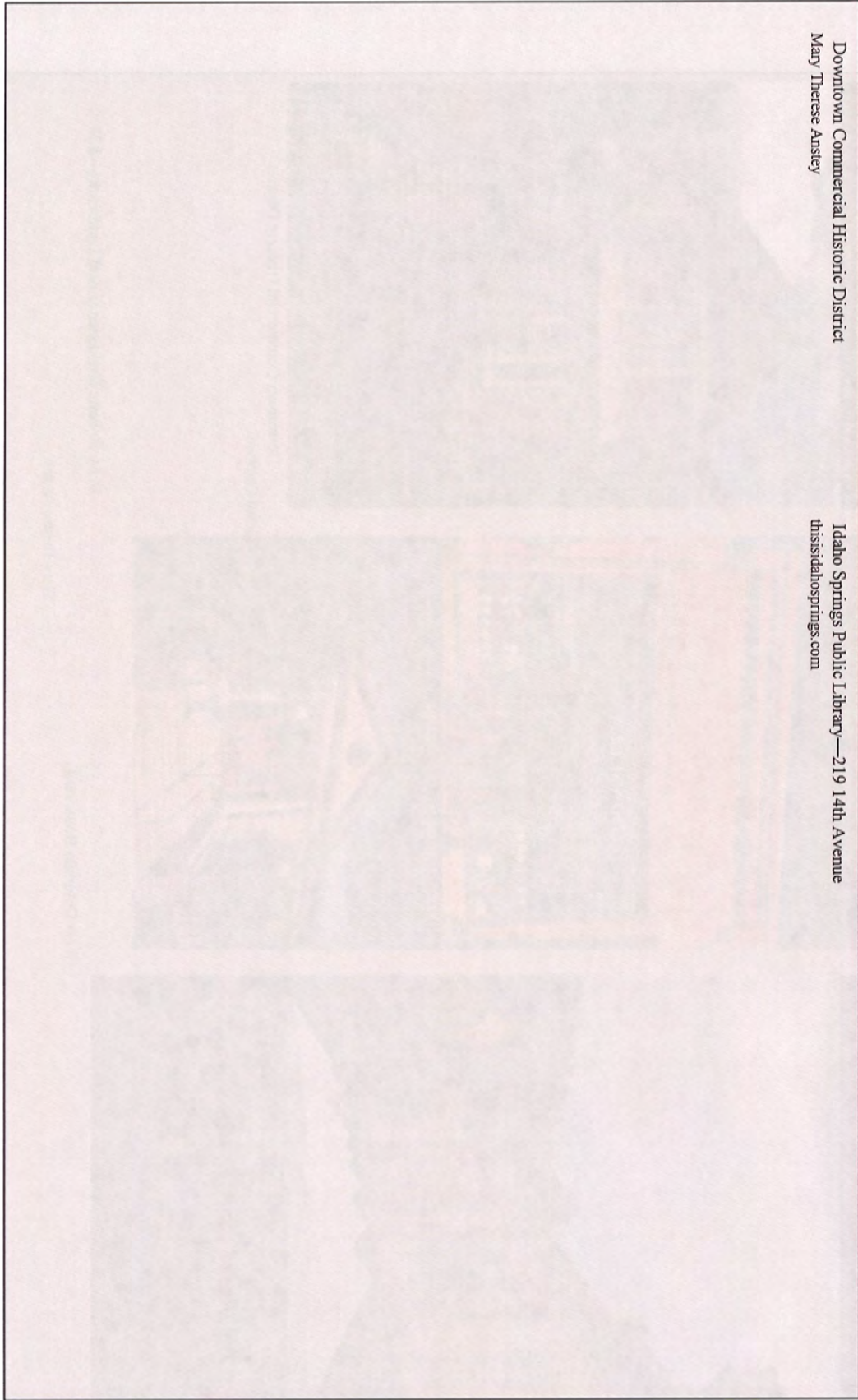
Downtown Commercial Historic District
Jerad Chipman

M.M. Roberts Residence (Local Landmark)—804

Mary Therese Anstey

Downtown Commercial Historic District
Mary Therese Austey

Idaho Springs Public Library—219 14th Avenue
thisidahoSprings.com



HISTORICAL ARCHITECTURE IN IDAHO SPRINGS

EDWARDIAN STYLE



Jerad Chipman

FOURSQUARE FORM



Jerad Chipman

CLASSIC COTTAGE



Jerad Chipman

HALL AND PARLOR FORM



2455 Miner Street
HDR survey, 5CC.2450

Other Architectural Styles in Idaho Springs

The Carlson Elementary School, located at 1300 Miner Street, represents another architecturally distinctive building on the west side of Idaho Springs. It was constructed in 1937, indicating the possible involvement of one of the major New Deal programs that sponsored building projects in order to provide not only needed community facilities but also jobs to both experienced construction professionals and novice workers.⁴⁶ The red brick, two-story school represents an excellent example of International style with bands of windows, minimal ornamentation, flat roof, horizontal orientation, and use of glass block.

The city's most architecturally significant commercial building from the postwar period also is located on the westside. The Sinclair gas station at 1246 Miner Circle represents a significant example of the Google style. It features character-defining elements such as a dramatic boomerang roof over the gas pumps, modern materials, and large plate glass windows. These features, along with signage visible from the interstate, were intended to attract tourists traveling at high speeds. This gas station is located just off Exit #240 from I70, making it particularly convenient.

PRESERVATION GOALS AND OBJECTIVES

This section of the survey plan serves as a transition, a shift in focus from exclusively backward-looking study to more forward-looking analysis, the type of examination necessary to arrive, ultimately, at a current vision for future preservation in Idaho Springs. Thus far, the results section of the document—with its analysis of previously completed surveys and historic contexts, already designated sites, and the City's overall architectural character—has highlighted the past, both the historic past and what already has been accomplished to research and document the community's history and architecture. But the narrative below blends considerations of the past with thoughts about future needs. This part of the survey plan is more about actions, specifically how the City and HPRC have used existing data to enhance the physical condition and understanding of the historic built environment. The SWOT analysis emphasizes community preservation successes and missteps, what still can be done, and the need for urgency. The inclusion of public participation in this survey plan recognizes both the CLG-related responsibility and the SHF grant contract-related requirement for soliciting input from citizens. The exploration of community preservation goals reflects the City's self-assessment on the

TABLE 5: PRE-WORLD WAR II TOURIST RESOURCES ON EAST COLORADO BOULEVARD

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

Strengths, Weaknesses, Opportunities, and Threats

Strengths

S1—COMMUNITY HAS WIDE VARIETY OF SIGNIFICANT HISTORIC PLACES: The city includes an

most important themes and places to honor in impressive array of architectural styles and building types, telling the story of a community with origins as a Victorian-era supply hub for sur-

The Rest Haven Hotel (5CC.2438), at 2631 Colorado Boulevard, was constructed in 1937 in the Pueblo

Revival style. Character-defining

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



features include flat roof, projecting

The image on the left, taken in 1950, shows the original construction with covered parking spaces next to the motel rooms. By 1976 these attached garages were no longer extant. Nonhistoric changes, visible in the 2018 survey image on the right, include the addition of a gable roof obscuring the original crenelated parapet, infill of the parking spaces/ attached garages, changes to building materials, and removal of the historic sign.

Source: Blackwell, Elizabeth and Alexandra Kosik. Management Data Form: 5CC.2513. HDR, 2018.

MODERNIST ARCHITECTURE IN IDAHO SPRINGS

MODERN MOVEMENTS STYLE



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

INTERNATIONAL STYLE



Sinclair gas station—1246 Miner Circle
Mary Therese Ansley

Carlson Elementary School—1300 Miner
Mary Therese Ansley

GOOGLE STYLE



rounding mining that, over time, evolved into the current recreation, service, and tourism hot spot. West Colorado Boulevard features both high-style homes and miners' cottages, illustrating the class and ethnic distinctions of early Idaho Springs. The city also features select examples of other architectural expressions. The projects in this plan are intended to identify properties with sufficient significance and integrity that are eligible for listing on the National or State registers and/or as local landmarks.

S2—CLG STATUS DEMONSTRATES COMMITMENT TO PRESERVATION BEST PRACTICES AND PROVIDES COMMUNITY SUPPORT: Idaho Springs became a CLG in 1988. This initial commitment to the goals and responsibilities of the CLG program continues to impact historic preservation in the City. CLG communities benefit from both the preservation knowledge and technical support available from the SHPO, grant opportunities, specialized training sessions, and connections to other CLG communities throughout Colorado. It will be important for City staff and HPRC members to utilize these services, especially opportunities to collaborate with State staff, about not only the most feasible approaches to proposed projects but also written feedback on draft grant applications, as they implement this plan. \

S3—HPRC WILLINGNESS TO ADDRESS NON-COMPLIANCE WITH CLG REQUIREMENTS: A routine audit of Idaho Springs as a CLG highlighted the need for development and maintenance of a system for survey and inventory of historic properties. This critique identified the need for a plan. The City proactively applied

for and was awarded the non-competitive grant to develop this survey plan. The projects in this document are intended to enhance and expand local knowledge about the history and architecture of Idaho Springs. The City is encouraged to implement the proposed projects as a way to strive for continued improvement.

Weaknesses

W1—ASSESSMENT OF COMPLETED SURVEY WORK

IDENTIFIED INSTANCES OF FAILURE TO FOLLOW THROUGH WITH RECOMMENDATIONS: While the 2002 reconnaissance survey did not meet the requirements for a grant-funded project, the created maps did provide a useful planning tool. However, only one intensive-level survey project resulted in the immediate period after Abbott completed the work. After the 2005 survey of residences along a portion of West Colorado Boulevard, the consultants ran out of time and failed to obtain official determinations of eligibility from NR/SR staff for the properties they determined to be fieldeligible. This lack of follow-through represents a major missed opportunity: not taking advantage of public interest in and momentum from the completed survey. Now the survey findings from that project are outdated. OAHPC recommends

resurvey every ten years in order to account for physical changes, update historical background, and reassess significance and integrity for both field and official eligibility.

W2—FEWER DESIGNATED LOCAL LANDMARKS THAN EXPECTED IN A COMMUNITY WITH SUCH RICH HISTORY AND SIGNIFICANT ARCHITECTURE: Table 4 shows the City currently has only seven properties listed as local landmarks. In historic preservation, if any protection for historic resources exists, then it always happens at the local level. The number of listed landmarks in the community is low in comparison to the overall number of seemingly eligible resources. Recommended survey projects in this plan will be conducted in accordance with OAHIP guidelines that now require professional assessment of local landmark and local historic district eligibility. Community follow-through with designation will offer the greatest level of protection for the most important places in Idaho Springs.

Opportunities

O1—COMMUNITY STATUS AS A POPULAR HERITAGE TOURISM DESTINATION OFFERS CHANCE TO PROMOTE

HISTORY AND ARCHITECTURE: The proximity of Idaho Springs to the Front Range and easy access along I-70 make it a popular tourist stop. During summers and the fall leafpeeping season, Idaho Springs fills with hundreds of visitors who shop on Miner Street and eat at the town's restaurants. This captive audience also may be interested in learning more about the history and architecture of the community. Findings from historic contexts and historical and architectural survey projects can and should be incorporated into interpretive signage, brochures, walking tours, and cell phone apps designed to enhance the overall visitor experience.

O2—HPRC SHOULD CONTINUE TO TAKE ADVANTAGE OF AVAILABLE TRAINING AND EDUCATION: With recent changes in the membership of the HPRC, now is an opportune time for commission members to attend additional training sessions and work towards the goal of having a more cohesive group. Commissions routinely struggle with both procedures for public hearings and facilitation of design review. These two public-facing roles often affect public perception of historic preservation. Increased competence in these functions has the potential to improve community opinions, perhaps making it more likely to elicit local support for the projects in this plan. In addition, access to training from the State, availability of specialized funding to attend educational sessions, and the chance to seek advice from fellow CLG

communities all represent key benefits of CLG status. The City definitely should take advantage of all such offerings.

result of a public-private partnership between the City and the ISHS. This group is responsible for care and maintenance of city-owned historic buildings and publicly-owned local landmarks. They also execute their own preservation plan for those sites. Members of the Partnership

O3—CITY SHOULD BOTH MAINTAIN EXISTING PARTNERSHIPS THAT BENEFIT PRESERVATION AND PURSUE ADDITIONAL COLLABORATION: The Historic Sites and Facilities Partnership is the

TABLE 1: SUMMARY OF 21 SEPTEMBER 2021 SESSION WITH HPRC

Questions	Discussion
1. a) What successes or "wins" has the HPRC experienced during your tenure? b) Thinking more broadly, what successes has preservation in Idaho Springs experienced? (Note: need not be recently)	HPRC increasingly more active, participating in CAMP workshop at the CPI conference and working towards improved CLG status with preparation of survey plan Greater awareness among community of value of historic preservation, including increases in both heritage tourism and historic properties in real estate market
2. Conversely, what challenges currently face the HPRC and/or preservation in Idaho Springs?	HPRC: Need for greater public understanding of why historic preservation is important and what commission does; lack of awareness regarding existence of design guidelines; need for more information/survey projects; feels like Commission "playing catch up" to engage and educate community Idaho Springs: limited space for growth in valley leads to constant battle regarding responsible growth while addressing wide range of important issues from historic preservation to workforce housing
3. What issues are most likely to impact the HPRC and/or preservation in Idaho Springs in the next ten to fifteen years?	Continued growth and associated development pressure; assisting and educating home and business owners about how best to live and work in historic buildings; determining a Period of Significance for future survey, designation, and interpretation

4.	What are the most important...	Interrelated issue of places and stories; Google architecture/ motel history are important, but public does not view them as significant; current focus on NRHD, but need to broaden interest to other areas of city; HPRC interest in vernacular expressions based upon reality that not all
	a) places in Idaho Springs?	Idaho Springs' buildings are high-style architecture; importance of mining history and sites; need to retain focus on proper maintenance of City-owned historic resources
	b) historical themes and/or stories in the community?	Timeline of Idaho Springs' history, walking tours focusing on both architecture and personal history of owners, more specific design guidelines, more HPRC training (ideally held locally), more cooperation with historical society, greater community input, continued efforts to index and make historic records and images available to public
5. What tools do you, as HPRC members, need to do your job better?		

might host workshops for private owners of historic buildings, presenting best practices and/or techniques for routine maintenance and major project planning.

In addition, there are at least two other opportunities for ongoing or expanded partnerships related to historic places. The Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development will revitalize the area around Argo Mine and Mill with a gondola, parking garage, and other tourist amenities. These efforts will help to meet the City's goal of relieving tourism and parking pressure for the commercial downtown, offering expanded visitor attractions, and placing more attention on the eastside. The final potential partnership involves possible plans for the former train depot, moved from its original location on 14th Avenue, at 2275 Colorado Highway 103. The private owners of the property, City, and CDOT

are in discussions about converting the building into a combined visitors center and comfort station for the Bustang service.

Threats

TI—UNCERTAINTY ABOUT PUBLIC SUPPORT MAY MAKE IMPLEMENTATION OF SURVEY PLAN CHALLENGING: City staff and the HPRC are committed to historic preservation, but their efforts alone are not enough. In the HPRC meeting devoted to gathering input for the survey plan, members expressed the feeling the Commission is "playing catch up" to engage and educate citizens. Given the Covid-related challenges associated with wide-scale public participation in the survey plan process, it will be vital for the City and HPRC to publicize the existence of this plan and continue to promote its goals and proposed projects to the public. This

understanding of the plan will be crucial for engendering public support, especially the required letters from individuals and groups who endorse the City's preservation efforts and the proposed projects.

Public Participation in Survey Plan

The pandemic and social distancing made the gathering of relevant input from Idaho Springs regarding this survey plan difficult. However, the collected insights offer worthwhile opinions that helped to shape the proposed projects in Section II: Recommendations.

Consultant Anstey's interviews with tourists, conducted in September 2021, provided an overview of visitor perceptions. These individuals, most of whom seemed to be in the area for leaf-peeping, used terms like "cute," "quaint," "small," and "homey" to describe Idaho Springs. Numerous interviewees mentioned the historic architecture, with one noting the presence of "old buildings" and his appreciation of Miner Street's retention of full buildings rather than just facades with larger, modern construction behind them. This same individual also liked the fact it wasn't a "wild, wild West" themed street. Another interviewee noted the presence of shopping but that the street had "a small-town vibe" and felt completely different than a mall. All of these comments speak to the importance of sense of place, especially within the historic district, and highlight the success of both the design guidelines and HPRC-issued COAs in protecting the Victorian-era commercial hub of Idaho Springs.

The HPRC routinely refer to available survey forms, especially the character-defining features of an applicant's building or any attached

historic photos, when making decisions regarding COAs. Therefore, their input was crucial for this survey plan. Table 6 lists the questions Anstey asked Commission members and summarizes their responses.

Community Preservation Goals

The 2017 Comprehensive Plan for Idaho Springs affirmed the City's dedication to "preserving its culture as a historic mining community, ensuring the quality of life and its economic future through both preservation and responsi-

NOTES

ble development...."⁴⁵ Given the importance of both history and historic architecture to community identity, the Comprehensive Plan also included a specific goal related to historic preservation: to "celebrate and preserve our mining history to provide future generations a sense of place and a connection to our past."⁴⁶ The citywide plan recognized the need for surveys in order to identify potentially eligible properties, designating resources at the local level as a way to protect their built heritage. The grant application for this SHF-funded survey plan also noted the shared City and

- HPRC hope that, through the creation of the survey plan, the community might experience "better community engagement and educational opportunities centered on historic Preservation in the Future (sic)."⁴⁷
26. The HDR project, completed for CDOT, included 94 new survey forms and redocumentation of four sites.
 27. There may be small projects that documented single or small numbers of resources since OAHF stopped entering survey data into Compass, but there have been no other larger compliance or grant-funded projects of city resources since 2018. There are a few documents, not official survey forms and containing far less data than required for survey, completed in 1976. There is no indication those forms were submitted as part of a formal project, either compliance or grant-funded. Documented resources include Glen Eyrie ("The Castle") and the Indian Hot Springs.
 28. In 1983 the OAHF process for survey of presumed historic districts required surveyors to record all buildings and structures within the assumed district boundaries on a single survey form with a single site number. If this same project were to be conducted today, OAHF would assign individual site numbers to each building and structure within the survey area. The survey report for the project would identify the existence of an eligible historic district, naming its boundaries and distinguishing which resources were field determined contributing or non-contributing. This same information would be summarized on a map in the survey report. OAHF's current practice is to assign an overall site number to a NRHD once it is officially listed and then identify the individual resources within the district with subsequent digits. For example, the individual contributing resources within the Idaho Springs Downtown Commercial District are now assigned site numbers SCC.201.1 through SCC.201.45.
 29. Andrew and Megan Mueller, Cultural Resource Re-Visitation Form: SCC.201, (HDR, 19 October 2017).
 30. Jim White, *Preservation 2000: The Next Hundred Years*. (Idaho Springs: Odell Architects and Others, 1997), I-1.
 31. Ibid.
 32. Meg Van Ness, Handwritten Notation on "Report," (31 March 2004). This notation is important because the Abbott product was assigned a report number of CC.CG.R8. Normally, the letters "CG" in a report title indicate the use of CLG grant funding and that the product was deemed acceptable in reference to CLG project requirements.
 33. Abbott, 2022.
 34. Cheryl A. Spector, Mary Edwards, and Amy Norton. *Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004/2005*. (Denver: Spector and Associates, 2005,) ii.
 35. Ibid, 9.
 36. Ibid, 16. The Colorado Historical Society now is known as History Colorado.
 37. The school building was relocated to 17th and Miner streets and currently serves as the City of Idaho Springs City Hall.
 38. For purposes of Section 106, these consultants used the compliance project standard of determining that resources 45 years of age or older as of 2018 were noncontributing. Non-compliance projects routinely employ the 50-year rule instead.
 39. The authors revised this document in 2008.
 40. Spector et al, 16-17.
 41. This information from the Clear Creek County Assessor may not be completely accurate. Also, elsewhere in Idaho Springs there are other examples of this type from the 1940s. It is important to note the Lexicon does not include, but perhaps should, a Late Twentieth Century Commercial use type.

42. This text appears in Field 35 on multiple Architectural Inventory Forms for surveyed properties on East Colorado Boulevard. HDR, 2018.
43. "For purposes of Section 106" consultants identified a potential historic district known as the (East) Colorado Boulevard Corridor, and recorded this commercial strip on a Management Data Form (5CC.2513). The district boundary "was primarily limited to parcels with frontage on both the north and south sides of Colorado Boulevard" but includes "three properties with Miner Street addresses that... have historic associations with midcentury tourism in Idaho Springs, and are contiguous with Colorado Boulevard parcels." This area contained a total of 34 sites with dates of construction ranging from 1900 (earlier buildings converted to tourism use at a later date) to 2005.
44. Most schools constructed during the Great Depression were built with assistance from the Public Works Administration (PWA) or Works Progress Administration (WPA).
45. Overall vision statement from Comprehensive Plan entitled, "Envision Idaho Springs" appeared in the SHF non-competitive grant application for this survey plan.
46. SHF Non-Competitive Grant Application.
47. Ibid.

