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

Tuesday, July 22, 2025
Tel: (303) 567-4421 Fax: (303) 567-4955
Video from Meetings are viewable on the City's Website.
You must join the Zoom Meeting
(https://us02web.zoom.us/j/88123857147)
to participate in a meeting remotely.

1. **Call to Order (6:00 P.M.)**
2. **Roll Call**
3. **Swearing in of Alternate Member**
   a. Swearing in of alternate HPRC member David. F Grimm.
4. **Agenda Approval**
5. **Public Comment**
6. **Conflict of Interest**
7. **Approval of Minutes**
   a. Motion to approve the minutes from June 17th, 2025
8. **General Updates**
9. **New Business**
   a. COA25-001: A request for a Certificate of Appropriateness (COA) to replace the existing veranda at 1402 Miner Street on the front (southern) facade of the building.
   b. COA25-002: 1535 Miner Street Lower Level New Exterior Opening, Ingress/Egress Stairs, and Other Work.
10. **Old Business**
11. **Adjourn**

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

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be

submitted to the City Clerk (cityclerk@idahospringsco.com) by 12 p.m. (Noon) the Thursday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the “Raise Hand” feature to indicate your desire to speak.

General Guidelines

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

David F. Grimm

Project Management Consultant and Adjunct Professor

dfg@integritas-consult.com
281-831-4610 (cell)

CAREER SUMMARY

I am a uniquely experienced Project-Construction Management Consultant and University Lecturer possessing a distinctive combination of leadership, management, and emotional intelligence skills coupled with analytical/technical strengths. My project philosophy, reflected in the common threads to my projects, have included a commitment to timely & quality delivery, complexity, sensitivity to – and management of – stakeholder expectations, long-term social impact, inclusiveness, and the integration of high-tech, best-for-project solutions. My expertise developed over a career of hands-on, line-accountable experience in home-office design, field & project engineering, research, project/construction management, operations – and most recently – academia. I have successfully delivered a broad spectrum of project types that have included offshore steel platforms, a reinforced concrete office building, various types of construction operations including lifting & transportation, inspection & maintenance programs, damage investigations, an orphanage, a weather station, an emergency typhoon evacuation plan – and university course development. I have held various key management & leadership roles on large & small multi-discipline, multi-company integrated teams – on both the contractor and client sides of projects – and working/living internationally.

CORE COMPETENCIES

Project | Construction | Contractor Management • Project Troubleshooting
International Savvy • Leadership • Collaborative Relationships • Problem Solving
Risk Management • Constructability • Execution Plans • Integrity Reviews • Fitness-for-Purpose
Decision-Making • EI Awareness • Inspection Planning • Failure Investigation
Workshop Facilitation • Executive Presentations • University Lecturer

EDUCATION AND PROFESSIONAL REGISTRATION

Education: B.S. in Civil Engineering, Cooperative Plan with High Honors, Georgia Tech
M.S. in Civil Engineering - Structures, Dean's List, Lehigh University
32 hours of post-graduate courses at Pittsburgh, Houston, Rice, USC, UC-Irvine, and Dallas Theological Seminary

Registrations: Professional Civil Engineer – Colorado, Texas, California
Project Management Professional -- Project Management Institute (not current)

Affiliations: American Society of Civil Engineers, Society for Mining, Metallurgy & Exploration, Dispute Resolution Foundation, Students for Life, Grace International Children's Foundation

Selected Training:

- Dispute Resolution Board Administration & Chairing
- "If Properly Led" Leadership Conference
- Project Management Professional Certification
- Successful Project Management
- Analyzing Construction Schedules
- Safety Culture Leadership
- Basic Safety & ASA Training
- Leadership in Energy and Environmental Design
- Risk Management
- Change Management
- Documentation of Cultural Heritage

SPECIALIZED MANAGEMENT AND CONSULTANCY SKILLS

(specific examples can be cited from the relevant projects described below)

- Ability to simplify complex technical & managerial issues, within areas of expertise, into understandable lay terms
- Ability to assert influence and accomplish project goals in diverse, high-profile environments by developing professional relationships with project stakeholders based on trust and non-confrontational relational methods
- Planning/troubleshooting and taking accountability for projects – inclusive of scope/deliverable definition, budgeting, scheduling, risk management, earned-value progressing, forecasting, staffing, and effective reporting
- Developing and managing project execution risk strategies/plans and quantifying risk mitigation plans
- Writing clear, succinct, and logical project reports and execution plans; analyzing and summarizing complex project/construction reports
- Developing clear and effective presentations
- Listening openly and sending succinct verbal and written communications via project documents and presentations to project stakeholders
- Interacting effectively with all levels of corporate management, partners, clients, regulatory authorities, discipline leads, and construction supervision & labor
- Exhibiting personal competencies such as integrity, self-confidence, trustworthiness, commitment, innovation, optimism, and decisiveness

SELECTED PROJECTS & EXPERIENCE

Adjunct Professor
Colorado School of Mines

Civil & Environmental Engineering Department
Golden, Colorado

- Developed/currently instructing two courses: Preservation of Historic Structures (in class; 3x) and Underground Infrastructure Construction Management (online; 4x)
- Modified/instructed two other courses: Project Engineering (7x) and Introduction to Construction Engineering (3x)
- Advised Sr Design Teams in Mines' Capstone Program (5 semesters)
- Received grant and currently developing free Open Education Resource (OER; online) based on Project Engineering course

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Management Consultant

ZAP Engineering & Construction Services
Lakewood, Colorado

- Developed and presented 5-Session in-house Training Workshop (plus 4 online follow-up sessions) on Project Leadership
- Visited gas processing plant construction site and advised on project status

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Client Representative & Construction Manager
Shah Deniz 2 Project
Baku, Azerbaijan

Single Point of Accountability (SPA) for the completion and handover of approximately 20,000 mt of structural steel for jacket & piles and some subsea structures fabricated at the BDJF construction facility in accordance with BP standards of safety, quality, schedule, cost, and professional ethics; fabrication budget of ~US$ 750MM

- Defined organizational job descriptions for our contractor management team, recommended staffing plans, interviewed/ recommended personnel, and assisted with management of the site organization
- Managed contractor performance by developing meaningful project metrics for monitoring contractor efficiency & performance, monitoring project progress/cost performance and personnel training progress, and reviewing/ recommending responses to contractor execution & commercial proposals
- Developed and maintained the site Construction Management Execution Plan
- Lead the investigation team, and consulted on repair and rebuild methodologies, for significant structural damage sustained during operation of the stinger on the Pipeline Lay Barge Huseynov

Construction Engineering Mgr.
BP Valhall Re-Development Project
North Sea, Norway
Zwijndrecht, Netherlands *(fabrication)*
Houston, Texas *(engineering)*

Mustang General Manager, Rotterdam Office

Provided specialized project management/engineering management services to BP Norge for the Valhall Re-Development Project, a new 150,000 bopd, 16,000-ton topsides quarters and production facility.

- Accountable to BP for ensuring contractor's construction technical conformance

- Managed construction engineering-support team (8 Mustang & 23 contract hires)
- Coordinated NL administration with relocation/tax and personnel agencies
- Coordinated site engineering efforts, generated/approved site queries & technical solutions, and was single point of contact between BP & project construction/installation contractors and Mustang Engineering
- Developed construction scopes and participate in bid evaluations/yard assessments
- Developed project construction management, staffing, and execution plans

Structural Manager;
Transportation & Installation Manager
Atlantis Deepwater Project
Gulf of Mexico
Houston, Texas

Managed the design engineering and module transportation for the BP Atlantis Deepwater Development Project (>150,000 bopd, 14,200-ton topsides supported on semi-submersible hull in 7100' WD; project value ~$2 billion)

- Lead Mustang structural engineering & design team (peak staffing at 30) for on-time delivery (monitored with earned value methods) of nearly 800 drawings, 80 engineering calculation reports, and regular issue of topsides weight & center of gravity report
- Lead ad hoc teams to assess/design compressor equipment layout/ configuration, optimize topsides-hull interface connection (which lead to innovative no-weld bearing connection) & pipe support alternatives, investigate fabrication weld access/connection integrity, improve engineering deliverable times to enhance constructability
- Championed risk management and weight control programs
- Coordinated contractor integration-related dimensional control efforts - including site visits to DSME in Korea and JRM in Morgan City, LA
- Lead/managed Integration Team schedule optimization and HAZID efforts to weigh, loadout, transport (from Morgan City, LA, to Ingleside, TX), and lift 3800-, 4600- and 5600-ton topsides modules

Department Manager
Engineering & Construction;
Project Manager
Unocal Indonesia
Balikpapan, Indonesia

Organized and managed the E&C Dept, which was directly responsible for all Business Unit onshore and offshore facility design, construction, certification, and certain maintenance activities. Infrastructure responsibilities covered 74 offshore platforms, pipelines, and the company housing & office compound. Authority extended over 300 personnel; annual expense budget of ~US$ 8MM and construction capital budget of ~US$ 30MM; signature authority of US$ 750,000.

- Defined department roles & responsibilities and created new organization structure
- Supervised staff project managers & engineers to complete 4 Stacked Template Structures, 2 Short-Pile Structures, tank construction, 2 compressor installations, offshore pipelines, and underwater inspection & maintenance
- Utilized supply chain intervention, design optimization, quality & safety management, and schedule-compression techniques to manage the assessment, repair, design completion, construction, and furnishing of a new $16.5 million, 5-story reinforced concrete building for 520-person occupancy

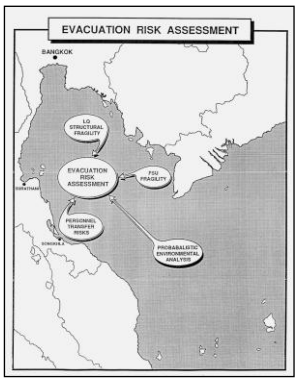
Structural Manager;
Construction Consultant
Chirag 1 Early Oil Project
Azerbaijan International Operation Company (AIOC)
(the first western operator in the Caspian since the Russian Revolution)
Caspian Sea, Azerbaijan

Managed engineering and monitored construction/installation for an existing 20-pile twin jacket platform & modules in 120 m of water. High-impact, complex 115,000 bopd project created the funding and opportunity for opening a new era of Azerbaijani economic development. Structural budget was $75 MM of a total project ~$400 MM.

- Established safety acceptance criteria, developed inspection programs, and wrote fitness-for-purpose guidelines, scopes of work, and specifications
- Recommended and implemented first offshore use of base isolators for retrofit of platform structures against earthquakes
- Developed concept for 1000-ton Module Support Frame to span two jackets
- Managed team of Brown & Root structural engineers and coordinated all requirements with McDermott site engineers; approved drawings, purchase orders, and variations
- Interfaced regularly with AIOC managers & executives, discipline departments, contractors, and Azerbaijani government agencies
- Mentored a small group of Azerbaijani engineers

Project Engineer/Manager
Unocal Thailand

Offshore Weather Station and Typhoon Evacuation Plan
Gulf of Thailand
Bangkok, Thailand



Lead various teams to develop and implement several first-of-their-kind projects

- Defined scope, managed the project, supervised installation, and set up training for a first-ever, fully operational offshore Oceanography and Meteorological Station that incorporated wave height, current, and wind speed monitoring, satellite imagery, and Doppler radar
- Developed and implemented a rational, risk-based evacuation plan required in the aftermath of the Seacrest Drilling Ship disaster (91 killed). Scope addressed extreme environmental events; structural integrity of 5 living quarters platforms & a floating storage unit; and use of helicopters & boats for movement of 1000 offshore workers); coordinated efforts and integrated input from experts at Cal-Berkely and Florida Atlantic Universities along with consultants in the USA, UK, Hong Kong, and Thailand
- Developed and implemented a rational, qualitative, risk-based inspection program for 68 offshore structures in 190-240 ft water depths
- Managed crack assessment project for offshore wellhead platforms
- Developed and implemented a qualitative, risk-based inspection program for 760 vessels and 100 risers, located on 68 platforms

Project Structural Engineer
Veslefrikk Jacket
Statoil - Unocal Norge
North Sea
Oslo, Trondheim, and Verdal, Norway

Technically reviewed, coordinated, and monitored all phases of jacket structural design, bid package development & evaluation, fabrication, transportation, and installation for a US $103 MM, 10,000 ton lifted jacket in 574 ft water depth - a world-record heavy-lift.

