



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
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NOTICE AND AGENDA
HISTORIC PRESERVATION REVIEW COMMISSION

Idaho Springs City Hall
1711 Miner Street

Tuesday, January 16, 2024 – 6:00 p.m.

**NOTICE AND AGENDA OF
HISTORIC PRESERVATION REVIEW COMMISSION
WORK SESSION**

TUESDAY January 16th, 2024 6:00 p.m.

- **Indian Hot Springs Local Historic Designation Discussion**
- **River Sound COA Pre-Application Discussion**
- **Public Comment**

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

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

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

Passcode: 528946

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

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



TO: Historic Preservation Review Commission
CC: City Administrator Andrew Marsh, Asst. City Administrator Jonathan Cain
FROM: Dylan Graves, Community Development Planner
SUBJECT: Indian Hot Springs Petition for Local Historic Designation
ATTACHMENTS: Applicant's petition letter for Local Historic Designation, Historic Colorado Eligibility Letter, Hot Springs Site Form Analysis Document
MEETING DATE: January 16, 2024



Historic Photo, c. 1920 (*Colorado Cultural Resource Survey, Jan. 21, 2021*)

BACKGROUND

Indian Hot Springs is working with Colorado Preservation Incorporated (CPI) to pursue historic designation for its property at 302 Soda Creek Road and has petitioned the City to consider designation (Attachment 1). While the site has a long history in the community, it has not been designated as a local, state, or national historic site. The owners would like to start the process with local designation and then they plan to move forward with state and/or national designation later. The local designation can be processed most quickly and allows the property to access a variety of grant funding opportunities before pursuing state and national designation. There are a variety of reasons why they are looking to become designated, one of which is to access additional opportunities to renovate the property and improve the guest experience. The applicant will provide additional details about their plans for the property and how they intend to renovate and improve the site.

A hot springs resort has been operating on the site since the mid-1860s when Dr. E.M. Cummings built a wooden bathhouse at the springs in 1863. A larger stone building was built in the late 1860s and a natatorium was built in the late 19th century, which is no longer on-site. The main hotel building that exists today was built in 1915, around the time that the name was changed to Radium Hot Springs (it was changed to Indian Hot Springs in the 1980s). The 1915 construction is within the City's period of significance, which runs from 1880-1920. The building's exterior has not been substantially altered since this time. The main portions of the hotel have historic wood siding from the time when the building was originally constructed. In 1950, the hotel lobby burned, and it was likely after this time that it was rebuilt or re clad with its current stone cladding and the covered entrance ramp was constructed. This would not be contributing to the period of significance but does not appear to take away from the historical character of the main building.

Section 22-21 of the Idaho Springs Municipal Code (ISMC) requires that for a property to be designated for preservation, the landowners must take the application to the Historic Preservation Review Commission (HPRC) for review and consideration. "Whenever, in the opinion of the City Council, the petitioning requirement has been met and the site or district generally meets the criteria for preservation as defined herein, the application shall be referred to the Historic Preservation Review Commission (HPRC),

which shall consider the matter at its next regular meeting and submit its opinion or recommendation to the City Council.” ISMC Sec. 22-21(B). The purpose of this review is to provide comments and a recommendation to City Council, who will take action on whether the property is to be designated as a local historic site.

If the site is designated, it becomes subject to Section 21-104 requirements for a Certificate of Appropriateness (COA) before any exterior work to the contributing, designated structure is undertaken. This would require review by the HPRC to ensure that the City’s *Design Guidelines for Historic Structures* are followed. If designated as a local historic structure, the owner has stated the intention to also apply for state and/or national designation. The HPRC will be involved in this process as a Certified Local Government (CLG). The HPRC will also be involved in the provisioning of any tax credits associated with historic designation.

CRITERIA FOR DESIGNATION

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

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

Staff review of the application and criteria is below.

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

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

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

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

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

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

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

The subject of review is the current hotel building on the property, the main building on-site. From the Colorado Cultural Resource Survey dated January 21, 2021 (Attachment 3): “The long, roughly rectangular Craftsman style building is comprised of four separate blocks, oriented north-south along the east side of Soda Creek Road.” The Craftsman style is indicative of early 1900s construction. The City’s Historic Resources Survey Plan, 2022 identifies the building as Rustic/Late 19th and 20th Century Revivals/Commercial and classifies it as a building with “high” integrity. The building was constructed during the City’s period of significance dating from 1880-1920 and this building, with its distinctive architectural style that has been maintained since it was originally constructed, appears to be a contributing structure to that period. While other buildings on-site, such as the current pool room and some of the other ancillary buildings, have been substantially altered and were built outside of the period of significance, the main hotel building embodies the distinctive characters of a type, period, or method of construction. A gazebo, built in 1869 by Harrison Montague, still stands today in the swimming pool area of the Resort.

Staff believes that the structure meets Criteria #3.

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

ANALYSIS

Staff believes that the main hotel building at the Indian Hot Springs meets multiple criteria necessary for the site to be designated as a local historic site and believes that the history of the property warrants local designation. The building (and property more broadly) is associated with events that have made a significant contribution to the broad patterns of the City’s history, is associated with the lives of persons significant in the City’s past, and embodies the distinctive characteristics of a type, period, or method of construction. The building in question is within the City’s period of significance and is largely unchanged since it was originally constructed in the early 1900s during this period of significance.