NOTES

26. The HDR project, completed for CDOT, included 94 new survey forms and redocumentation of four sites.
27. There may be small projects that documented single or small numbers of resources since OAHF stopped entering survey data into Compass, but there have been no other larger compliance or grant-funded projects of city resources since 2018. There are a few documents, not official survey forms and containing far less data than required for survey, completed in 1976. There is no indication those forms were submitted as part of a formal project, either compliance or grant-funded. Documented resources include Glen Eyrie ("The Castle") and the Indian Hot Springs.
28. In 1983 the OAHF process for survey of presumed historic districts required surveyors to record all buildings and structures within the assumed district boundaries on a single survey form with a single site number. If this same project were to be conducted today, OAHF would assign individual site numbers to each building and structure within the survey area. The survey report for the project would identify the existence of an eligible historic district, naming its boundaries and distinguishing which resources were field determined contributing or non-contributing. This same information would be summarized on a map in the survey report. OAHF's current practice is to assign an overall site number to a NRHD once it is officially listed and then identify the individual resources within the district with subsequent digits. For example, the individual contributing resources within the Idaho Springs Downtown Commercial District are now assigned site numbers 5CC.201.1 through 5CC.201.45.
29. Andrew and Megan Mueller, Cultural Resource Re-Visitation Form: 5CC.201, (HDR, 19 October 2017).
30. Jim White, *Preservation 2000: The Next Hundred Years*. (Idaho Springs: Odell Architects and Others, 1997), I-1.
31. Ibid.
32. Meg Van Ness, Handwritten Notation on "Report," (31 March 2004). This notation is important because the Abbott product was assigned a report number of CC.CG.R8. Normally, the letters "CG" in a report title indicate the use of CLG grant funding and that the product was deemed acceptable in reference to CLG project requirements.
33. Abbott, 2022.
34. Cheryl A. Spector, Mary Edwards, and Amy Norton. *Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004/2005*. (Denver: Spector and Associates, 2005,) ii.
35. Ibid, 9.

36. Ibid, 16. The Colorado Historical Society now is known as History Colorado.
37. The school building was relocated to 17th and Miner streets and currently serves as the City of Idaho Springs City Hall.
38. For purposes of Section 106, these consultants used the compliance project standard of determining that resources 45 years of age or older as of 2018 were noncontributing. Non-compliance projects routinely employ the 50-year rule instead.
39. The authors revised this document in 2008.
40. Spector et al, 16-17.
41. This information from the Clear Creek County Assessor may not be completely accurate. Also, elsewhere in Idaho Springs there are other examples of this type from the 1940s. It is important to note the Lexicon does not include, but perhaps should, a Late Twentieth Century Commercial use type.
42. This text appears in Field 35 on multiple Architectural Inventory Forms for surveyed properties on East Colorado Boulevard. HDR, 2018.
43. "For purposes of Section 106" consultants identified a potential historic district known as the (East) Colorado Boulevard Corridor, and recorded this commercial strip on a Management Data Form (SCC.2513). The district boundary "was primarily limited to parcels with frontage on both the north and south sides of Colorado Boulevard" but includes "three properties with Miner Street addresses that... have historic associations with midcentury tourism in Idaho Springs, and are contiguous with Colorado Boulevard parcels." This area contained a total of 34 sites with dates of construction ranging from 1900 (earlier buildings converted to tourism use at a later date) to 2005.
44. Most schools constructed during the Great Depression were built with assistance from the Public Works Administration (PWA) or Works Progress Administration (WPA).
45. Overall vision statement from Comprehensive Plan entitled, "Envision Idaho Springs" appeared in the SHF non-competitive grant application for this survey plan.
46. SHF Non-Competitive Grant Application.
47. Ibid.

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he purpose of this plan always has been to chart a way forward. Based upon the data gathered and presented in Section I, this survey plan makes the following recommendations of proposed projects. These projects are intended to be suitable for phasing (as needed) into competitive grant applications that follow best practices for historic preservation and are likely to provide an excellent return on investment of public funds.

Cost Range \$45k to \$60k
Responsible Party Professional consultant

This highest priority project features properties chosen for documentation based upon the results of the informal reconnaissance survey and an analysis of data in Appendix A. Most of the sites chosen for survey appear to possess sufficient significance and integrity to be eligible for designation to the National Register, State Register, or as local landmarks.

Key to Color Shading



SURVEY AND RELATED PRESERVATION PRIORITIES

Conduct Citywide Selective Intensive Survey

Number of Sites 35 (See Appendix A-- Note: some properties have multiple buildings)
Funding Source SHF

Establish City Infrastructure to Facilitate

Designation of Historic Sites (+ Pilot Project)

Number of Sites Unknown/ based on results from #1
Funding Source CLG, self-funded, or possibly SHF
 (non-competitive)
Cost Range \$4k to \$7k

Responsible Party Professional consultant

Designation

Subcommittee (select HPRC members, Community Development Planner, representatives from ISHS, long-time and/or well-known residents of Idaho Springs, at least one owner of a local landmark property) NR/SR or CLG staff member Property owners of landmark or NR/SR-listed sites

This education/ engagement project will create the City process for encouraging owners of properties determined eligible for listing to pursue designation.

KEY SCOPE ELEMENTS/ DELIVERABLES FOR THE PROPOSED PROJECT (AND THE RESPONSIBLE PARTY):

- Literature search, questionnaire results, relevant interviews to determine how other communities encourage designation (consultant)
- Promotional materials explaining the benefits, listing processes, and responsibilities associated with listing eligible sites to the NR, SR, or as local landmarks (consultant)
- Workshop (either in-person or via Zoom; should be recorded for future use) presentation and handouts (consultant, State staff member, owner(s) of listed property)
- Recruitment of members and meetings of Designation subcommittee (suggest consultant participation at selected meetings)
- Report detailing process for developing designation subcommittee, soliciting input from all responsible parties and citing lessons learned/ proposed changes to infrastructure (consultant)
- Obtain official determinations of eligibility from either NR/SR staff or Planner for properties in pilot (consultant)

LIKELY BUDGET LINE ITEMS:

- Printing: survey forms to distribute to property owners, promotional materials, workshop handouts); professional services
- Postage/ mailing (if City decides to send survey form and other materials to property owners via postal mail—if this

- approach is used, then highly encourage one-on-one/ personal contacts and or events, too)
- Professional services and mileage

Pilot: This portion of the proposed project is intended

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022
to test the developed designation infrastructure, focusing on sites found eligible in #1. If, after this project, the City decides to retain the designation subcommittee and other internal processes, the cost for printing copies of completed Form #1403s for distribution to property owners can be part of City's in-kind match on grant applications.

Additional Research and Selective Intensive

Survey in Grass Valley

Number of Sites 19 (additional research for 11 HDR surveyed + 8 new #1403s for properties outside the APE)

Funding Source (possibly) CLG or SHF

Cost Range \$25k to \$35k

Responsible Party Professional consultant

In 2018, as part of a CDOT compliance project, consultants for HDR identified a small NRHD in the once independent community of Grass Valley. But, the informal reconnaissance survey for this survey plan indicated greater potential for a small historic district associated with architectural (and perhaps other areas) of significance on the 2000 block

of Miner Street. Perhaps the consultants missed this potential district because the APE did not extend to the north side of the street. Not all 19 sites within the project area require new #1403s. For the 11 properties HDR already recorded, the hired consultant will need to do further research about the former property owners, detailing the genealogical backgrounds and community connections for these individuals. The historic context within the survey report should explore the cultural, economic, and social history of Grass Valley.

Promote Tax Credit Opportunities

Funding Source Self-funded or SHF (Micro grant)

Cost Range \$2k to \$3k to start; negligible once established

Responsible Party Community Development Planner

This project is similar to #2. However, the infrastructure and promotional publications already are available. Therefore, the Planner might be able to add the tasks below to his annual work plan; this project is prioritized as #3 to offer time in the municipal budgeting cycle to get this promotional campaign added/ so as not to create an unfunded mandate. Nearly all the materials required are available from the OAHF website (Preservation Tax Credits | History Colorado), including a YouTube

video where Preservation Services Manager Joe Saldibar makes an informative presentation; alternatively, with sufficient time to schedule, tax credit staff will present workshops or speak one-on-one with attendees at no charge. The City should hold an annual workshop open to owners of designated properties in Idaho Springs. Additional offerings, not available on the State's website, might

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include a first-hand account from someone in Idaho Springs who successfully has obtained tax credit incentives, explaining their experience with the process and speaking about the benefits to them.

Prepare Historic Context to Tell the Story of Tourism in Idaho Springs

Funding Source	SHF
Cost Range	\$30k to \$40k
Responsible Party	Professional consultant

Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic sites. The proposed project will present the story of

tourism in Idaho Springs, starting as early as the 1880s when health-seekers journeyed to Indian Hot Springs and spanning through the post-1958 period when the recently completed I-70 ushered in crowds of auto tourists.

This narrative should present the experience of not only the tourists but also local entrepreneurs who opened boarding houses and built cottage courts, plus employees who dished up grub in roadside restaurants on East Colorado Boulevard or pumped gas under boomerang canopies of Google gas stations. This historic context will build upon the fine work HDR executed on the 2018 survey forms for both pre- and postwar resources. Unfortunately, most of the associated architectural styles and property types either no longer exist or lack physical integrity. The buildings may not remain, but the stories continue to resonate. An historic context that explores the cultural, economic, and historical aspects of tourism will be crucial to not only boost awareness but also enhance support for this over-shadowed history (at least in comparison to the profile for mining history in Idaho Springs). Important sources for the historic context will include professional histories, old assessor cards, city directories, historic newspapers, and oral history interviews.

**prepare Historic Context to Tell the Story of
Ethnic Communities (and Associated Places) in
Idaho Springs**

Funding Source SHF
Cost Range \$30k to \$50k
Responsible Party Professional consultant

The second proposed historic context will present the story of ethnic communities in Idaho Springs from the 1860s through the 1970s. Preparation of contexts related to ethnic heritage appeared in the 2020 statewide preservation plan as an example of an under-represented or threatened resource.

The earliest history is best known. Area mines and the promises of riches attracted a wide range of immigrants. According to long-time resident Bob Bowman, even though Idaho Springs was small there were still distinct parts of town associated with different nationalities. During the mining era the Chinese lived and worked on the south side, Italians dominated on the west side, and Cornish miners were responsible for construction of the rock walls and tended to live, along with other settlers from the British Isles and Ireland, on the north side. Finding evidence of these ethnic settlement patterns will rely upon painstaking research of US Census records, a very time consuming but rewarding task.

The post-mining ethnic history of Idaho Springs may be more difficult to research, but the story of these later generations who built

lives in the City are equally important. The local churches, some originally affiliated with ethnic parishes, might be useful in the research for this historic context. The estimated price tag for this historic context is higher than the one in #4 for two reasons: the time-consuming nature of the research process and the need for this document to include not only the historical narrative but also property types and registration requirements; it is anticipated more of the resources linked to ethnic history exist and may possess sufficient integrity to convey that significance. If so, the completed historic context will facilitate designation of associated places.

**Conduct Additional Survey and Prepare Nomination
Forms for a West Colorado Boulevard Historic District**

Number of Sites Approximately 113 (Revisitation forms for 101 sites along West Colorado Boulevard and Reconnaissance forms for up to 12 properties on Virginia Street)

Funding Source TBD, but likely SHF

Cost Range \$20k to \$55k (survey and designation)

Responsible Party Community Development Planner
NR staff
CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

In 2005 Spector and Associates completed a selective intensive survey of residential properties along West Colorado Boulevard, most with dates of construction from the 1880s through the 1920s. These consultants identified a potential NRHD, but were uncertain about its

full extent without further survey. However, in his historic context for the I-70 corridor, historian Eric Twitty noted that early Sanborn maps from both 1886 and 1900 showed the most concentrated residential development north and west of the downtown. He also mentioned historic photographs showed most of these homes located along Colorado Boulevard (and, to some extent also Virginia Street) between 8th and 13th avenues. Given this information, it seems unlikely survey to either the east or west of the 2005 survey area is necessary to determine appropriate historic district boundaries.

According to the National Register staff, the best approach to update information and receive an official determination of NRHD eligibility includes:

1. complete Re-visitation Forms (#1405) for the previously surveyed properties, being sure to include outbuildings and landscape features

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2. prepare new Reconnaissance Forms (#1417) for the sites along Virginia Street with the highest architectural integrity in order to assess if the boundaries of the

proposed district should encompass these homes

Once this survey work is complete and the appropriate boundaries of the NRHD have been determined, then the hired consultants can proceed with preparation of the nomination paperwork for the officially eligible NRHD. This same paperwork can be used to designate the same area as a local landmark historic district as well (the approach the City followed with the Downtown Commercial NRHD), offering these designated properties the protection that accompanies local listing. NOTE: The City may choose to phase the survey work and designation, dividing them into two separate projects.

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APPENDIX A

ONLINE ASSESSOR DATA FOR HISTORIC PROPERTIES IN IDAHO SPRINGS

APPENDIX A: ONLINE ASSESSOR DATA FOR HISTORIC PROPERTIES IN IDAHO SPRINGS

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW*	Notes/Other	Project
124	01st	AVE	1900	No Style	Low			Alternate address: 102 Idaho St.	
314	01st	AVE	1920	Late 19th and Early 20th Century American Movements	High			Apparent alternate address: 100 Colorado Blvd.	#1
211	02nd	AVE	1895	Late 19th and Early 20th Century American Movements	Medium				
215	02nd	AVE	1903	Edwardian	Medium				
213	03rd	AVE	1900	No Style	Low				
223	03rd	AVE	1898	No Style	Low				
233	03rd	AVE	1938	No Style	Low				
345	08th	AVE	1900	Edwardian	Medium				
350	08th	AVE	1892	No Style	Low				
351-359	08th	AVE	1906/1910/1968	Edwardian/ No Style/ Modular	Medium/ Medium/ Low/			Alternate address: 726-730 High St.	
358	08th	AVE	1968?	Modular	Unknown				
209	10th	AVE	1890	Late Victorian	Low				
220	10th	AVE	1900	Mixed Styles	Low				
222	10th	AVE	1900	Unknown	Unknown				
314	10th	AVE	1940/1952	Unknown	Unknown			Alternate address: 1002 Colorado Blvd	
220	11th	AVE	1870	Ranch	Low				
225	11th	AVE	1910	Late 19th and Early 20th Century American Movements	Medium				
98	12th	AVE	1992	No Style	Low			Includes 1130 Idaho Street (historic bldg)	
222	12th	AVE	1885	Late Victorian	Medium			Ornamental concrete block	#1

225	12Th	AVE	1948	Ranch	Medium					
323	12Th	AVE	1890	Late Victorian	Medium					
115	13Th	AVE	1959	Commercial (Gas Station)	Low					
Key to Color Shading HDR Compliance Survey, 2018 NR and Local Historic District West Colorado Blvd Survey, 2005 Local Landmarks										

*: Difficult to survey from the public Right of Way; will need owner permission

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
319	13Th	AVE	1901	Queen Anne	High				#1
103	14Th	AVE	1885	Late Victorian/ Duplex	Medium				
219	14Th	AVE	1904	Neo-Classical	High			Carnegie Library	
225	14Th	AVE	1900	Queen Anne	High				#1
325	14Th	AVE	1895	(likely)Late Victorian	Unknown				
343	14Th	AVE	1880	Mixed Styles	Low				
115	15Th	AVE	1887	Late Victorian/Hipped Roof Box	Medium			County-Owned	
121	15Th	AVE	1910	Nineteenth Century Commercial	High				
215	15Th	AVE	1900	Early Twentieth Century Commercial	Low			Alternate address: 1438-1446 Miner St.	
218	15Th	AVE	1890	Nineteenth Century Commercial	High			Alternate address: 1500-1506 Miner St.	
225-229	15Th	AVE	1906	Nineteenth Century Commercial	Medium				
321	15Th	AVE	1900	Late Victorian	Medium				
417	15Th	AVE	1895	Late Victorian	Medium				
1503	15Th	AVE	1880/1892	No Style/No Style	Low			Alternate address: 1501-1505 Colorado Blvd	
123	16Th	AVE	1940	Early Twentieth Century Commercial	Medium				
217	16Th	AVE	1900/1880	Nineteenth Century Commercial	Medium			Alternate address: 1542-1546 Miner St.	
210	17Th	AVE	ca 1880s	Nineteenth Century Commercial	Low				
222	17Th	AVE	1940	Neo-Victorian	Low				

225	17Th	AVE	1895	No Style	Low				
236	17Th	AVE	1967	Modular	Medium				
343	19Th	AVE	1900	Late 19th and Early 20th Century American Movements	Low				
345	19Th	AVE	1896	Foursquare	Medium				
101	27Th	PL	1966	Modular	Medium				
102	27Th	PL	1983	Modular	Medium				
103	27Th	PL	1969	Modular	Medium				
105	27Th	PL	1966	Modular	Medium				
106	27Th	PL	1959/ 2018	Modular/ n/a	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW Notes/Other	Project
521	Center Alley		1960	Commercial	Medium			
2-4 W.	Colorado	BLVD	1949	Early Twentieth Century Commercial	High			#1
10	Colorado	BLVD	1945	Early Twentieth Century Commercial	Medium			
12	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium			
15	Colorado	BLVD	ca 1900	Late Victorian	Low			
16	Colorado	BLVD	1896	Late Victorian	Medium			
19	Colorado	BLVD	1900/1980	Late Victorian/Modern Movements	Low/Unknown			
23	Colorado	BLVD	1900	Late Victorian	Medium			
25	Colorado	BLVD	1900	Late Victorian	Low			

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

26	Colorado	BLVD	1981/1910	Unknown/ Late 19th and Early 20th Century American Movements	Unknown/ Low				
45	Colorado	BLVD	1993	Neo-Victorian	Medium				
100	Colorado	BLVD	1880	Late 19th and Early 20th Century American Movements	Medium	Similar in design to City Hall - speculation also former school	First Baptist Church Apparent alternate address: 314 1st Ave.	#1	
101	Colorado	BLVD	1890	No Style	Low				
109	Colorado	BLVD	1874	No Style	Low				
112	Colorado	BLVD	1900/1900	Edwardian/ Unknown	Low/ Unknown				
127	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Low				
128	Colorado	BLVD	1910	Edwardian	Medium				
131	Colorado	BLVD	1966	No Style	Low				
144	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
147	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
200 W.	Colorado	BLVD	ca 1960s	Oblong Box Gas Station	Low		City-owned	#8	
201	Colorado	BLVD	1945	Ranch	Low				
204	Colorado	BLVD	1900	Late Victorian	Medium				
212	Colorado	BLVD	1900	Edwardian	Low				
215	Colorado	BLVD	1910	Edwardian	Medium				
218	Colorado	BLVD	1900	Late Victorian	Low				
219	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
228	Colorado	BLVD	1900	Edwardian	Medium				
238	Colorado	BLVD	1900	Late Victorian	Medium				
243	Colorado	BLVD	1946	Commercial	Low				
246	Colorado	BLVD	1900	Late Victorian	Medium				
334	Colorado	BLVD	1910	Edwardian	Low				
342	Colorado	BLVD	1910	No Style	Low				
343	Colorado	BLVD	1974	Modern Movements	Medium				
345	Colorado	BLVD	1958	Commercial (Motel)	Low			Only extant Post-WWII motel on eastside	
346	Colorado	BLVD	1910	Late Victorian	Medium				
400	Colorado	BLVD	1910	Late 19th and Early 20th Century American Movements	Medium				
409	Colorado	BLVD	1898	Late Victorian	Low				
410	Colorado	BLVD	1910	Late Victorian	Low				
411	Colorado	BLVD	1890	No Style	Low				
412	Colorado	BLVD	1925	Classic Cottage	Medium				
416	Colorado	BLVD	1910	Classic Cottage	High				
444	Colorado	BLVD	1938	Late 19th/ 20th Century Revivals	Medium				
500	Colorado	BLVD	1903	Late Victorian	Low				
503	Colorado	BLVD	1965	Mobile Home	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

504	Colorado	BLVD	1900	Late Victorian	Medium	Likely former miners' cottage			
508	Colorado	BLVD	1905	Late 19th and Early 20th Century American Movements	Medium				
509	Colorado	BLVD	1973	Mobile Home	Medium				
512	Colorado	BLVD	1900	Late Victorian	Medium				#7
516	Colorado	BLVD	1900	Late Victorian	Medium				#7
521	Colorado	BLVD	1880	No Style	Low				#7
532	Colorado	BLVD	1895	Late Victorian	Low				#7
538	Colorado	BLVD	1900	Late Victorian	Medium				#7
546	Colorado	BLVD	1900	Edwardian	Medium				#7

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
600	Colorado	BLVD	ca 1890s	Late 19th and 20th Century Revivals	Medium	Local Landmark		Hose House No 2	#8
606	Colorado	BLVD	1900	No Style	Low				#7
608	Colorado	BLVD	1938	Triplex	Medium				#7
632	Colorado	BLVD	1900	Hipped Roof Box	Medium				#7
704	Colorado	BLVD	1890	Late Victorian	Medium				#7
711	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				#7
714	Colorado	BLVD	1900	Edwardian	Medium				#7
715	Colorado	BLVD	1900	Edwardian	Medium				#7
716	Colorado	BLVD	1910	Foursquare	High				#7

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

720	Colorado BLVD	1900	Edwardian	Medium					#7
725	Colorado BLVD	1890	Late Victorian	Medium					#7
731	Colorado BLVD	1900	Edwardian	Medium					#7
732	Colorado BLVD	1936	Late 19th and Early 20th Century American Movements	Low					#7
735	Colorado BLVD	1900	Edwardian	Low					#7
745	Colorado BLVD	1900	Hipped Roof Box	Medium					#7
746	Colorado BLVD	1936	Late 19th and Early 20th Century American Movements	Low					#7
804	Colorado BLVD	1900	Queen Anne	High	Local Landmark		M.M. Roberts Residence survey: 2005		#8
805	Colorado BLVD	1900	Late 19th and Early 20th Century American Movements	Medium					#7
811	Colorado BLVD	1910	Late 19th and Early 20th Century American Movements	Medium					#7
812	Colorado BLVD	1890	Late Victorian	Medium					#7
817	Colorado BLVD	1900	Late Victorian	Low					#7
820	Colorado BLVD	1890	Edwardian	Medium					#7
828	Colorado BLVD	1900	Foursquare	Medium					#7
829	Colorado BLVD	1873	Late Victorian	Medium					#7
835	Colorado BLVD	1900	Edwardian	Medium					#7
842	Colorado BLVD	1898	Foursquare	Medium					#7
847	Colorado BLVD	1878	Queen Anne	High					#7