- Monitored all jacket-related design & fabrication activities at 16 locations in 7 European countries; interfaced directly with contractors
- Assisted with development & technically reviewed fabrication/installation procedures
- Visually inspected fabrication for **conformance** to design and specifications

Sr Research Engineer
Union Oil of California
Brea, California

- Advised Business Units regarding platform inspection, maintenance, & certification issues
- Developed grind repair procedures from Norway and UK joint-industry research programs; participated on API committees

Lead Structural Engineer
CBS Engineering &
McDermott Engineering
Houston, Texas

- Analyzed & designed and/or supervised engineering for 10 offshore structures for various clients in Gulf of Mexico and abroad
- Performed 3rd-Party CVA; performed & reported on structural integrity survey of 41 Gulf of Mexico platforms

Design & Field Engineer
Pittsburgh-Des Moines Steel &
Bechtel Power
Limerick Nuclear Plant
Neville Island & Pottstown, PA

- Designed tank components then transferred to site as field engineer (PDM)
- Maintained documents, communicated with home office, performed surveys, and other field engineering responsibilities
- Administered site subcontracts, including assistance on VSL post-tensioned container support beams (Bechtel)

COURSES, PUBLICATIONS, and TECHNICAL PRESENTATIONS

University Courses:

Project Engineering (CEEN498A/402)	CO School of Mines (2017-23)
Underground Infrastructure Construction Management (CEEN598)	CO School of Mines (2021, 2023-25)
Construction Engineering (CEEN360)	CO School of Mines (2019-21)
Historic Structures (CEEN544)	CO School of Mines (2017, 2019, 2024)

Technical Publications:

"Seismic Isolation in an Offshore Platform," Gidwani, Infanti, and Grimm, ASME (1997)
"Structural Integrity Assessment of Typhoon Damaged Structures," Billington, Ward, and Grimm, SPE (1995)
"Platform Continuance of Classification Program," Grimm, submitted to ISOPE (1993)
"Pressure Vessel Inspection Program," Grimm, submitted to ISOPE (1993)
"Local Buckling of Cylindrical Tubular Columns of A-36 Steel," Grimm & Ostapenko, Lehigh (1982)

Seminars, Workshops, and Presentations:

"Project Leadership"	ZAP Engineering, Lakewood, CO (2023)
"Working & Living Internationally"	CO School of Mines, Golden, CO (Apr22)
"We Build to Make a Difference"	Tarleton State U., Stephenville, TX (Nov16)
"Seismic Retrofit of the Chirag 1 Offshore Platform"	Georgia Tech, Atlanta, GA (Oct16)
"Multi-National Structural Engineering & Construction"	CO School of Mines, Golden, CO (Oct14)
Constructability Workshops	Houston, TX (2010 – 2012); Baku (2013-14)
"Ezra and Nehemiah"	Trinity Church, the Hague, NL (2009)
"Structural Engineering – Going Global in the Petroleum Industry"	Lehigh University, Bethlehem, PA (2005-06) Georgia Tech, Atlanta, GA (2006)
"Professional Development in the Petroleum Industry"	Oil Academy of Azerbaijan, Baku (2006) Slavic University, Bishkek, Kyrgyzstan (2006)
"Project Execution Risk Management"	Houston, TX (2003)
"Unocal Gas Operations"	Islamabad, Pakistan (1994)
"Operations Maintenance and Safety"	Hanoi, Vietnam (1994)
"Structural Optimization"	Baku, Azerbaijan (1993)
"Local Buckling of Steel Tubular Columns"	New Orleans, LA (1982)

12 October 2024
Golden, CO

Ms. Jan Bowland
Ms. Jacqueline Edwards
Ms. Linda Yowell
Idaho Springs Historical Society
2060 Miner Street
Idaho Springs, CO 80452

Class Field Trip to Idaho Springs

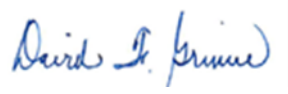
Dear Jan, Jacqueline, and Linda,

On behalf of our graduate-level class on the Preservation of Historic Structures, I want to personally extend my thanks to all of you for arranging, educating, accompanying, and guiding us through an extremely informative/compelling day on 7th September. Our day with you in Idaho Springs was an excellent introduction/representation of our course objectives of learning more of Colorado History and the development and preservation of our Historical Heritage.

Reliving our day… my thanks begin to Jackie for returning my initial call; and next to Linda for following up with the Society's interest in our visit and for finalizing logistic issues. Our first stop was a fascinating tour of the Argo Tunnel & Mill; we are all really grateful for Jan taking her valuable time to accompany us and to add to many of the mill's historical – and future – details. Then across the street to the Historical Society Museum; the discussions led by Jan and complemented by Jackie and Linda were very engaging; and we really appreciate Linda's copying the Idaho Springs Walking Tour document. Our day continued at the Underhill Museum (to which of course we are "historically connected" through the Professor Underhill's efforts the School of Mines) with Linda's and Jackie's personally guided tour. And before our students took off on their historical/architectural assessment of the buildings in Idaho Springs (aided greatly by the Walking Tour document), Jackie pointed out some of the details and plans surrounding the Roburt's Bros Building – I hope we can keep up with that structure's successful movement!

All-in-all it was an EXCELLENT DAY – only made possible by the three of you along with any of your assistants. Again, WE SINCERELY APPRECIATE all that you did for us; and it is my hope that we can continue some sort of Mines-Springs relationship!

With Highest Regards and Much Appreciation,



David F. Grimm - PE
Adjunct Professor
Consulting Professional

1500 Illinois Street, Golden, CO 80401

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HPRC
REGULAR MEETING
June 17, 2025

The HPRC of the City of Idaho Springs held a regular meeting on June 17, 2025. Chair Manifold called the meeting to order at 6:01 p.m.

Answering the roll: Patti Tyler, Clark Strickland and Chair Lisa Manifold. Vice Chair Michael Davenport arrived at 6:02 pm and Shannon Glazer was absent. Also present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell.

AGENDA APPROVAL
Commissioner Strickland moved to approve the agenda of June 17th, 2025. Commissioner Tyler seconded, second followed by an all in favor voice vote.

APPROVAL OF MINUTES
Chair Manifold moved to approve the minutes of November 19th, 2024. Commissioner Tyler seconded followed by an all-in favor voice vote. Commissioner Strickland abstained from the vote as he was not present for the November 19th 2024 meeting.

SWEARING IN ALTERNATE MEMBER
Deputy City Clerk Wonder Martell swore in new Alternate member Erica Duvic and welcomed her to the HPRC.

PUBLIC COMMENT
CONFLICT OF INTEREST
GENERAL UPDATE
1402 Miner Street Project Support Senior Center Exterior Maintenance Work
Donna Kline with Project Support (Senior Center) gave the commission an update on the paint removal from brick building at 1402 Miner Street. Ms. Kline advised the commission that she was not awarded the grant for the Veranda. But, she has a doner that has offered to match her the funds to do the veranda. Ms. Kline stated she was able to locate a picture from 1909 and a news article stating that the Bellview Hotel (as it was called in 1909) had a new veranda and concrete pad. Ms. Kline stated that its taking the contractor 2 times with the removal as the paint is 6 coats thick and that the mortar had at some time been painted red. Ms. Kline stated that the mortar will all need to be removed and re done, but most of the bricks are in very good shape. This brick is Idaho Springs sun dried brick, and the work is Welsh work and is very detailed. Ms. Kline stated she is very excited to have a doner. Commissioner Strickland asked Ms. Kline if she had any press coverage on this renovation and she stated that the local paper had not contacted her to ask any questions and that she did reach out to channel 4 and had not heard back from them either. Ms. Kline mentioned that they have a time lapse camera on Tommyknocker Brewery and when this side of the building was done, she was going to have that camera placed on the library across the street so at the end of the entire renovation, she can make a short video on the whole process. Chair Manifold advised staff, that when it was time for that camera to be placed on the library that is be done in coordination with Public Works and that coordination is required. Chair Manifold brought up the extensive damage to the library because of someone climbing up on the roof and damaging the water proofing on the roof resulting in water entering the building.

Comprehensive Plan Progress Update
Community Development Planner Dylan Graves advised the commission that he has almost 70 completed surveys and he was going to keep that survey circulating until the end of this month. Vice Chair Davenport mentioned that there is a Map in survey plan that shows about 300 homes and that Mr. Graves may want to swap that pam with the map in the comp plan. Vice Chair Davenport stated that Mr. Graves can always draw a boundary around the Historic District, but these 300 homes in the survey plan have architectural importance.

Idaho Springs Carnegie Library General Update
Community Development Planner Mr. Graves mentioned to the commission that the Library was asking to place a Cap on the Chimney. Mr. Graves thinks that this cap may be a small project exception and asked the commission on their opinion of it being an exception or a full COA. Vice Chair Michael Davenport mentioned that the cap will be a change to the exterior and would need a full COA for the chimney cap. Chair Manifold agreed.

NEW BUSINESS:
Two Block Buffer – Initial Discussion. Mr. Graves mentioned that is was great that they have a 2 block buffer, but wanted some clarification on what exactly is 2 blocks. Vice Chair Davenport mentioned that if they use city blocks all houses on the North would be in the 2 block buffer. 500-600 feet is a typical city block. Commissioner Tyler asked if the commission could state this in feet and not use the term blocks. Vice Chair Davenport stated that was Mr. Graves question. Usually a block is center of street to center of street, in Idaho Springs that will be about 300 feet. Commission Tyler asked if there was a known block measurement in feet. Vich Chair Davenport stated that it depends on the town. Chair Manifold would like to expand the definition to "complimentary to the Historic District". Mr. Graves agreed and stated an average block is about 300 feet.

Vice Chair Davenport mentioned that this is a should and not a shall in the Idaho Springs Municipal Code. And that this commission is the only board that can have a pre application meeting. Chair Manifold agreed that a pre application meeting is strongly encouraged. Commissioner Strickland asked if residential homes in this 2 block buffer would need to obtain COA's for any renovation/restoration of their homes. Mr. Graves advised they would not, but they would be encouraged to compliment the historic district with their design and architecture. Commissioner Strickland stated that if there is no process, how does this get actualized? Mr. Graves responded and stated that in the review of building permit applications. That Mr. Graves reviews building permits currently for zoning and he would also review them for the material, architecture and design and make sure that the changes being made conformed to the buffer zone and also recommend changes to conform to the district. Mr. Graves advised the board that he would redraw the boundaries of the buffer zone. Vice Chair Davenport mentioned that there are 4 ways to relate to a new building. Brick, height limit, door and window openings.

Community Development Planer Mr. Graves advised the commission that the old location of Carlson Elementary is under contract. Vice Chair Davenport recommended that the commission look at the Carlson project at the next meeting.
Community Development Planner Mr. Graves advised the commission that the developer will be coming to the City Council work session on Monday June 23rd in case any of the commission wanted to be in attendance or watch the meeting via zoom. Commissioner Strickland mentioned that this project is the entryway to our historic district and suggested a few questions for this development. How will your design enhance our city and what steps are you taking to enhance the area? Alternate Commissioner Erica Duvic stated that we should ask them to keep the old building. Chair Manifold spoke to how beautiful the brink is in the current building gym. Mr. Graves mentioned that City Administrator Andrew Marsh had mentioned maybe encouraging this developer to create some mixed use, with affordable housing above and some commercial on the bottom floor. Chair Manifold stated that maybe extending their reach. Vice Chair Davenport brought up that there may be some facilities like laundry or daycare. Mr. Graves mentioned that a local housing study should be done, specifically on the AMI for Idaho Springs and Clear Creek County that does not include Denver. Commissioner Strickland mentioned that residents in the buffer zone, that conform to the neighborhood, still do not get the tax credits and he is all in to move forward with creating more historic districts in Idaho Springs to allow residents to take advantage of the tax credits if they choose to. Mr. Strickland stated that clearly there are eligible areas in Idaho Springs for more Historic Districts.

OLD BUSINESS

Mr. Graves advised the commission that there will be a walk through on June 24th near the site for the Mobility Hub and that someone from the state will be coming up and the walkthrough is going to include the Roberts Brothers Garage. Mr. Graves advised the commission that the Powder House is almost completed. Chair Manifold asked if there was any water access at the Powder House Location. Chair Manifold mentioned that there really is no water access in the City that is safe and if the city creates a park here it would allow for a little bit of creek access to put your feet into. Commissioner Tyler also mentioned that the motorcycles that drive down would love this spot to have a nice park. Mr. Graves mentioned that there was a grant open for a potential park at this location

ADJOURN

The commission spoke about the next meeting and have set a tentative date of July 22nd for the next HPRC regular meeting. Chair Manifold adjourned the meeting at 7:46 pm.

IDAHO SPRINGS
HPRC STAFF REPORT

Meeting Date: Tuesday, July 22, 2025	**Page 1 of 4**	**Item:** **Certificate of Appropriateness (COA) COA25-001 for exterior rehabilitation of Veranda at 1402 Miner Street**
Presented by: Dylan Graves Community Development Planner		

PROPOSAL:

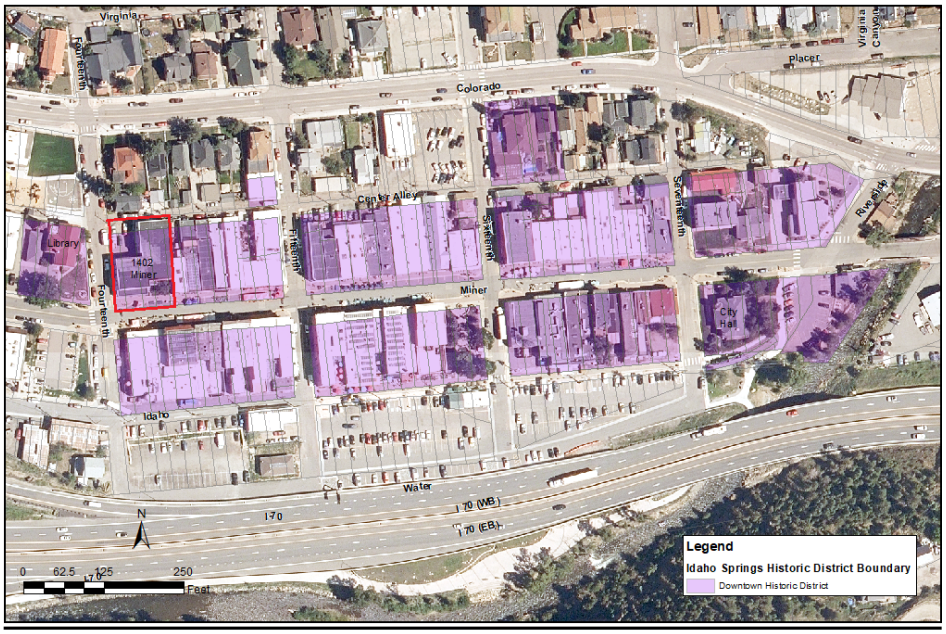
This is a request for a Certificate of Appropriateness (COA) for exterior rehabilitation work at the Project Support property at 1402 Miner Street. Specifically, the project will replace the existing veranda on the front (Miner Street) façade with a new veranda. The proposal is for a like-for-like replacement, consisting of like materials, dimensions, and scale.