Staff does not believe that designation will have any negative impacts on surrounding properties and will be beneficial both to the property owner and to the City and community. Local designation will protect the building’s historic character moving forward and ensure that any proposed exterior work to the main building will require an HPRC review of a COA. This would ensure an additional layer of review is undertaken to confirm that the historic integrity of the building and site is maintained. Staff does not believe that designating the hotel building as a local historic structure would be positive because it would allow the property owner to access additional funding sources from state and federal agencies, allowing the owner to engage in necessary restoration work to the rest of the building to improve on guest experience while maintaining the historic character of the structure and site.

RECOMMENDATIONS

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

PROPOSED MOTION

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

ATTACHMENTS

1. **Applicant Petition for Local Historic Designation Consideration Letter**
2. **Historic Colorado eligibility letter**
3. **Site Form Analysis, Colorado Cultural Resource Survey**

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

December 22, 2023

Re: Local Historic Designation for Indian Hot Springs

Dear Honorable Councilmembers,

Colorado Preservation, Inc., in partnership with the current owner Daniel Kim, wishes to petition the Idaho Springs City Council to consider local historic designation for the Indian Hot Springs. The property appears to be eligible for designation in criteria 1-3: (1) it is associated with events that have made a significant contribution to the broad patterns of the City's history; (2) it is associated with the lives of persons significant in the City's past; and (3) it embodies the distinctive characteristics of a type, period or method of construction.

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

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

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

Sincerely,



Kate McCoy
Preservation Services Director
Colorado Preservation, Inc.



Daniel Kim
Owner
Indian Hot Springs



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



Ms. Jane Hann
Manager, Environmental Programs Branch
Colorado Department of Transportation
2829 W. Howard Pl., 4th Floor
Denver, Colorado 80204

RE: DCFC Corridor Project (Electronic Vehicle Stations)
Clear Creek County, Colorado
History Colorado No. 79067

Dear Ms. Hann:

Thank you for your correspondence dated December 23, 2020, which our office received also on December 23, 2020, regarding the review of the aforementioned project under Section 106 of the National Historic Preservation Act of 1966, as amended (54 USC § 306108), and its implementing regulations, 36 CFR Part 800.

We have reviewed all documentation submitted for this project and agree the defined area of potential effect (APE) is appropriate for the undertaking. We concur with your recommendation the Radium Hot Springs (5CC342) is *eligible* for inclusion in the National Register of Historic Places under Criteria A and C and retains adequate integrity to convey that historic significance. Given the east side of Soda Creek Road, where the electronic vehicle stations will be installed, has been paved with asphalt parking spaces in recent years, we concur with your assessment the undertaking as described will result in *no adverse effect* to this historic hot spring property.

Should unidentified archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register eligibility criteria (36 CFR §60.4) in consultation with our office pursuant to 36 CFR §800.13. Also, should the consulted-upon scope of the work change, please contact our office for continued consultation under Section 106 of the National Historic Preservation Act.

We request being involved in the consultation process with the local government, which as stipulated in 36 CFR §800.3 is required to be notified of the undertaking, and with other consulting parties. Additional information provided by the local government or consulting parties might cause our office to re-evaluate our eligibility and potential effect findings. Please note that our compliance letter does not end the 30-day review period provided to other consulting parties.

Thank you for the opportunity to comment. If we may be of further assistance, please contact Mitchell K. Schaefer, Section 106 Compliance Manager, at (303) 866-2673 or mitchell.schaefer@state.co.us.

Sincerely,

Steve Turner, AIA
State Historic Preservation Officer

ST/mks

Resource Number: 5CC342
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date

Initials

Determined Eligible

NR

MiKS Jan 21, 2021

I. IDENTIFICATION

1. Resource number: 5CC342
2. Temporary resource number:
3. County: Clear Creek
4. City: Idaho Springs
5. Historic building name: Radium Hot Springs
6. Current building name: Indian Hot Springs
7. Building address: 98 Soda Creek Road
8. Owner name and address: Surety Investment Co, PO Box 1990, Idaho Springs, CO 80452-1990

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 72W
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of section 36
10. UTM reference
Zone 13 ; 456070 mE 4398927 mN
11. USGS quad name: Idaho Springs
Year: 2019 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): Block:
Addition: Year of Addition:
13. Boundary Description and Justification: The boundary is the legal parcel currently associated with the site: Subdivision: IDAHO SPRINGS PT SEARS PLACER #302 & E2 SODA LODGE #1608 ID & IMP
178/605-633 212/65 167/298 SURV 944/7 & 944/10

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length x Width
16. Number of stories: 2.5
17. Primary external wall material(s): Wood Siding, Stone
18. Roof configuration: Side-gable
19. Primary external roof material: Composite

20. Special features:
21. General architectural description: The long, roughly rectangular Craftsman style building is comprised of four separate blocks, oriented north-south along the east side of Soda Creek Road.

Block 1: Block 1 is the rectangular natatorium, defined by a large, barrel-vaulted, semi-transparent, corrugated plastic roof. Shed-roof wings with wood siding span the east and west sides of the natatorium. A flat-roof wing with corrugated metal cladding projects from the north side of the natatorium. Various doors and windows pierce the west side of the wings.

Block 2: Block 2 is a two-and-one-half-story rectangular block with a raised basement. It has historic wood siding and a composite shingle hip roof with flared eaves and scrolled wood brackets. A brick chimney rises on the south elevation of this block. The roof has three jerkinhead dormers on the east and west slopes and one on the south slope. Fixed four-light wood windows fill the dormers.