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW Notes/Other Project
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CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

904	Colorado BLVD	1900	Late Victorian	High				#7
907	Colorado BLVD	1910	Late Victorian	Medium				#7
915	Colorado BLVD	1890	Late Victorian	Medium				#7
920	Colorado BLVD	1896	Late 19th and Early 20th Century American Movements	Low				#7
925	Colorado BLVD	1890	Queen Anne	High				#7
930	Colorado BLVD	1890	Late Victorian	Medium	Association with State Sen. Price Briscoe			#7
940	Colorado BLVD	1880	Queen Anne	High				#7
941	Colorado BLVD	1896	Foursquare	High	Associated with Renshaw family: politician, mine owner			#7
1002	Colorado BLVD	1940/1952	(possibly) Rustic/Unknown	Medium				#7
1003	Colorado BLVD	1890	Late Victorian	Medium				#7
1006	Colorado BLVD	1900	Late Victorian	Low				#7
1022	Colorado BLVD	1888	Queen Anne	High				#7
1023	Colorado BLVD	1910	Edwardian	Medium				#7
1034	Colorado BLVD	1952	Ranch	Medium				#7
1039	Colorado BLVD	1890	Carpenter Gothic	Medium	Former owners: electrician, school nurse; research need to determine if Carpenter Gothic details are original			#7
1044	Colorado BLVD	1900	Late 19th and Early 20th Century American Movements	Low				#7
1102	Colorado BLVD	1895	Late Victorian	Low				#7
1105	Colorado BLVD	1900	No Style	Low				#7
1108	Colorado BLVD	1890	Late Victorian	Low				#7

1115	Colorado	BLVD	1890	Late Victorian	Medium				#7
1121	Colorado	BLVD	1900	Queen Anne	High				#7
1122	Colorado	BLVD	1910	Colonial Revival	High	Associated with Watrous family			
1128	Colorado	BLVD	1921	Late 19th and Early 20th Century American Movements	Low				#7
1129	Colorado	BLVD	1921	Bungalow	Low	Associated with Vincent family (syrups)			
1135	Colorado	BLVD	1890	Late Victorian	Low				#7
1146	Colorado	BLVD	1890	Foursquare	Medium				#7
1204	Colorado	BLVD	1901	Foursquare	Medium				#7

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1205	Colorado	BLVD	1895	No Style	Low				#7
1210	Colorado	BLVD	1896	Foursquare	High				#7
1214	Colorado	BLVD	1890	Late Victorian	Medium				#7
1215	Colorado	BLVD	1895	No Style	Low				#7
1222	Colorado	BLVD	1898	Late Victorian	Medium				#7
1228	Colorado	BLVD	1890	Edwardian	Low				#7
1229	Colorado	BLVD	1996	Neo-Victorian	Medium				#7
1235	Colorado	BLVD	1890	Classic Cottage	Medium				#7
1236	Colorado	BLVD	1894	Late Victorian	Medium				#7
1244	Colorado	BLVD	1900	Foursquare	High	Association with Downt family-original owner: Supplia Rice			#7

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1245	Colorado BLVD	1890	Late Victorian	High				#7	
1300	Colorado BLVD	1937	International	High	DOC from cornerstone; research needed to determine possible New Deal program involvement			#1	
1302	Colorado BLVD	1960	Modern Movements	High				#1	
1320	Colorado BLVD	1880	Late Victorian	Medium				#7	
1326	Colorado BLVD	1900/1977	Classic Cottage/Modern Movements	Low/Unknown				#7	
1336	Colorado BLVD	1860	Spanish Colonial Revival	High				#7	
1401	Colorado BLVD	1881	Late Victorian/Duplex	High				#7	
1402	Colorado BLVD	1880	Late Victorian/Church	Medium					
1413	Colorado BLVD	1885	Late Victorian	High	former Presbyterian Church		United Church		
1419	Colorado BLVD	1885	Late Victorian	Medium					
1422	Colorado BLVD	1900	Late 19th and Early 20th Century American Movements	Low					
1425	Colorado BLVD	1895	Foursquare	High					
1430	Colorado BLVD	1890	Foursquare	High	Soft brick				
1435	Colorado BLVD	1892	Queen Anne	High					
1440	Colorado BLVD	1880	Gothic Revival	Medium	Local Landmark		Methodist Episcopal Church	#8	
1443	Colorado BLVD	1890	Foursquare	Medium					

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1500	Colorado BLVD	BLVD	1946	No Style	Low				

1501-1505	Colorado BLVD	1880/1892	No Style/No Style	Low			Alternate address: 1503 15th Ave.	
1520	Colorado BLVD	1900	Bungalow	Medium				
1521	Colorado BLVD	1884	Late Victorian	Low				
1526-1528	Colorado BLVD	1910	Foursquare	Medium				
1600	Colorado BLVD	1907	Foursquare	Medium	Local Landmark		Elks Lodge	#8
1601	Colorado BLVD	1900	Foursquare	Medium				
1613	Colorado BLVD	1897	Queen Anne	High				#1
1617	Colorado BLVD	1905	Queen Anne	High			DOC may be earlier	#1
1625	Colorado BLVD	1903	Edwardian	Medium				
1629	Colorado BLVD	1895	Late Victorian	Low				
1632	Colorado BLVD	1940	Modern Movements	Medium				
1635	Colorado BLVD	1903	Late 19th and Early 20th Century American Movements	Medium				
1639	Colorado BLVD	1895	Late Victorian	Medium				
1800	Colorado BLVD	ca 1990s	Commercial	Medium				
1856	Colorado BLVD	1973/1995	Commercial/Unknown	Medium				
2000	Colorado BLVD	1963	Neo-Mansard	Medium			City-owned	#8
2022	Colorado BLVD	1966	No Style	Low				
2313	Colorado BLVD	1976	Commercial	Medium				
2384	Colorado BLVD	1993	Commercial	Low				
2394	Colorado BLVD	1998	Commercial	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2401-2445	Colorado BLVD	1934	Commercial	Low			
2420	Colorado BLVD	1998	Commercial	Low			
2448	Colorado BLVD	1994	Commercial	Low			
2500-2544	Colorado BLVD	1949	Commercial	Low			
2501	Colorado BLVD	1979	Commercial(Motel)	Medium			
2503	Colorado BLVD	1974	Commercial(Motel)	Medium			

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2622	Colorado	BLVD	1976	Commercial(Motel)	Medium				
2630	Colorado	BLVD	1995	Commercial	Low				
2631	Colorado	BLVD	1972	Modular/Mobile Home	Low			Alternate address: 2631 Miner St.	
2700	Colorado	BLVD	1940	Commercial	Low				
2712	Colorado	BLVD	1948	Rustic	Low				
2725	Colorado	BLVD	1948/1968	Motel	Low/Medium				
2727	Colorado	BLVD	1988/1900	No Style	Low			Alternate address: 2730 Miner St.	
2729	Colorado	BLVD	1986	Motel	Medium			Former site of King Derby sign	
2731	Colorado	BLVD	1983	Commercial	Low				
2736	Colorado	BLVD	1969	Commercial	Medium				
2745	Colorado	BLVD	1898/1946	Unknown/Commercial	Unknown/Low			Alternate address: 2746 Miner St.	
2757	Colorado	BLVD	1938/1938	No Style	Low				

2802	Colorado	BLVD	1986	Commercial (Car Wash)	Medium				
2804	Colorado	BLVD	1965	Commercial	Medium				
2805	Colorado	BLVD	1950	Pueblo Revival	Low				
2806	Colorado	BLVD	1956	Oblong Box Gas Station	Medium				
2808	Colorado	BLVD	ca 1960s	Oblong Box Gas Station	Low				
2812-2818	Colorado	BLVD	1954	Commercial	Low				
2821	Colorado	BLVD	1960	Commercial	Low				
2833	Colorado	BLVD	1968	No Style	Low				
2910	Colorado	BLVD	1950/1950	Commercial (Restaurant)	Low				
2920	Colorado	BLVD	ca 1960s	Commercial	High			6&4 Motel	#1
3000	Colorado	BLVD	1965	Modern Movements	Low				
101	Colorado 103		Unknown	Unknown	Unknown			Forest Service ROW	
320	Colorado 103		1968	(possibly)Modern Movements (School)	Unknown		X		
411	Colorado 103		1993	Commercial	Low			County-owned	
431	Colorado 103		1976	Commercial	Medium	Former Mine Clinic	Henderson		#1

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW Notes/Other	Project
469	Colorado 103		1978	(possibly)Neo-Rustic	Unknown		X	
491	Colorado 103		1955	Ranch	Low			

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

542	Colorado 103	1945	Neo-Rustic	Low				
545	Colorado 103	1969	Neo-Rustic	Medium		X		
568	Colorado 103	1979	Raised Ranch	Medium				
583	Colorado 103	1961	Ranch	High				#1
697	Colorado 103	Unknown	Cemetery	Unknown		X		
2275	Colorado 103	1895	Former rail depot	Unknown	Possible partnership among owners, City, CDOT	X		#1
3303	Colorado 103	1940-1958	Neo-Rustic	High	Likely 11 buildings	X		#1
3669-3673	Colorado 103	1979-2015	(possibly) Agricultural	Unknown	3 buildings	X		
175	Divide View	1972	(possibly) Modern Movements	Unknown		X		
245	Divide View	1974	(possibly) Modern Movements	Unknown		X		
255	Divide View	1972	Modern Movements	High				#1
295	Divide View	1974	Modern Movements	Medium				
305	Divide View	1974	Unknown	Unknown		X		
25	Freeland PL	1972	(possibly) Modern Movements	Medium				
45	Freeland PL	1969	Modern Movements	High		X		#1
50	Freeland PL	1970	Split Level	High				#1
608	High ST	1900	Ranch	Medium				
644	High ST	1900	No Style	Low				
718	High ST	1900	Edwardian	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

726-730	High	ST	1906/1910/1968	Edwardian/No Style/Modular	Medium/Low/Medium			Alternate address: 351-359 08th Ave.	
744	High	ST	1900	Late Victorian	Low				
804	High	ST	1895	Late Victorian	Low				
808	High	ST	1896	No Style	Low				
816	High	ST	1901	No Style	Low				
818	High	ST	1899	Edwardian	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other Project
108	Idaho	ST	1968	Modular	Low			
342	Idaho	ST	1976	Modular	Medium			
345-347	Idaho	ST	1970	Multi-family	Medium			
1027	Idaho	ST	1948	Minimal Traditional	High			
1313	Idaho	ST	1950	Commercial	Low			
1347-1353	Idaho	ST	1950	Commercial/ Garage	Medium			
101 E.	Idaho Springs	RD	ca 1980s	Ball field	Low			City-owned #8
958-962 E.	Idaho Springs	RD	1974/ 1980	No Style	Medium			
982	Idaho Springs	RD	ca 1970s	Warehouse	Medium			City-owned #8
1998 E.	Idaho Springs	RD	1950	No Style	Low			
2052 E.	Idaho Springs	RD	1936	Unknown	Unknown		X	
2056-2058 E.	Idaho Springs	RD	1969/2001	(likely) Commercial	Unknown			

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2195 E.	Idaho Springs	RD	1979/1979	Strip Mall/ Gas Station	Low				
1828	Illinois	ST	1880	Late 19th and 20th Century Revivals	Medium	Rock Eyrie/ "The Castle"—possible association with former IL Gov Bryant-residence of Sup of Schools Robert Metzler	X		#1
140	Lamertine	PL	1976	Unknown	Unknown		X		
225	Lamertine	PL	1972	Unknown	Unknown		X		
235	Lamertine	PL	1972	Modern Movements	Medium				
102	Miner	AVE	1965	Ranch	Medium				
110	Miner	ST	1950	No Style	Low				
222	Miner	ST	1889	Late Victorian	Low				
230	Miner	ST	1906	Late 19th and Early 20th Century American Movements	Medium				
804	Miner	ST	1910	Edwardian	Medium				
810	Miner	ST	1910	No Style	Low				
818	Miner	ST	1900	No Style	Low				
828	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
836	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
846	Miner	ST	1874	Late Victorian	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
904	Miner	ST	1890	Italianate	High				#1
914	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				

918	Miner	ST	1966	Modern Movements	Medium				
930-932	Miner	ST	1910/1972	Late 19th and Early 20th Century American Movements/ Ranch	Medium				
1004	Miner	ST	1900	Edwardian	Medium				
1008	Miner	ST	1894	Late Victorian	Medium				
1014	Miner	ST	1890	Foursquare	Medium				
1018	Miner	ST	1885	Edwardian	Medium				
1019	Miner	ST	1890	No Style	Low				
1022	Miner	ST	1890	Late Victorian	Low				
1032	Miner	ST	1982	No Style	Low				
1039	Miner	ST	1900	Minimal Traditional	Low				
1040	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
1104	Miner	ST	1875	No Style	Low				
1114	Miner	ST	1890	Late 19th and Early 20th Century American Movements	Low				
1140	Miner	ST	1890	No Style	Low				
1144	Miner	ST	1900	Late Victorian	Medium				
1200	Miner	ST	1932	Late 19th & Early 20th Century Revivals	High				#1
1205	Miner	ST	1890	Nineteenth Century Commercial	Medium		Former Straley Boilerworks		#1
1209	Miner	ST	ca 1894	Nineteenth Century Commercial	High				
1241	Miner	ST	1920/1900	Nineteenth Century Commercial	Low				
1246	Miner	ST	ca 1960s	Google/ Oblong Box Gas Station	High				#1

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1319	Miner	ST	ca 1980s	Commercial	Low				
1401	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1402	Miner	ST	1985	No Style	Medium				
1416	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1424	Miner	ST	ca 1920s	Early Twentieth Century Commercial	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1427-1441	Miner	ST	1897	Nineteenth Century Commercial	Medium				
1428	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1430-1434	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1431-1435	Miner	ST	1890	Nineteenth Century Commercial	Medium				
1438-1446	Miner	ST	1900	Commercial	Low				
1447	Miner	ST	1886	Nineteenth Century Commercial	Medium				
1500-1506	Miner	ST	1890	Nineteenth Century Commercial	High				
1501-1503	Miner	ST	1901	Nineteenth Century Commercial	Medium				
1510	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1514-1518	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1515-1519	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1518	Miner	ST	1900	Early Twentieth Century Commercial	Medium				

1520	Miner	ST	1900	Early Twentieth Century Commercial	Medium					
1524	Miner	ST	1900	Nineteenth Century Commercial	Medium					
1527	Miner	ST	1900	Nineteenth Century Commercial	Medium					
1534	Miner	ST	1900	Early Twentieth Century Commercial	Low					
1535	Miner	ST	1925	Early Twentieth Century Commercial	Medium					
1536	Miner	ST	ca 1960s	Modern Movements	Medium					
1542-1546	Miner	ST	1900/1880	Nineteenth Century Commercial	Medium					
1600-1604	Miner	ST	1900	Nineteenth Century Commercial	Medium					
1601-1607	Miner	ST	ca 1970s	No Style	Low					
1608-1612	Miner	ST	1925	Nineteenth Century Commercial	Medium					
1609-1611	Miner	ST	1900	Early Twentieth Century Commercial	Medium					
1614-1620	Miner	ST	1900	Commercial	Low					
1617-1623	Miner	ST	ca 1890	Nineteenth Century Commercial	Medium					
1625	Miner	ST	1900	Nineteenth Century Commercial	Medium					
1628-1638	Miner	ST	1900	Nineteenth Century Commercial	Medium					

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1631-1633	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1637-1641	Miner	ST	1900	Nineteenth Century Commercial	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1640	Miner	ST	1900	Nineteenth Century Commercial	Medium					
1711	Miner	ST	ca 1880s	Late 19th and Early 20th Century American Movements	High	Local Landmark moved from Grass Valley			#8	
1714	Miner	ST	1905	Late 19th and Early 20th Century American Movements	Medium					
1743	Miner	ST	1938	Commercial	Low					
1744	Miner	ST	1982	Commercial	Low					
1800	Miner	ST	1944	Rustic	High				#1	
1801	Miner	ST	1895	Raised Ranch	Low					
1819	Miner	ST	1900	No Style	Low					
1825	Miner	ST	1895	Late 19th and Early 20th Century American Movements	Medium					
1843	Miner	ST	1937	Late 19th and Early 20th Century American Movements	Medium					
1844	Miner	ST	1892	Late Victorian	Medium					
1845	Miner	ST	1890	No Style	Low					
1848	Miner	ST	1890	No Style	Low					
1852	Miner	ST	1890	Late 19th and Early 20th Century American Movements	Low					
1856	Miner	ST	1898	Late Victorian	Medium					
1900	Miner	ST	1900	Foursquare	Medium					
1906	Miner	ST	1885	Foursquare	Low					
1910	Miner	ST	1889	Foursquare	Low					
1916	Miner	ST	1900	No Style	Low					
1922	Miner	ST	1900	(possibly)Hipped Roof Box	Unknown					

1924	Miner	ST	1900	Late 19th and Early 20th Century American Movements	Medium			
2000	Miner	ST	1897	Foursquare	Medium			#3
2001	Miner	ST	1900	Edwardian	Medium			#3
2004	Miner	ST	1898/1897	Late Victorian/Unknown	Medium/Unknown			#3
2005	Miner	ST	1890	Shotgun	Medium			#3

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2009	Miner	ST	1900	Classic Cottage	Medium				#3
2010	Miner	ST	ca 1880	Late Victorian	Medium				#3
2015	Miner	ST	1885	Italianate	Medium				#3
2018	Miner	ST	1900	Late Victorian	Medium				#3
2019	Miner	ST	1890	Late Victorian	Medium				#3
2020	Miner	ST	1890	Late Victorian	Medium				#3
2023	Miner	ST	1890	Italianate	Medium				#3
2024	Miner	ST	1898	Hipped Roof Box	Low				#3
2025	Miner	ST	1908	Foursquare	Medium				#3
2036	Miner	ST	1890	Late Victorian	Medium				#3
2039	Miner	ST	1898	Late 19th and Early 20th Century American Movements	Low				#3
2040	Miner	ST	1896	Unknown	Unknown				#3
2047	Miner	ST	1900	Late Victorian	Low				#3

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2051	Miner	ST	1900	Late Victorian	Medium					#3	
2063	Miner	ST	1948	No Style	Low					#3	
2109	Miner	ST	1902	Late 19th and Early 20th Century American Movements	Low						
2111	Miner	ST	1898	Foursquare	Medium						
2203	Miner	ST	1898	Late 19th and Early 20th Century American Movements	Medium						
2209	Miner	ST	1900	Mixed Styles	Low						
2214	Miner	ST	1895	Late 19th and Early 20th Century American Movements	Medium						
2215	Miner	ST	1898	Late Victorian	Low						
2219	Miner	ST	1890	No Style	Low						
2229	Miner	ST	1895	Late Victorian	Medium					#2	
2231	Miner	ST	1892	Late Victorian	Low						
2247	Miner	ST	1892	No Style	Low						
2253	Miner	ST	1892	No Style	Low						
2329	Miner	ST	1899	No Style	Low						

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2429	Miner	ST	1892	No Style	Low				
2433	Miner	ST	1885	Late Victorian	Low				
2437	Miner	ST	1891/1978	No Style/Unknown	Low/Unknown				
2441	Miner	ST	1891	Late Victorian	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2447	Miner	ST	1890	Edwardian		Medium				
2455	Miner	ST	1890/1978	Hall-Parlor/Unknown		Medium/Unknown				
2467	Miner	ST	1936	Late 19th and Early 20th Century American Movements		Low				
2505	Miner	ST	1880	No Style		Low				
2507	Miner	ST	1900	Late Victorian		Medium				
2511	Miner	ST	1900	Late Victorian		Medium				
2519	Miner	ST	1900	Late Victorian		Low				
2545	Miner	ST	1900/1950/1948	Foursquare/Unknown/Unknown		High/Unknown/Unknown				
2608.5	Miner	ST	1885/1978	Late Victorian/Unknown		Medium/Unknown				
2612	Miner	ST	1885	Late 19th and Early 20th Century American Movements		Medium				
2616	Miner	ST	1890	Late Victorian		Low				
2631	Miner	ST	1972	Modular/Mobile Home		Medium				
2746	Miner	ST	1898/1946	Commercial		Low			Alternate address: 2745 Colorado Blvd.	
2752	Miner	ST	1885	Late Victorian		Medium				
2805	Miner	ST	1968	No Style		Low				
2811	Miner	ST	1959/1961	Modular(Mobile Home)		Medium				
2815	Miner	ST	1948	No Style		Low				
2819	Miner	ST	1974	(likely)Commercial		Unknown				
30	Montane	DR	1974	Unknown		Unknown		X		
75	Montane	DR	1983	(possibly) Raised Ranch		Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

85	Montane	DR	1969	A-Frame	Medium	Former church		
96	Montane	DR	1969	Postmodern	Medium			
110	Montane	DR	1969	(possibly) Modern Movements	Unknown		X	