This is part of a larger project at 1402 Miner Street, which includes the removal of paint from the exterior of the building and repointing of the brick surrounding the building.

ATTACHMENTS:

1. Architectural Details
2. Applicant Narrative/Cover Letter

VICINITY MAP:

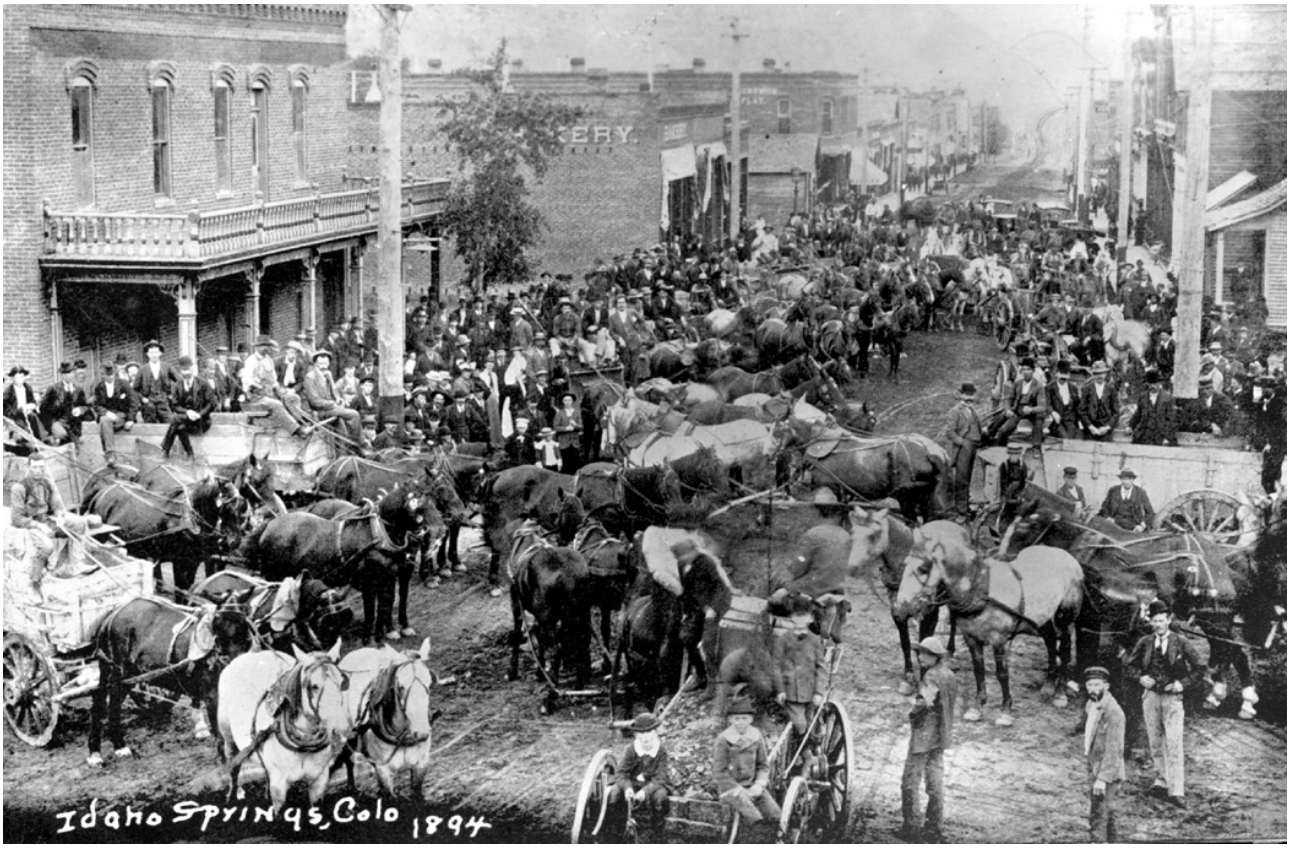


BACKGROUND:

The subject property is located within the Idaho Springs Historic District along Miner Street at 1402 Miner Street. Built in 1888, the structure sits squarely in the city's Period of Significance dating from 1877 to 1920. This is a brick building and since 1986 it has been painted. A grant for removal of the paint and re-pointing of the building was awarded December 2023; 24-01-001.

The original 1888 veranda had turned posts. In the early 1900s the turned posts were replaced with straight slats. The veranda was rebuilt in 1986 to look like the 1900s version; Project Support will be replacing it with a more period appropriate one; it is deteriorating and becoming unsafe. The concrete porch deck will be removed to expose the bricks adjoining the concrete line for repair/replacement. The earliest recording of lots 9-12 is late 1873 and early 1874 when Idaho Springs deeded the lots to 2 separate parties: (William Clark and David Montague, respectively). In 1874 Montague sold his 2 lots to Michael Graeff and in 1876 Clark sold his 2 lots to Michael Graeff. That is the first mention of the 4 lots being one property. They have remained together ever since. In 1882 Michael Graeff sold 4 lots to G.F. Hoop "together with dwelling house". 1883 is the first mention of the "Colorado Hotel". The hotel was made of wood until late 1886 when it was sold as a "dwelling house hotel building" and was built of brick. The structure now houses 14 apartments for low-income residents over 60 years of age, and Volunteers of America/Meals on Wheels.

The veranda, added to the building in 1888, is now deteriorating, which is a good opportunity to rebuild the veranda back to its original form that is more compatible to the historic building.



The Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before exterior work can be undertaken at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).

CRITERIA FOR APPROVAL.

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

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

The structure is a contributing structure to the downtown Historic District and the proposed work intends to bring an important design feature back to its original style and condition. This would appear to foster civic pride by preserving the historic features of the building. When taken in conjunction with the paint removal work to expose the original brick and repoint as needed, the building will be rehabilitated in an appropriate way to protect and maintain significant stylistic features.

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

   The proposed work is intended to use historically appropriate materials to ensure that no adverse material impacts occur to the structure. The front veranda is an important feature to the building, having been constructed during the period of significance, and the proposed work seeks to preserve this veranda. Chapter 2, Section 13 of the Design Guidelines on Porches, Balconies, and Awnings states that if replacing a porch is necessary, reconstruct it to match the form and detail of the original using materials like the original. The project seeks to do this by reconstructing the veranda to match historical materials and details, improving upon the 1980s work that changed design features.

3. **The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.**

   The proposed work is unlikely to have an adverse material effect on the historic atmosphere of the Historic District. Historically accurate materials are proposed for construction, which will ensure that the structure maintains its historic character. The veranda needs repairs and preservation of this feature ensures that the building maintains its historic character in an important location within the Historic District. This building is shown in many historical photographs from that time, so preserving form is important to preserving the character of the District:

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

   The proposed work appears to be compliant with all current, applicable design guidelines. The proposed work meets the guidance for porches, balconies, and awnings, as discussed above.

   The veranda replacement will preserve its original form. The original materials will be matched as closely as possible to what was historically installed on-site, rehabilitating the veranda so it more closely matches what

was there originally (as opposed to the 1986 changes that reduced the veranda's integrity). The proposed veranda will:

1. Return the massing and proportions of the porch/veranda to its historic appearance.
2. Posts and balustrades will be simple, and less ornate, but should complement the historic appearance.

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

   a. **The effect upon the general historic and architectural character of the structure.**
   b. **The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.**
   c. **The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.**
   d. **The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.**
   e. **The condition of existing improvements and whether or not they are a hazard to public health and safety.**
   f. **The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.**
   g. **Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.**

   Staff believe that these criteria are suitably met, as discussed through the rest of the staff report.

STAFF RECOMMENDATION:

Staff recommend the Historic Preservation Review Commission approve COA25-001, a Certificate of Appropriateness (COA) for exterior rehabilitation work including the replacement of the veranda on the front façade of the Project Support building located at 1402 Miner Street.

Idaho Springs Historic Preservation Review Committee Application.

Narrative

Project Support Veranda Rebuild

1402 Miner Street, Idaho Springs

Contact: Donna Kline, 303-503-3359, donnakkline@me.com

HISTORY

Project Support's building was originally built out of brick in 1888. In 1986 an addition was added and the building was painted with an inappropriate paint. A State Historical Structural Assessment Grant was awarded in 2013. It was noted that the paint was peeling and some bricks were deteriorating. A grant for removal of the paint and re-pointing of the building was awarded December 2023; 24-01-001.

The original 1888 veranda had turned posts. In the early 1900s the turned posts were replaced with straight slats. The veranda was rebuilt in 1986 to look like the 1900s version; we will be replacing it with a more period appropriate one; it is deteriorating and becoming unsafe. The porch deck needs to be removed to expose the bricks adjoining the concrete line for repair/replacement. The earliest recording of lots 9-12 is late 1873 and early 1874 when Idaho Springs deeded the lots to 2 separate parties; (William Clark and David Montague, respectively). In 1874 Montague sold his 2 lots to Michael Graeff and in 1876 Clark sold his 2 lots to Michael Graeff. That is the first mention of the 4 lots being one property. They have remained together ever since. In 1882 Michael Graeff sold 4 lots to G.F. Hoop “together with dwelling house”. 1883 is the first mention of the “Colorado Hotel”. The hotel was made of wood until late 1886 when it was sold as a “dwelling house hotel building” and was built of brick.

It now houses 14 apartments for low-income citizens over 60 years of age, and Volunteers of America/Meals on Wheels. It sits at the beginning of the Idaho Springs Historic Business District.

During the 1880-1890 period, the building sat across from the railroad station and served as a hub of activity for Idaho Springs. Today, the building sits a block away from I-70, Exit 240; the very beginning of the west end of the Historic Business District.

The Architectural/Historical Component Form filed in 1983 states the main section of the building is Box Italianate with the addition being Greek Revival. Decorative brick work is “Cornish brickwork.” The largest portion of the original building has never changed its footprint or its facade.

A news article in April 1887 a “handsome new veranda is being erected in front of the Colorado Hotel.” The building lacks historic integrity due to the changes in the veranda, and the painting of the brick. The spindles on the balcony railing were changed to plain slats in the early 1900s and the building has been painted many times. Today the veranda is deteriorating.

In 1986, the building was refurbished; both inside and out. The original balcony had an access door on the second floor. To accommodate the apartments that were being built, that door was changed to a window matching other windows in the building. The apartment remains, so it is unable to be changed back to a door. The building can regain its physical historic integrity by removing the paint; exposing the natural brick of the era and rebuilding the veranda that is more compatible to the historic building and as shown in the approved construction documents.

PORCH/VERANDA

The porch/veranda is in fair condition with deteriorating conditions. There is paint deterioration throughout with bubbling, peeling and chalking paint indicating moisture infiltration behind the finish with possible damage to the wood behind the paint coating. The biggest concern and a high priority is impact on the historic character of the building. The 2013 HSA recommends removal of the porch/varenda and lists it as a serious deficiency.

APPROACH – REHABILITATION STANDARD

During the design process, Scheuber + Darden Architects worked closely with Anne McCleave with the State Historical fund to decide the proper design approach for the new porch/veranda to assure compliance with the Secretary of the Interior's Standards. The building was originally unpainted brick and the elaborate railings and balustrades had become less ornate. Between circa 1912 and today, the posts and balustrades changed at least two more times. The current porch/veranda has damaged the historic integrity of the building with contemporary 4" x 4" posts, and composite (plastic) 1" x 1" balustrades. Additionally, the current porch/veranda has different massing and proportions from the historic and only five posts instead of the original 8 (6 posts and 2 half-posts set adjacent to the walls).

The Rehabilitation Standard acknowledges the need to alter or add to a historic building to meet continuing uses, while retaining the building's historic character. Porches are the focus of many historic buildings and are important in defining the historic character of a building. Additionally, the Secretary of the Interior's Standards states that exterior alterations, like a new porch/balcony, should be differentiated from the old but be compatible with the historic features, size, scale, and proportion to protect the integrity of the property.
Consultation with SHF determined the following design parameters in this rehabilitation project.

1. Return the massing and proportions of the porch/veranda to its historic appearance.
2. Posts and balustrades should be simple, and less ornate, but should complement the historic appearance.

This building and the service it provides make it integral to Clear Creek County; it is not just a beautiful building representing an historic era of Idaho Springs. With the rebuilding of the veranda the building will be more historically compatible and become the cornerstone of the Idaho Springs National Historic Business District.

The porch/veranda is in fair with deteriorating conditions; there is paint deterioration throughout with bubbling, peeling and chalking paint indicating moisture infiltration behind the finish with possible damage to the wood behind the paint coating. The biggest concern and a high priority is its impact on the historic character of the building. The 2013 HSA recommends removal of the porch/veranda and lists it as a serious deficiency.

The 2013 HSA found no "critical" deficiencies, but did find the Envelope – Exterior Walls, S-2, S,3, and the front veranda, S-4 as "serious". To date (12 years), none of this work has been done. It was more than could be afforded at that time; estimated costs were in the $100,000 range.

In December of 2023, Project Support was awarded a partial grant #24-01-001 for the paint removal and brick/mortar repair. Part of the removal requires inspection of the bricks that meet with and sit adjacent to the cement porch and on the foundation. The exposed bricks are rapidly deteriorating. To inspect these bricks and the ones on the foundation, portions of the cement porch have to be removed. During the removal of the paint, removing parts of the

cement porch will allow replacement and re-pointing of the bricks adjoining the porch and sitting on the foundation.