On the west elevation, the north side of the first story has two eight-over-one double-hung wood windows with a large metal fan in the middle. An enclosed shed-roof sun porch projects from the south end of the first story and continues into Block 2. The porch is supported by pairs of large scrolled wood brackets at the basement level. Paired wood pilasters, aligned with the wood brackets below, define five bays on the west elevation of the porch and two bays on the north elevation. Bands of six three-light casement windows with transoms fill each bay. The second story of the west elevation has a regular rhythm of 12 bays. Eight-over-one double-hung wood windows with wood shutters fill bays 1, 4, 5, 8, 9, and 12. Small fixed four-light wood windows fill Bays 2, 3, 6, 7, 10, and 11. The north elevation connects to Block 1 and has no visible fenestration. The east elevation was not visible. The south elevation connects to Block 3 and had no visible fenestration.

Block 3: Block 3 is one-story with stone cladding and a composite-shingle side-gable roof. On the west elevation, the enclosed porch from Block 2 continues into the north end of this block. South of the enclosed porch, an open deck with a metal railing spans the remainder of this elevation. A long wood entrance ramp with a wood frame and a gable roof accesses the deck from the west. The west elevation of Block 3 has seven bays. A non-historic wood door fills Bay 3. One-over-one double-hung windows fill the remaining bays. The east elevation was not visible. The north and south elevation connect to Blocks 2 and 4, respectively.

Block 4: Block 4 is similar to Block 2 in overall form and fenestration. The two-and-one-half story rectangular block has historic wood siding and the same composite shingle hip roof with flared eaves and scrolled wood brackets. The roof has three jerkinhead dormers on the east and west slopes and one each on the north and south slopes. Fixed four-light wood windows fill the dormers.

The west elevation has twelve bays on the first and second stories. Eight-over-one double-hung wood windows with wood shutters fill bays 1, 4, 5, 8, and 9. Small fixed four-light wood windows fill Bays 2, 3, 6, 7, 10, and 11. Bay 12 has a non-historic door at the first story and an eight-over-one double-hung wood window at the second story. The south elevation has a single fixed window at the first story, and a non-historic door at the second story, accessed by a wood staircase with a wood railing. The east elevation was not visible. The north elevation connects to Block 3.

22. Architectural style/building type: Craftsman
23. Landscaping or special setting features: The large property is comprised primarily of a forested hillside that fills the east half of the parcel. Soda Creek Road runs north-south through the west side of the parcel. The primary building is located east of the road, and two additional hotel buildings (Buildings 2 and 3) are located west of the road. Gravel drives and parking areas are located north of the buildings. Paved parking areas are located to the south of Buildings 2 and 3 and west of the primary building. A maintenance area, accessed by a gravel driveway, is located south of the primary building.
24. Associated buildings, features, or objects: Two separate hotel buildings are located across the street from the main hotel and hot springs. Smaller sheds and outbuildings are located south of the main complex, and four modern cabins are located north of the main complex. Only the two main hotels are described below.

Building 2 is a two-story with wood siding and an asphalt single side-gable roof. It has a covered walkway at the second story of the west elevation, accessed by a U-shaped wood staircase at the center. The first and second stories each have a regular rhythm of ten non-historic vinyl doors, flanked on the north or south by one-over-one double-hung vinyl windows

Building 3 is two-story with a side-gable metal roof and fiberboard siding with faux timber framing. A hipped porch with a stone balustrade and wood columns projects from the first story of the west elevation. A non-historic wood door accesses the building beneath the porch. North and south of the porch, this elevation has eight bays at each story, filled with non-historic sliding vinyl windows.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: c. 1900, c. 1915 Actual: _____

Source of information: "Brief History of the Indian Springs Resort and the Baths at Idaho Springs," Indian Springs

Siftings-News, c. 2000.

26. Architect: Unknown

Resource Number: 5CC342
Temporary Resource Number:

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The exact history of the building is unknown. Block 3 was constructed c. 1900 (Figure 1) as a one-story standalone building with wood siding and a hipped roof with a hipped dormer and a chimney on the west slope of the roof. A separate side-gable building and a gazebo were located to the north of this building. Blocks 2 and 4 of the building were completed around 1915, and a photo dated 1905-1930 shows these finished hotel units. They appear much as they do today; however, the enclosed porch on the west elevation had not been constructed. In the photo, Block 3, the original building, has wood siding and an open wood deck with a projecting ramp on the west elevation. Sanborn maps from 1931 and 1939, and a photo dated 1925-1940 (Figure 3) show the building generally as it appears today. In 1950, the hotel lobby (Block 3) burned, and it was likely after this time that it was rebuilt or reclad with its current stone cladding and the covered entrance ramp was constructed. A photo dated 1951-1961 shows the entrance ramp in Block 3 had been covered by this time, and that Block 2 had an enclosed staircase on the west elevation that connected the ground level to the first story. A photo from 1955-1970 shows the building in about the same state, and it is clear that the natatorium had not yet been constructed. An undated postcard from around the 1960s shows the property with an open pool to the north of the buildings and the original 1920 gazebo still intact. Photos from the 1986 site form show the building without the natatorium cover in Block 1, and the two hotels on the west side of Soda Creek Road had not been constructed.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Hotel; Health Care: Resort

32. Intermediate use(s): Domestic: Hotel; Health Care: Resort

33. Current use(s): Domestic: Hotel; Health Care: Resort

34. Site type(s): Hotel and Hot Springs

35. Historical background:

Idaho Springs History

The following history is taken directly from the Cultural Resources Technical Report for the Westbound I-70 Peak Period Shoulder Lane Project, completed in 2018 by HDR, Inc.

