

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



Tuesday, October 21, 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 PM)

2. Work Session Agenda

- a. American 250 / Colorado 150 CLG Grant Program Opportunity
- b. Comprehensive Plan Update - Historic Resources Goals and Objectives
- c. Continued Discussion on Architectural Design Requirements, Buffer Zone, Etc.
- d. Promotion of Residential Historic Districts and Local Landmarks - Next Steps

3. New Business

4. 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 6 p.m. (Six) the Wednesday 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 Wednesday Deadline.



City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
www.idahospringsco.com

October 13, 2025

To: City Council

From: Community Development Planner Dylan Graves

Topic: America 250 / Colorado 150 Anniversaries – Historical Grant Opportunity

For the FY 2025 Supplemental Grant Round, CLGs are eligible to apply for up to \$25,000 in no-match grant funding for engagement, outreach, and educational projects that align with the America 250/Colorado 150 anniversaries in 2026.

The grant funding can be used for projects that celebrate the United States' and Colorado's histories and enable all Coloradans to participate in the anniversaries. History Colorado would like to undertake diverse, imaginative efforts to remember our shared past and imagine a unified future.

Grant Amount:

\$25,000 with no required match

Grant Deadlines:

Grant Application Available - September 15, 2025

Drafts Due - October 13, 2025 at 5:00 PM

Applications Due - October 27, 2025 at 5:00 PM

Award Notifications - January 5, 2026 (anticipated)

Projects Completed - June 1, 2027

Grant Idea:

Create an interactive, multimedia historical tour experience for Idaho Springs residents and visitors commemorating the city's historical sites, shared histories, and evolution from important tribal meeting place, to mining outpost with rich railroading history, to early interstate automobile tourism, to today. As part of the 250/150 celebrations, part of the funding could be used for guided tours, but the long-term goal would be to create a self-guided interactive tour that people can access from the Visit Idaho Springs website and would include photos, videos, stories from locals, etc., in addition to the history of each site.

The Historical Society created a basic walking tour in the past with pamphlets, but we have not made any major attempts to highlight specifics of the city's history to promote tourism and visitation to town (at least recently). People know that Idaho Springs has a beautiful downtown historic district but may not be aware of all the ways that the city is special, both to the region and to the state.

Idaho Springs is an important part of Colorado's history. There could be one tour that takes people to different important sites around town, or multiple tours for different themes. Potential themes could include:

- Native American History
- Railroad
- Mining
- Tourism and recreation
- Etc.

The Historical Society has vast quantities of historical information, including narratives on various sites, photographs, and stories from locals and visitors over time. The Historical Society has indicated a willingness to help.

This would help celebrate the anniversaries occurring in 2026 but could also have benefits well into the future since it is something that would be available on the website for years to come. It could also be used to help fund historic site markers at the city's sites and facilities (brass plaques that you see around town).

The other potential benefit of this grant is that it will highlight the city's preservation efforts and show how important preservation is to maintain the city's charm and character. Using examples from around the city – powder house, Project Support building, library, coach, Hose House No. 2 – we can showcase the great work being done around the city.

Key Deliverables:

- Visit Idaho Springs website portal that houses all interactive and multimedia tour information
- Tour signage at historical sites (small placard with QR code and basic info, maybe?)
- Pamphlets/marketing materials
- Guided tours at important events throughout 2026

Key Stakeholders:

- City's Sites and Facilities Board and Historic Preservation Review Commission (historical information, potential tour guides)
- Historical Society (historical information, potential tour guides)
- CCMRD (potential source for guides / guided tour logistics)
- BCPB (promotion of the tours, use of Visit Idaho Springs website as clearinghouse for information)
- City residents with stories to tell

Potential Budget Items:

- Website design
- Signage at different locations around town (design and construction)
- Guides

- Marketing materials
- Staff time

Projects previously funded:

Lyons - Historic Preservation Outreach Materials (2025)

Saguache - Adobe Workshop (2023)

Otero County - 3rd Grade Workbook and Teacher Manual (2023)

Steamboat Springs - Education, Engagement, and Outreach Strategy and Training (2023)

Golden - Indigenous Connections - Site Visits (2023)

Cortez - Walking Tour Podcasts (2018)

Aurora - SOI Standards Workshop (2018)

Trinidad - Donovan Rypkema Workshop (2017)

Otero County - Section 106 Workshop (2017)

Otero County - Historic Preservation Brochure and Section 106 Training (2016)

Lake City - Historic Preservation Brochure (2016)

Greeley - Bob Yapp Presentations (2015)

Black Hawk - Historic Wood Window Workshop (2015)

Pueblo - Videography project included as part of Eiler Neighborhood Survey (2013)

Telluride - Demolition by Neglect Handbook (2011)

Request for Direction: Does City Council support applying for this up to \$25,000, no match historic preservation CLG grant?

Historic Resources Element Goals and Objectives

Old

New

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

Explore how to increase participation in the HPRC and reduce duplication of services. Consider retaining the services of an architect or preservationist to educate and make recommendations to the HPRC.