The original cement porch was poured in 1909. See the picture of the building when it was the Bellevue Hotel as stated in a newspaper clipping from September 1909. This date is within the period of significance, it will meet the Secretary of the Interior's Rehabilitation Standards.

Idaho Springs Siftings-News, 11 Sep 1909, p 1: "A commodious porch is being built in front of the Bellevue hotel with cement floor approaches. Many improved conditions are taking place in the interior and when completed it will be a very comfortable place of abode."

Thank you for the opportunity to present to the Historic Preservation Review Committee.

Respectfully submitted,

Donna Kline

Donna Kline, President

Project Support Board of Directors

FLOOR AND ROOF PLAN NOTES

1	RAILING DETAIL RE: 1/A5.0
2	NOT USED
3	EXISTING CONCRETE PORCH TO REMAIN
4	POST BASE DETAIL AT POSTS, RE: 3/A5.0, TY 8 POSTS
5	PORCH ROOF LEDGER AT BUILDING RE: 5/A5
6	PORCH ROOF LEDGER AT BUILDING RE: 5/A5
7	ROOF FRAMING DETAIL AT PORCH RE: 6/A5
8	BALUSTRADE DETAIL RE: 7/A5.0
9	ROOF AND GUTTER DETAIL RE: 8/A5.0
10	BOTTOM RAIL DETAIL RE: 9/A5.0
11	TOP RAIL DETAIL RE: 10/A5.0
12	NOT USED
13	ROOF EDGE DETAIL AT SIDE OF PORCH, RE: 11/A5.0
14	EXISTING CURB. CUT NEW TRENCH DRAIN FROM PORCH TO CURB. INSTALL SOLID PLA COVER. RE: DETAIL 12/A5.0
15	REMOVE TRENCH DRAIN AND RELAY BRICK WHERE TRENCH DRAIN EXISTED.
16	SEE 4/S1.0 FOR ROOF FRAMING.

GENERAL NOTES

1	IF A CHANGE ORDER IS REQUIRED, CONTACT THE ARCHITECT FOR APPROVAL PRIOR TO CONTINUING WORK. ALL ADDITIONAL MONIES MUST BE APPROVED BY SHF PRIOR TO WORK BEING STARTED.
2	IF THERE ARE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS OR DESIGN INTENT, THE GENERAL CONTRACTOR SHALL OBTAIN A CLARIFICATION IN WRITING FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
3	ALL WORK PERFORMED AND MATERIAL INSTALLED SHALL BE, AS A MINIMUM STANDARD, IN STRICT CONFORMANCE WITH THE LATEST EDITIONS OF ALL GENERAL CODES, REGULATIONS AND ORDINANCES INCLUDING THE BUILDING CODE. THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS AND LAWFU ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK.
4	THE SCOPE OF WORK DESCRIBED BY THE CONTRACT DOCUMENTS IMPLIES A COMPLETED PROJECT. MINOR OMISSIONS FROM AND DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT VOID SUCH INTENTION. THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY CONFLICTS, OMISSIONS AND DISCREPANCIES PRIOR TO CONSTRUCITON.
5	THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS.
6	THE GENERAL CONTRACTOR SHALL OBTAIN ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURSIDICTION OVER THE PROJECT.
7	THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. HE SHALL COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8	THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTING THE WORK PRIOR TO SUBMITTAL OF THE BIDS.
9	THE GENERAL CONTRACTOR SHALL PERFORM HIGH-QUALITY PROFESSIONAL WORK. MATERIALS SHALL BE JOINED TO UNIFORM, ACCURATE FITS SO THAT THEY MEET IN NEAT, STRAIGHT LINES FREE OF SMEARS OR OVERLAPS. EXPOSED MATERIALS SHALL BE INSTALLED APPROPRIATELY LEVEL, PLUMB, AND AT ACCURATE RIGHT ANGLES TO OR FLUSH WITH ADJACENT MATERIALS. THE WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THE TRADE EXCEPT WHERE THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS ARE MORE STRINGENT.
10	THE PRESENCE OF AN ARCHITECTURAL REPRESENTATIVE ON THE JOBSITE DOES NOT IMPLY CONCURRANCE OR APPROVAL OF THE WORK. THE GENERAL CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT SPECIFIC ITEMS FOR WHICH HE DESIRES TO OBTAIN APPROVAL.
11	THE GENERAL CONTRACTOR SHALL CORRECT DEFECTS IN MATERIAL AND WORKMANSHIP NOTED BY THE ARCHITECT DURING PERIODIC SITE OBSERVATIONS AND AT PROJECT CLOSE-OUT.
12	THE GENERAL CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIALS AND EQUIPMENT.
13	CONTRACTOR TO COORDINATE WITH OWNER FOR LOCATION OF ON-SITE STAGING AREA.

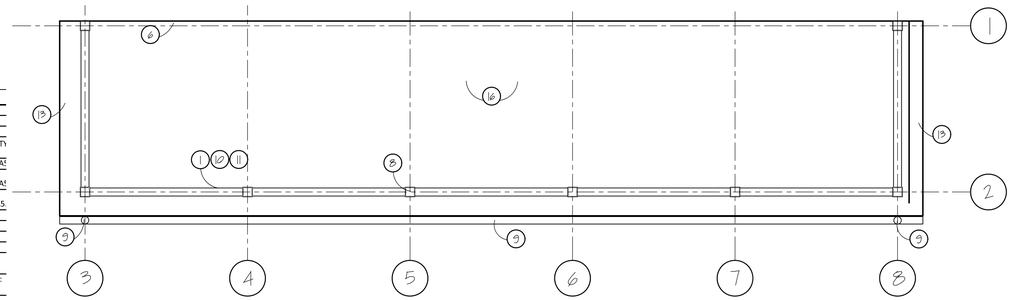
GENERAL ROOFING NOTES

1	PROVIDE SHOP DRAWINGS TO THE ARCHITECT OF THE MANUFACTURER'S STANDARD DETAILS THAT DIRECTLY PERTAIN TO THE ROOF INSTALLATION ON THIS BUILDING AND FOR THE ROOF SYSTEM SPECIFIED.
2	VERIFY AND MAINTAIN ROOF SLOPES AND DRAINAGE PATTERNS. TEST FOR AND CORRECT ANY PONDING CONDITIONS.
3	COMPLETE WORK ABOVE ROOF, SUCH AS MASONRY, WELDING, MASONRY RESTORATION, ETC. PRIOR TO STARTING ROOFING WORK
4	REPAIR AND REPLACE ROOFING SYSTEM OR STRUCTURE DAMAGE BY IMPROPER STORAGE, CONSTRUCTION ACTIVITIES, OR LACK OF ADQUATE TEMPORARY PROTECTION. THIS ALSO INCLUDES INTERIOR DAMAGE TO FINISHES, EQUIPMENT, FURNISHINGS, ETC. RESULTING FROM LEAKS.
5	NEW BLOCKING/CANTS SHALL BE PRESERVATIVE TREATED WOOD.
6	PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK
7	REPAIR FINISHES AND SURFACES LEFT EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT USING NEW MATERIALS TO MATCH SURROUNDING SURFACES INCLUDING ROOF DECK, SUBSTRATE, BLOCKING, ETC. REPAIR EXISTING FINISHES TO CORRECT DEFECTS EITHER CAUSED OR EXPOSED BY DEMOLITION WORK OR EQUIPOMENT REMOVAL INCLUDING MASONRY, SHEET METAL, ETC. AREAS NOTED ON DRAWINGS, I SHOWN, TO BE REPAIRED OR PATCHED ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.
8	REMOVE EXISTING ASPHALT AND MASTIC MATERIAL FROM WALLS AND SURROUNDING MATERIALS AS REQUIRED BY ROOF MEMBERANE SYSTEM MANUFACTURER'S WARRANTY.
9	IF EXISTING ITEMS TO BE REMOVED OR DISTURBED ARE SUSPECTED OR DISCOVERED TO CONTAIN ASBESTOS OR OTHER HAZARDOUS MATERIALS, STOP DEMOLITION AND NOTIFY OWNER AND ARCHITECT IMMEDIATELY.
10	RESTORE ROOF TO A WEATHERTIGHT CONDITION AT THE CONCLUSION OF EACH DAY'S ROOFING ACTIVITIES IF NOT COMPLETED IN ONE DAY.
11	CONTRACTOR TO INSTALL ROOF TO MEET THE WIND UPLIFT LOADS.
12	INSTALLER SHALL BE CLASSIFIED AS A MASTER OR MASTER SELECT CONTRACTOR BY GAF OR EQUIVALENT MFG. CLASSIFICATION AS REQUIRED TO OBTAIN MANUFACTURER'S 20-YEAR WARRANTY.
13	MANUFACTURER'S REPRESENTATIVE SHALL PROVIDE A COMPREHNSIVE FINAL INSPECTION AFTER COMPLETION OF THE ROOF SYSTEM. ALL APPLICATION ERRORS MUST BE ADDRESSED AND FINAL PUNCH LIST COMPLETED.
14	COORDINATE WITH ARCHITECT IF DRAWINGS DIFFER FROM FIELD CONDITIONS ONCE ROOFING MATERIALS ARE REMOVED.

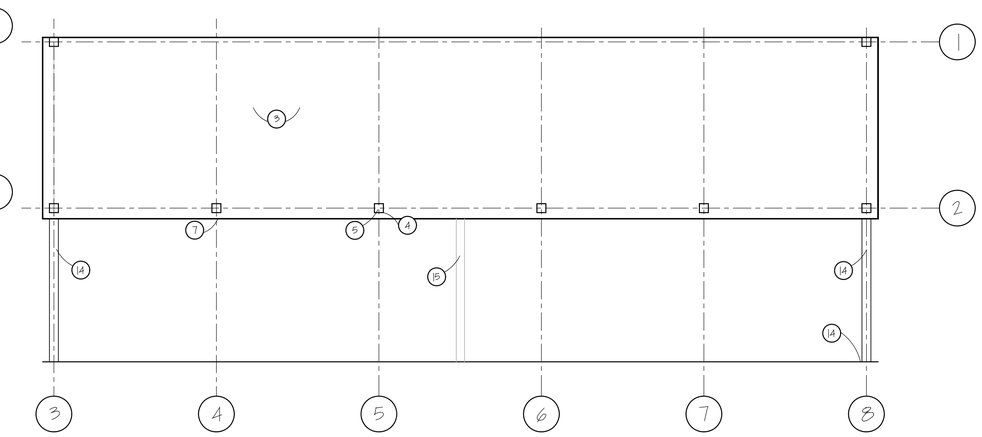
EXTERIOR ELEVATIONS

1	REMOVE GRAY PAINT FROM BRICK USING THE GENTLEST MEANS NECESSARY. ALL OTHER P TO REMAIN. RE: SPECIFICATIONS, MOCKUPS AND METHODOLOGY. PREPARE BRICK FOR NE PAINT AFTER REMOVAL OF GRAY PAINT. COLOR BY ARCHITECT, OWNER, & SHF.
2	WATER DAMAGE TO MASONRY. ANTICIPATE 30% REPLACEMENT. SOME HOLLOW SOUND BEHIND PAINT AND CRUMBLING BRICKS. BRICK FACES LIKLEY LOST TO DAMAGE.
3	GENTLY REMOVE PAINT UP TO 3' AND COORDINATE ASSESSMENT OF BRICK CONDITION W OWNER, ARCHITECT, & SHF.
4	REPLACE 25% BRICK AND REPOINT 100% MORTAR WITH REPLICA MORTAR. MORTAR AND BRICK SHOULD MATCH HISTORIC.
5	GUTTER AND DOWNSPOUT DETAIL 8/A5.0
6	BRICK ARCH OVER WINDOWS WITH ADDITIONAL DETAIL AT SIDES. REPOINT WITH REPLICA MORTAR
7	BRICK ARCH OVER WINDOW. REMOVE PAINT TO NEXT SOUND LAYER AND REPOINT WITH REPLICA MORTAR.
8	BRICK ARCH OVER DOORWAY WITH ADDITIONAL DETAIL AT SIDES. REMOVE PAINT TO NEX SOUND LAYER AND REPOINT WITH REPLICA MORTAR.
9	BRICK ARCH OVER DOORWAY. REMOVE PAINT TO NEXT SOUND LAYER AND REPOINT WITH REPLICA MORTAR.
10	SEE POST DETAIL 3/A5.0. TYPICAL OF 8 POSTS
11	PAINT ARCHES OVER DOORS AND WINDOWS, ANTICIPATE ONE COLOR. COLOR BY ARCHITE OWNER, & SHF
12	SEE RAILING DETAIL 1/A5.0
13	PAINT BRICK CORNICE AFTER REMOVAL OF GREY PAINT. ANTICIPATE UP TO THREE COLORS COLORS BY ARCHITECT, OWNER, & SHF.

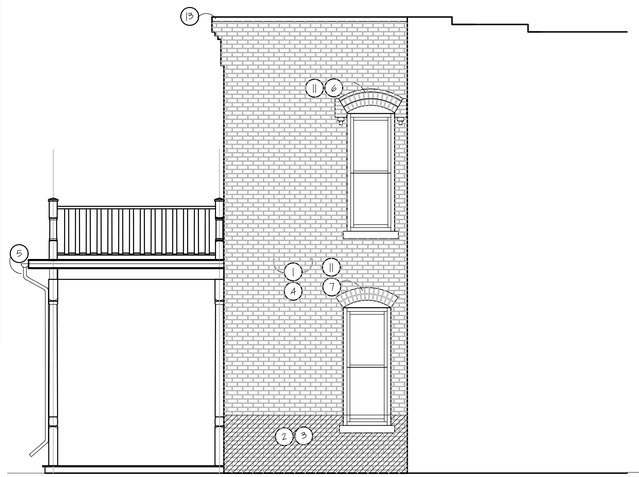
NOTE:
OWNER HAS 400 REPLICA BRICKS TO USE FOR REPLACEMENT ON THIS PROJECT. CONTRACT RESPONSIBLE FOR CLEANING OLD MORTAR OFF BRICK BEFORE REPLACEMENT.