Placer gold was discovered by George Jackson in 1859 at the confluence of Chicago Creek and Clear Creek, the site of present-day Idaho Springs. As prospectors flooded the area, settlements began to grow. In 1860

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the Idaho Town Company was organized and the Idaho town site was platted. The same year a general store, hotel, restaurant, and several cabins were constructed. Idaho quickly became the principal settlement in Clear Creek County (Twitty 2014:11-12). In 1861 two wagon roads connected Idaho Springs (the name having been changed by the mid-1860s) to mining centers in the north and to Georgetown. Better accessibility and hardrock discoveries increased mining activity in the area.

When Colorado was designated a territory, 17 counties were established, including Clear Creek County because of its growing importance for mining. Idaho Springs was selected as the county seat. It also was an important transportation hub because of the early wagon roads into the town. A stage stop was added in 1866. In the 1870s the town had grown to more than 400 people and the population increased to 730 in 1880 (Photo 8). The introduction of the CCRR in 1877 accelerated the growth of the town. Idaho Springs was the center of commerce, communication, banking, and transportation and had a sizeable business district. Many mines surrounded the town and it became a significant milling center with 12 independent mills. By the end of the decade the population of Idaho Springs had doubled again, reaching 1,400 (Twitty 2014: 13, 48).

After the town was platted and registered with the land office in Central City in 1860, R. B. Griswold was elected mayor of the new town. In 1874, President Grant gave a government deed to Griswold, who in turn deeded the lots to the settlers (Historical Society of Idaho Springs 1986:7-8). Residential development grew mostly to the north and west of downtown Idaho Springs (Photo 9). Early Sanborn maps from 1886 and 1900, as well as historic photographs, show houses being constructed along Colorado Boulevard and Virginia Street on the north and largely contained between 13th and 8th Avenues on the west. These residences display architectural styles typical of the Late Victorian period. Idaho Springs also has examples of the larger, high style Italianate, Queen Ann, and classical revivals that can be found along Colorado Boulevard just north of downtown. However, the majority of dwellings are primarily one-story framed houses built out of local materials for mining families of modest means. The buildings have unassuming embellishments such as turned porch posts, decorative brackets, or simple window surrounds that speak to the National Folk style. These homes can be found further away from downtown: along Virginia and Wall Streets in the north as well as at the west end of town fronting Colorado Boulevard and Idaho Street. This style is also found closer to Clear Creek in the south where the majority of the mining operations were taking place in the late nineteenth century. Further west, the blocks between 8th and 1st Avenues also saw residential development, but not to the same degree as the blocks closer to downtown. Residential lots were left undeveloped or were interspersed with commercial buildings that supported the mining operations at the very west end of town—mostly the Big Five Mine and Tunnel.

Parallel with Idaho Springs' development, a separate settlement known as Grass Valley or East Idaho (Front Range Journal 1969) was growing along the main axis of Miner Street. Naturally separated from

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Idaho Springs by a bend of Clear Creek to the north and the joining of tributary Soda Creek, Grass Valley was not organized into Lots and Blocks like its neighbor, but rather buildings both commercial and residential were springing up along Miner Street as the original miners sold off parts of their placer claims.

The residential buildings were mostly built in the Late Victorian style with elements of National Folk.

Fueled by the natural hot springs along Soda Creek that prompted hotels and boarding houses, and the mining industry along Clear Creek, Grass Valley was a thriving town in its own right with a grocery, general store, and school. The town even petitioned for its own post office (Idaho Springs News 1885).

However, the settlement's independence was short lived, and in the 1890s Grass Valley was incorporated into Idaho Springs.

The size of Idaho Springs and the amount and diversity of its mining resources allowed the city to weather inconsistencies and price drops in gold and silver through the end of the nineteenth century. At the turn of the century, Idaho Springs had managed to double its population again, boasting 2,592 residents and more than 20 mills to support gold and silver mines throughout Clear Creek Canyon (Twitty 2014:52). Though this number decreased to 12 mills by 1906, those that closed were old and unable to manage the grade of ore being processed. Mining in and around Idaho Springs remained stable from 1910–1915 and the town retained its population. Some of the major mines and mills in the vicinity of Idaho Springs included the Argo Mine, the Alma Lincoln, and the Whale Mine, which was replaced by the Stanley Mine. Following World War I, silver prices remained low but mining in Idaho Springs continued because the price of gold held steady due to the gold standard.

Development of the town noticeably stalled in the 1920s with the slowing of the mining industry, followed by the Great Depression and World War II. Very few residential buildings were constructed during this time even when the economy began to pick back up. Construction of campgrounds and road building was buoyed by New Deal-era programs like the Civilian Conservation Corps (CCC) and Works Progress Administration (WPA). These groups built and funded construction of scenic roads, auto campgrounds, and mountain parks. Even still, tourism in the area slowed and the demand for freight and rail service nearly stopped. The railroad between Denver and Idaho Springs cut nearly all service. Some miners in the area returned to placer mining and were able to provide a subsistence income for themselves (Twitty 2014:70). President Roosevelt sought to increase mining and began purchasing gold at inflated prices; this allowed the industry to revive and a number of new mines were constructed around Idaho Springs. By 1935 railroad traffic to the town returned to pre-depression levels.