Ensure the building permit review process requires HPRC review prior to application of building permits and not following building permit approval. Work with the State or other potential entities toward available grants to complete a City-wide survey of historic properties.

Continue to work with the Historic Society of Idaho Springs and its leadership committee to preserve, protect and improve the historic resources of the community

Maintain the integrity of the Idaho Springs 1041 Regulations and the associated 1041 Impact Area.

Objective: Promote the benefits of historic preservation.

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

Create and distribute handouts and a website which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.

Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).

Develop preservation tourism opportunities that help increase the economic viability of the historic resources of the community.

Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.

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

a. The HPRC and city staff shall evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing survey data and preparation of designation proposals.

b. Continue to work with the Historic Society of Idaho Springs and other entities to preserve, protect and improve the historic resources of the community.

c. Maintain the integrity of the Idaho Springs 1041 Regulations and the associated 1041 Impact Area.

d. HPRC evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing historic resources survey data and prepare designation proposals.

e. HPRC engage property owners in the process of designating additional historic districts and landmarks.

f. Establish and publish clear guidance for property owners and project developers in buffer areas surrounding historic districts and landmarks so that the historic qualities of Idaho Springs are enhanced rather than harmed by physical changes in the City.

g. Coordinate with other governmental entities such as Clear Creek County, CDOT, EPA, FHWA so that the historic character of Idaho Springs is understood and accounted for in the design of public projects.

h. Work on the creation of materials that can assist property owners in assessing whether designation would be beneficial to them, including process guidelines, toolkits explaining tax credits, sample/template residential historic district documents, etc.

i. Evaluate the existing application review process for possible improvements to the process, documents, and regulations.

Objective: Promote the benefits of historic preservation.

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

b. Create and distribute handouts and a website to property owners and project developers which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.

a. With the Sites and Facilities Board, the city will work to promote increased visitation and activation of city-owned historic sites and facilities to highlight historic resources citywide through the creation of wayfinding, signage, and educational materials.

b. Prepare point of contact materials for visitors to Idaho Springs highlighting the historic qualities of the City. Expand the content of interpretive materials beyond architectural history to include information on the individuals and groups of past residents who have left their marks on Idaho Springs.

Objective: Promote public engagement and information on historic preservation.

a. Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).

b. Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.

c. Engage with the public and partner organizations in preservation activities

d. Provide preservation information to residents, businesses, and visitors.

Objective: Implement the eight (8) recommendations and priorities from the 2022 Historic Resources Survey Plan

- a. Conduct a citywide selective intensive survey of sites that have been chosen for documentation based upon the results of the informal reconnaissance survey performed as part of the Historic Resources Survey Plan by engaging with property owners within the identified potential residential historic districts and helping apply for survey grant funding.
- b. Establish city infrastructure to facilitate designation of historic sites and begin a pilot program to encourage owners of properties determined eligible for listing to pursue designation.
- c. Perform additional research and selective intensive surveys in Grass Valley to determine eligibility for a local historic district. Begin by engaging with current property owners to determine their potential appetites for designation.
- d. Promote tax credit opportunities for local residents and property owners interested in local designation and historic preservation efforts.
- e. Prepare historic context to tell the story of tourism in Idaho Springs, presenting the experience of tourists and local entrepreneurs from the early 1880s when health-seekers journeyed to Indian Hot Springs to the post-1958 period when the recently completed I-70 ushered in crowds of auto tourists.
- f. Prepare historic context to tell the story of ethnic communities and associated places in Idaho Springs, including Chinese, Italian, Cornish, and other immigrants critical to the mining industry and development of Idaho Springs.
- g. Consult with National Register staff about 2005 survey forms and create a plan to designate a West Colorado Boulevard historic district.
- h. Conduct citywide selective intensive survey to benefit the city's Sites and Facilities Board, which is tasked with overseeing the care of both city-owned historic properties and designated landmarks in public ownership.

Objective: balance growth and economic development against historic preservation to ensure that future growth does not come at the expense of historic character, historic resources, or historic sites and facilities.

- a. Consider a code audit to determine regulations and requirements that can be strengthened to ensure that historic resources are considered as part of all development applications.
- b. Promote new developments and redevelopments outside the historic district that complement and build upon existing historic character through the creation of stronger architectural guidelines for single-family, multifamily, and commercial development
- c. Strengthen building permit and zoning processes to encourage property owners to consider the historic character of Idaho Springs and demonstrate how they have taken community historic preservation values into account in designing their project.
- d. Work with the state and other potential entities to create an incentive program for architecturally compatible design and/or rehabilitation projects that take into account the city's Design Guidelines.