5 A2.0 **PORCH ROOF PLAN**
SCALE: 1/4" = 1'-0"

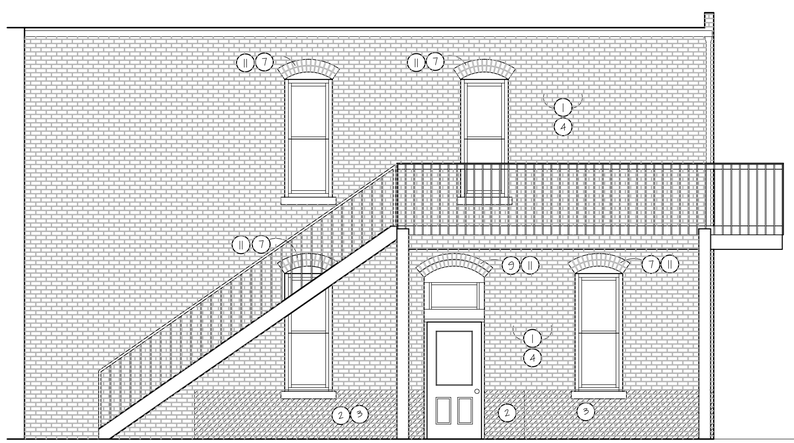


6 A2.0 **PORCH PLAN**
SCALE: 1/4" = 1'-0"

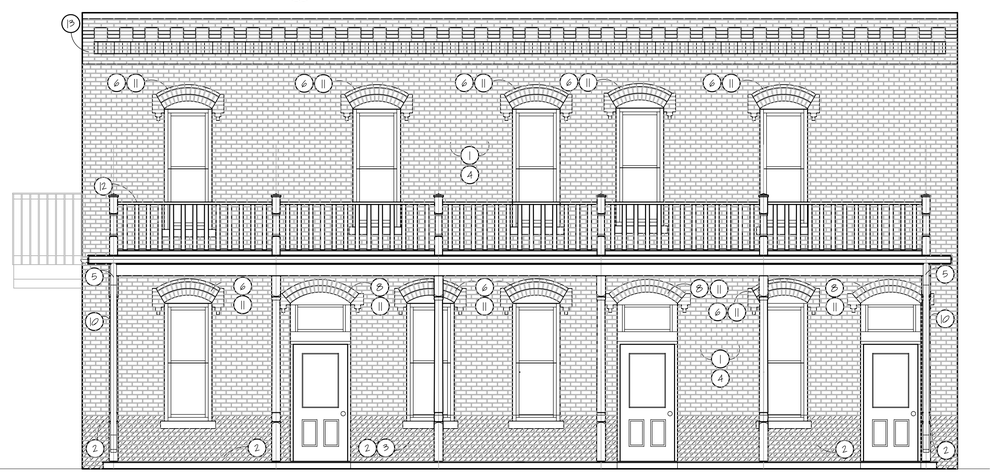


4 A2.0 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

3 A2.0 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A2.0 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 A2.0 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

SCHEUBER + DARDEN architects LLC

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CONSTRUCTION DOCUMENTS

SHF# 2023-PL-018

FOR THE

GRAFF HOTEL

IDAHO SPRINGS, COLORADO

THIS PROJECT IS PARTIALLY FUNDED BY A STATE HISTORICAL FUND GRANT FROM HISTORY COLORADO

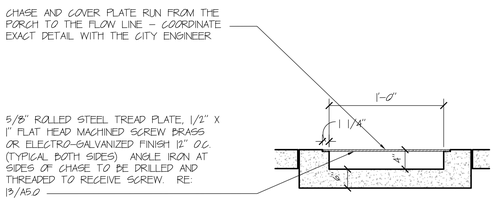
CONSTRUCTION DOCUMENTS

DATE:	DESCRIPTION
09-02-23	REVIEW SET - STRUCTURAL ENGINEER
09-09-23	SHF DELIVERABLE 5 - DRAFT CONSTRUCTION DOCUMENTS
01-23-24	SHF DELIVERABLE 7 - FINAL CONSTRUCTION DOCUMENTS
03-01-24	SHF DELIVERABLE 7 - FINAL CONSTRUCTION DOCUMENTS NOTE CORRECTION
07-14-25	REVISION TO REMOVE NEW WOOD PORCH AND TO KEEP EXISTING CONCRETE PORCH ON THE FIRST FLOOR

DATE:	SEPTEMBER 3, 2023
PROJECT NUMBER	2023-PL-018
DRAWN BY: BDD/AM	CHECKED BY: BDD
COMPUTER FILE:	PROJECT SUPPORT - CURRENT

BUILDING ELEVATIONS

A2.0

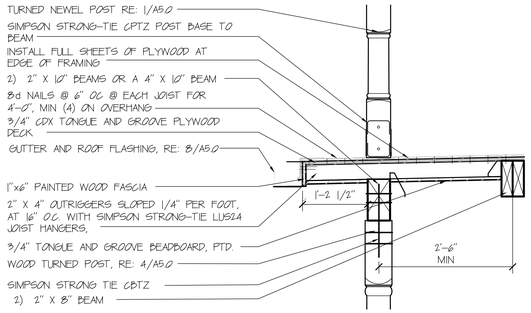


12 A5.0 SIDEWALK CHASE SECTION

SCALE: NTS

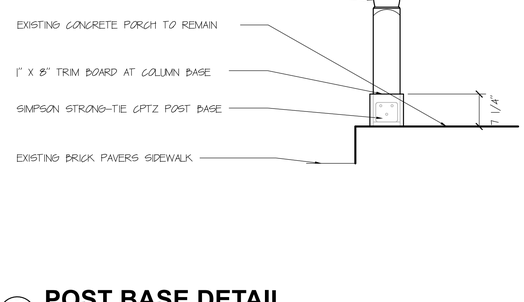
13 A5.0 CHASE DETAIL

SCALE: NTS



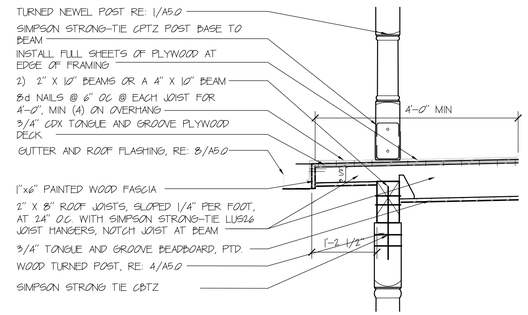
11 A5.0 ROOF EDGE DETAIL AT SIDE

SCALE: 3/4" = 1'-0"



8 A5.0 ROOF AND GUTTER DETAIL

SCALE: 1 1/2" = 1'-0"

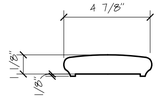


6 A5.0 ROOF FRAMING DETAIL AT PORCH

SCALE: 3/4" = 1'-0"

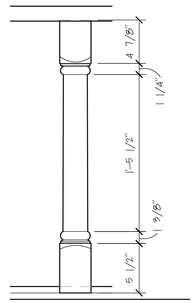
3 A5.0 POST BASE DETAIL

SCALE: 3/4" = 1'-0"



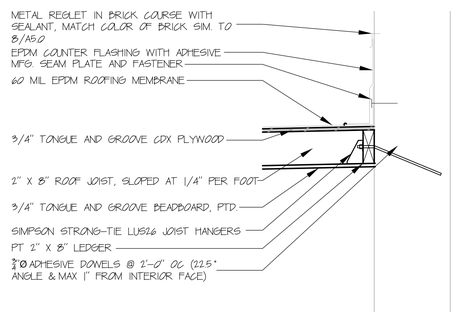
10 A5.0 TOP RAIL DETAIL

SCALE: 3" = 1'-0"



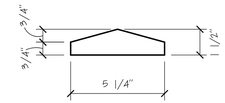
7 A5.0 BALUSTRADE DETAIL

SCALE: 1 1/2" = 1'-0"



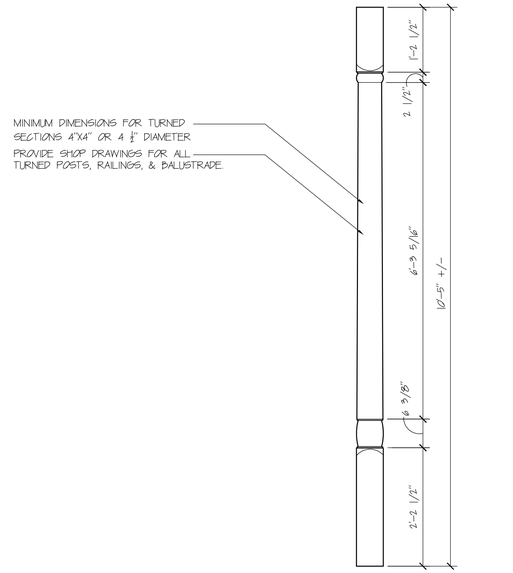
5 A5.0 PORCH ROOF LEDGER AT BLDG

SCALE: 1 1/2" = 1'-0"



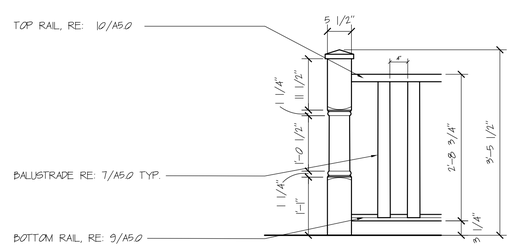
9 A5.0 BOTTOM RAIL DETAIL

SCALE: 3" = 1'-0"



4 A5.0 POST DETAIL

SCALE: 3/4" = 1'-0"



NOTE: PROVIDE BLOCKING BETWEEN BOTTOM RAILING AND ROOF DECK, SPACED EVENLY

1 A5.0 RAILING DETAILS

SCALE: 3/4" = 1'-0"

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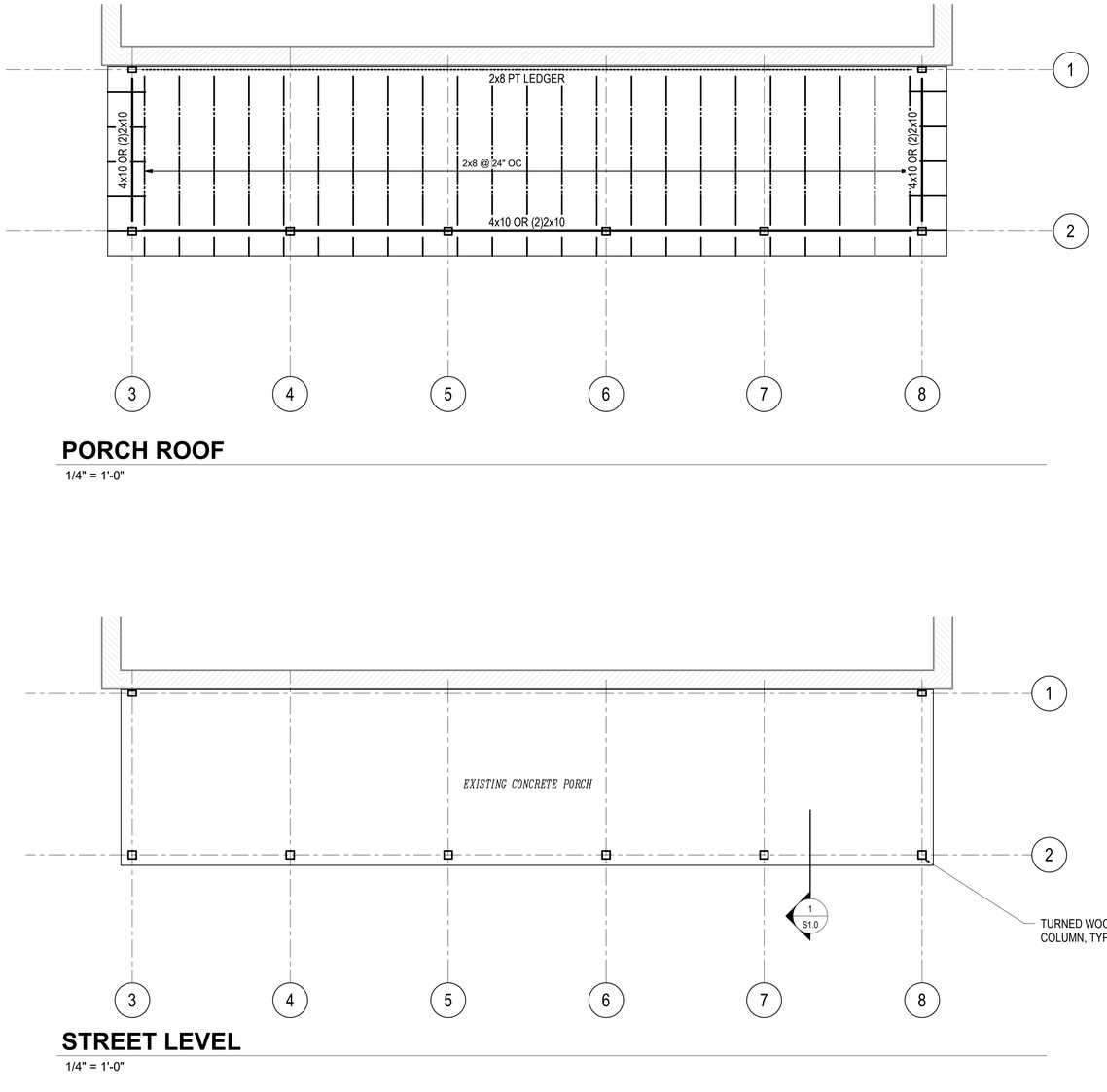
03-01-24	SHF DELIVERABLE 7 - FINAL CONSTRUCTION DOCUMENTS NOTE CORRECTION
07-14-25	REVISION TO REMOVE NEW WOOD PORCH AND TO KEEP EXISTING CONCRETE PORCH ON THE FIRST FLOOR

