



CITY OF IDAHO SPRINGS
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NOTICE AND AGENDA
HISTORIC PRESERVATION REVIEW COMMISSION
Idaho Springs City Hall
1711 Miner Street
Tuesday, February 25, 2025 – 6:00 p.m.

**NOTICE AND AGENDA OF
HISTORIC PRESERVATION REVIEW COMMISSION
WORK SESSION
TUESDAY, February 25, 2025 6:00 p.m.**

**Call to Order
General Updates**

- ❖ Saving Places Conference Recap / Takeaways
- ❖ HPRC Work Plan for 2025 – Discussion of Potential Projects
- ❖ Comprehensive Plan Kick-Off Update – Historic Resources Element

Adjournment

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

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://idahospringsco.portal.civicclerk.com/>

The Public is able to participate in person and remotely by utilizing the link below:
<https://us02web.zoom.us/j/86724487181?pwd=tshK7S4gpnzspAbSjnnw0bAwbFTRa6.1>

Passcode: 963042

HISTORIC RESOURCES

HISTORIC RESOURCES

Goal: “We will celebrate and preserve our mining history and resources to provide future generations a sense of place and connection to our past.”

The Idaho Springs Historic District is one of the primary attractions for tourists visiting the City. The eclectic collection of historic buildings and rich mining history is a significant contributor to Idaho Springs’ sense of place and are highly valued by its residents. Idaho Springs contains an array of Victorian era homes and commercial buildings, especially in the downtown area along Miner Street. Many of the structures within the City exceed 100 years in age.

WHAT IS HISTORIC PRESERVATION?

History Colorado describes Historic Preservation as “the process of identifying, protecting, enhancing, and interpreting buildings, structures, sites, objects, districts and landscapes of historic and cultural significance.”

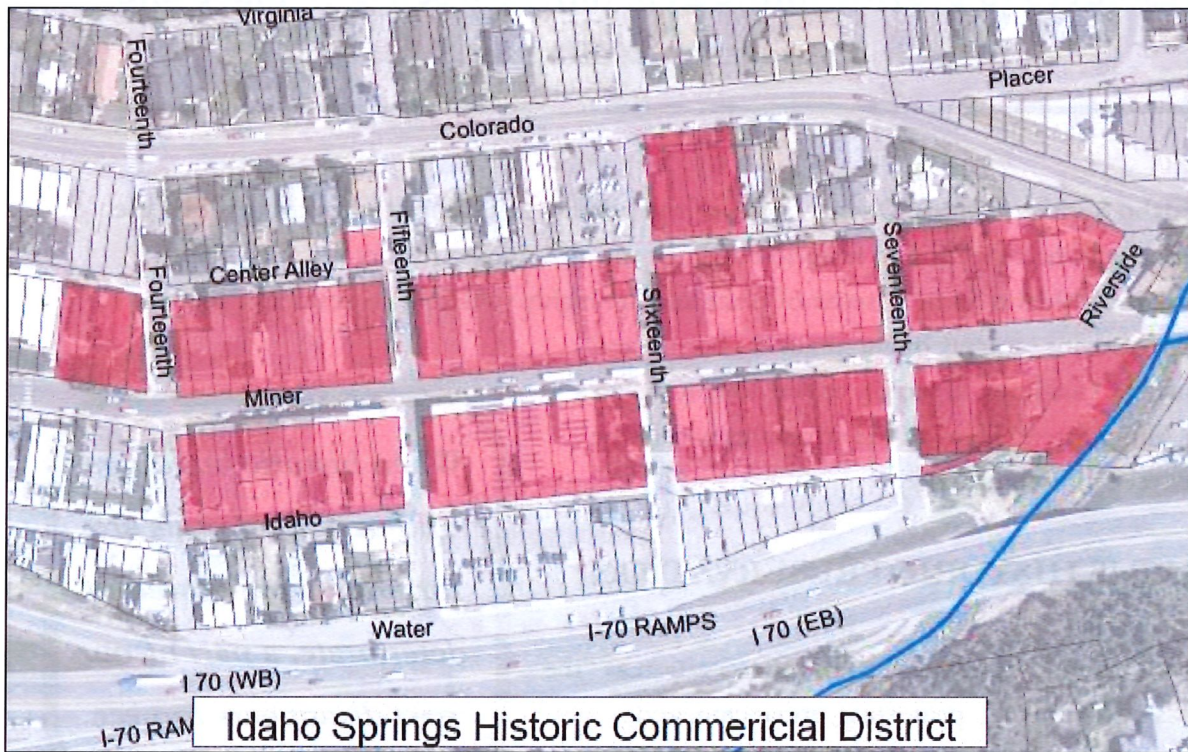
History Colorado notes that historic preservation is important because it helps define our communities, and the resources of where we live, work and play. When historic buildings and neighborhoods are torn down or allowed to deteriorate, a part of our past disappears forever.