Mining remained a significant industry in Idaho Springs until the U.S. entry into World War II. The government suspended gold mining throughout the nation, ending Idaho Springs' depression-era revival.

With no ore production, railroads through the town closed and some tracks were removed. The population of Clear Creek Canyon's small towns dropped as residents moved to Idaho Springs or Georgetown looking for job

opportunities. Although some silver and gold production began after the war, it was never a significant economic force in Idaho Springs again (Twitty 2014:74-75). Although the town lost mining, tourism survived the depression and World War II.

The earliest tourist traffic in Idaho Springs was served by businesses in the commercial district or at facilities built for a specific tourist use, such as hot springs resorts. As more individuals began owning automobiles and touring with their own transportation, motor courts and auto camps rose in popularity as preferred overnight accommodations. Their popularity was due in large part to the convenience they offered motorists, with parking next to rooms and filling stations and restaurants on the premises or nearby. In Idaho Springs, new construction of motor courts began east of town in the largely undeveloped area of Grass Valley. The Question Mark Auto Camp (now demolished) was one of the earliest businesses of that type, dating to the 1920s. The auto camp was owned by James Millard, who held a large piece of land in Grass Valley. He had an early vision for the tourist market. In addition to the auto camp, in 1923, he established the area's first modern multiple-pump fuel station in Grass Valley and later opened a tavern. Colorado Boulevard was extended to the east in the 1930s, and businesses quickly sprang up along the route to catch tourist traffic. By 1974, the half mile stretch of Colorado Boulevard from 24th Street to 29th Street had at least 11 motels.

The construction of highways, which had stopped during the war, resumed during the years following. This greatly improved access to Idaho Springs; in 1959 89 percent of tourists were visiting by automobile (Twitty 2014:260). As early as 1955 Idaho Springs had become a traffic bottleneck, with slow speeds and traffic on Colorado Boulevard causing problems for motorists traveling into the mountains. In 1958, the highway now operating as I-70 opened to traffic on the south side of the valley at Idaho Springs; its construction had required the demolition or removal of many buildings and structures and the relocation of portions of Clear Creek (Twitty 2014:243-244). The Clear Creek County Mining Journal cited the purpose of the new highway as a means to "eliminate the traffic jams that often slow automobiles to a snail's pace thru [sic] Idaho Springs on summertime Sundays and holiday weekends (Clear Creek Mining Journal 1955)." The town benefited from highway construction as recreation and tourism became important industries. Improvements to road networks and dedicated marketing and promotion efforts helped to increase tourism. The increase in recreational opportunities included hiking, camping, fishing, hunting, touring the remains of gold and silver mining, and winter skiing.

Construction of the highway, which was located on the south side of town, 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. The process forever changed the landscape of the valley and the way motorists experience the town. The construction left behind areas of level, undeveloped land adjacent to the highway. Due to the area's topography, there was little room for new construction, but the vacant land adjacent to the new highway offered opportunity for new development in the 1960s. Within Idaho Springs,

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much of that land was quickly occupied by mobile homes and Golddigger Stadium west of downtown. The mobile homes fulfilled a need for affordable and/or temporary housing for workers in the area, due both to ongoing construction of I-70 (completed to Empire Junction in 1966) and mid-century growth of the ski industry and related tourism. New mining jobs also became available in the area as molybdenum was discovered at the nearby Henderson Mine in 1964. There was a need for affordable housing for the mine workers both to prepare the mine for production, and for production at the mine (which opened in 1976). Mobile homes appeared along the interstate on both the east and west ends of town. There was additional available land further north of the interstate on the west end of town because the closure and removal of the Big 5 Mine created some available space. Not only did mobile homes occupy some of these lots, but a handful of mid-century ranch homes and apartment complexes later filled in the west side of town.

Idaho Springs currently has a population of approximately 1,700 and counts tourism as its biggest industry (U.S. Census 2013). The topography of the area prevents much new construction and development, so creating space for new construction most often requires the removal of an existing building. While the town stays busy and most buildings are occupied, up to this point there has not been great pressure for new construction and development. Consequently, Idaho Springs remains a place where a century of history and development is visible in its many remaining historic buildings.

Radium Hot Springs

Multiple Native American tribes, including the Arapaho and Ute accessed the hot springs along what is now Soda Creek for hundreds of years before European settlement in the region. They used the mineral baths extensively and considered them sacred and healing waters. When the first Euro-Americans arrived in the region in 1859 they noticed the hot springs and by around 1863, Dr. E.M. Cummings began to develop the springs with a wooden bathhouse. Harrison Montague purchased the property in 1866 and constructed a larger stone building on the site complete with men and women's sections and a swimming pool. The bathhouse was replaced around either 1883 or 1898 with a larger and more formal natatorium, located just north of the subject property.¹

Information on the ownership and improvements to the property in the 1900s and 1910s is conflicting. In 1901 the Big Five Tunnel Corporation purchased the hot springs and surrounding land. Between 1903 and 1911, the company spent around \$35,000 making improvements to the property, including boring tunnels into the surrounding mountainside, constructing new baths and renovating the hotel, among other improvements. In 1910, the Rocky Mountain Motors Company began a 99-year lease on the property, and by 1911 it was operated as the Idaho Springs Sanitarium Company.² It is believed that under this new operation, the hotel building and complex were greatly expanded, with the new hotel wings (Blocks 2 and 4), twenty-four "motor

¹ "Brief History of the Indian Springs Resort and the Baths at Idaho Springs," Indian Springs Siftings-News, c. 2000. Denver Public Library, Western History and Genealogy Collection, Clippings Files.