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
120	Montane	DR	1970	(possibly) Modern Movements	Unknown		X		
160	Montane	DR	1975	(possibly) Modern Movements	Unknown		X		
185	Montane	DR	1972	(possibly) Split Level	Medium				
205	Montane	DR	1969	Raised Ranch	Medium				
215	Montane	DR	1971	(likely) Modern Movements	Medium		X		
435	Pine Slope	RD	1980	Postmodern	Medium				
531	Pine Slope	RD	1960	Modern Movements	Medium				
533	Pine Slope	RD	1950	Modern Movements	Low				
620	Pine Slope	RD	1965	Modular	Low				
623	Pine Slope	RD	1958	Unknown	Unknown		X		
627	Pine Slope	RD	1982	No Style	Low				
632	Pine Slope	RD							
633	Pine Slope	RD	1897	Late Victorian	Low				
634	Pine Slope	RD	1912	Late 19th and Early 20th Century American Movements	Medium				
635	Pine Slope	RD	1905	Unknown	Unknown		X		

637	Pine Slope	RD	1910	Rustic	High				#1
639	Pine Slope	RD	1981	Modern Movements	Medium				
736	Pine Slope	RD	1930	Rustic	Medium				
741	Pine Slope	RD	1900	Unknown	Unknown	X			
1702	Placer	ST	1975	Modular	Medium				
1718	Placer	ST	1895	Late Victorian	Medium				
1724	Placer	ST	1956	Ranch	Low				
1732	Placer	ST	1910	Foursquare	High				#1
1738-1742	Placer	ST	1890	Late Victorian	Low				
1802	Placer	ST	1894	Late Victorian	Medium				
1820	Placer	ST	1896	Edwardian	Medium				
1848	Riverside	DR	1896	Mixed Styles	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1936	Riverside	DR	1964	Ranch	Low				
1938	Riverside	DR	1890	Late 19th and Early 20th Century American Movements	Medium				
1946	Riverside	DR	1900	No Style	Low				
1950	Riverside	DR	1907	No Style	Low				
1997	Riverside	DR	1981	Neo-Mansard	Medium				
2000	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2001	Riverside	DR	1972	Modern Movements	Low				
2010	Riverside	DR	1907	Late 19th and Early 20th Century American Movements	Medium				
2012	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Medium				
2016	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Low				
2025	Riverside	DR	1972	Ranch	High				#1
2101	Riverside	DR	1972	Ranch	Low				
2122	Riverside	DR	1905	Shotgun	Medium				
2123	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Low				
2125	Riverside	DR	1970	Ranch	Medium				
2151	Riverside	DR	1969	Ranch	Low				
2200	Riverside	DR	1950	Ranch	Low				
2222	Riverside	DR	1950	Ranch	Medium				
98-302	Soda Creek	RD	1955/ca 1950s-1960s	ca Rustic/Late Revivals/Commercial (motel)	High	Association with tourism since 1920s-1930s	Indian Hot Springs - 8+ buildings meaning of "Colorado Historic Site" on sign is unclear- no record of designation	#1	
401	Soda Creek	RD	1890	Late 19th and Early 20th Century American Movements	Medium				
404	Soda Creek	RD	1900	Unknown	Unknown				
406	Soda Creek	RD	1900	No Style	Low				
99-101	Spruce	LN	1950/2011	Ranch	Low				
102	Spruce	LN	1937	No Style	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium			
4	Virginia	ST	1999	No Style	Low			

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW Notes/Other	Project
24	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium			
28	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low			
116	Virginia	ST	1991	No Style	Low			
128	Virginia	ST	1965	Modular	Medium			
144	Virginia	ST	1920	No Style	Low			
246	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low			
300	Virginia	ST	1960	Raised Ranch	Medium			
310	Virginia	ST	1960	Ranch	Medium			
327	Virginia	ST	1930/1920	No Style/ No Style	Low		Addressed as 327-328 Virginia St.	
332	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Low			
336	Virginia	ST	1900	Edwardian	Medium			
340	Virginia	ST	1955	Ranch	Medium			
404	Virginia	ST	1912	Late 19th and Early 20th Century American Movements	Low			
410	Virginia	ST	1900	Late Victorian	Low			
454	Virginia	ST	1959	No Style	Low			

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

510	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				#7
514	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				#7
600	Virginia	ST	1970	Raised Ranch	Medium				#7
612	Virginia	ST	1902	Edwardian	Medium				#7
616	Virginia	ST	1901	Hipped Roof Box	Medium				#7
620	Virginia	ST	1901	No Style	Low				
630	Virginia	ST	1896	Late Victorian	Low				
633	Virginia	ST	1930	Late 19th and Early 20th Century American Movements	Medium				#7
638	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low				
639	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Low				
644	Virginia	ST	1900	No Style	Low				
704	Virginia	ST	1962	Modern Movements	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
720	Virginia	ST	1955	Ranch	Medium				
746	Virginia	ST	1952	Ranch	Medium				
804	Virginia	ST	1888	Edwardian	Low				
818	Virginia	ST	1874	No Style	Low				
826	Virginia	ST	1896	No Style	Low				
834	Virginia	ST	1900	Late Victorian	Medium				#7

846	Virginia	ST	1890	Late Victorian	Medium				#7
902	Virginia	ST	1895	Late Victorian	Low				
912	Virginia	ST	1896	Edwardian	Medium				#7
938	Virginia	ST	1874	Late Victorian	Medium				#7
946	Virginia	ST	1896	No Style	Low				
1010-1012	Virginia	ST	1899/1899	Late Victorian	Medium	Possible miners' cottages			#1
1138	Virginia	ST	1900	No Style	Low				
1200	Virginia	ST	1900	Edwardian	Low				
1222	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low				
1236	Virginia	ST	1900	Minimal Traditional	Low				
1244	Virginia	ST	1876	Foursquare	Medium			If DOC correct, one of oldest extant homes in City more research needed	#1
1302	Virginia	ST	1983	No Style	Low				
1306	Virginia	ST	1896	Late Victorian	Low				
1312	Virginia	ST	1896	Late Victorian	Low				
1318	Virginia	ST	1890	Late Victorian	Medium				#7
1324	Virginia	ST	1890	Late Victorian	Low				
1334	Virginia	ST	1885	Late Victorian	Medium				#7
1404	Virginia	ST	1890	Late Victorian	Medium				
1414	Virginia	ST	1890	Foursquare	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1422	Virginia	ST	1895	Late 19th and Early 20th Century American Movements	Medium			
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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1426	Virginia	ST	1898	No Style	Low				
1432	Virginia	ST	1898	No Style	Low				
1436	Virginia	ST	1884	No Style	Low				
1446	Virginia	ST	1902	Late Victorian	Medium				
1504	Virginia	ST	1894	Late Victorian	Medium				
1520	Virginia	ST	1896	Foursquare	Medium	Local Landmark			#8
1532	Virginia	ST	1890	Late Victorian	Medium				
1548	Virginia	ST	1950	No Style	Low				
1702-1704	Virginia	ST	1900	No Style	Low				
1716	Virginia	ST	1900	Late Victorian	Low				
1718	Virginia	ST	1896	Edwardian	Medium				
1722	Virginia	ST	1898	Late Victorian	Medium				
1730	Virginia	ST	1890	Late Victorian	Medium				
1739	Virginia	ST	1900	Edwardian	Medium				
1845	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low				
1904	Virginia	ST	1900	Foursquare	Medium				
1917	Virginia	ST	1900/ 1955	Late Victorian/ Unknown	Medium/ Unknown				

1918	Virginia	ST	1900	Late Victorian	Medium			Extensive setback	
1921	Virginia	ST	1880	Late Victorian	Medium	Local Landmark		Zion Evangelical Church	#8
1922	Virginia	ST	1895	Unknown	Unknown		X		
1928	Virginia	ST	1900/1900	Unknown/ Edwardian	High				#1
1932	Virginia	ST	1900	Late Victorian	Medium				
1936	Virginia	ST	1900	Late Victorian	Medium				
1940	Virginia	ST	1900	Late Victorian	Medium				
1940.5	Virginia	ST	1905	Edwardian	Low				
1951	Virginia	ST	1907	Late 19th and Early 20th Century American Movements	Medium				
2007	Virginia	ST	1907	Late 19th and Early 20th Century American Movements	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/ Other Project
2016	Virginia	ST	1910	Bungalow	Low			
2017	Virginia	ST	1907	Unknown	Unknown			
2020	Virginia	ST	1906	Foursquare	Medium			
2021	Virginia	ST	1900	Edwardian	Medium			
2026	Virginia	ST	1900	Edwardian	Low			
2029	Virginia	ST	1900	No Style	Low			
2030	Virginia	ST	1900	Late Victorian	Low			
2035	Virginia	ST	1898	Late Victorian	Low			

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

2036	Virginia	ST	1890	No Style	Low				
2041	Virginia	ST	1890	No Style	Low				
2100	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low				
2108	Virginia	ST	1900	Unknown	Unknown				
2116	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
2121	Virginia	ST	1980	Neo-Victorian	Medium				
2122	Virginia	ST	1900	Edwardian	High				#1
2126	Virginia	ST	1900	Late Victorian	Low				
2128	Virginia	ST	1900	Late Victorian	Medium				
2132	Virginia	ST	1946	Modern Movements	Medium				
2136	Virginia	ST	1953	Ranch	Medium				
2290	Virginia	ST	1951	Ranch	Low				
2300	Virginia	ST	1970	Modular	Medium				
2310	Virginia	ST	1970	No Style	Low				
2315-2325	Virginia	ST	1971	Modern Movements	Low				
34	Virginia Canyon	RD	1975	Modern Movements	Medium				
37	Virginia Canyon	RD	1880	Late Victorian	Medium				
38	Virginia Canyon	RD	1884	No Style	Low	Former Catholic Church; 1940s association with Tomlinson family			
41	Virginia Canyon	RD	1905	Late 19th and Early 20th Century American Movements	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
69	Virginia Canyon	RD	1900	Late Victorian	Medium				
78	Virginia Canyon	RD	1895	No Style	Low				
79	Virginia Canyon	RD	1890	No Style	Low				
82	Virginia Canyon	RD	1880	No Style	Low				
104	Virginia Canyon	RD	1912	Late 19th and Early 20th Century American Movements	Low				
115	Virginia Canyon	RD	1988	Ranch	Medium				
125	Virginia Canyon	RD	1920	Late 19th and Early 20th Century American Movements	Medium				
139	Virginia Canyon	RD	1895	Italianate/ Late Victorian	Medium				
146	Virginia Canyon	RD	1982	No Style	Low				
149	Virginia Canyon	RD	1901	Late 19th and Early 20th Century American Movements	Medium				
159	Virginia Canyon	RD	1901	Late 19th and Early 20th Century American Movements	Low				
164	Virginia Canyon	RD	1982	No Style	Medium				
167	Virginia Canyon	RD	1898	No Style	Low				
175	Virginia Canyon	RD	1890	Late 19th and Early 20th Century American Movements	Medium				
183	Virginia Canyon	RD	1900	Late Victorian	Medium				
187	Virginia Canyon	RD	1900	Late 19th and Early 20th Century American Movements	Low				
192	Virginia Canyon	RD	1890	No Style	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

15	Waldorf	PL	1972	Ranch	Low					
90	Waldorf	PL	1972	Split-Level	Low					
100	Waldorf	PL	1972	Neo-Rustic	Medium					
1414	Wall	ST	1902	Late Victorian	Medium					
1420	Wall	ST	1901	Late Victorian	Medium					
1500	Wall	ST	1901	Late Victorian	Low					
1516	Wall	ST	1910	Late 19th and Early 20th Century American Movements	Low					
1518	Wall	ST	1910	Late Victorian	Medium					
1520	Wall	ST	1901	Foursquare	Medium					
1528	Wall	ST	1895	No Style	Low					

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1548	Wall	ST	1900	No Style	Low				
1600	Wall	ST	1890	No Style	Low				
1606	Wall	ST	1896	No Style	Low				
1616	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
1826	Wall	ST	1972	Modular	Low				
1900	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
1901	Wall	ST	1900	Late Victorian	Medium	Former Beebe House Hotel; Pres. Grant stayed here			#1
1908	Wall	ST	1900	Late Victorian	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

1922	Wall	ST	1988	No Style	Low				
1930	Wall	ST	1890	No Style	Low				
1938	Wall	ST	1900	Hipped Roof Box	Medium				
2002	Wall	ST	1902	Edwardian	Medium				
2010	Wall	ST	1890	Late Victorian	Medium				
2022	Wall	ST	1890	Italianate	Medium				
2033	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Low				
2040	Wall	ST	1900	Late Victorian	Medium				
2041	Wall	ST	1900	No Style	Low				
2052	Wall	ST	1902	Edwardian	Medium				
2056	Wall	ST	1900	Edwardian	Medium				
2066	Wall	ST	1900	Late Victorian	Medium				
2072	Wall	ST	1901	Late 19th and Early 20th Century American Movements	Low				
2103	Wall	ST	1914	Hipped Roof Box	Low				
2117	Wall	ST	1900	Classic Cottage	Low				
2118	Wall	ST	1900	Foursquare	Low				
2128	Wall	ST	1950	No Style	Low				
2244	Wall	ST	1939	Late 19th and Early 20th Century American Movements	Medium				
2304	Wall	ST	1978	No Style	Low				
Address/Street No.	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW Notes/ Other	Project		

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

350	Whitewater	RD	1997	Commercial	Low					
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APPENDIX B

PREVIOUSLY SURVEYED PROPERTIES

APPENDIX B1: PREVIOUSLY SURVEYED PROPERTIES LISTED IN COMPASS

Site ID	Site Name Assessment	
5CC.76	ARGO TUNNEL AND MILL -NEWHOUSE TUNNEL AN...	5CC.201.21 HANCHETT BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.192	ROCK EYRIE	5CC.201.22 FRANCIS W. PEED/LOUIS W. BERRY BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.195	STRAUB HOME	5CC.201.23 YINGLING BUILDING, GEORGE A. YINGLING BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201	IDAHO SPRINGS DOWNTOWN COMMERCIAL DISTRICT LISTED - NATIONAL REGISTER...	5CC.201.24 CARNEGIE BUILDING, IDAHO SPRINGS CARNEGIE LIBRARY WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.1	FAIVRE BRICK BUILDING, BIG PINK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.201.25 J. TRATHEN BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.10	CHARLES E. WORTH'S SALOON, BUFFALO RESTA...	5CC.201.26 ERICKSON BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.11	JOHN ROHNER'S BAR AND BILLIARD HALL, J. ...	5CC.201.27 PLUMMER BLOCK #3 WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.12	MCLELLAND BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.201.28 WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.13	BANK OF IDAHO SPRINGS, FIRST NATIONAL BA...	
5CC.201.14	PETER MIESS BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.15	UNDERHILL MUSEUM, JAMES UNDERHILL RESIDENCE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.16	GRAEFF HOTEL, QUEEN HOTEL WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.17	BANK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.18	ROBERT TURNER BUILDING, FIRST STATE BANK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.19	A.A. TUTTLE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.2	BLOOM/NOXON BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.20	CHAS. P. SHIELDS/JOHN WEARNE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	

Site ID	Site Name Assessment
5CC.201.29	WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.3	ELLIS BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.30	HENRY PLUMMER BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.31	SHIELDS BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.32	KNOTTEGE BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS
5CC.201.33	MEAD-COOPER BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.34	CODDINGTON BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS
5CC.201.35	COLORADO & SOUTHERN BUILDING, PLACER INN WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.36	EMMA PLUMMER BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS
5CC.201.37	PLUMMER AND MCCLELLAND BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.38	PLUMMER AND MCCLELLAND BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.39	WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.4	WEARNES BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.40	MINING EXCHANGE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.41	IDAHO SPRINGS OPERA HOUSE, MINES THEATER WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.42	GAUBOTZ HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.43	PLUMMER BLOCK #2

	WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.44	CENTRAL HOSE HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.5	GEORGE A. PATTEN BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.6	BOSTON CLOTHING HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.7	HENRY WILSON BUILDING, MASONIC TEMPLE, I...
5CC.201.8	SHIELDS/COOPER BUILDING, THOMAS COOPER B...
5CC.201.9	HUTCHINSON'S BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.228	THEOBALD HOUSE NOT ELIGIBLE - FIELD
5CC.229	CHARLIE TAYLER WATERWHEEL, CHARLIE TAYLO... LISTED - STATE REGISTER...

Site ID	Site Name Assessment
5CC.231	MINER STREET BRIDGE, BRIDGE OVER CLEAR C... LISTED - NATIONAL REGISTER
5CC.232	ANDREW ANDERSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.233	SHAFFER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.234	
5CC.235	
5CC.236	M. M. ROBERTS RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.237	
5CC.238	COOPER HOUSE, COURTNEY RILEY COOPER HOME ELIGIBLE - FIELD...
5CC.240	
5CC.241	METHODIST EPISCOPAL CHURCH, IDAHO METHOD... LISTED - NATIONAL REGISTER...
5CC.242	JAMES G. WEEKS HOUSE
5CC.243	JOS VENTRESS HOUSE, JOSEPH VENTRESS HOUSE NOT ELIGIBLE - FIELD...
5CC.244	FRED STEVENS HOUSE NOT ELIGIBLE - FIELD...
5CC.245	WILLIAM E. RENSHAW HOUSE ELIGIBLE - FIELD...
5CC.246	HENRY PLUMMER HOUSE ELIGIBLE - FIELD...
5CC.247	JOHN OWEN HOUSE ELIGIBLE - OFFICIALLY
5CC.248	GEORGE MCCLELLAND HOUSE NEEDS DATA - OFFICIALLY...
5CC.249	HUILLET JULES HOUSE

	NOT ELIGIBLE - FIELD...
5CC.250	HANCHETT HOUSE NOT ELIGIBLE - FIELD...
5CC.251	JOHN GUNSTROM HOUSE
5CC.252	CHARLES COLLOM HOUSE ELIGIBLE - FIELD...
5CC.254	
5CC.255	
5CC.256	ROHNER'S HOUSE
5CC.257	FIRST BAPTIST CHURCH (IDAHO SPRINGS) ELIGIBLE - FIELD

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Site ID	Site Name Assessment	5CC.1194	5CC.1276	5CC.1277	5CC.1349	5CC.1349.1	5CC.1349.10	5CC.1349.11	5CC.1349.2
5CC.258	FEED AND STABLES		ZION LUTHERAN CHURCH (IDAHO SPRINGS)						
5CC.325	RUTH MILL NOT ELIGIBLE - FIELD		COLORADO & SOUTHERN RAILROAD CARN NO. 60...						
5CC.329	IDAHO SPGS SAMPLER		LOCAL LANDMARK						
5CC.342	INDIAN SPRINGS RESORT NOT ELIGIBLE - FIELD		COLORADO & SOUTHERN CAR NO. 70. C&S NO. 70						
5CC.554	BUCKHORN CABIN BUCKHORN HOUSE NOT ELIGIBLE - OFFICIALLY		LOCAL LANDMARK						
5CC.555	SITKA CABIN NOT ELIGIBLE - OFFICIALLY		COLORADO BOULEVARD (IDAHO SPRINGS)						
5CC.585	CAMP WILAHU ELIGIBLE - OFFICIALLY...		NOT ELIGIBLE - FIELD						
5CC.645	SUMMIT LAKE PARK LISTED - NATIONAL REGISTER		COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT						
5CC.646	ECHO LAKE PARK DENVER MOUNTAIN PARKS LISTED - NATIONAL REGISTER		NOT ELIGIBLE - FIELD						
5CC.653	IDAHO SPRINGS RANGER STATION HISTORIC DI...		COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT						
5CC.698	IDAHO SPRINGS WORK CENTER NOT ELIGIBLE - OFFICIALLY...		NOT ELIGIBLE - FIELD						
5CC.799	SCOTT RESIDENCE NOT ELIGIBLE - OFFICIALLY...		COLORADO BLVD. HIGHWAY PROJECT MARKER POST						
5CC.859	B.P.O. ELKS LODGE #607 LISTED - STATE REGISTER		NOT ELIGIBLE - FIELD						
5CC.966	BRYAN HOSE HOUSE, SUNNYSIDE HOSE HOUSE, ... LISTED - NATIONAL REGISTER		COLORADO BLVD. (IDAHO SPRINGS)-SEGMENT						
5CC.967	HOSE HOUSE NO. 2, WEST END HOSE HOUSE, 6... LISTED - NATIONAL REGISTER...		NOT ELIGIBLE - FIELD						
5CC.986	JACKSON MONUMENT, GEORGE A. JACKSON MONU... RECOMMENDATION OF DENIAL OF LISTING BY STATE REGISTER REVIEW BOARD								
5CC.1192	FIRST PRESBYTERIAN CHURCH, UNITED CHURCH... NOT ELIGIBLE - FIELD...								

Site ID	Site Name Assessment
5CC.1349.3	COLORADO BLVD. (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.4	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.5	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.6	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.7	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.8	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.9	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1387	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1388	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1389	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1390	NOT ELIGIBLE - FIELD...
5CC.1391	RETAINING WALL, IRON FENCE, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1392	NOT ELIGIBLE - FIELD...
5CC.1393	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1394	MCCAPES RESIDENCE, HANCOCK RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1396	JOHN G. ROBERTS HOUSE NOT ELIGIBLE - FIELD...
5CC.1397	WILLIAM MORGAN HOUSE

	ELIGIBLE - FIELD...
5CC.1398	GOMILA RESIDENCE, STEPHENSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1399	FRED L. COLLOM RESIDENCE, COLORADO BLVD.... NOT ELIGIBLE - FIELD
5CC.1401	NOT ELIGIBLE - FIELD...
5CC.1402	PRICE BRISCOE HOUSE NOT ELIGIBLE - FIELD...
5CC.1405	TANNER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1406	NOT ELIGIBLE - FIELD...
5CC.1407	COOPER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1408	NOT ELIGIBLE - FIELD...