DATE:	SEPTEMBER 3, 2023
PROJECT NUMBER	2023-PL-018
DRAWN BY: BDD/AM	CHECKED BY: BDD
COMPUTER FILE:	PROJECT SUPPORT - CURRENT

PORCH DETAILS

A5.0

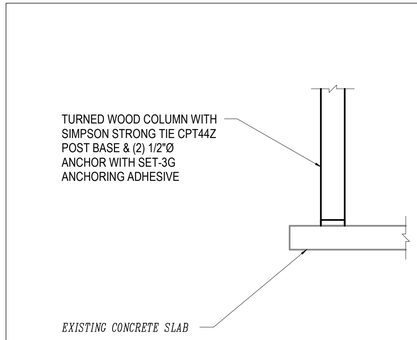


PORCH ROOF

1/4" = 1'-0"

STREET LEVEL

1/4" = 1'-0"



1 1" = 1'-0" PORCH COLUMN DETAIL

SCHEUBER + DARDEN architects LLC

P.O. BOX 909
PARKER, COLORADO 80134
720.851.7395

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

CONSTRUCTION DOCUMENTS

SHF# 2023-PL-018

FOR THE

GRAFF HOTEL

IDAHO SPRINGS, COLORADO

THIS PROJECT IS PARTIALLY FUNDED BY A STATE HISTORICAL FUND GRANT FROM HISTORY COLORADO

CONSTRUCTION DOCUMENTS

DATE:	DESCRIPTION
09-02-23	REVIEW SET - STRUCTURAL ENGINEER
09-09-23	SHF DELIVERABLE 5 - DRAFT CONSTRUCTION DOCUMENTS
01-23-24	SHF DELIVERABLE 7 - FINAL CONSTRUCTION DOCUMENTS
03-01-24	SHF DELIVERABLE 7 - FINAL CONSTRUCTION DOCUMENTS NOTE CORRECTION
07-14-25	REVISION TO REMOVE NEW WOOD PORCH AND TO KEEP EXISTING CONCRETE PORCH ON THE FIRST FLOOR

DATE:	07/16/2025
PROJECT NUMBER	23.1168.S.01
DRAWN BY: YA	CHECKED BY: DW
COMPUTER FILE:	PROJECT SUPPORT - CURRENT

S1.0

MM JOB #: 23.1168.S.01
PRINCIPAL: NICOLE LANE
EOR: DAVID WITTMAN
PROJECT MANAGER: DAVID WITTMAN

DESIGNER: RISA KRUEGER
LEAD REVIT TECH: Y AYHAN
DATE PRINTED: 7/16/2025 4:17:25 PM
FILE PATH: Autodesk Docs://ACC-MM S23/23.1168.S.01-1402 Miner St Porch Reconstruction S23.rvt

IDAHO SPRINGS
PLANNING COMMISSION STAFF REPORT

Meeting Date: Tuesday, July 22, 2025	**Page 1 of 7**	**Item:** **COA25-002 - 1535 Miner Street Lower Level New Exterior Opening, Ingress/Egress Stairs, and Other Work**
Presented by: Dylan Graves Community Development Planner		

PROPOSAL:

This is a request for a Certificate of Appropriateness (COA) to allow for exterior improvements to 1535 Miner Street including a new door opening on the South elevation of the existing building, and new stairs leading to the second story and lower basement level. This is a new COA application at 1535 Miner Street, building off the COA approved in 2024 for a larger rear door on the southern elevation of the building, a second story addition, and solar panels.

The work approved in 2024 has not yet been completed, though a building permit is currently submitted and has been under review. Over the course of the building permit review, staff discovered the need for an updated COA to account for the additional work that is requested.

ATTACHMENTS:

- Applicant Narrative
- Concept Plans
- 2024 Signed COA

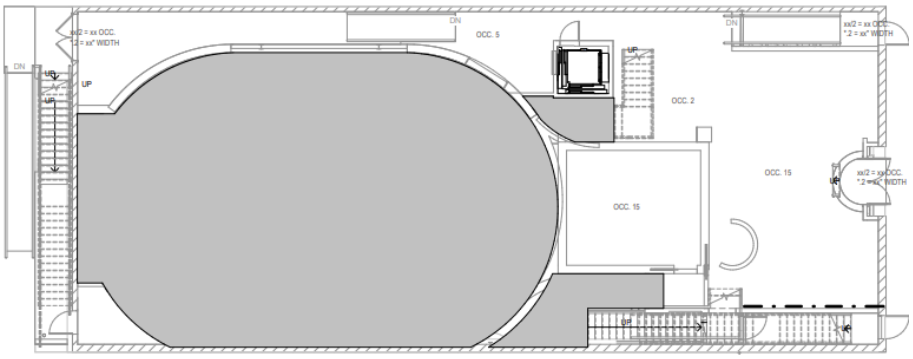
BACKGROUND:

The subject property is the "Opera House Building" located at 1535 Miner Street. The original structure was built in 1912 and historically was used as a movie and vaudeville theater. It is in the City's Historic District, which is listed on the National Register of Historic Places. On the second level the building contains three (3) existing residential units. The building is an important contributing structure to the City's Historic District and was built during the City's established period of significance ranging from 1877 to 1920. Proposed for this building are several items, including residential units (existing), retail space, a recording studio, and a live music/event venue. A key portion of this project is excavating the basement of the building to create a recessed venue space below-grade.

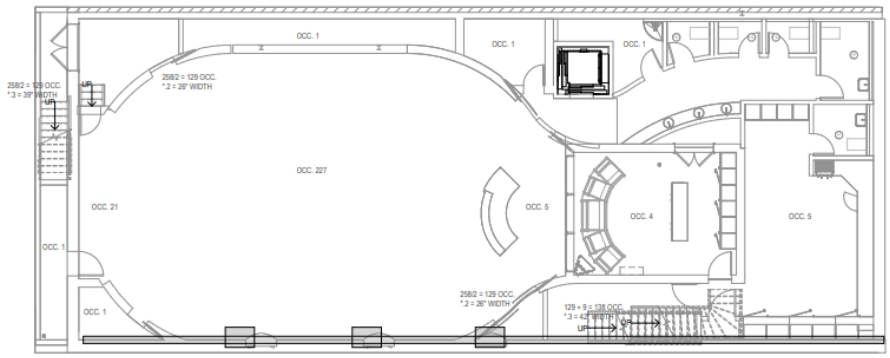
In 2024, the HPRC approved a COA at this property for the following items:

(1) a new door opening on the South elevation of the existing building,
(2) a second story residential addition of approximately 840 square feet, and
(3) roof mounted solar panels.

A key component of the owner's plans for the building is to excavate the building's basement to create a below-grade event space and recording studio. A large portion of the existing ground floor will be removed to accommodate this layout, as seen below:



1 LEVEL 1.0 LIFE SAFETY PLAN
1/8" = 1'-0"



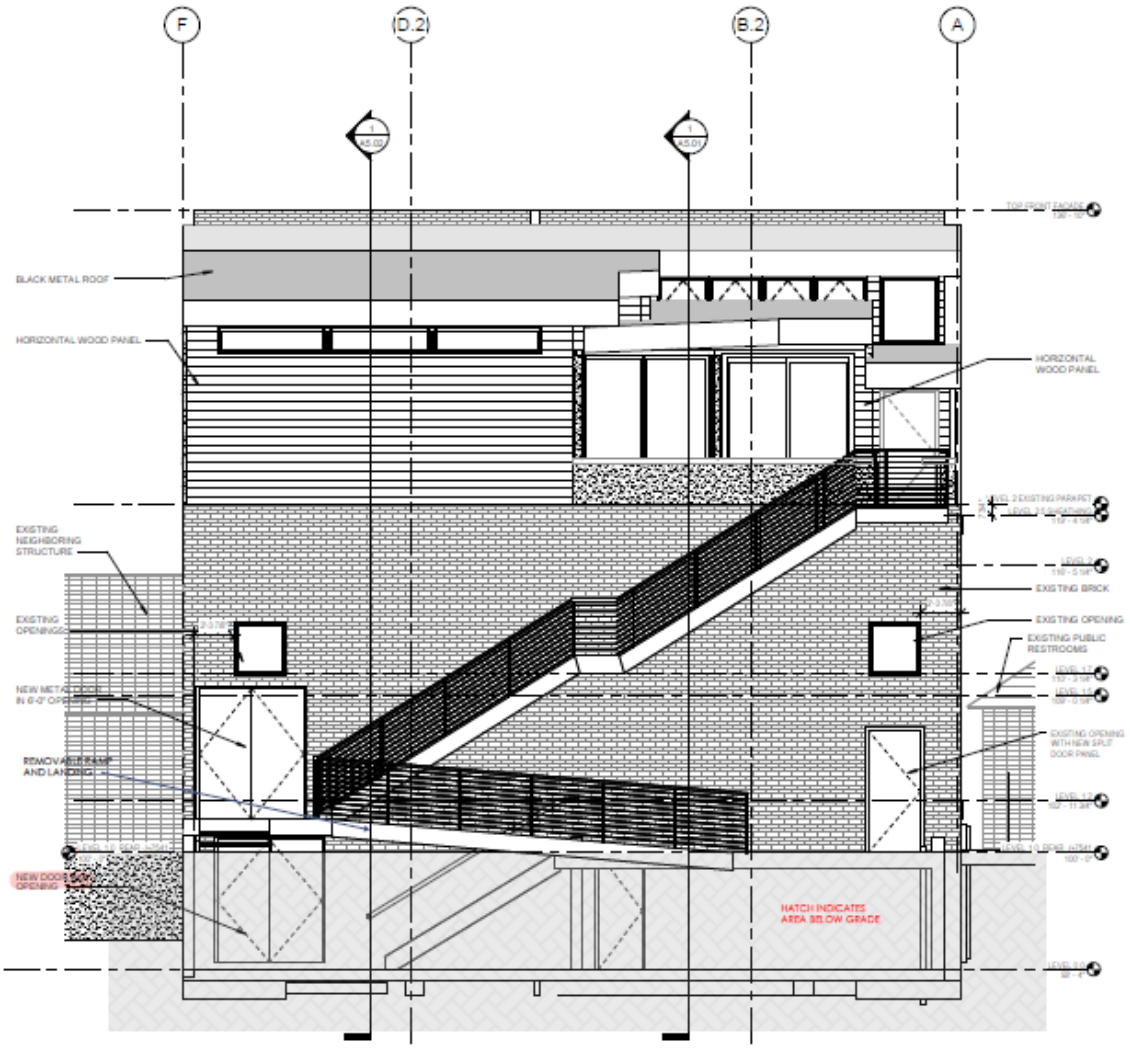
3 LEVEL 0.0 FLOOR PLAN
1/8" = 1'-0"

Because of this, the need arises for an egress door on the lower level accessing the exterior of the building. The applicant proposes to situate this access door on the southern (rear) façade of the building. Along with this is a proposed access stairwell on the rear of the building leading from the rear lower-level door to grade level, under the existing metal staircase (also proposed for replacement). See the attached applicant narrative and architectural drawings for more information and detail.

As shown above, the following changes are proposed:

1. Larger grade-level opening is shown on the western side of the building, rather than the eastern (as was demonstrated in the original COA). This will be elevated slightly, necessitating a small concrete porch structure. This is the location of an existing exterior door, which will be enlarged to accommodate the 6’ opening that was previously approved.
2. New staircase on the rear of the building to access the second story, replacing an existing metal (non-historic) staircase.
3. Below-grade egress door with stairwell leading to grade for egress to Level 0 floor.

The proposed rear elevation view is shown on the next page:



CRITERIA FOR APPROVAL.

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

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

   The proposed new opening on "Level 0" of the building appears unlikely to adversely affect the district or the structure itself. While it is certainly a change to the rear façade, it is a change that improves the rear functionality of the building without substantially altering the structure's overall form. The existing South building façade is not the main focal point and was not intended to be a significant architectural element of the building. Its frontage along the Idaho Mall belies the fact that the building's South façade historically fronted a railroad corridor. If approved, Staff recommend that the applicant install doors that complement the City's Historic District. The City's guidelines state that

when making changes, the existing range of exterior materials found throughout the District shall be maintained.

The western rear door that is being enlarged (as was previously approved) is now proposed to be slightly higher than was originally approved (approximately 2' higher than the historic opening). This is to accommodate the fact that there is a 2' elevation difference between the front (Miner Street) side of the building to the rear (Idaho Mall) side. This results in the need for a small concrete "porch" at the rear door. This necessitates the need for a ramp to access grade. This ramp, shown on the rendering, is not a permanent improvement. Rather, it is proposed to be a removable ramp that is only needed when ADA access or equipment and/or supplies are delivered and need to be brought into the building. The small, concrete porch is a minor change from the original approved COA and the ramp, since it is not a permanent improvement and will be stored indoors when not in use, has not been considered as part of this COA review.