² Ethel Morrow Gillette, Idaho Springs: Saratoga of the Rockies. (New York: Vantage Press, 1978), pg 160.

hotel style” cottages, a nightclub, a casino, and more.³ During this time, the Jacques Brussert managed the hotel, and in 1915 it came under the charge of Daniel G. Holland. A newspaper article from the time stated that under Holland, “radical changes will be made at the Radium Springs and considerable additions are promised.”⁴ It is unknown what these changes were.

A report from 1920 lists twelve springs in the Idaho Springs area, though it is unknown which were directly associated with the current springs. The same report states that the Hot Soda Springs had been developed with bathing facilities and a swimming pool, along with the Hot Springs Hotel.⁵ In 1921 advertisements in local newspapers highlighted the “Radio Active Mineral Cave Baths” that could cure rheumatism, sciatica, Lumbago and more.⁶ At this time, Ray Thompson was the manager and oversaw renovations to the original natatorium (no longer extant), including a new pool, new windows, and new water pipes from the springs to carry water to the pool.⁷ In 1924, the property was subleased to Roe Emery, and more improvements were made. Emery expanded the dining room, constructed a new heating plant, and rather than focus on the baths, emphasized the tours and food offered at the resort.⁸

An undated brochure, likely from the 1920s or 1930s, highlighted everything that the hotel offered. It had a capacity for 130 guests in the hotel rooms with weekly and monthly rates available. The dining room offered meals that were “Scientifically combined and prepared food...[for] those who desire a diet best suited to assist the Hot Radium Baths in their specific work of restoring the patient to normal health.” The complex also had a “healing water annex” north of the main hotel, and “The Inn” which was a separated lodging facility across the road from the main hotel.

In 1929-1930, the Surety Investment Company purchased the property, and incorporated as “the Radium Hot Springs.” The company owned properties in Denver and throughout the country, and N.C. Merrill served as president of the company with R.H. Merrill as vice president. Both men had previously been involved with the Hot Springs when it operated as the Idaho Springs Sanitarium Company. The new owners made additional improvements to the property, including the baths and swimming pool. The letterhead for the company touted amenities such as the Tunnel Baths, Swimming Pool, Auto Cottages, Auditorium, and more.

Sanborn maps from 1931 and 1939 show that the Radium Hot Springs complex remained relatively the same as it appears today. The natatorium, located north of the main building, reportedly burned in the 1940s, and the hotel lobby (Block 3) burned in 1950, causing \$30,000 in damage. The hotel room wings (Blocks 2 and 4) were largely undamaged by the fire. In 1970, The Radium Hot Springs Spa, Inc. announced extensive

³ “Brief History of the Indian Springs Resort and the Baths at Idaho Springs.”

⁴ “New Hot Springs Hotel Management,” Idaho Springs Siftings-News, Vol. 10, No. 46, February 27, 1915.

⁵ Russell D. George. Mineral Waters of Colorado Issues 11-12. Colorado Geological Survey. 1920.

⁶ Advertisement, Loveland Reporter, No. 33, September 10, 1921, page 3.

⁷ “Hot Springs Natatorium to be Remodeled,” Idaho Springs Siftings-News, Vol. 20, No. 83, May 4, 1921.

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remodeling efforts were to occur at the Hot Springs and that it was to be renamed the Olympic Hot Springs. The project included construction of a 50' by 45' swimming pool with sauna and baths, construction of a campground, and renovations to the main hotel. It is unknown if these efforts were completed or if the hotel was officially renamed.⁹ The Radium Hot Springs was renamed the Indian Springs Resort in the 1980s. Around this time, "auto cottages" and "The Inn" located around the main hotel building, were removed, and Buildings 2 and 3 were constructed c. 1990.

The facility continues to operate as the Indian Hot Springs to this day, with both hotel accommodations and day passes available to patrons.

36. Sources of information:

"Brief History of the Indian Springs Resort and the Baths at Idaho Springs," Indian Springs Siftings-News, c. 2000. Denver Public Library, Western History and Genealogy Collection, Clippings Files.
Colo. Spa to Be Modernized. Denver Post, June 7, 1970.
George, Russell G. *Mineral Waters of Colorado*, Issues 11-12. Colorado Geological Survey. 1920.
Gillette, Ethel Morrow. *Idaho Springs: Saratoga of the Rockies*. New York: Vantage Press, 1978.
"Hot Springs Natatorium to be Remodeled," Idaho Springs Siftings-News, Vol. 20, No. 83, May 4, 1921.
"New Hot Springs Hotel Management," Idaho Springs Siftings-News, Vol. 10, No. 46, February 27, 1915.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No _____ Date of designation: _____
Designating authority:

38. Applicable National Register Criteria:

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

⁸ "Brief History of the Indian Springs Resort and the Baths at Idaho Springs."

⁹ Colo. Spa to Be Modernized. Denver Post, June 7, 1970.