Site ID	Site Name Assessment
5CC.1409	ANGELICAN CATHOLIC CHURCH, CHURCH OF SAINT JOHN NEEDS DATA - OFFICIALLY...
5CC.1411	TOMFORD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1412	PATTEN HOUSE ELIGIBLE - FIELD...
5CC.1413	NOT ELIGIBLE - FIELD...
5CC.1414	PLACER ST. RETAINING WALL, FENCE NOT ELIGIBLE - FIELD
5CC.1416	PLACER ST. RETAINING WALL NOT ELIGIBLE - FIELD
5CC.1417	J.F. ELLIOT HOUSE NOT ELIGIBLE - FIELD...
5CC.1418	CRAIG RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1419	ROBERTS-MORGAN RESIDENCE, FORD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1420	ROBERTS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1421	MILLINGTON HOUSE NOT ELIGIBLE - FIELD...
5CC.1424	COLORADO BLVD. IRON FENCE AND GATE NOT ELIGIBLE - FIELD
5CC.1488	NOT ELIGIBLE - FIELD...
5CC.1489	NOT ELIGIBLE - FIELD...
5CC.1490	NOT ELIGIBLE - FIELD...
5CC.1491	NOT ELIGIBLE - FIELD...
5CC.1492	NOT ELIGIBLE - FIELD...

5CC.1493	NOT ELIGIBLE - FIELD...
5CC.1494	SHERR RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1495	WILLIAM JAMES HOUSE NOT ELIGIBLE - FIELD...
5CC.1497	VINNES RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1498	O'DONNELL RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1499	BLAINE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1500	MCCLEAN RESIDENCE, KRUEGER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1501	TRELEASE RESIDENCE NOT ELIGIBLE - FIELD...

Site ID	Site Name Assessment		NOT ELIGIBLE - FIELD...
5CC.1502	SECCOMBE RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1522	ANDERSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1504	ROBERTS RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1523	EDWARDS RESIDENCE, RICE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1505	NOT ELIGIBLE - FIELD...	5CC.1524	ELLIS HOUSE NOT ELIGIBLE - FIELD...
5CC.1506	DUVAL RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1525	BROSTORM RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.1507	QUICK RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1526	FRED L. COLLOM RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1508	ORIGIN HALL, CLARK RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1527	JAMES RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.1510	TOMFORD MORTUARY, THE COLORADO BUSINESS BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.1528	HANSON HOUSE NOT ELIGIBLE - FIELD...
5CC.1511	STROEHLE HOUSE NOT ELIGIBLE - FIELD...	5CC.1529	ELLIS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1512	FRED SHERR RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1513	KIPP RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1514	NOT ELIGIBLE - FIELD...		
5CC.1515	PLUMMER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1516	MITCHELL RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1517	POTTER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1518	NOT ELIGIBLE - FIELD...		
5CC.1519	EMMA PLUMMER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1521	MILNE RESIDENCE		

Site ID	Site Name Assessment
5CC.1530	MACHOL RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1531	NANCARROW RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1532	SPESSARD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1533	NOT ELIGIBLE - FIELD...
5CC.1534	YINGLING RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1535	WELLS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1536	NOT ELIGIBLE - FIELD...
5CC.1537	LUNELY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1538	HALDERNESS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1540	WIDEMAN RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1541	MCLEOD RESIDENCE, URQUHART RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1544	COE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1545	AUGUSTA SMITH HOUSE NOT ELIGIBLE - FIELD...
5CC.1546	GRAHAM RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1547	HENRY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1548	WILEY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1550	COMSTOCK RESIDENCE

	NOT ELIGIBLE - FIELD...
5CC.1551	LEACH RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1552	THEOBALD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1553	DRESSLER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1554	PEARCE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1555	NOT ELIGIBLE - FIELD...
5CC.1556	FINUCANE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1557	TRAILER PARK NOT ELIGIBLE - FIELD...
5CC.1558	ELLIOT PROPERTY NOT ELIGIBLE - FIELD...

Site ID	Site Name Assessment
5CC.1559	NOT ELIGIBLE - FIELD...
5CC.1562	SHELP RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1564	ASPEN SUMMER HOME GROUP LOT A FELLER ELIGIBLE - OFFICIALLY...
5CC.1565	ASPEN SUMMER HOME GROUP LOT B MINER ELIGIBLE - OFFICIALLY...
5CC.1813	PEORIANA MOTEL NEEDS DATA - OFFICIALLY...
5CC.1865	COURTNEY RYLEY COOPER PARK ELIGIBLE - OFFICIALLY...
5CC.2000	BELL PROPERTY NOT ELIGIBLE - OFFICIALLY...
5CC.2213	LOG BUILDING-RADIO STATION KYGT NO ASSESSMENT GIVEN ON FORM

Note: List includes only newly assigned survey numbers, not resurveys

APPENDIX B2: PROPERTIES SURVEYED BUT NOT LISTED IN COMPASS CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022		Site No.	Property Address
5CC.2418	2910 Colorado Boulevard		
5CC.2419	2821 Colorado Boulevard		
5CC.2421	102 Spruce Lane		
5CC.2422	2815 Miner Street		
5CC.2423	2805 Colorado Boulevard		
5CC.2424	2811 Miner Street		
5CC.2425	101-103 Spruce Lane		
5CC.2426	2801 Colorado Boulevard		
5CC.2427	2800 Miner Street		
5CC.2428	2757 Colorado Boulevard		
5CC.2429	2752 Miner Street		
5CC.2430	2746 Miner Street		
5CC.2431	2745 Colorado Boulevard		
5CC.2432	2730 Miner Street		
5CC.2433	2725 Colorado Boulevard		
5CC.2434	106 27th Place		
5CC.2435	101 27th Place		
5CC.2436	103 27th Place		
5CC.2437	105 27th Place		
5CC.2438	2631 Colorado Boulevard		
5CC.2441	2608.5 Miner Street		
5CC.2442	1431 Idaho Street		
5CC.2443	2519 Miner Street		
5CC.2444	2511 Miner Street		
5CC.2445	2507 Miner Street		
5CC.2446	2505 Miner Street		
5CC.2447	2545 Miner Street		
5CC.2448	2401-2445 Colorado Boulevard		
5CC.2449	2467 Miner Street		
5CC.2450	2455 Miner Street		
5CC.2451	2447 Miner Street		
5CC.2452	2441 Miner Street		
5CC.2453	2437 Miner Street		
5CC.2454	2433 Miner Street		
5CC.2455	2429 Miner Street		
5CC.2456	2329 Miner Street		
5CC.2457	2253 Miner Street		
5CC.2458	2247 Miner Street		
5CC.2459	2231 Miner Street		
5CC.2460	2229 Miner Street		

Site No.	Property Address
5CC.2461	2219 Miner Street
5CC.2462	2214 Miner Street
5CC.2463	2209 Miner Street
5CC.2464	2215 Miner Street
5CC.2465	2203 Miner Street
5CC.2466	2111 Miner Street
5CC.2467	2109 Miner Street
5CC.2468	2063 Miner Street
5CC.2469	2051 Miner Street
5CC.2471	2039 Miner Street
5CC.2473	2023 Miner Street
5CC.2474	2019 Miner Street
5CC.2475	2015 Miner Street
5CC.2476	2009 Miner Street
5CC.2477	2005 Miner Street
5CC.2478	2001 Miner Street
5CC.2479	Golddigger Stadium
5CC.2480	1845 Miner Street

Site No.	Property Address
5CC.2485	121 15th Avenue
5CC.2486	115 15th Avenue
5CC.2487	1424 Water Street
5CC.2488	103 14th Avenue
5CC.2489	1347-1353 Idaho Street
5CC.2490	1313 Idaho Street
5CC.2491	1125 Idaho Street
5CC.2492	1027 Idaho Street
5CC.2493	1019 Miner Street
5CC.2494	Nancarrow Mobile Homes
5CC.2495	605 Miner Street
5CC.2496	521 Center Alley
5CC.2497	427 Idaho Street
5CC.2498	425 Idaho Street
5CC.2499	421 Idaho Street
5CC.2500	405 Idaho Street
5CC.2501	345-347 Idaho Street
5CC.2502	223 3rd Avenue

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

5CC.2481	1843 Miner Street	5CC.2503	213 3rd Avenue
5CC.2482	1825 Miner Street	5CC.2504	230 Miner Street
5CC.2483	1819 Miner Street	5CC.2505	222 Miner Street
5CC.2484	1801 Miner Street	5CC.2506	215 2nd Avenue

Site No.	Property Address
5CC.2507	211 2nd Avenue
5CC.2508	110 Miner Street
5CC.2509	108 Idaho Street
5CC.2510	104 Miner Street
5CC.2511	102 Miner Street
5CC.2512	2631 Miner Street
5CC.2513	Colorado Boulevard Historic District
5CC.2514	Grass Valley Historic District
5CC.2515	2697 County Road 308

APPENDIX C

DESIGNATED RESOURCES IN IDAHO SPRINGS

APPENDIX C: DESIGNATED RESOURCES IN IDAHO SPRINGS

Property Name	Property Address	Site Number	Listing Type		
			NR	SR	LL
Argo Mill and Tunnel	2517 Riverside Dr.	5CC.76	X	X	
B.P.O. Elks Lodge #607	1600 Colorado Blvd.	5CC.859		X	
Blue Ribbon Tunnel	Near walkway to Waterwheel Park	N/A			X
Bryan Hose House	Illinois and Virginia streets	5CC.966	X	X	
Charlie Taylor Waterwheel	South of I-70 below Bridal Veil Falls	5CC.229		X	
City Hall	1711 Miner St.	N/A			X
Hose House #2	600 Colorado Blvd.	5CC.967	X	X	
Jackson Monument	320 Highway 103	5CC.986			X
M.M. Roberts Residence	804 Colorado Blvd.	5CC.236			X
Methodist Episcopal Church	1440 Colorado Blvd.	5CC.241	X	X	
Miner Street Bridge	Over Clear Creek	5CC.231	X	X	

—

Steve Canyon Statue	Colorado Blvd. and 23rd Ave.	N/A			X
Zion Evangelical Church	1921 Virginia St.	5CC.1194			X
Unspecified	1520 Virginia St.	N/A			X

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

APPENDIX D

1. Blank 1417 form

SAMPLE FORMS FROM PREVIOUS SURVEYS

2. Completed 1403 form for the James Residence, 5CC.1527, 907 Colorado Blvd, 2005
3. Completed 1402 form for Proctor's Restaurant 2815 Miner St, 2017

OAHF Form #1417

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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IDENTIFICATION

1. Property Name: ☐ Historic ☐ Current ☐ Other:
2. Resource Classification: ☐ Building ☐ Structure ☐ Object ☐ Street/Landscape
3. Ownership: ☐ Federal ☐ State ☐ Local ☐ Non-Profit ☐ Private ☐ Unknown

LOCATION

4. Street Address: ☐ Vicinity: ☐ 7.5 ☐
5. Municipality: ☐ Year: ☐
6. County: ☐
7. USGS Quad: ☐
8. Parcel Number: ☐
9. Block: ☐ Addition: ☐
10. Acreage: ☐ Actual ☐ Estimated
11. PLSS Information: Principal Meridian: ☐ Range: ☐
12. Location Coordinates: ☐ of ☐ of section: ☐
13. UTM Reference Zone: ☐ mE ☐ mN ☐ mD ☐ mS ☐ mW ☐ mX ☐ mY ☐ mZ ☐ mAA ☐ mAB ☐ mAC ☐ mAD ☐ mAE ☐ mAF ☐ mAG ☐ mAH ☐ mAJ ☐ mAK ☐ mAL ☐ mAM ☐ mAN ☐ mAO ☐ mAP ☐ mAQ ☐ mAR ☐ mAS ☐ mAT ☐ mAU ☐ mAV ☐ mAW ☐ mAX ☐ mAY ☐ mAZ ☐ mBA ☐ mBB ☐ mBC ☐ mBD ☐ mBE ☐ mBF ☐ mBG ☐ mBH ☐ mBJ ☐ mBK ☐ mBL ☐ mBM ☐ mBN ☐ mBO ☐ mBP ☐ mBQ ☐ mBR ☐ mBS ☐ mBT ☐ mBU ☐ mBV ☐ mBW ☐ mBX ☐ mBY ☐ mBZ ☐ mCA ☐ mCB ☐ mCC ☐ mCD ☐ mCE ☐ mCF ☐ mCG ☐ mCH ☐ mCI ☐ mCJ ☐ mCK ☐ mCL ☐ mCM ☐ mCN ☐ mCO ☐ mCP ☐ mCQ ☐ mCR ☐ mCS ☐ mCT ☐ mCU ☐ mCV ☐ mCW ☐ mCX ☐ mCY ☐ mCZ ☐ mDA ☐ mDB ☐ mDC ☐ mDD ☐ mDE ☐ mDF ☐ mDG ☐ mDH ☐ mDI ☐ mDJ ☐ mDK ☐ mDL ☐ mDM ☐ mDN ☐ mDO ☐ mDP ☐ mDQ ☐ mDR ☐ mDS ☐ mDT ☐ mDU ☐ mDV ☐ mDW ☐ mDX ☐ mDY ☐ mDZ ☐ mEA ☐ mEB ☐ mEC ☐ mED ☐ mEE ☐ mEF ☐ mEG ☐ mEH ☐ mEI ☐ mEJ ☐ mEK ☐ mEL ☐ mEM ☐ mEN ☐ mEO ☐ mEP ☐ mEQ ☐ mER ☐ mES ☐ mET ☐ mEU ☐ mEV ☐ mEW ☐ mEX ☐ mEY ☐ mEZ ☐ mFA ☐ mFB ☐ mFC ☐ mFD ☐ mFE ☐ mFF ☐ mFG ☐ mFH ☐ mFI ☐ mFJ ☐ mFK ☐ mFL ☐ mFM ☐ mFN ☐ mFO ☐ mFP ☐ mFQ ☐ mFR ☐ mFS ☐ mFT ☐ mFU ☐ mFV ☐ mFW ☐ mFX ☐ mFY ☐ mFZ ☐ mGA ☐ mGB ☐ mGC ☐ mGD ☐ mGE ☐ mGF ☐ mGG ☐ mGH ☐ mGI ☐ mGJ ☐ mGK ☐ mGL ☐ mGM ☐ mGN ☐ mGO ☐ mGP ☐ mGQ ☐ mGR ☐ mGS ☐ mGT ☐ mGU ☐ mGV ☐ mGW ☐ mGX ☐ mGY ☐ mGZ ☐ mHA ☐ mHB ☐ mHC ☐ mHD ☐ mHE ☐ mHF ☐ mHG ☐ mHH ☐ mHI ☐ mHJ ☐ mHK ☐ mHL ☐ mHM ☐ mHN ☐ mHO ☐ mHP ☐ mHQ ☐ mHR ☐ mHS ☐ mHT ☐ mHU ☐ mHV ☐ mHW ☐ mHX ☐ mHY ☐ mHZ ☐ mIA ☐ mIB ☐ mIC ☐ mID ☐ mIE ☐ mIF ☐ mIG ☐ mIH ☐ mII ☐ mIJ ☐ mIK ☐ mIL ☐ mIM ☐ mIN ☐ mIO ☐ mIP ☐ mIQ ☐ mIR ☐ mIS ☐ mIT ☐ mIU ☐ mIV ☐ mIW ☐ mIX ☐ mIY ☐ mIZ ☐ mJA ☐ mJB ☐ mJC ☐ mJD ☐ mJE ☐ mJF ☐ mJG ☐ mJH ☐ mJI ☐ mJJ ☐ mJK ☐ mJL ☐ mJM ☐ mJN ☐ mJO ☐ mJP ☐ mJQ ☐ mJR ☐ mJS ☐ mJT ☐ mJU ☐ mJV ☐ mJW ☐ mJX ☐ mJY ☐ mJZ ☐ mKA ☐ mKB ☐ mKC ☐ mKD ☐ mKE ☐ mKF ☐ mKG ☐ mKH ☐ mKI ☐ mKJ ☐ mKL ☐ mKM ☐ mKN ☐ mKO ☐ mKP ☐ mKQ ☐ mKR ☐ mKS ☐ mKT ☐ mKU ☐ mKV ☐ mKW ☐ mKX ☐ mKY ☐ mKZ ☐ mLA ☐ mLB ☐ mLC ☐ mLD ☐ mLE ☐ mLF ☐ mLG ☐ mLH ☐ mLI ☐ mLJ ☐ mLK ☐ mLL ☐ mLM ☐ mLN ☐ mLO ☐ mLP ☐ mLQ ☐ mLR ☐ mLS ☐ mLT ☐ mLU ☐ mLV ☐ mLW ☐ mLX ☐ mLY ☐ mLZ ☐ mMA ☐ mMB ☐ mMC ☐ mMD ☐ mME ☐ mMF ☐ mMG ☐ mMH ☐ mMI ☐ mMJ ☐ mMK ☐ mML ☐ mMM ☐ mMN ☐ mMO ☐ mMP ☐ mMQ ☐ mMR ☐ mMS ☐ mMT ☐ mMU ☐ mMV ☐ mMW ☐ mMX ☐ mMY ☐ mMZ ☐ mNA ☐ mNB ☐ mNC ☐ mND ☐ mNE ☐ mNF ☐ mNG ☐ mNH ☐ mNI ☐ mNJ ☐ mNK ☐ mNL ☐ mNM ☐ mNN ☐ mNO ☐ mNP ☐ mNQ ☐ mNR ☐ mNS ☐ mNT ☐ mNU ☐ mNV ☐ mNW ☐ mNX ☐ mNY ☐ mNZ ☐ mOA ☐ mOB ☐ mOC ☐ mOD ☐ mOE ☐ mOF ☐ mOG ☐ mOH ☐ mOI ☐ mOJ ☐ mOK ☐ mOL ☐ mOM ☐ mON ☐ mOO ☐ mOP ☐ mOQ ☐ mOR ☐ mOS ☐ mOT ☐ mOU ☐ mOV ☐ mOW ☐ mOX ☐ mOY ☐ mOZ ☐ mPA ☐ mPB ☐ mPC ☐ mPD ☐ mPE ☐ mPF ☐ mPG ☐ mPH ☐ mPI ☐ mPJ ☐ mPK ☐ mPL ☐ mPM ☐ mPN ☐ mPO ☐ mPP ☐ mPQ ☐ mPR ☐ mPS ☐ mPT ☐ mPU ☐ mPV ☐ mPW ☐ mPX ☐ mPY ☐ mPZ ☐ mQA ☐ mQB ☐ mQC ☐ mQD ☐ mQE ☐ mQF ☐ mQG ☐ mQH ☐ mQI ☐ mQJ ☐ mQK ☐ mQL ☐ mQM ☐ mQN ☐ mQO ☐ mQP ☐ mQQ ☐ mQR ☐ mQS ☐ mQT ☐ mQU ☐ mQV ☐ mQW ☐ mQX ☐ mQY ☐ mQZ ☐ mRA ☐ mRB ☐ mRC ☐ mRD ☐ mRE ☐ mRF ☐ mRG ☐ mRH ☐ mRI ☐ mRJ ☐ mRK ☐ mRL ☐ mRM ☐ mRN ☐ mRO ☐ mRP ☐ mRQ ☐ mRR ☐ mRS ☐ mRT ☐ mRU ☐ mRV ☐ mRW ☐ mRX ☐ mRY ☐ mRZ ☐ mSA ☐ mSB ☐ mSC ☐ mSD ☐ mSE ☐ mSF ☐ mSG ☐ mSH ☐ mSI ☐ mSJ ☐ mSK ☐ mSL ☐ mSM ☐ mSN ☐ mSO ☐ mSP ☐ mSQ ☐ mSR ☐ mSS ☐ mST ☐ mSU ☐ mSV ☐ mSW ☐ mSX ☐ mSY ☐ mSZ ☐ mTA ☐ mTB ☐ mTC ☐ mTD ☐ mTE ☐ mTF ☐ mTG ☐ mTH ☐ mTI ☐ mTJ ☐ mTK ☐ mTL ☐ mTM ☐ mTN ☐ mTO ☐ mTP ☐ mTQ ☐ mTR ☐ mTS ☐ mTT ☐ mTU ☐ mTV ☐ mTW ☐ mTX ☐ mTY ☐ mTZ ☐ mUA ☐ mUB ☐ mUC ☐ mUD ☐ mUE ☐ mUF ☐ mUG ☐ mUH ☐ mUI ☐ mUJ ☐ mUK ☐ mUL ☐ mUM ☐ mUN ☐ mUO ☐ mUP ☐ mUQ ☐ mUR ☐ mUS ☐ mUT ☐ mUU ☐ mUV ☐ mUW ☐ mUX ☐ mUY ☐ mUZ ☐ mVA ☐ mVB ☐ mVC ☐ mVD ☐ mVE ☐ mVF ☐ mVG ☐ mVH ☐ mVI ☐ mVJ ☐ mVK ☐ mVL ☐ mVM ☐ mVN ☐ mVO ☐ mVP ☐ mVQ ☐ mVR ☐ mVS ☐ mVT ☐ mVU ☐ mVV ☐ mVW ☐ mVX ☐ mVY ☐ mVZ ☐ mWA ☐ mWB ☐ mWC ☐ mWD ☐ mWE ☐ mWF ☐ mWG ☐ mWH ☐ mWI ☐ mWJ ☐ mWK ☐ mWL ☐ mWM ☐ mWN ☐ mWO ☐ mWP ☐ mWQ ☐ mWR ☐ mWS ☐ mWT ☐ mWU ☐ mWV ☐ mWW ☐ mWX ☐ mWY ☐ mWZ ☐ mXA ☐ mXB ☐ mXC ☐ mXD ☐ mXE ☐ mXF ☐ mXG ☐ mXH ☐ mXI ☐ mXJ ☐ mXK ☐ mXL ☐ mXM ☐ mXN ☐ mXO ☐ mXP ☐ mXQ ☐ mXR ☐ mXS ☐ mXT ☐ mXU ☐ mXV ☐ mXW ☐ mXX ☐ mXY ☐ mXZ ☐ mYA ☐ mYB ☐ mYC ☐ mYD ☐ mYE ☐ mYF ☐ mYG ☐ mYH ☐ mYI ☐ mYJ ☐ mYK ☐ mYL ☐ mYM ☐ mYN ☐ mYO ☐ mYP ☐ mYQ ☐ mYR ☐ mYS ☐ mYT ☐ mYU ☐ mYV ☐ mYW ☐ mYX ☐ mYY ☐ mYZ ☐ mZA ☐ mZB ☐ mZC ☐ mZD ☐ mZE ☐ mZF ☐ mZG ☐ mZH ☐ mZI ☐ mZJ ☐ mZK ☐ mZL ☐ mZM ☐ mZN ☐ mZO ☐ mZP ☐ mZQ ☐ mZR ☐ mZS ☐ mZT ☐ mZU ☐ mZV ☐ mZW ☐ mZX ☐ mZY ☐ mZZ