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BENEFITS OF HISTORIC PRESERVATION

• Defining a community’s identity	• Encouraging reuse of existing buildings
• Preserving a community’s past	• Benefiting local businesses
• Revitalizing Main Streets	• Significantly increasing tourism
• Increasing tax base	• Serving as a vehicle for additional funding
• Increasing property values	

Historic Preservation has proven to provide many benefits. Colorado Preservation Inc. has indicated studies have shown that every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, and \$636,700 in increased household incomes across the state.



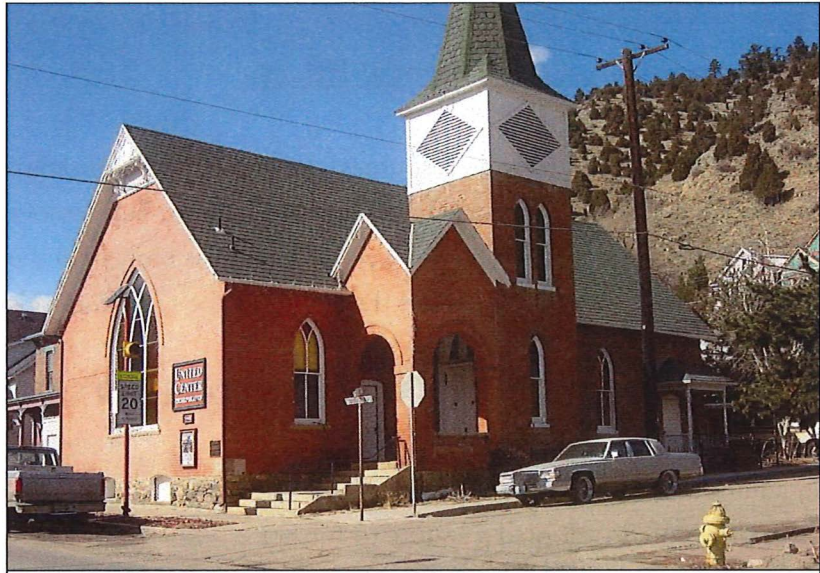
HERITAGE TOURISM

The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.” It has been estimated that as many as 75 percent of US tourists have participated in some sort of heritage tourist activity in any given year. Colorado Preservation Inc. has estimated approximately 73.3 million leisure trips took place in Colorado during 2015. These tourists spent over \$19.1 billion on travel that year, supporting over 160,000 jobs throughout the state. In addition, tourism activities generated \$1.1 billion in state and local taxes, not including property taxes. Spending generated by overnight travel in particular accounted for approximately \$17.1 billion.

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THE NATIONAL REGISTER OF HISTORIC PLACES AND SECTION 106 REVIEW

In the National Historic Preservation Act of 1966, Congress created a program to preserve and restore the United States' historic and cultural resources. One result of this program is the National Register of Historic Places. The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American



The Methodist Episcopal Church is a Nationally Registered Landmark

history, architecture, archeology, engineering, and culture. Listing in the National Register can qualify select properties for federal funding, tax credits and grant funding.

Section 106 in Regard to Effects of Federally-Funded Projects on Historic Resources.

Another result of the Historic Preservation Act of 1966 is the requirement for Section 106 review. Section 106 requires federal agencies to consider the effects on historic properties of any federally funded projects. When a federal or federally - funded project is proposed, a survey to establish the "Area of Potential Effects" (APEs) is required. If historic properties in the APE could be potentially affected, Section 106 requires the federal agency to explore possible ways to eliminate or mitigate the adverse effect. For properties that are listed on the National Register, Section 106 requires the Advisory Council on Historic Preservation an opportunity to

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comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the federal planning process.

Idaho Springs Area of Potential Effect

Due to the wealth of historic resources, the number of historic mines in and around the ridges surrounding Idaho Springs, and the impacts that have been associated with I-70 highway improvements, the City of Idaho Springs has consistently held the position that the City of Idaho Springs APE should extend the length of the City from ridgeline to ridgeline.

1041 REGULATIONS IN REGARD TO HISTORIC PRESERVATION

In addition to Section 106 review, in 1974, the State of Colorado adopted a statute to further define the authority of state and local governments in making planning decisions for matters of statewide interest (such as federally funded projects). These powers are commonly referred to as "1041 Powers or "Matters of Statewide Interest." The regulations allow local governments to designate 1041 areas and activities of state interest and grants them the ability to approve or deny projects within these areas through a public hearing process. In 2006, the City of Idaho Springs designated the City as a 1041 Area and approved regulations regarding review procedure, criteria and permitting process for any statewide interest and activities projects within this area. This includes the effects a proposed project may have on historic resources.

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THE COLORADO CERTIFIED LOCAL GOVERNMENT PROGRAM

As part of the 1966 National Historic Preservation Act, Congress created state historic preservation offices to encourage preservation. These offices are funded through the National Park Service. In Colorado, it is History Colorado's Office of Archaeology and Historic

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Preservation which assumes this role. Governments that participate and meet minimum criteria for historic preservation can become what is known as Certified Local Governments (CLGs). Requirements for CLGs include local preservation ordinances, establishment of a historic preservation commission, quarterly meetings, and a survey (inventory) of historic properties that is no more than 10 years old. CLGs that have state registered resources can receive benefits such as technical expertise, tax credits and grant funding for improvements or restorations for these resources.