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

The National Park Service's (NPS) ITS Bulletin Number 22 on the addition of new entrances to historic structures considers the need for the addition of a new entrance on a historic building and how it can fit within the Standards for Rehabilitation. ITS Bulletin Number 22 states the following: "Generally, to meet the Standards, a new entrance should be simple in design; it should not appear historic; it should blend in with the historic facade; and it should be unobtrusive and modestly scaled. Adding a new entryway on a secondary elevation of a building should not give that elevation excessive prominence, nor should it 'reorient' the building or detract from the historic entrance. In other words, the historic front of the building should still read clearly as the primary entrance." Staff believe that the proposed change meets this requirement.

The need for a lower-level entrance stems from the desire to excavate the basement of the existing building to create occupiable space for use as an event venue. To be occupied, the building needs a secondary egress point to access the exterior of the building, so this is necessary work for the applicant to establish the uses desired in the building. The applicant proposes to create this new opening directly below the approved 6' wide opening on the ground floor of the building, on the southern side of the building. This is not the primary façade of the building, and is largely not visible from grade, so city staff's opinion is that this change is unlikely to cause degradation to the building's historic character or quality. This proposed change is intended to improve the building's functionality and flexibility.

The proposed staircase and opening appear to be compatible with the utilitarian nature of the historic use of the Idaho Mall directly adjacent to the proposed work. The proposed opening is proposed to be below grade, so will not be visible except from the east, where viewers along Idaho Mall would be able to see the proposed stairwell and entry doors that do not currently exist.

ITS Bulletin Number 21 discusses adding new opening on secondary elevations. It states that some buildings (grain silos and elevators, for example) are defined, at least in part, by blank walls. Adding openings to a blank wall would be inappropriate in that case. However, for other buildings with non-significant elevations, they can be altered without causing negative outcomes for the historic character or integrity of the building itself. ITS Bulletin Number 22 recommends new openings appear simple and plain to differentiate from more ornate, character-defining features. In the case of this building, the rear elevation is already plain in nature, without substantial ornamentation and without substantial

openings aside from two doors. The additional opening is low visibility and is unlikely to change the historic character of the rear wall.

Finally, ITS Bulletin Number 26 considers entrance treatments. The design of doors appears to be compatible with this bulletin.

Considering the city's *Design Guidelines*, staff reviewed Chapter 2, Section 18 on Windows, Doors, and Other Openings. The proposal does not seek to alter any existing openings but proposes adding one additional below-grade opening. Chapter 2, Section 18.b states the following:

b. *Avoid changing the position of historic openings.*
    1. This is especially important on significant façades.
    2. Avoid adding additional openings or removing existing openings on façades that are visible from the street.

In this case, the proposed opening is not visible from the street, as it is a below-grade addition to the rear façade of the building. The stairwell addition will be visible, as will the handrail necessary for Building Code compliance. The rise of the existing ground level opening will be visible from the Idaho Mall, which should be considered. This change is a minor change in position to the existing door and will be slightly taller than the existing eastern door, which is not proposed to change.

Chapter 2, Section 19, does recommend the creation of back entrances for public access to new commercial uses:

a. *Consider developing back entrances for public access to new commercial uses.*
    1. Back entrances offer great potential for new entrances and store display windows. Development of these areas shall be in keeping with the style of the main building from and the simple functional quality of the alley.

Taking Section 18 and Section 19 together with the NPS's ITS Bulletins, in this case, staff believe that the proposed addition of an opening and simple, concrete stairwell is compatible with the existing historic structure and in compliance with NPS standards and the city's *Design Guidelines*, as it preserves the character-defining features of the historic building by only making changes to a secondary elevation.

A second consideration is the treatment of the proposed foundation to be exposed. Historically, the foundation wall has been nearly entirely under grade since the building was constructed, but this is proposed to be exposed. The applicant proposes to maintain the existing foundation as it was constructed, which appears to have been rebuilt and patched over time since originally constructed. Chapter 2, Section 14 of the city's *Design Guidelines* considers building foundations and states the following:

14. ***Building Foundations***

Many of Idaho Springs's historic structures were built on stone foundations. Some of these have deteriorated and must be replaced. *When replaced, foundations shall be consistent with the original foundation as much as practicable.*

e. *When repairing or replacing a visible foundation wall, design it to be compatible with that seen on similar historic buildings.*
   1. The form, materials and detailing of a foundation wall shall be similar to the original foundation and of nearby historic buildings.
   2. Match the mortar in strength, detail, composition and color.
   3. New foundation walls shall not increase the height of the structure to the degree that the historic character or alignment of building fronts are compromised.
   4. If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street façade.

3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or of other designated sites, including state and national designations.

Staff do not believe that this proposed lower-level opening and stairwell will have an impact on the historic atmosphere and character of the District as a whole. The proposed work is simple in nature and as a result it fits within the District. When looking at the rear facades of adjacent buildings (Canyon Trading, Beau Jo's), staff believe that the additional changes to the rear of the building fit reasonably well and do not detract from the atmosphere or character of the Idaho mall.

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

Staff believe that the proposal generally complies with both local and national historic standards for rehabilitation, renovation, and restoration of historic structures. Both seek to ensure that historic structures are rehabilitated to preserve beneficial use of the buildings into the future, which this proposal appears to seek to do.

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

a. The effect upon the general historic and architectural character of the structure.
b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.
c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
d. The effects of the proposed work upon the protection, enhancement and perpetuation of the structure.
e. The condition of existing improvements and whether or not they are a hazard to public health and safety.
f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.
g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.

Staff believe that the proposed work is substantially compliant with the considerations above. The Miner Street storefront – the main architectural feature of the building – will be protected and maintained. The newly proposed work does not detract from the general historic and architectural character of the structure, as the new opening is below-grade and is proposed in a simple style to reflect the fact that it is needed for emergency ingress/egress, rather than to improve architectural design. The proposed staircase leading to the second level is proposed to be made of similar materials as was there originally, so does not appear to be a large change that will have substantial impact on architectural features of the structure itself. The slight relocation of the exterior, ground level doors does not appear to be "worse" from a historic quality standpoint as compared to what was approved in 2024, as the entrance remains "appropriate" even if slightly modified.

STAFF ANALYSIS OF PROPOSAL:

Staff believe that the proposed work at 1535 Miner St generally conforms with the City's *Design Guidelines for Historic Structures* and Secretary of Interior standards for rehabilitation and for treatment of historic properties. The proposed work does not change historically significant features on the building, does not detract from its historic character, and does not cover up or alter any defining features. Conditions may be needed, which staff would appreciate HPRC input on.

PLANNING STAFF RECOMMENDATION:

If approved, city staff recommend the following conditions, several of which are taken directly from the previously approved 2024 COA:

1. **Any additional work beyond the scope of what is expressly approved hereby shall require a new COA application.**
2. **The temporary rear ramp proposed to bring equipment and supplies into the building shall only be visible when in active use. When no active use is occurring, the ramp shall be stored out of sight of public view.**
3. **The approved rear doors shall substantially resemble materials and design specifications that were provided in the submitted renderings for this COA application. Review and approval of the door specifications by the Community Development Planner is required prior to building permit approval and issuance.**
4. **Final materials shall be submitted and approved by the Community Development Planner prior to building permit approval for exterior work.**

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

Dylan,

Thank you for the opportunity to discuss the potential River Sound Project at 1535 Miner Street, Opera House building in the Historic District of Idaho Springs, Colorado. We are submitting this package for the purpose of a Certificate of Appropriateness (COA) hearing scheduled for July 22, 2025. Julie Stevens has owned the Property since October of 2022. In February of 2024, she received a COA for (1) New, 6'-0" door opening on the South elevation of the existing building (2) Second story residential addition of approx.840 square feet and (3) Roof mounted solar panels.

Current Use: Business, Retail, and Residential
Proposed Use: Business, Retail, and Residential, potential small Auditorium
Zoning Classification: Existing Historic District
Description of Development: The existing structure was erected in 1912 as a movie/vaudeville theater by "The Idaho Springs Opera House Association" after S.J. Coddington sold the parcel to them. Level 2 will remain 3 residential units, Level 1 will house a Retail facing operations at Miner Street. The remaining space at the rear of Level 1 will be excavated to expand Level 0 to create a professional sound studio and small auditorium (similar to the structure's historic use as a movie/vaudeville theater).

The request today is to create necessary openings at Level 0 (below grade) at the rear of the structure through the existing foundation. A 6'-0" opening is necessary for life safety exiting requirements. The existing foundation at the rear of the structure does not appear to be original and likely has been rebuilt and/or patched overtime. No records have been found to indicate modifications were permitted.

Your consideration and time is much appreciated.

Sincerely,

Carla L. Pokrywka Cole
Managing Partner, Space Inc

Rear of property with Property Line and Flush Curb indicated

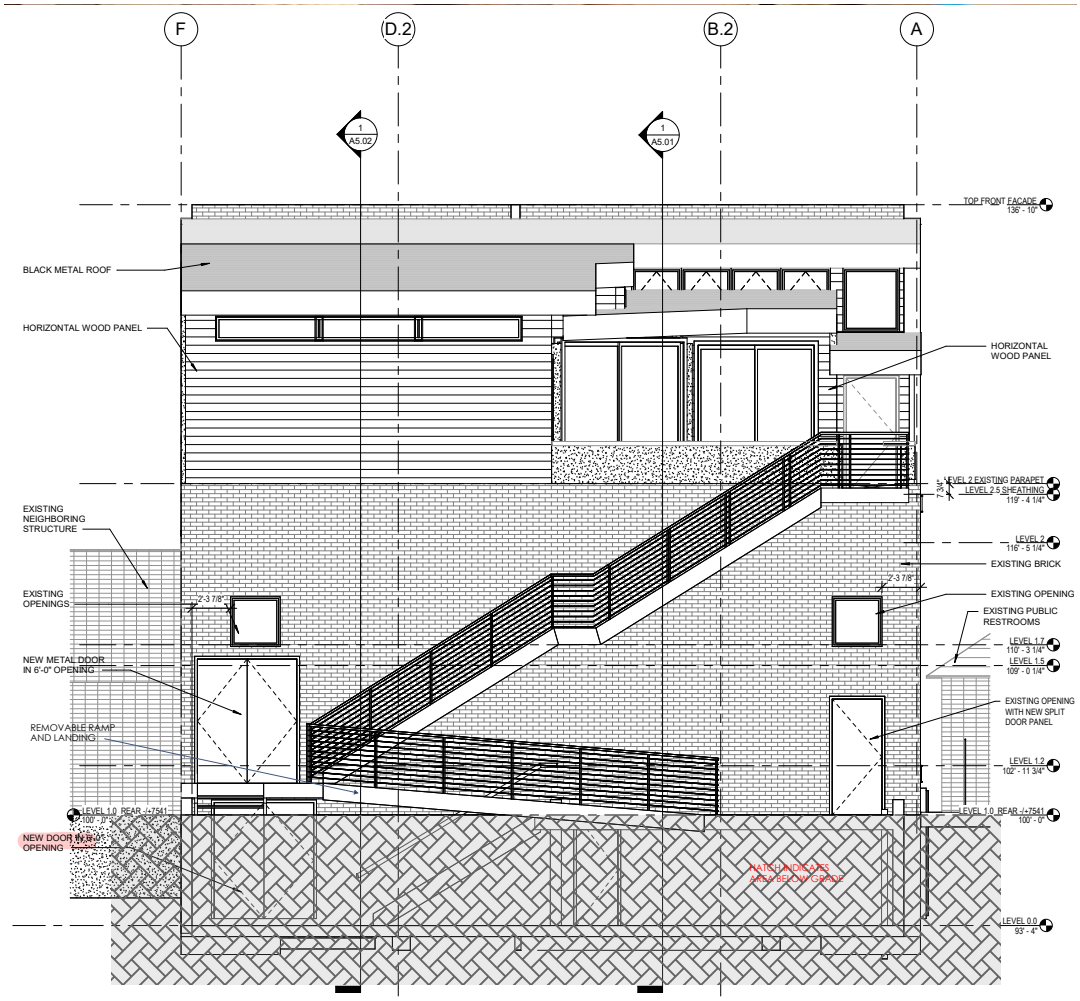
Development Goals of the Project are to Protect, Enhance, and Perpetuate the history and community.

- 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

Rear view of 1535 Miner Street property



2 EXTERIOR SOUTH ELEVATION
1/4" = 1'-0"

National Park Service
U.S. Department of the Interior

Technical Preservation Services
National Center for Cultural Resources

ITS Number 14

Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls

Applicable Standards: 2. Retention of Historic Character
9. Compatible New Additions/Alterations

Issue: Rehabilitating historic buildings for new uses occasionally requires cutting in new window openings in secondary elevations to increase light and ventilation. Secondary building elevations, while usually not as important as the façade, are often articulated and quite visible, even though they may have few, if any, openings. Since secondary elevations can contribute to the historic character of a building, the integration of new openings requires careful consideration to meet the Secretary of the Interior's Standards for Rehabilitation. This can be accomplished through attention to the number, location, and design of proposed new openings during the design process.

Application 1 *(Incompatible new openings)*: This freestanding brick warehouse was constructed in 1859 to store grain and dry goods. Although the largely solid end wall elevations were secondary, they were highly visible and contributed to the historic character of this building. During a conversion to offices, a series of new openings were inserted in the end walls to admit more light and take advantage of desirable views. The number and design of the new windows, which mimic the historic windows in size, proportion, detail and light configuration, fundamentally altered this building's historic character giving the building a significantly different look. The treatment did not meet the Standards.