DESCRIPTION

13. Construction Features (forms, materials):

Structure	Style/Type	Foundation	Walls
Windows	Roof	Chimney	Porch

Optional additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

14. Landscape (important features of the immediate environment):
☐ Garden ☐ Cultural Plantings ☐ Designed Landscape ☐ Walk ☐ Parking Lot ☐ Driveway ☐ Sidewalk ☐ Fence ☐ Ditch ☐ Other:

OAHF Form #1417

COLORADO CULTURAL RESOURCES INVENTORY

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IDENTIFICATION

1. Property Name: ☐ Historic ☐ Current ☐ Other:
2. Resource Classification: ☐ Building ☐ Structure ☐ Object ☐ Street/Landscape
3. Ownership: ☐ Federal ☐ State ☐ Local ☐ Non-Profit ☐ Private ☐ Unknown

LOCATION

4. Street Address: ☐ Vicinity: ☐ 7.5 ☐
5. Municipality: ☐ Year: ☐
6. County: ☐
7. USGS Quad: ☐
8. Parcel Number: ☐
9. Block: ☐ Addition: ☐
10. Acreage: ☐ Actual ☐ Estimated
11. PLSS Information: Principal Meridian: ☐ Range: ☐
12. Location Coordinates: ☐ of ☐ of section: ☐
13. UTM Reference Zone: ☐ mE ☐ mN ☐ mD ☐ mS ☐ mW ☐ mX ☐ mY ☐ mZ ☐ mAA ☐ mAB ☐ mAC ☐ mAD ☐ mAE ☐ mAF ☐ mAG ☐ mAH ☐ mAJ ☐ mAK ☐ mAL ☐ mAM ☐ mAN ☐ mAO ☐ mAP ☐ mAQ ☐ mAR ☐ mAS ☐ mAT ☐ mAU ☐ mAV ☐ mAW ☐ mAX ☐ mAY ☐ mAZ ☐ mBA ☐ mBB ☐ mBC ☐ mBD ☐ mBE ☐ mBF ☐ mBG ☐ mBH ☐ mBJ ☐ mBK ☐ mBL ☐ mBM ☐ mBN ☐ mBO ☐ mBP ☐ mBQ ☐ mBR ☐ mBS ☐ mBT ☐ mBU ☐ mBV ☐ mBW ☐ mBX ☐ mBY ☐ mBZ ☐ mCA ☐ mCB ☐ mCC ☐ mCD ☐ mCE ☐ mCF ☐ mCG ☐ mCH ☐ mCI ☐ mCJ ☐ mCK ☐ mCL ☐ mCM ☐ mCN ☐ mCO ☐ mCP ☐ mCQ ☐ mCR ☐ mCS ☐ mCT ☐ mCU ☐ mCV ☐ mCW ☐ mCX ☐ mCY ☐ mCZ ☐ mDA ☐ mDB ☐ mDC ☐ mDD ☐ mDE ☐ mDF ☐ mDG ☐ mDH ☐ mDI ☐ mDJ ☐ mDK ☐ mDL ☐ mDM ☐ mDN ☐ mDO ☐ mDP ☐ mDQ ☐ mDR ☐ mDS ☐ mDT ☐ mDU ☐ mDV ☐ mDW ☐ mDX ☐ mDY ☐ mDZ ☐ mEA ☐ mEB ☐ mEC ☐ mED ☐ mEE ☐ mEF ☐ mEG ☐ mEH ☐ mEI ☐ mEJ ☐ mEK ☐ mEL ☐ mEM ☐ mEN ☐ mEO ☐ mEP ☐ mEQ ☐ mER ☐ mES ☐ mET ☐ mEU ☐ mEV ☐ mEW ☐ mEX ☐ mEY ☐ mEZ ☐ mFA ☐ mFB ☐ mFC ☐ mFD ☐ mFE ☐ mFF ☐ mFG ☐ mFH ☐ mFI ☐ mFJ ☐ mFK ☐ mFL ☐ mFM ☐ mFN ☐ mFO ☐ mFP ☐ mFQ ☐ mFR ☐ mFS ☐ mFT ☐ mFU ☐ mFV ☐ mFW ☐ mFX ☐ mFY ☐ mFZ ☐ mGA ☐ mGB ☐ mGC ☐ mGD ☐ mGE ☐ mGF ☐ mGG ☐ mGH ☐ mGI ☐ mGJ ☐ mGK ☐ mGL ☐ mGM ☐ mGN ☐ mGO ☐ mGP ☐ mGQ ☐ mGR ☐ mGS ☐ mGT ☐ mGU ☐ mGV ☐ mGW ☐ mGX ☐ mGY ☐ mGZ ☐ mHA ☐ mHB ☐ mHC ☐ mHD ☐ mHE ☐ mHF ☐ mHG ☐ mHH ☐ mHI ☐ mHJ ☐ mHK ☐ mHL ☐ mHM ☐ mHN ☐ mHO ☐ mHP ☐ mHQ ☐ mHR ☐ mHS ☐ mHT ☐ mHU ☐ mHV ☐ mHW ☐ mHX ☐ mHY ☐ mHZ ☐ mIA ☐ mIB ☐ mIC ☐ mID ☐ mIE ☐ mIF ☐ mIG ☐ mIH ☐ mIJ ☐ mIK ☐ mIL ☐ mIM ☐ mIN ☐ mIO ☐ mIP ☐ mIQ ☐ mIR ☐ mIS ☐ mIT ☐ mIU ☐ mIV ☐ mIW ☐ mIX ☐ mIY ☐ mIZ ☐ mJA ☐ mJB ☐ mJC ☐ mJD ☐ mJE ☐ mJF ☐ mJG ☐ mJH ☐ mJI ☐ mJJ ☐ mJK ☐ mJL ☐ mJM ☐ mJN ☐ mJO ☐ mJP ☐ mJQ ☐ mJR ☐ mJS ☐ mJT ☐ mJU ☐ mJV ☐ mJW ☐ mJX ☐ mJY ☐ mJZ ☐ mKA ☐ mKB ☐ mKC ☐ mKD ☐ mKE ☐ mKF ☐ mKG ☐ mKH ☐ mKI ☐ mKJ ☐ mKL ☐ mKM ☐ mKN ☐ mKO ☐ mKP ☐ mKQ ☐ mKR ☐ mKS ☐ mKT ☐ mKU ☐ mKV ☐ mKW ☐ mKX ☐ mKY ☐ mKZ ☐ mLA ☐ mLB ☐ mLC ☐ mLD ☐ mLE ☐ mLF ☐ mLG ☐ mLH ☐ mLI ☐ mLJ ☐ mLK ☐ mLM ☐ mLN ☐ mLO ☐ mLP ☐ mLQ ☐ mLR ☐ mLS ☐ mLT ☐ mLU ☐ mLV ☐ mLW ☐ mLX ☐ mLY ☐ mLZ ☐ mMA ☐ mMB ☐ mMC ☐ mMD ☐ mME ☐ mMF ☐ mMG ☐ mMH ☐ mMI ☐ mMJ ☐ mMK ☐ mML ☐ mMM ☐ mMN ☐ mMO ☐ mMP ☐ mMQ ☐ mMR ☐ mMS ☐ mMT ☐ mMU ☐ mMV ☐ mMW ☐ mMX ☐ mMY ☐ mMZ ☐ mNA ☐ mNB ☐ mNC ☐ mND ☐ mNE ☐ mNF ☐ mNG ☐ mNH ☐ mNI ☐ mNJ ☐ mNK ☐ mNL ☐ mNM ☐ mNN ☐ mNO ☐ mNP ☐ mNQ ☐ mNR ☐ mNS ☐ mNT ☐ mNU ☐ mNV ☐ mNW ☐ mNX ☐ mNY ☐ mNZ ☐ mOA ☐ mOB ☐ mOC ☐ mOD ☐ mOE ☐ mOF ☐ mOG ☐ mOH ☐ mOI ☐ mOJ ☐ mOK ☐ mOL ☐ mOM ☐ mON ☐ mOO ☐ mOP ☐ mOQ ☐ mOR ☐ mOS ☐ mOT ☐ mOU ☐ mOV ☐ mOW ☐ mOX ☐ mOY ☐ mOZ ☐ mPA ☐ mPB ☐ mPC ☐ mPD ☐ mPE ☐ mPF ☐ mPG ☐ mPH ☐ mPI ☐ mPJ ☐ mPK ☐ mPL ☐ mPM ☐ mPN ☐ mPO ☐ mPP ☐ mPQ ☐ mPR ☐ mPS ☐ mPT ☐ mPU ☐ mPV ☐ mPW ☐ mPX ☐ mPY ☐ mPZ ☐ mQA ☐ mQB ☐ mQC ☐ mQD ☐ mQE ☐ mQF ☐ mQG ☐ mQH ☐ mQI ☐ mQJ ☐ mQK ☐ mQL ☐ mQM ☐ mQN ☐ mQO ☐ mQP ☐ mQQ ☐ mQR ☐ mQS ☐ mQT ☐ mQU ☐ mQV ☐ mQW ☐ mQX ☐ mQY ☐ mQZ ☐ mRA ☐ mRB ☐ mRC ☐ mRD ☐ mRE ☐ mRF ☐ mRG ☐ mRH ☐ mRI ☐ mRJ ☐ mRK ☐ mRL ☐ mRM ☐ mRN ☐ mRO ☐ mRP ☐ mRQ ☐ mRR ☐ mRS ☐ mRT ☐ mRU ☐ mRV ☐ mRW ☐ mRX ☐ mRY ☐ mRZ ☐ mSA ☐ mSB ☐ mSC ☐ mSD ☐ mSE ☐ mSF ☐ mSG ☐ mSH ☐ mSI ☐ mSJ ☐ mSK ☐ mSL ☐ mSM ☐ mSN ☐ mSO ☐ mSP ☐ mSQ ☐ mSR ☐ mSS ☐ mST ☐ mSU ☐ mSV ☐ mSW ☐ mSX ☐ mSY ☐ mSZ ☐ mTA ☐ mTB ☐ mTC ☐ mTD ☐ mTE ☐ mTF ☐ mTG ☐ mTH ☐ mTI ☐ mTJ ☐ mTK ☐ mTL ☐ mTM ☐ mTN ☐ mTO ☐ mTP ☐ mTQ ☐ mTR ☐ mTS ☐ mTT ☐ mTU ☐ mTV ☐ mTW ☐ mTX ☐ mTY ☐ mTZ ☐ mUA ☐ mUB ☐ mUC ☐ mUD ☐ mUE ☐ mUF ☐ mUG ☐ mUH ☐ mUI ☐ mUJ ☐ mUK ☐ mUL ☐ mUM ☐ mUN ☐ mUO ☐ mUP ☐ mUQ ☐ mUR ☐ mUS ☐ mUT ☐ mUU ☐ mUV ☐ mUW ☐ mUX ☐ mUY ☐ mUZ ☐ mVA ☐ mVB ☐ mVC ☐ mVD ☐ mVE ☐ mVF ☐ mVG ☐ mVH ☐ mVI ☐ mVJ ☐ mVK ☐ mVL

COLORADO CULTURAL RESOURCE SURVEY Architectural Inventory Form

Official Eligibility Determination
(Only if "Yes")

Date: 10/11/2022 Initials: ABC

☐ Determined Eligible - National Register
☐ Determined Not Eligible - National Register
☐ Determined Eligible - State Register
☐ Determined Not Eligible - State Register
☒ Need Data 8/24/2025 (or)
☐ Contributed to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

- Resource Number: SCC. 1527
- Temporary Resource Number: 81
- County: Clear Creek
- City: Idaho Springs
- Historic Building Name: N/A
- Current Building Name: N/A
- Building Address: 907 Colorado Boulevard
- Owner Name and Address: Matthew Kowalski, PO Box 337, Idaho Springs, CO 80452

II. GEOGRAPHIC INFORMATION

- PLM: 6th Township: 35 Range: 73W
- Unsectioned: 1/4 of 1/4 of 1/4 of Section
- UTM Reference Zone: 13 455210 ME 4399 00' MN
- USGS Quad Name: Idaho Springs Quad Year: 1974 Map Scale: 7.5
- Lot(s): 10-12 Block: 59

Addition: Original Townsite of Idaho Springs Year of Addition: 1874

13. Boundary Description and Justification: Boundary includes the building and the parcel in which it is located

III. ARCHITECTURAL DESCRIPTION

- Building Plan (Footprint, Shape): Rectangular
- Dimensions in Feet: Length: Unknown Width: Unknown
- Number of Stories: 1 1/2

Resource Number: SCC. 1527
Temporary Resource Number:

17. Primary External Wall Material(s) (enter no more than 2):

Wood/Horizontal Siding

18. Roof Configuration (enter no more than one): Gabled/Cross Gabled

19. Primary External Roof Material (enter no more than one): Asphalt Roof/Composition Roof

20. Special Features (enter all that apply):

Fence, Porch, Chimney, Dormer

21. General Architectural Description

This is a one and a half story house with a concrete foundation, horizontal wood siding and a gabled and cross gabled roof with a dormer. There is a north wing and an east wing which form an "L" which is filled by a single story porch. The porch floor is concrete. The railing has square balusters and posts. The cornice has dentils and the roof is a shallow pitched hipped type. There is another entry door and a pair of windows protected by the porch. The north wall of the north wing has double hung sash type, except for a small fixed window and a small slider on the west wall. At the back of the north wing there is a single story portion with a door. The south wall of the east wing also has a door. The east wing has one dormer facing north and another facing south. All openings have pedimented lint except the sliding window and the two rear doors. The roof is moderately pitched and there are two brick chimneys.

22. Architectural Style/Building Type: Late Victorian

23. Landscape or Special Siting Features:

There is a chain link fence that runs around the front of the property and a wood fence that surrounds the back of the property.

Resource Number: SCC 1527
Temporary Resource Number: 81

24. Associated Buildings, Features, or Object:

There is a two car garage on the southwest corner of the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1881 Actual:
Source of Information: County Tax Records/ Sanborn Maps

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

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

28. Original Owner: John James
Source of Information: County Tax Records

29. Construction History:

According to the available Sanborn maps, the single story portion at the southwest corner of the house was added after 1939.

30. Original Location: ☒ Moved: ☐ Date of Move(s): N/A

31. Original Uses(s): Domestic/Single Dwelling

32. Intermediate Uses(s): N/A

33. Current Uses(s): Domestic/Single Dwelling

34. Site Type(s): Single Family Dwelling

Page 3 of 6

Resource Number: SCC 1527

Temporary Resource Number: 81

35. Historical Background:

This house was built between 1881 and 1882 by John James who owned the house until 1892. Ownership passed to Grace James in 1892 and she owned the house until 1919. Emma J. Redding owned the house in 1920. James M. Freeman owned the house from 1921 until 1935. Mr and Mrs. Merle Jordan owned the house from 1936 until 1937. In 1938 it was purchased by C.A. Lyon who was active in mining circles and local politics. C.A. Lyon owned the house until at least 1946.

36. Sources of Information: County Tax Records

VI. SIGNIFICANCE

37. Local Landmark Designation? No Date of Designation: N/A
Designating Authority: N/A

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
☐ D Has yielded, or may be likely to yield, information important in history or prehistory;
☒ Qualifies under Other Criteria Considerations A through G (See manual)
Does not meet any of the above National Register criteria.

Page 4 of 6

Resource Number: 50C, 1527
Temporary Resource Number: 81

39. Area(s) of Significance: N/A

40. Period of Significance: N/A

41. Level of Significance: N/A

42. Statement of Significance:

This building is significant as an example of Late Victorian style with building elements such as a steeply pitched cross gabled roof, narrow horizontal wood siding and tall double hung windows.

43. Assessment of historic physical integrity related to significance:

The building has sufficient integrity of location, setting, design, materials, workmanship, feeling, and association to convey its significance.

Resource Number: 50C, 1527
Temporary Resource Number: 81

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Assessment: Eligible ☒ Not Eligible ☐ Need Data ☐

44a. State Register Field Assessment: Eligible ☒ Not Eligible ☐ Need Data ☐

44b. Local Designation Field Assessment: Eligible ☒ Not Eligible ☐ Need Data ☐

45. Is there National Register District Potential? YES ☒ NO ☐

Discuss:

This building is located in a group of significant buildings important to the history of Idaho Springs and the state of Colorado which potentially constitute an historic district. The group of buildings indicates the extent of the development of the city resulting from the discovery of gold in the area, the subsequent extension of the railways into town and the types of architecture that were possible and popular at the time. In conjunction with nearby properties, this house helps to tell the story of development in the region at the time.

If there is National Register District Potential, is this building:

Contributing: ☒ Non-Contributing: ☐

46. If the building is in existing National Register District is it:

Contributing ☐ Non-Contributing: ☐ Not Applicable ☒

VIII. RECORDING INFORMATION

47. Photograph Numbers: Roll IS 25 Frames 15-19

Negatives Filed At: The City of Idaho Springs

48. Report Title: Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004/2005

49. Date(s): June 2004- March 2005

50. Recorder(s): Amy Norton, Cheryl Spector, Mary Edwards

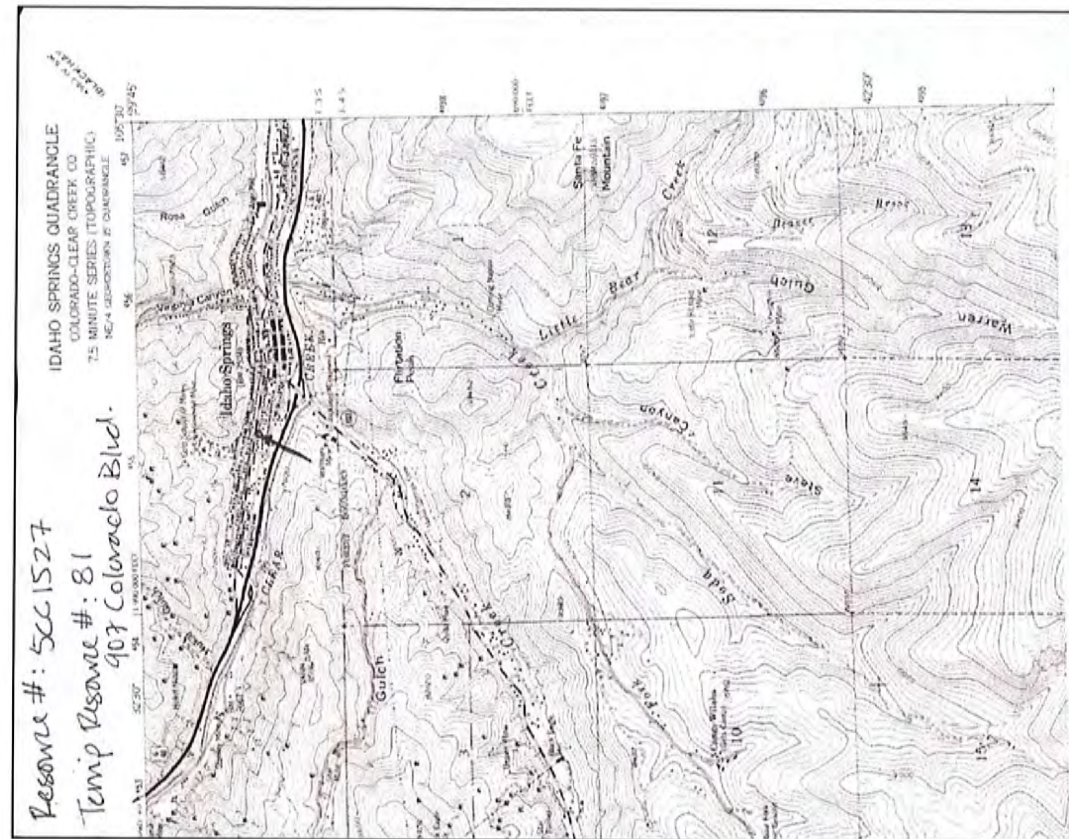
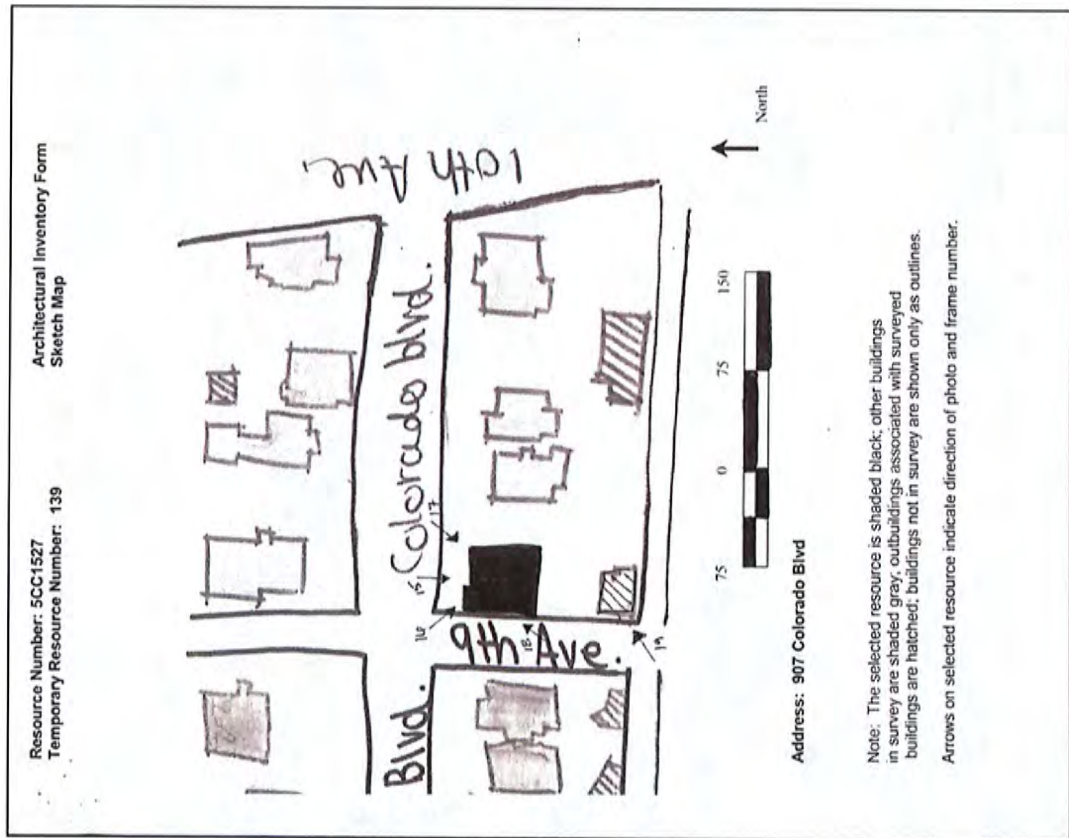
51. Organization: Spector and Associates, PC