IDAHO SPRINGS AND HISTORIC PRESERVATION

In 1984, the Idaho Springs Downtown Commercial District was surveyed and added to the National Register of Historic Places. The District included 57 individual structures. In 1988 the City Council adopted an ordinance establishing the Idaho Springs Historic Preservation District, became a Certified Local Government, and created the Idaho Springs Historic Preservation Review Commission (HPRC). Idaho Springs' Historic Preservation Ordinance requires certificates of appropriateness for building permits or demolition permits for exterior modifications to any structures located within the Idaho Springs Historic Downtown District, or a locally, nationally or state registered historic resource. The City should explore completing a historical resources survey of the entire City.

2002 Reconnaissance Survey

In 2002 the City of Idaho Springs HPRC selected a qualified member of their commission to conduct a reconnaissance survey to determine which residences in the City were 50 years or older, had outstanding architectural styles or features, or were associated with people associated with the historical context of the City of Idaho Springs. A \$24,000 grant was awarded to Idaho Springs for this purpose, and a map was completed indicating the following:

1. Properties that had already been surveyed;
2. Potentially eligible historic properties that had not yet been surveyed;
3. Properties warranting further research that had not yet been surveyed;
4. Non-Contributing Sites.

The result of this project was to consider the possibility of another historic district along Colorado Boulevard west of 13th as well as to serve as a resource to encourage additional Section 106 review on future CDOT projects.

HISTORICAL SOCIETY OF IDAHO SPRINGS

In 2004, the City entered into a partnership agreement with the Historical Society of Idaho Springs wherein the partners established joint ownership of a number of historic properties within the City. The City continues to work with the Historical Society, under the partnership agreement, to operate, maintain, and improve the various properties and to continue welcoming and retention efforts at the Heritage Museum and Visitor Center.

The Historical Society of Idaho Springs is a 501(C)(3) nonprofit membership organization that was established in 1964 and has maintained a long mutually beneficial partnership with the City of Idaho Springs. The establishment of the downtown national historic district was a major goal reached as it was listed on the National Register in 1984. The ability of the Historical Society to successfully raise significant funds (approximately \$1.4 million) toward common goals with the City has also resulted in numerous accomplishments.

Among those accomplishments are the restoration and maintenance support of the Charlie Tayler Waterwheel, exterior restoration of the narrow gauge train and the construction and operation of the Idaho Springs Visitor Center that houses the history museum, including a US Forest Service information Office. Funds from multiple sources have already been secured to restore the Central Hose House and the Jackson Monument. All of the noted properties are City owned. The preservation of the City's historic



Restoration of Idaho Springs' iconic waterwheel is a result of the City's partnership with the Historical Society.

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assets is an important goal for both entities not only for the intrinsic historic value to the community but as a major catalyst for the very important, lucrative and growing Heritage Tourism industry.

In addition to the 57 structures within the Idaho Springs Historic Downtown Commercial District, which are listed on the National Register of Historic Places, the City boasts the following registered historic sites:

<u>National Register of Historic Places</u>
1. Argo Mill and Tunnel (2351 Riverside Drive)
2. Hose House #2 (NE corner of 6th Ave and Colorado Blvd)
3. Methodist Episcopal Church (1400 Colorado Blvd)
4. Miner Street Bridge (East of Miner St and 17th Ave)
5. Bryan Hose House (Illinois St and Virginia St)

<u>State Registered Historic Properties</u>
1. Elks Lodge #607 (1600 Colorado Blvd)
2. Charlie Tayler Waterwheel (South of City Hall, opposite side of I-70)

<u>Locally Registered Historic Property</u>
1. Blue Ribbon Tunnel(adjacent to Charlie Tayler Waterwheel Park)
2. Steve Canyon Statue (NE corner of 23d Ave and Colorado Blvd)
3. City Hall
4. Zion Evangelical Lutheran Church (1921 Virginia St)
5. 804 Colorado Blvd – private residence
6. 1520 Virginia St – private residence

The Idaho Springs Registered Historic Resources map indicates the location of the Historic Downtown District and additional historic resources.

HISTORIC RESOURCES ELEMENT OBJECTIVES

Objective: Continue to protect & preserve the historic resources of the Idaho Springs area.

Strategies

- a. Explore how to increase participation in the HPRC and reduce duplication of services. Consider retaining the services of an architect or preservationist to educate and make recommendations to the HPRC.
- b. Ensure the building permit review process requires HPRC review prior to application of building permits and not following building permit approval.
- c. Work with the State or other potential entities toward available grants to complete a City-wide survey of historic properties.
- d. Continue to work with the Historic Society of Idaho Springs and its leadership committee to preserve, protect and improve the historic resources of the community.
- e. Maintain the integrity of the Idaho Springs 1041 Regulations and the associated 1041 Impact Area.

Objective: Promote the benefits of historic preservation.

Strategies

- a. Identify and promote incentives for local property owners to assist with preservation efforts.

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- b. Create and distribute handouts and a website which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.
- c. Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).
- d. Develop preservation tourism opportunities that help increase the economic viability of the historic resources of the community.
- e. Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.