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39. Area(s) of significance: Entertainment/ Recreation, Architecture

40. Period of significance: 1915-1970

41. Level of significance: National _____ State _____ Local X

42. Statement of significance: The Radium Hot Springs is significant under Criterion A in the area of Entertainment/ Recreation. The hot springs spa and hotel has operated as such since the 1860s, with the current building completed around 1915. Taking advantage of the adjacent hot springs, the building served as a hotel and sanitarium for tourists and locals seeking the recreational and health benefits of the natural springs. The resource is also significant under Criterion C in the area of Architecture. The two-and-one-half-story Craftsman building exhibits several features of the style, including the overall form, wooden brackets and pilasters at the porch, and overhanging eaves with scrolled brackets, and jerkinhead dormers. The resource does not appear to have been associated with any individuals that would qualify it under Criterion B, and it is unlikely to reveal any additional information that would qualify it under Criterion D.

43. Assessment of historic physical integrity related to significance: The Radium Hot Springs retains sufficient integrity to convey significance under Criterion A and C. It is still in its original location adjacent to the hot springs and has the same mountainous setting defined by forested hillsides. The immediate setting has somewhat changed through the construction of paved parking areas west of the building and the new hotel buildings on the west side of Soda Creek Road; however, these are minor changes and overall have not diminished integrity of setting. The design, materials, and workmanship of the main building are intact. It retains historic wood siding, wood windows, and overall form and details such as the wooden brackets. The stone cladding on Block 3 was a historic alteration and compliments the Craftsman style in Blocks 2 and 4. The natatorium addition in Block 1, although not historic, is located on the north side of the building and does not detract from the overall design of the building. The resource retains the feeling of and association with recreation, spa, and lodging facilities as they developed from the late-1800s to the present day.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible X Not Eligible _____ Need Data _

45. Is there National Register district potential? Yes _____ No X

Discuss: The adjacent properties do not share the same historic context as the Radium Hot Springs, and a National Register District is not apparent.

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:

Resource Number: 5CC342
Temporary Resource Number:

Negatives filed at: Colorado Department of Transportation

- 48. Report title: Section 106 Compliance for DCFC Corridor Project
- 49. Date(s): December 2020
- 50. Recorder(s): Lauren Cooper
- 51. Organization: Colorado Department of Transportation
- 52. Address: 2829 W. Howard Pl., Denver, CO 80204
- 53. Phone number(s): 303-757-9758

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



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Figure 1: Historic Photo, date unknown. The original building (Block 3) is the building on the far right.



Figure 2: Historic Photo, 1905-1930. Primary building, west elevation, view southeast.

Resource Number: 5CC342
Temporary Resource Number:



Figure 3: Historic Photo, c.1920. Primary building, west elevation, view northeast.



Figure 4: Historic Photo, 1955-1970. Primary building, west elevation, view southeast.

Resource Number: 5CC342
Temporary Resource Number:



Photo 1: Primary building Block 4 in foreground. West elevation, view northeast. 2020.



Photo 2: Primary building, Block 3. West elevation, view northeast. 2020.

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Photo 3: Primary building, from center. West elevation, view southeast. 2020.



Photo 4: Primary building, Block 2. West elevation, view east. 2020.

Resource Number: 5CC342
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Photo 5: Primary building, Block 1. West elevation, view northeast. 2020.



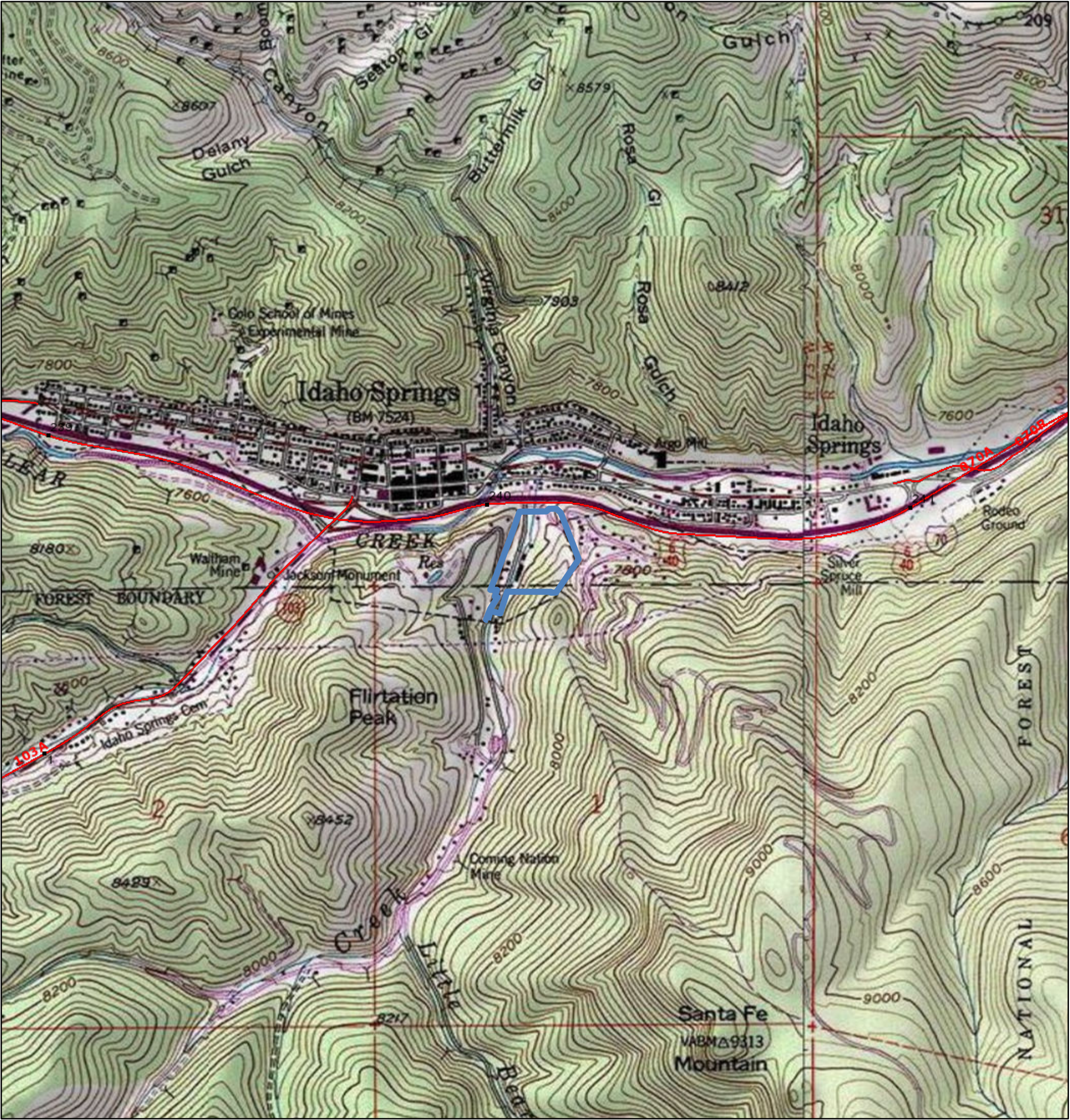
Photo 6: Building 2 in foreground and Building 3 in background. East and south elevations, view northwest. 2020.