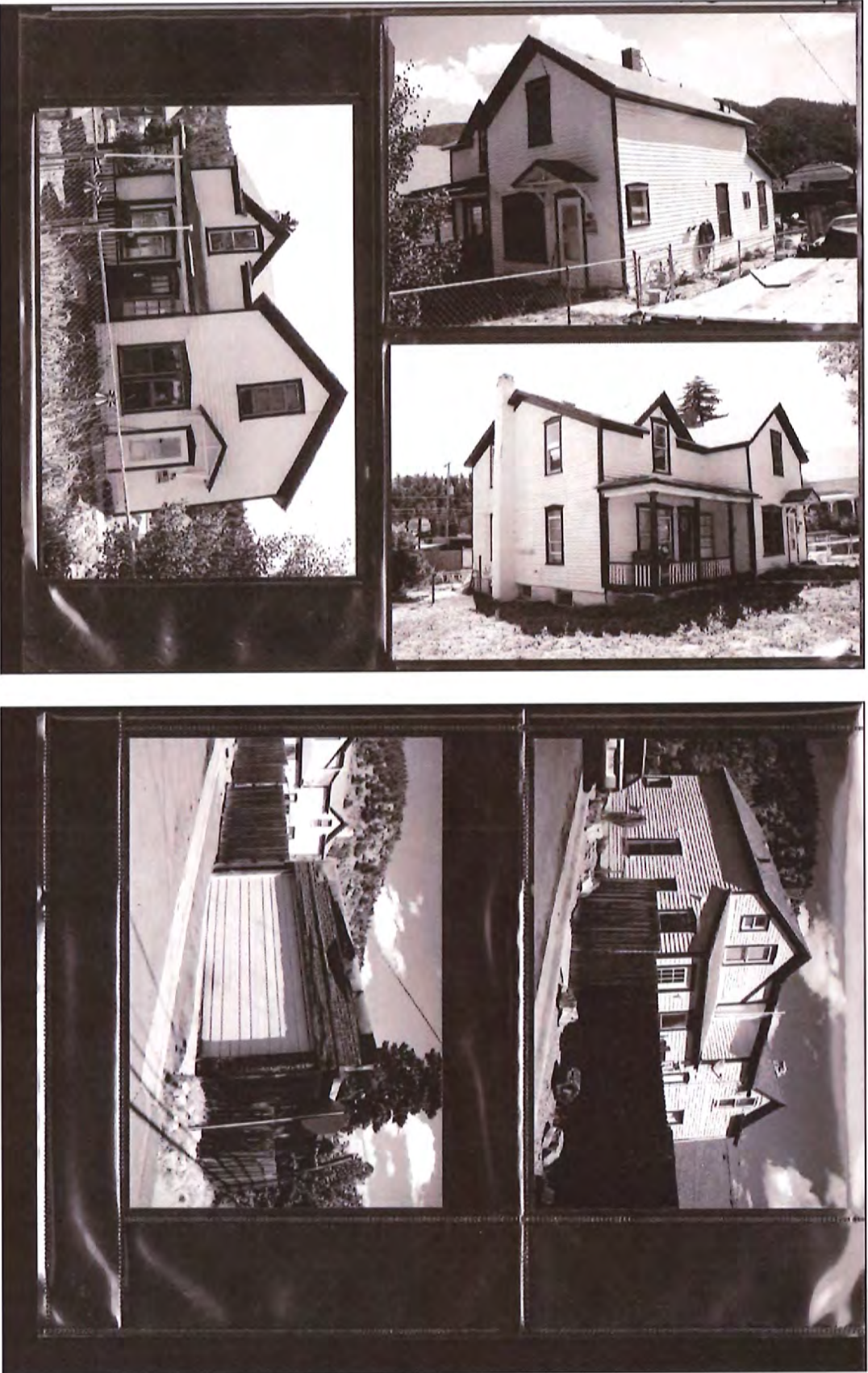
52. Address: 2032 Bellvue St. Denver, CO 80207

53. Phone Number(s): 303-333-3274

Attachment: sketch map, a photocopy of the USGS Quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology and Historic Preservation 1300
Bradley, Denver, CO 80202 303-866-3223





Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

QAHF-1403
Rev. 3/08

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(QAHF use only)

_____ Determined Eligible - NR
_____ Determined Not Eligible - NR
_____ Determined Eligible - SR
_____ Determined Not Eligible - SR
_____ No Data
_____ Contributing to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

- Resource number: SCC 2422
- Temporary resource number: 1833-313-00-211
- County: Clear Creek
- City: Idaho Springs
- Historic building name: Proctor's Restaurant
- Current building name: N/A
- Building address: 2815 MINER ST
- Owner name and address: Allied Towing Inc., A Colorado Corp. 35269 CR FF, Wray, CO 80758-8745

II. GEOGRAPHIC INFORMATION

- P.M. 6th Township 3 S Range 72 W
% of % of % of % of section Unsectioned
- UTM reference
Zone: 13N; 457231 mE 4399153 mN
- USGS quad name: Squaw Pass
Year: 1994 Map scale: 7.5' ✓ 15'; Attach photo copy of appropriate map section
- Lot(s): Block:
Addition: IDAHO SPRINGS EAST END ANNEX TR & IMPS Year of Addition:

III. ARCHITECTURAL DESCRIPTION

- Boundary Description and Justification:
The property boundaries follow the legal parcel boundaries.
- Building plan (footprint, shape): Irregular Plan
- Dimensions in feet: Length: 67 ft. x Width: 53 ft.
- Number of stories: 1 1/2
- Primary external wall material(s): Wood - Weatherboard - Vertical Siding, Stone
- Roof configuration: Shed Roof

Page 1

Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

19. Primary external roof material: Asphalt Roof

20. Special features: Porch

21. General architectural description:

According to Clear Creek County Assessor data, this building was constructed in 1948. It is of irregular plan with several apparent additions and faces north onto Miner Street. The building includes several apartments, each of which has a metal 6-panel door without lights. The building has a series of irregular rooflines covered in either standing seam metal (on the areas with low pitch) or in asphalt shingles. The lower third of the building is clad in irregular uncured stone, with vertical wood board cladding above that. Metal ventilation pipes rise from the roof at varied intervals throughout the structure.

The building faces north. The original 1948 building (Block A) had a square footprint and was one-story with a butterfly roof. A rectangular addition was built at the southwest corner of Block A by 1949. This flat-roofed addition (Block B) added square footage to the rear (south) of the building and to the east. Assessor cards indicate that an 1895 house located west of Block A was enveloped into the building by 1949 (Block C). A two-story garage was built southwest of Block A in 1948. The garage (Block D) was later attached to the main building with the construction of Block E on the south side of Blocks A and B (date unknown).

Block A is accessed by a set of poured concrete stairs flanked by a short retaining wall of irregular stone. The facade has a central door with a symmetrical window arrangement on each side. Windows include a pair of 1/1 windows and a single 1/1 window. It is unclear if the panes are fixed or operate as sash windows. This section of the building is topped with a steeply pitched shed roof, which rises from front to back.

Block B is accessed by a set of poured concrete stairs and is bordered by a low picket fence. The east elevation is an angled wall extending outward from floor to ceiling. It is clad in vertical wood siding on the lower half, and fixed pane windows set in wood frames are on the upper half.

Block C has a rectangular footprint and steeply-pitched shed roof. The shed roof slopes opposite of the shed roof over the primary entrance, which visually distinguishes it. There is a single vinyl window on the north elevation. The entrance to this addition is on its west elevation. The entrance is a single-leaf, six-paneled door. There is a single-light, fixed pane window to the immediate left of the door.

Block D has a rectangular footprint and flat roof. This two-story section is clad in stone on the lower story and vertical wood siding on the upper story. It has a shed roof that slopes down from east to west. There is access through a single-leaf, six-paneled door accessed by a wood staircase at second level on the east elevation. A window is adjacent to the door on the north. The south elevation of this addition has four windows. One is at ground level opening into the lower story, and the remaining three are on the upper level. They appear to be wood windows, two of which are divided into three panes, and the other divided into six panes. There are no openings on the west elevation. The north elevation includes a wood frame rectangular window on the upper story, and a vinyl slider window on the lower story. It also appears to have access via a single-leaf door. Immediately north of this section is a paved parking area.

Block E was not visible during the survey due to the topography of the site and the presence of a wood fence. The majority of this section appears to be single-story with a shed roof.

22. Architectural style/building type:

No Style

23. Landscaping or special setting features:

The site slopes down from south to north, and the rear (south) of the building is built into the hillside. There is no formal landscaping at this site. There is unmaintained lawn on the front (north) side, and mature conifers at the rear of the lot and at the southwest corner. Mature deciduous trees are present on the north side of the

Page 2

Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

building. The southeast corner of the lot features several aspen trees. The southeast corner is bordered by a low (approximately 3-foot high) wood fence, and the rear of the house has a full-height (approximately 6-foot high) wood fence. There is informal parking on the north end of the lot.

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1948 Estimate: ☐ Actual: ☒

Source of information: Clear Creek County Archives.

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Lyle O. Proctor

Source of information: 1949 Assessor Card

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

This building has received several additions and a change in use (see historic photos attached). It was originally built as a restaurant (Block A). It had a rectangular footprint and a butterfly roof with a neon sign reading "Proctor's Famous Chicken Dinners." The lower portion of the wall was rough-cut stone, and the upper portion was primarily glass separated by (what appear to be in photographs) stone columns. The main entrance was a central door on the north elevation. Parking was similar to its current placement at the north end of the lot. A separate two-story building with a garage on the lower level was located southwest of the building (Block D). A 1949 assessor card includes the garage building and states that it was built in 1948, and indicates that living quarters were located on the upper level. This garage building has since been incorporated into the full building (the two-story section at southeast corner). The same assessor card mentions an 1895 house that is used as part of cellar. A house is visible to the west of the building in one undated historic photograph (presumed to be earlier than the 1949 assessor card), but the 1949 photograph accompanying the card shows that by that date the house had likely been enveloped into an addition west of the original building's footprint (Block C). The building received a large addition to its south elevation by 1949 (Block B). The building retained the 1951 configuration until at least 1976, by which time it was operating as the 59er Restaurant. The only notable physical change between the early 1950s and 1976 was that the stone columns appeared to have been covered with a different, indistinguishable material. At an unknown date after 1976, the building was converted into apartments. A single-story addition across the south and west elevations connected the garage building to the main building (Block E). The walls of the original 1948 building (Block A) were primarily glass, but vertical wood siding has been placed on the exterior and obscures many of the original windows. However, the windows appear to be a similar size and shape, so it is possible that the full windows still exist behind the siding. The original butterfly roofing is partially visible on the building's east elevation, but a steeply pitched shed roof was constructed over the butterfly roof sometime after 1976. The current exterior building materials appear worn and in poor condition, and have likely been in place for at least 30 years.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial/Trade - Restaurant

Page 3

Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

32. Intermediate use(s): Commercial/Trade - Restaurant

33. Current use(s): Domestic - Multiple Dwelling

34. Site type(s): Apartments

35. Historical background:

Idaho Springs grew as a tourist destination throughout the twentieth century largely due to its ideal location between Denver and popular mountain destinations. The nature of tourism changed beginning with the rise of personal automobile ownership in the 1920s. Automobiles offered more flexibility than rail travel, and businesses quickly sprang up to cater to this new market. The earliest tourist traffic in Idaho Springs was served by businesses in the commercial district centered on Miller Street; however, the undeveloped area east of town had ample space for construction of auto camps and tourist courts. The first tourist-related business to open on the east end of town was the 1920s Question Mark Auto Camp (now demolished). The camp provided construction of Colorado Boulevard, but its establishment helped to encourage development in the area. Three motels and a restaurant were built along a brand new Colorado Boulevard in the 1930s. By the end of the 1940s, Colorado Boulevard was the primary route through Idaho Springs and there were businesses on along its full length. The section of 1-70 south of Idaho Springs opened in 1958, and the improved access to the mountains furthered growth of popular tourist activities including summer fishing, hiking and sightseeing, and winter skiing. The motels and restaurants were sustained by a steady flow of tourists, and these businesses continued to characterize the east end of Idaho Springs into the 2000s.

The Clear Creek County Assessor lists the construction date of this building as 1948. It appears in an advertisement for Proctor's Restaurant in a Clear Creek County Chamber of Commerce booklet dating to sometime around 1950. The building was originally owned by Lyle O. Proctor, and was among a group of tourist-driven businesses that operated on the east end of Idaho Springs in the late 1940s and 1950s. The restaurant advertised "famous chicken dinners," as well as steak and trout from a pond in the building. An advertisement from that era highlighted the restaurant as having "modernistic dining rooms" and "unexcelled food and scenery." The location continued to operate as a restaurant until at least 1976, when it was owned by Joseph Vancovich and operated as the 59er Restaurant and Lounge. The 1976 assessor card for the building notes that there was a fish pond on the interior at the time. At some point after 1976 the building was converted to apartments and currently includes at least four units. It is owned by Allied Towning of Wray, Colorado (who also owns the neighboring building at 2821 Miller Street, SCC 2419).

36. Sources of information:

Assessor Cards 1948 and 1976 Clear Creek County Archives

Clear Creek County Assessor, Acct. RD01244

"3 Fires Within Hours Hit East End of Town," *Clear Creek Mining Journal*, 13 June 1958.

"Wonderland of Beauty in And Around Idaho Springs Colorado," Clear Creek County Chamber of Commerce ca. 1950.

VI. SIGNIFICANCE

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

Designating authority:

Page 4

Resource Number: 50C.2422
Temporary Resource Number: 1833-313-00-211

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: Commerce

40. Period of significance: 1948-1973

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

42. Statement of significance:

Proctor's Restaurant was built in 1948 along with a wave of other tourist-driven businesses on the East End of Idaho Springs in the 1940s. The building operated as a restaurant until at least the 1970s and is associated with tourism development. It was built at the period of peak development in that area of town (1940s) along with other related properties (See SCC.2418 and SCC.2423). Its association with early tourism development qualifies it for significance under Criterion A for Commerce. It is not associated with significant persons which would qualify it under Criterion B. The building originally had a distinctive modern design with a butterfly roof and large windows to allow diners a view of the surrounding scenery. Although the building's original architecture was noteworthy, it has experienced a change in use and extensive alterations. The original architecture is indistinguishable, thus the architectural significance of building was evaluated based on its current appearance. The current design does not possess distinctive design characteristics of significant architectural styles or types and does not display significance under Criterion C. It is not likely to yield information important in history and is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The building is significant under Criterion A for Commerce with a period of significance of 1948-1973 representing the historic period of tourism growth that the building was part of. The building was originally constructed as a restaurant with a rectangular footprint. It had a butterfly roof, neon signs, and expansive windows for diners to view the surrounding scenery. The ability to view the mountains was highlighted in the restaurant's advertising and was an important part of the building's design. The building was expanded within the period of significance and after the expansion it continued to retain important character-defining features including the sign, windows, and butterfly roof. Sometime after 1976 the building was converted into apartments and the change in use drastically altered the design. The roofline was changed such that the butterfly roof is no longer discernible. The majority of the windows were blocked with new siding. All signage was removed, and additional entrances were added around the building. The building now looks like a multi-family residential property and does not retain visual references to its history as a restaurant. Integrity of materials, design, workmanship, setting, feeling, and association have all been compromised. The building retains integrity of location. Due to extensive modifications, the building does not represent historic conditions supporting the significance of the property and is not eligible for listing in the NRHP.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Page 5

Resource Number: 50C.2422
Temporary Resource Number: 1833-313-00-211

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss:
This project included an evaluation of the potential for a historic district related to mid-century tourism development along Colorado Boulevard between 2nd Avenue and its intersection with I-70, and this building is within the identified boundary. Although the corridor meets the significance Criteria A and C for a historic district, alterations to buildings from the period of significance and intervening development after the period of significance have rendered it unable to retain sufficient integrity to convey that significance. Therefore, no NRHP-eligible historic district is recommended on Colorado Boulevard associated with mid-century tourism development. A summary of the district evaluation is available on a Management Data Form (SCC.2513) and in the survey report referenced in Field 48.

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: 2815_MineSt_N, Photo 2: 2815_MineSt_NE, Photo 3: 2815_MineSt_S, Photo 4: 2815_MineSt_SW

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

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

Page 5

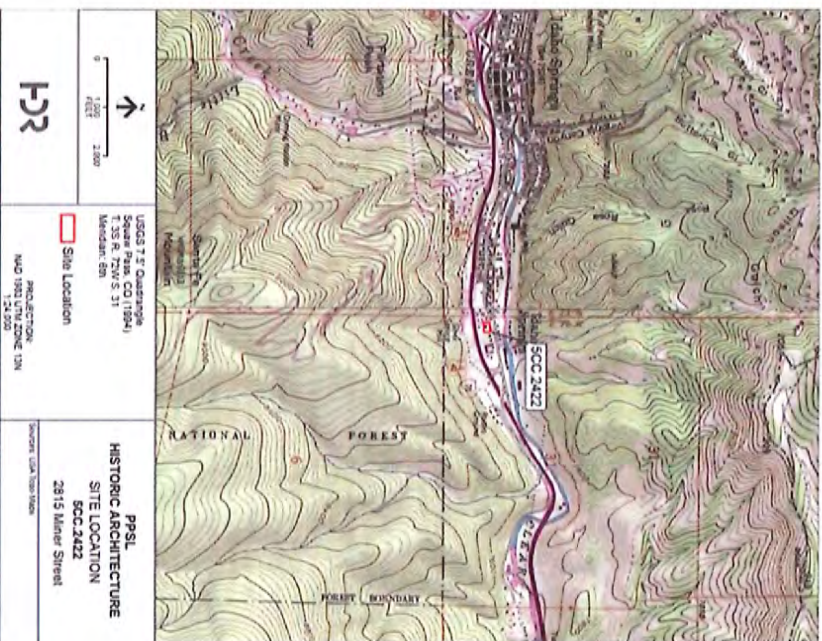
Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

Sketch Map



Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

Topo Map



Resource Number: 5CC-2422
Temporary Resource Number: 1833-313-00-211

Photographs



Photo 1: 2815 Miner Street, Block D. View to northwest.



Photo 2: 2815 Miner Street, Block C on left. View to northeast.

Resource Number: 5CC-2422
Temporary Resource Number: 1833-313-00-211



Photo 3: 2815 Miner Street, Block C in front, and Block D in rear. View to south.



Photo 4: 2815 Miner Street, Block B is partially visible in this image (on left). Note the angled wall on the left side of the photo. The original butterfly roofline is visible in this photo. The fascia board just below the shingle roof shows the original angle of the roofline on Block A. View to southwest.

Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211

Historic Images



Block A with a rectangular footprint and butterfly roof. Note the small house to the right of the building. This is potentially the 1885 house that was used as a part of the cafe in 1949. It is unknown if this was incorporated into the building or demolished. (Undated photo, Chamber of Commerce booklet ca. 1950. Courtesy Clear Creek County Archives).