New windows could have been installed while maintaining the historic massiveness of the end wall. This would have required the introduction of only a few smaller windows.

Top: *The historically important 1859 brick warehouse with largely solid end wall.*

Bottom: *The number and design of the windows added to the end wall make this an inappropriate treatment.*

Left: *1882 corner commercial building.*

Right: *The number and location of the new openings do not alter the historic cbaracter nor cause this elevation to compete with the facade.*

Application 2 *(Compatible new openings)*: This 1882 structure exemplifies the transition in commercial architecture after the Civil War from simple, domestically scaled buildings to structures distinguished as symbols of commercial prestige by their size and height, decoration, quality of architecture and prominence. When rehabilitating this building into bank offices, the owner proposed inserting new openings on the third floors of the secondary side elevation for added light and ventilation. The number and location of these new openings did not impact the character-defining features nor direct too much focus to the secondary elevation.

Left: *19th century commercial building with exposed partywall.*
Above: *Inappropriate treatment.* ***Below:*** *Appropriate solution.*

Application 3 *(Incompatible treatment modified to meet the Standards)*: A nineteenth century commercial building with an exposed party wall, where the adjacent buildings have been razed, presents a greater opportunity for compatible new openings. Nonetheless, the design must not make such a strong architectural statement as to radically change the appearance of the building or overwhelm the composition of the historic façade.

This 1897 commercial building with exposed party wall on the west was constructed to house a significant early twentieth century retail establishment. Four entry doorways were cut into the party wall when the building was altered in 1937 and 1992. When rehabilitating this building for mixed-use in 1999, with a restaurant and specialty shops on the first floor and residential apartments on the upper three stories, twenty-five new openings were proposed on the west elevation. These new openings with varying header heights included four different window sizes and pane configurations, and two projecting balconies. The number, placement, rhythm created by the variations in header heights and window sizes and proposed balconies make a strong architectural statement that is incompatible with the historic character of this large solid masonry wall.

The revised elevation design eliminated the balconies and some of the new window openings, standardized the header heights, sash size and pane configuration. This compatible treatment meets the standards.

Kaaren R. Staveteig, Technical Preservation Services, National Park Service

National Park Service
U.S. Department of the Interior

Technical Preservation Services
National Center for Cultural Resources

ITS
NUMBER 21

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Adding New Openings on Secondary Elevations

Applicable Standards:
2. Retention of Historic Character
9. Compatible New Additions/Alterations

Issue: Rehabilitating a historic building to accommodate a new use may require inserting openings in a formerly blank wall, or increasing the number already there. This is frequently the case when commercial or warehouse structures are converted into apartments. Residential use generally requires that each unit have access to natural light and air. Because of the original use of these buildings, particularly the upper floors which were sometimes just storage space, many of these buildings had few windows and, often, one or more completely unfenestrated walls. The character of certain types of historic buildings, such as grain silos and grain elevators, or ice houses and cold storage facilities, is defined—at least in part—by their blank walls. Consequently, they are not good candidates for residential conversion, or for any new use that requires a lot of windows.

However, some other buildings, especially commercial and warehouse structures, may have one or more blank or unfenestrated exterior walls that are not significant and which can be successfully altered without negatively impacting the building's historic character. The number of new openings should be limited so that enough mass remains to keep the wall's sense of solidity. It is usually recommended when adding compatible new openings to a blank wall that windows not be cut into the first bay at either end of the wall but, instead, pulled back at least one bay. This approach helps to differentiate the new windows from features that are part of the original construction of the building, and identifies them as contemporary openings added to satisfy requirements for the new use. So that the new openings do not appear historic, they should also be very plain, preferably just cutouts in the wall, without trim or period architectural surrounds. And, the windows themselves should generally be distinguishable from the historic windows by the use of a simpler, or a slightly different light configuration.

Application 1 *(Compatible treatment)*: Originally constructed in 1927 as a manufacturer's distribution and storage facility, this building was altered in 1934 with the addition of another story. The proposal to rehabilitate the building into apartments called for windows to be inserted into a previously unfenestrated, side elevation. Even though highly visible, because the wall was not important in defining the historic character of this building, adding windows was determined to be a compatible treatment. The new windows are set back from both ends of the building, and are simply punched out openings in the wall without sills. In further contrast to the existing, historic windows in the building which are multi-paned, the new windows have a one-over-one configuration. The completed project meet the Standards.

A fourth floor was added in 1934 to this building originally constructed in 1927.

Simple, compatible openings were cut into this blank, non-significant secondary elevation when the building was rehabilitated for apartments.

Application 2 ***(Compatible treatment)*****:** In another example, a three-story, former department store constructed in 1914, was also converted into apartments. The front of the building featured storefront windows on the first floor, and large, equally distinctive windows on the second and third floors. The side elevation had a number of irregularly spaced openings that had been added over the years. Additional windows to provide light and air for the residential spaces were necessary for the new use. Neither the side elevation itself nor the openings in it were important to the historic character of the building. Accordingly, the existing openings were modified in order for the new apartment layout to function effectively. Three of the openings were closed up and bricked in, four were enlarged to accommodate the new windows, and several new openings were added. The new window openings are simple, unobtrusive cutouts without a sill. The pane configuration of the new windows is clearly contemporary, and it does not detract from the historic windows that dominate all three floors of the primary street elevation. This project, too, meets the Standards.

The side elevation of a 1914 department store featured several non-historic openings which had been added over the years.

Although highly visible, because the wall is not important in defining the historic character of the building, it was possible to change the existing openings and to add several new windows to accommodate the new use.

ITS
NUMBER 22

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Adding New Entrances to Historic Buildings

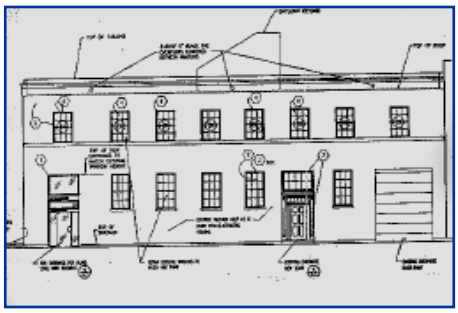
Applicable Standards:

2. Retention of Historic Character
9. Compatible New Additions/Alterations

Issue: The rehabilitation of a historic building may sometimes require the addition of another or a second entrance on a primary facade, or the introduction of an entrance on an elevation that historically did not have one. Another entrance is most commonly needed when the building will have multiple uses after rehabilitation, for example, commercial or office use on the first floor with apartments upstairs, for which a separate entrance may be required for the residents. A new entrance may also be needed on what was originally a secondary elevation but which has assumed greater importance over time or with the new use.

Generally, to meet the Standards, a new entrance should be simple in design; it should not appear historic; it should blend in with the historic facade; and it should be unobtrusive and modestly scaled. Adding a new entryway on a secondary elevation of a building should not give that elevation excessive prominence, nor should it 'reorient' the building or detract from the historic entrance. In other words, the historic front of the building should still read clearly as the primary entrance. Although it is always preferable that a new entrance be added to a rear or side elevation, in some instances a new entrance may be added on a primary elevation in a manner that is compatible with the character of the historic building.

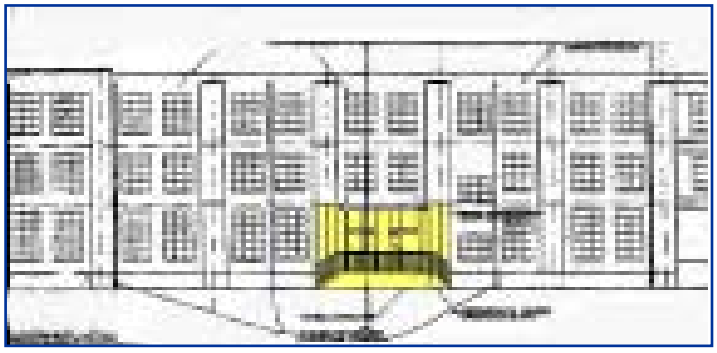
Application 1 *(Compatible treatment)*: This two-story, eight-bay masonry structure was built in 1886 as an ice manufacturing plant. Originally constructed with only one entryway, a garage door had been added later when the building served as a warehouse. As part of the building's conversion into offices, a second pedestrian entrance was added to the street elevation during the rehabilitation to make it easier to get to some of the offices. The size of the new opening is the same as that of the existing historic entrance. But, the new entrance is almost entirely glazed, and consists of a simple butt-mounted glass door with sidelights, and a single-light transom. It is clearly a compatible, contemporary design that does not draw attention to itself. It cannot be confused with the historic entrance, and it does not change the character of the building. Thus, it meets the Standards.




This building was constructed with a single pedestrian entrance in 1886, and a garage door was added later (left). When the building was rehabilitated for office use, an existing window was removed from the end bay and replaced with a new glazed entryway (center and right).

Application 2 (*Compatible treatment***):** A larger, free-standing, three-story warehouse building constructed in 1922, with a 1940s addition, was to be rehabilitated into commercial and retail spaces on the first floor with residential apartments on the upper floors. The building featured a loading dock on one side and three utilitarian, non-significant entrances on various elevations. As part of the rehabilitation a new entrance was proposed to be added on a side of the building that never had an entrance. An entrance on this elevation would improve visibility and access to the new shops and businesses, and it would also help increase security for the upstairs apartments since existing entrances could be restricted for residential tenant use. Accordingly, a new glass and steel entryway which reflects the industrial character of the building and its historic metal windows was designed for this side of the building. The new entrance is compatible with the character of the historic building. It is unobtrusive and it does not noticeably impact or change the appearance of this elevation or of the warehouse building as a whole.

This historic warehouse had entrances on three elevations of the building prior to rehabilitation.



A compatible, new entrance was added to the fourth side of the building during rehabilitation.

Anne Grimmer, Technical Preservation Services, National Park Service

National Park Service
U.S. Department of the Interior

Technical Preservation Services
National Center for Cultural Resources

ITS
NUMBER 26

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Entrance Treatments

Applicable Standards:

2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes and Craftsmanship
6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence

Issue: The treatment of entrances as part of a historic rehabilitation project is important in retaining the overall architectural character of the building. The entrance is often the focal point of the façade and is an integral component of a historic building's design. It should accurately reflect the building's style, period of significance and use. The historic entrance including the door, transom or fanlight, sidelights, pilasters and entablature should always be retained and repaired if at all possible. If any of these elements is missing, the ***Secretary of the Interior's Standards for Rehabilitation*** *and Guidelines for Rehabilitating Historic Buildings* recommend replacing the missing element to match if physical, pictorial, or photographic evidence exists to document its appearance. The individual components should match the historic entrance in material as well as design. Because the entrance is directly encountered upon entering the building, it is unlikely that a substitute material will adequately duplicate the appearance of a missing element. If no documentation for the historic appearance of the entrance exists, an appropriate design compatible with the building's residential or commercial character must be sought.

Application 1 (*Incompatible treatments later modified to meet the Standards*): This large three-story, frame building was in continued use as a tavern since 1820 and has now been rehabilitated as an assisted living residence. The interior of the building had undergone a great amount of alteration over the years, but the primary elevation retained its historic form and front entrances with transoms and sidelights. Ornamental steel doors with inappropriate leaded glass panels, sidelights and transom were installed. In order to bring the project into conformance with the Standards, remedial work involved replacing the doors with wood six-panel doors and reproducing the historic configuration of the sidelights and transom based on photographic documentation.

Tavern after rehabilitation before appropriate entrance installed.

LEFT: Inappropriate replacement entrance.
RIGHT: Entrance after remedial work.

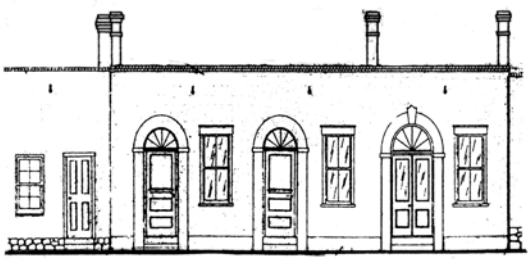
Application 2 (*Incompatible treatment*): This two- story brick commercial building, dating from the 1890s, is being rehabilitated for use as law offices. The first floor level was covered with stucco sometime in the past and a compatible storefront, except for the entrance bay, was constructed during a previous rehabilitation. The proposed treatment for the entrance included double doors flanked by multi-paned sidelights, surmounted by a solid stucco panel covered by an awning. The sidelights are residential in design and not compatible with the commercial character of this building. In order to bring the project into conformance with the Standards, the sidelights will be removed and wider double doors installed to fill the central bay. The stucco panel above the doors will be replaced with a glass transom to match those in the adjacent bays, and the awning, which had been proposed only to conceal the stucco panel, will be eliminated.

Commercial building prior to rehabilitation.

Inappropriate entrance design.

Application 3 (*Incompatible treatment*): This one-story row of vernacular adobe apartments, built and modified prior to 1914, is being rehabilitated to return it to its original residential use. In this case, significant alterations had been made to the front elevations, including filling the arched entrances to create simple rectangular entrance openings. Other than the physical evidence documenting the outline of arched openings, revealed when the stucco coating was removed to repair the adobe structure underneath, no information was available concerning the design of the historic doors and surrounds. The project originally proposed re-establishing the arched entrances, and adding half-glazed doors with ornamental arched surrounds and fanlights. However, this treatment was determined to be too elaborate and, thus, incompatible with the simple character of this adobe building. To meet the Standards, the design for the arched entrances will be simplified and will consist of paneled wood doors surmounted by single light, semi-circular transoms within plain plaster surrounds.

Adobe apartments prior to rehabilitation.



Inappropriate entrance design.

Outline of original arched opening.

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