Resource Number: 5CC342
Temporary Resource Number:



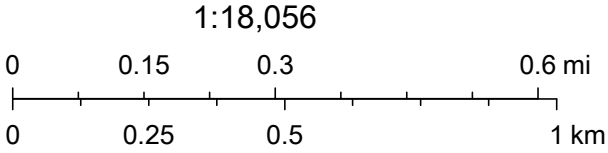
Photo 7: Building 3. East elevation, view northwest. 2020.

5CC342, Radium Hot Springs, Topographic Map



12/10/2020, 8:06:01 AM

- 5CC342
- Highways
- Milepoints



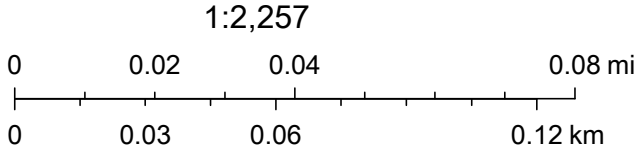
Copyright:© 2013 National Geographic Society, i-cubed

5CC342, Radium Hot Springs, Site Map



12/10/2020, 8:07:27 AM

- 5CC342
- Highways
- Milepoints



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Julie Stevens has owned the Property at 1535 Miner Street since October of 2022 and currently lives and plans to grow old in Idaho Springs living her best life in one of the units above the theater. She has improved many properties around the county for family and business development. She is an entrepreneur and currently owns and manages BeTini, premium ready to drink cocktails crafted and designed by Julie. Since coming to Idaho Springs she has coordinated with local business owners and her passion for art community led her to join the Clear Creek Arts & Education Board. Her goal is to build a space for people to create visual arts and music; and invite world-class professionals to teach, record, and perform.

We want to give a big thank you to the HPRC for our previous meeting on December 19, 2023, and inviting the project back for a second worksession. At this meeting we heard:

- What can be seen from the view shed around the building?
- Dress it up without changing the structure.
- Review Secretary of Interior point #9, National Register Bulletin #9 and 10 criteria of SOI.
- Character defining features are very important.
- Any new roof line needs to be subordinate to the front of the building
- Sketches for further discussion are welcome prior to a final submission.
- Making the building more functional with a safe stair and ADA compliant elevator extends the life of the structure, providing access to apartments otherwise inaccessible to handicap individuals.

We plan to present 3 options:

Option 1 will explore shape and rhythm of openings and projections.

Option 2 will explore materials and finishes at close range.

Option 3 will explore setting and relation to the proposed Downtown Master Plan.

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

IDAHO SPRINGS OPERA HOUSE 1535 Miner Street

S.J. Coddington owned this property until 1912 when he agreed to sell it to a group of investors who called themselves "The Idaho Springs Opera House Association." During the next two decades, the building was both a vaudeville and movie theatre. Just east of the Opera House, Coddington owned a two-story brick double, occupied by W.L. Townsend (groceries) and Paul Lanus (hardware). Townsend imported glassware and crockery and was said to have had the best selection of cigars in town. "Let us all rejoice — Paul Lanus and company have opened a general hardware store in the Coddington Block," an 1881 newspaper proclaimed and promised that a full supply of "stoves, miner's supplies, powder and fuses" would always be on hand. In a small one-story addition was the "Palace of Sweets," later the "Opera Confectionery." The Coddington Block burned in January 1989 and was demolished the following March to make way for "Citizens' Park."

This building has continuous masonry sills on the second floor windows, a metal bracketed cornice, a vertically striated frieze, with decorated metal panels below.



Excerpt from The Idaho, Volume 1, Number 3



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

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