Resource Number: SCC 2422
Temporary Resource Number: 1833-313-00-211



The building as it appeared in 1949. Block B is on the left and Block A is in the center. Note that the house on the right is either gone or encompassed into Block C on the right. (Clear Creek County Assessor Card, 1949)



Block D as it appeared in 1949. Note that at this time it is not connected to the main building. The window on the left is now fully covered in siding, and the lower half of the center window is covered. The garage door has been filled. (Clear Creek County Assessor Card, 1949).

Resource Number: SCC-2422
Temporary Resource Number: 1833-313-00-211



The building as it appeared in 1976 when operating as the 59er Restaurant and Lounge. Block B, Block A, and Block C are visible (from left to right). The only notable change by this time was the color or material on the upper walls. (Clear Creek County Assessor Card, 1976).



Interior image of dining space (inside of Block B) from an undated postcard (courtesy of cardcow.com). The rear of the card reads: "Here you will find nature 'indoors.' Enjoy dining and cocktails in a mountain setting beside our beautiful trout pool where native Rainbow and brook trout thrive. A campfire and many exotic growing plants add to the beauty of our garden room."

Page 13

Resource Number: SCC-2422
Temporary Resource Number: 1833-313-00-211



Exterior rendering of Proctor's (from left to right, Block B, Block A, Block C). This image was found on the menu cover (Undated, courtesy ebay.com)



The Proctor's Menu. (Undated, courtesy ebay.com)

Page 14

Resource Number: 5000 2422
Temporary Resource Number: 1833-313-00-211



The Proctor's Menu. (Undated, courtesy ebay.com)



HistoryMatters, LLC

Post Office Box 3119
Buena Vista, Colorado 81211
(303) 214-8069
www.historymattersllc.com

**CITY OF IDAHO SPRINGS
WATER ACTIVITY ENTERPRISE
Clear Creek County, Colorado**

Ordinance No. 1, Series 2023

AN ORDINANCE AMENDING RATES AND CHARGES FOR WATER AND SEWER SERVICE AND MAKING CONFORMING AMENDMENTS TO THE IDAHO SPRINGS MUNICIPAL CODE

WHEREAS, pursuant to Chapter 12 of the Idaho Springs Municipal Code (“Code”), the City maintains its water and waste water facilities as an enterprise known as the Idaho Springs Water Activity Enterprise (the “Enterprise”); and

WHEREAS, the City Council, acting as the governing body of the Enterprise, periodically reviews the rates and charges imposed for water and sewer services and evaluates the adequacy of the same to provide safe and reliable service to existing and projected future users; and

WHEREAS, voters approved on November 8, 2022 City Ballot Question 2B to enact a one percent (1%) sales tax increase to be fully dedicated to water and wastewater improvements and to reduce the impact of rate increases on users; and

WHEREAS, as a result of this new sales tax effective January 1, 2023, its annual review and evaluation, and in accordance with the recommendations of the Water and Wastewater Financial Plan, Cost of Service and Rates presentation previously provided to City Council by JVA Consulting Engineers and Raftelis Financial Consultants, the Council finds that a proposed six percent (6%) increase in water rates may be reduced to two percent (2%) and a proposed six percent (6%) increase in sewer rates may be reduced to zero percent (0%) in 2023 to reasonably and responsibly keep pace with the projected demands on the City’s water and sewer systems; and

WHEREAS, the Council therefore wishes to amend the Code to implement such increases and changes, as further set forth herein; and

WHEREAS, the Council finds and determines that the rate and charge increases enacted by this Ordinance are a fair, equitable and non-discriminatory means of raising sufficient revenues to pay the costs of providing service to customers of the Enterprise.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, acting also as the governing body of the Enterprise, as follows:

Section 1. The above and foregoing recitals are expressly adopted as findings of the City Council.

Section 2. Subsections (B) and (C) of Section 12-122 of the Code are hereby amended as follows:

(B) The consumption charge is based upon the amount of water taken during the billing period, as shown by the meter. The consumption charge for all services, prorated to the date of meter reading, is an amount set forth below.

<i>Customer Class</i>	<u>Charges per Thousand Gallons</u>	
	<i>Inside City & Chicago Creek</i>	<i>Outside City Limits</i>
Residential Tier 1 (0 to 10,000 gallons)	\$5.04 <u>\$5.14</u>	\$10.08 <u>\$10.28</u>
Residential Tier 2 (10,001 to 30,000 gallons)	\$6.31 <u>\$6.44</u>	\$12.59 <u>\$12.84</u>
Residential Tier 3 (Over 30,000 gallons)	\$7.56 <u>\$7.71</u>	\$15.12 <u>\$15.42</u>
Commercial (per 1,000 gallons)	\$8.44 <u>\$8.61</u>	\$16.86 <u>\$17.20</u>
Municipal (per 1,000 gallons)	\$10.32 <u>\$10.53</u>	n/a

(C) The bimonthly service charge is based upon the size and type of the meter and applies to all services connected to the City system at any time during the billing period. The bimonthly service charge for all services (not including fire services) is an amount set forth below, multiplied by the multiplier established for such premises pursuant to Section 12-61 of this Chapter. The bimonthly service charge shall be imposed upon each active tap regardless of whether any water is taken from the City system during the billing period.

<i>Bi-Monthly Base Rate</i>	<i>Inside City & Chicago Creek</i>	<i>Outside City</i>
Residential	\$78.86 <u>\$80.44</u>	\$157.73 <u>\$160.88</u>
Commercial	\$121.32 <u>\$123.75</u>	\$242.63 <u>\$247.48</u>

Section 3. Subsections (B) and (C) of Section 12-182 of the Code are hereby amended as follows:

(B) The volumetric use charge is based upon the water consumption for each service. During the months of November of one (1) year through April of the following year, the charge is applied to actual water consumption. For the months of May through October of each year, the charge is applied to the *lower* of: (1) average winter water use (November through April); or (2) actual water consumption.

Notwithstanding the foregoing, if the City receives reliable evidence that the actual use of the City sewer system at a location significantly exceeds the average winter water use at

that location, the use charge shall be applied to actual sewer system use, and the winter averaging method shall not be available.

Prior to applying the charge to actual sewer system use, the City shall issue a notice of its decision to do so, which notice shall include the reliable evidence in support of the decision and the process by which the customer may request a hearing on the same. The hearing shall be conducted by either the City Administrator or a hearing officer appointed by the City Administrator. At the hearing, the burden shall be on the City to establish by a preponderance of the evidence that the premises' actual sewer system use significantly exceeds the premises' average winter water use.

The volumetric charge for any premises not served by the City water system, and therefore not metered for water, shall be applied to an assumed water consumption of twenty thousand (20,000) gallons per bimonthly billing period.

Customer Class	Charge per Thousand Gallons	
	Inside City & Chicago Creek	Outside City
Residential	\$6.95	\$13.90
Commercial Low Strength	\$9.36	\$18.70
Commercial Medium Strength	\$16.60	\$33.21
Commercial High Strength	\$24.91	None accepted

(C) The bi-monthly service charge for all services (not including fire services) is an amount set forth below, multiplied by the multiplier established for such premises pursuant to Section 12-61 of this Chapter. The bi-monthly service charge shall be imposed upon each active tap regardless of whether any wastewater is discharged from the premises to the City system during the billing period.

Customer Class	Bi-Monthly Base Rate		
	Inside City	Outside City	Chicago Creek Sanitation District
Residential	\$64.34	\$128.67	\$64.34
Commercial Low Strength	\$128.67	\$257.33	\$128.67
Commercial High Strength	\$128.67	None accepted	\$128.67

Section 4. The rates enacted by this Ordinance shall be invoiced for the service period commencing on April 1, 2023 after the effective date of this Ordinance and subsequently invoiced by the City in July of 2023.

Section 5. Should any one or more sections or provisions of this Ordinance, or Code provisions enacted hereby, be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions thereof, the intention being that the various sections and provisions are severable.

Section 6. Any and all Ordinances or Code provisions or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or code provision heretofore repealed or superseded.

INTRODUCED, READ AND ORDERED PUBLISHED at a regular meeting of the City Council of the City of Idaho Springs, Colorado, held on the 9th day of January, 2023.

Charles Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of February, 2023.

Charles Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: February 13, 2023
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- The Mayor and I met on January 19 with a property owner regarding a proposed land swap for the Mobility Hub and Parking Structure project.
- The Mayor and staff met on January 19 and February 2 with CDOT and HDR regarding the RAISE planning grant application for the Mobility Hub and Parking Structure project.
- Jon and I met on January 19 with DOLA regarding execution of the recently awarded grant for replacement of the water and sewer mains in Virginia Canyon Road.
- The Mayor and staff held on January 20 a farewell lunch for Community Development Planner Jerad Chipman.
- The Mayor attended on January 25 the bi-annual meeting of the I-70 Collaborative Effort.
- The Mayor and staff attended on January 30 a kick-off meeting with Williford Consulting regarding the housing planning project.
- Conducted onboarding on January 31 for Matthew Pappen who began work as a Water Resources Operator I.
- Staff attended on January 31 the bi-weekly progress meeting for the Virginia Canyon Road water and sewer main project.
- Jon and I met on January 31 with HDR regarding progress on the RAISE planning grant application.
- Jon and I met on January 31 with representatives of Igadi Marijuana Dispensary regarding its proposed new building.
- Staff met on February 2 with representatives of the Colorado Department of Public Health and Environment for an on-site inspection at the Water Resource Recovery Facility to close-out the improvements projects.
- The Mayor and staff met on February 3 with the Chicago Creek Sanitation District for a periodic update.
- Attended on February 3 the farewell party for Public Works Director John Bordoni at the Visitor Center and Museum.
- Jon and I met on February 6 with representatives of Bea Jo's regarding plans for its 50th Anniversary celebration on April 1.

Upcoming Events:

- The Variance Board will meet on Wednesday, February 15 at 6:00 p.m. at City Hall regarding a parking variance request from Igadl Marijuana Dispensary.
- A community meeting will be held on February 15 at 7:30 p.m. at City Hall to receive public input on a proposed final development plan for a new building at the Igadl Marijuana Dispensary.
- City offices will be closed on Monday, February 20 in observance of the Presidents' Day holiday.

TO: Mayor and City Council
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator, Interim
Community Development Planner
DATE: February 13, 2023
SUBJECT: Staff Update
ATTACHMENTS: NONE



Request for Action

None

Community Development

- I began acting as the Interim Community Development Planner on January 30, 2023.
- The City received an application for request for Variance from Igadi, Ltd. This Variance hearing will be held at City Hall on February 15th at 6:00 PM. It will be followed by an Igadi Community Meeting (required for City FDP process) at 7:30 PM.
- The Planning Commission will be meeting on March 1st, 2023, at 6:30 PM to discuss a proposed parking ordinance.
- The Vitality Task Force met at 2:00 on February 13th to discuss Summer Operations of the Marketplace and a potential CODA (Common Outdoor Dining Area) event in April.

Utility Billing

- **A Utility Reading** occurred on February 4, 2023. Staff is currently working to reread meters that did not input into our system correctly and to repair and replace damaged meter equipment. Utility Bills will be sent to account holders on March 1 (The City reads the first of every even month and bills the first of every odd month).
- **Payment Plans:** 1 plan was paid off in December; 2 more are active and in good standing. It is anticipated they will be completed before the May billing. 2 payment plans are in default. Utility Billing Clerk Patti Tyler is working with these account holders to bring them current.
- **XPresss Bill Pay:** Customers seem happy with the new Online Payment Portal and its associated lower fees. We currently have 176 accounts (out of 1018 total) that have signed up for online payment. 66 of these accounts are utilizing the new Autopay option in the system. 56 accounts are set on Autopay systems through their own banks.

City Clerk

- See attached report.

Finance

- Year End W-2's have been completed and provided to employees.
- Staff is working on year end filing and organization for the upcoming financial audit that will occur in March.

Municipal Court

- 15 traffic tickets were written in January. 3 have been paid and closed, 3 must appear in court. Nine still have the option to Pay.
- There are currently 13 people on the docket for Municipal Court in May.

Updates

- I have been working to complete a RAISE Planning Grant to help fund the remaining planning work and engineering required to construct the Mobility Hub at Exit 240. This is a federal department of transportation infrastructure grant. If successful, this grant will allow the City to finalize the design and engineering for the mobility hub project, and will grant us "preferred status" for future federal funding opportunities once complete.
- Patti and I have completed training on the new engagement platform. We are working to input current subscribers into the system and will begin sending information as soon as that is complete.
- Andy and I met with the City's Consultant for the IHOP project on January 30. They are planning on a "project kick off event" that will include the community. Details about this coming event will be published as soon as they are available.
- Wonder and I have been meeting with the County to coordinate an informational rafting event that is required of license holders in Clear Creek every year. This event will take place at the end of March.
- The City is starting to receive 2023 Special Events Applications. Staff will be working through these as they are turned in.
- I met with ISMA leadership on February 6 to discuss summer operations of the Marketplace.
- The Chamber of Commerce (I am vice president) met for a retreat on Saturday February 11 to discuss the same.
- I attended the Saving Places Conference from February 8-10 in Boulder Colorado.
- I attended an RFP review meeting for the Gateway to the Rockies Regional Opioid Council on February 13th. I am a voting Municipal Member appointed by Clear Creek County to this body.
- I will be attending the Colorado Municipal League Legislative Workshop with Andy and the Mayor on February 16, 2023.

Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: February 13, 2023

Subject: Staff Report Regular Meeting

- ✓ Safebuilt Building permit report
- ✓ Sales Tax Numbers
- ✓ Short Term Rental License renewals are complete.
- ✓ Out of 206 business's in Idaho Springs, only 12 are delinquent in renewing their business license. Second set of delinquent letters have been sent to these entities.
- ✓ The state liquor department has sent me this advisory in regards to the Takeout and Delivery permits that are applied for and issued by the state only. "Please note that the Takeout and Delivery Permit shall be displayed at all times in a prominent place on the licensed premises and that the Takeout & Delivery permittee's employee making delivery shall be required to carry, or have immediate access to a copy of the Takeout and Delivery permit in the delivery vehicle. The copy of the permit may be electronic."
- ✓ There is a new restaurant in the Historic District, The Banana Leaf has completed all the permitting process and is open for business.
- ✓ Working with the county on streamlining the rafting permitting process.
- ✓ There was a small fire at the 6&40 Motel in room 43, that room has been red tagged by Safebuilt and CC Fire authority. The rest of the Motel was not damaged and is occupiable.
- ✓ The city had a few areas of frozen pipes over the past few weekends. Public Works has rented equipment to thaw out the lines in those places.
- ✓ City Hall surveillance cameras showed that on Sunday (02/05/2023) evening, there was a large truck who mistook the greenway for a thru street. Once this individual realized it was not a road, they tried to back up out of the greenway and ran over one of the city hall parking signs.
- ✓ City Hall will be closed Monday February 20th in observance of Presidents Day.

[illegible]



Idaho Springs Police Department
3000 Colorado Blvd. ★ Post Office Box 907
Idaho Springs, CO 80452
303-567-4291/303-567-1014 Fax
<https://cityofidahosprings.colorado.gov/ISPD>

To: Chuck Harmon, Mayor
City Council

From: Nate Buseck, Chief of Police

Date: February 09, 2023

Subject: City Council Report for February 13, 2023

Requests for Action: No Action Items

Calls for Service: January 20, 2022-February 09, 2023= **222**

Meetings/Events:

Chief Buseck Attended:

01/20/23: Avalanche Response Training-CCSO, Alpine Rescue, Ski Patrol, CCFA, Flight for Life
Loveland Co-Responder Task Force Meeting
01/24/23: Axon Taser Presentation-Advance Technology
02/01/23: Dept. Heads Meeting
02/06/23: CIRSA Attorney Meeting-Civil Case
02/07/23: Communication Advisory Board Meeting (CAB)
02/09/23: I-70 Mountain Corridor Meeting

Sgt. Frost and a civilian spoke at Arapahoe Community College LE Academy (Recruiting)

Training:

02/10/23: One Sergeant attended First-Line Supervision Training (Greeley, CO)

Upcoming Training:

02/13/23: Two Officers will attend WRAP Instructor Course (CCSO via Zoom)

03/07/23-03/08/23: One Officer will attend Realistic De-Escalation Instructor Course (Aurora, CO)

03/09/23-03/10/23: Two Officers will attend PEPPERBALL Instructor Course

Code Enforcement: Addressing snow removal complaints.

Staffing:

➤ ISPD has two patrol vacancies.

Significant Incidents:

January 26, 2023, the ISPD responded to a rollover crash on eastbound I-70 near exit 240.

See attached press release.

February 01, 2023, ISPD had a male in the parking lot of the station causing a disturbance. Officers were able to de-escalate the individual who appeared to be in crisis and suspected to be under the influence of unknown narcotics. The male party wanted to be treated at hospital near his residence. ISPD officer transported the male to Summit County Medical Center.

February 02, 2023, ISPD officer was traveling west on I-70 near the bottom of Floyd Hill, when he observed a vehicle erratically passing vehicle including his marked patrol vehicle. ISPD initiated the traffic stop when it was learned that the vehicle was associated to a warrant for the male driver. The male party was arrested on his warrant, and was cited for driving while license under restraint, and speeding/over taking on right.

February 03, 2023, ISPD officer was enforcing speeding on I-70 near mile marker 242 when he observed a vehicle traveling 70 mph in a posted 55mph zone. ISPD conducted a traffic stop with the vehicle, during the stop ISPD officer could smell a strong odor of alcohol on the driver. The male driver was arrested for D.U.I.

February 06, 2023, ISPD was called to the Squatch Store on report of a unconscious party in a vehicle. ISPD officers arrived and contacted the male party who was extremely intoxicated passed out at the wheel of the vehicle. ISPD arrested the male party for felony D.U.I. due to multiple prior D.U.I. convictions.



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

303-567-4291/303-567-1014 Fax

<https://cityofidahosprings.colorado.gov/ISPD>

ISPD Responds to Rollover Semi on I70 Eastbound at Exit 240

01/27/23



January 26, 2023, The Idaho Springs Police Department along with Colorado State Patrol and other emergency personnel responded to a rollover crash on I-70 Eastbound near exit 240 at approximately 8pm. Officers arrived and found a 2020 Penske Truck resting on its side. The truck appeared to have hit the guard rail and over corrected causing the truck to flip on its side. The driver and passenger had exited the vehicle when officers arrived on scene. Both the driver and passenger declined medical attention. Emergency responders temporarily closed the highway to pull the truck off the highway. Jorge Linares of Illinois was cited for Careless Driving. ISPD would like to remind drivers to stay alert and to pay attention to roadways especially while driving in the mountains. "We were just relieved that this was a single vehicle accident and that no one was seriously injured." said ISPD Sergeant Frost.

*Commitment to...**I**ntegrity and **S**afety through constitutional **P**olicing and **D**edication to our community.*



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

TO: MAYOR and COUNCIL
FROM: JOHN CURTIS
DATE: FEBUARY 13, 2023
Re: STAFF REPORT

STREETS & PARKS

- General parks maintenance, Willie met with arborist on park trees
- Equipment repair & services, oil and filter changes on equipment
- Install, repair & replace signs
- Snow plow & removal--- A lot of snow for the month of January & February. The crews have done an excellent job cleaning, plowing and removal
- Soda Creek road water was coming from Century Link conduit; estimated 120 equipment and man hours on ice removal off the street

COLLECTION & DISTRIBUTION

- Water Meter reading and repairs. Replacing encoders on meters
- Locates for contractors
- Numerous frozen service lines. It was determined the at 2001 Miner St. the service line is frozen on the City's side. A ground heater was rented to thaw the line. Thanks to Paul foe taking the lead on this
- The Wastewater plant is on a dead-end pipe line during the winter more flushing is required to maintain a chlorine residual required by CDPHE regs
- HDR potholing Virginia Canyon for location of Xcel gas line

WATER & WASTEWATER

- Annual Biosolid report submitted to CDPHE
- The biological process has been reduced from 2 basins to 1 basin, cost saving on electric, one less blower to run, less lab cost.
- Annual CCR submitted to CCPHE and will available to the citizens soon
- CDPHE conducted a final inspection close out tour to verify that the City did spend the money
- Added a new employee to water & wastewater
- Reservoir inspection, Clear Creek County Sheriff uses their snow cat to get staff to the reservoir.

I think City Council should be proud to have the personnel we have at Public Works, Collection & Distribution, Parks and Water & Wastewater Departments. They are hard workers and have the best interest for the City in mind.

John Curtis
Interim Public Works Director

February 1, 2023

Lisa Manifold
1002 Colorado Boulevard
Idaho Springs, CO 80452

Mayor and Council of Idaho Springs
1711 Miner Street
Idaho Springs, CO 80452

Dear Mayor Harmon and City Council Members,

My term as a commissioner on the Historic Preservation Review Commission expires at the end of February 2023. I first joined the Commission in August 2020 as an alternate member. During that time, I have enjoyed working with the staff at City Hall and the members of our community to maintain and preserve our National Historic District for residents and visitors. I would be delighted to continue working on the HPRC for another term.

I am available for any questions you might have.

Sincerely,



Lisa Manifold
Chair
Idaho Springs Historic Preservation Review Commission

Charles C. Howard
PO Box 284
1024 Virginia Street
Idaho Springs, CO 80452
(303) 567-2644

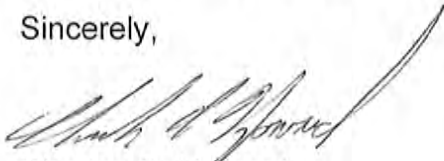
February 2, 2023

Idaho Springs City Council
Idaho Springs, CO

Dear Council Members,

I, Charles C. Howard, would like to serve another term on the Planning Commission for the City of Idaho Springs. Please consider this my letter of interest.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles C. Howard", with a long, sweeping flourish extending from the end of the signature.

Charles C. Howard