CHAPTER 10: HISTORIC RESOURCES ELEMENT

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

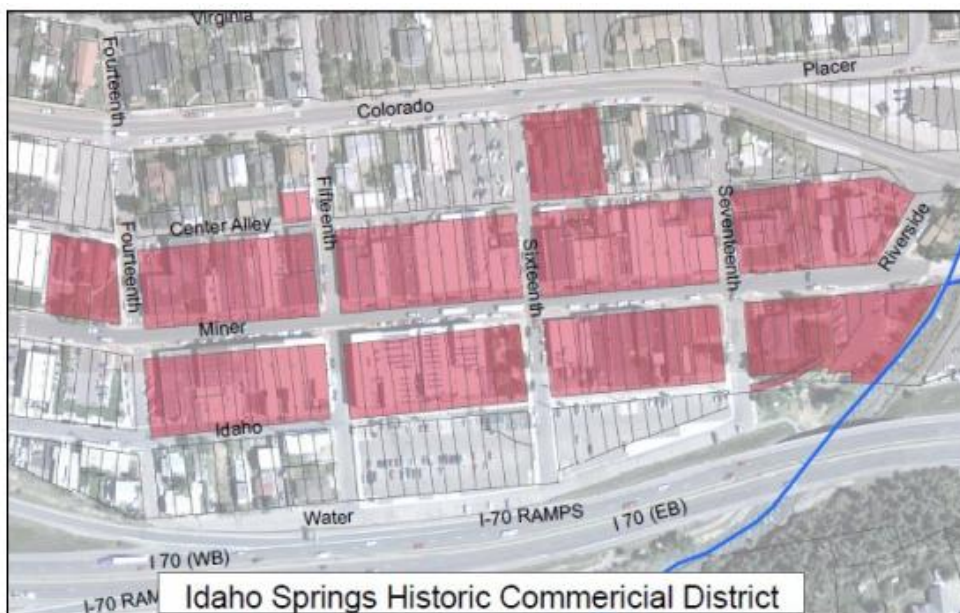
WHAT IS HISTORIC PRESERVATION?

History Colorado describes Historic Preservation as “the process of identifying, protecting, enhancing, and interpreting buildings, structures, sites, objects, districts and landscapes of historic and cultural significance.” History Colorado notes that historic preservation is important because it helps define our communities, and the resources of where we live, work and play. When historic buildings and neighborhoods are torn down or allowed to deteriorate, a part of our past disappears forever.

BENEFITS OF HISTORIC PRESERVATION

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

Historic Preservation has proven to provide many benefits. Colorado Preservation Inc. in 2015 ~~has~~ indicated that studies have shown that every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, 14 new jobs, and \$636,700 in increased household incomes across the state.



HERITAGE TOURISM

The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.” It has been estimated that as many as 75 percent of US tourists have participated in some sort of heritage tourism activity in any given year. Colorado Preservation Inc. has estimated approximately ~~73.395.4 million leisure trips took place in Colorado during 2015~~ visitors to the state as of 2024. ~~These tourists spent over \$19.1 billion on travel that year, supporting over 160,000 jobs throughout the state. In addition, tourism activities generated \$1.1 billion in state and local taxes, not including property taxes. Spending generated by overnight travel in particular accounted for approximately \$17.1 billion~~ These visitors contributed approximately \$28.5 billion to the state’s economy, supporting approximately 188,210 jobs (Colorado OEDIT). <https://oedit.colorado.gov/press-release/tourism-industry-contributes-285-billion-to-colorado-economy-and-supports-over-188000> .This has supported an increase in state and local tax revenue to \$1.9 billion in 2024. A 2021 study funded through the History Colorado State Historical Fund found that heritage tourism accounts for approximately \$10.5 billion in spending in Colorado annually. Archaeology and history-related tourism supported 79,000 jobs, as of 2019 (History Colorado). <https://www.historycolorado.org/press-release/2021/10/21/new-report-highlights-massive-economic-benefits-archaeology-colorado>

THE NATIONAL REGISTER OF HISTORIC PLACES AND SECTION 106 REVIEW

In the National Historic Preservation Act of 1966, Congress created a program to preserve and restore the United States’ historic and cultural resources. One result of this program is the National Register of Historic Places. The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. Listing in the National Register can qualify select properties for federal funding, tax credits and grant funding.

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

Another result of the Historic Preservation Act of 1966 is the requirement for Section 106 review. Section 106 requires federal agencies to consider the effects on historic properties of any federally funded projects. When a federal or federally - funded project is proposed, a survey to establish the “Area of Potential Effects” (APEs) is required. If historic properties in the APE could be potentially affected, Section 106 requires the federal agency to explore possible ways to eliminate or mitigate the adverse effect. ~~For properties that are listed on the National Register, Section 106 requires the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the federal planning process.~~

Idaho Springs Area of Potential Effect

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

1041 REGULATIONS IN REGARD TO HISTORIC PRESERVATION

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

THE COLORADO CERTIFIED LOCAL GOVERNMENT PROGRAM

As part of the 1966 National Historic Preservation Act, Congress created state historic preservation offices to encourage preservation. These offices are funded through the National Park Service. In Colorado, it is History Colorado's Office of Archaeology and Historic Preservation which assumes this role. Governments that participate and meet minimum criteria for historic preservation can become what is known as Certified Local Governments (CLGs). Requirements for CLGs include local preservation ordinances, establishment of a historic preservation commission, quarterly meetings, and a survey (inventory) of historic properties that is no more than 10 years old. CLGs that have state registered resources can receive benefits such as technical expertise, tax credits and grant funding for improvements or restorations for these resources. [The City of Idaho Springs is a CLG.](#)

IDAHO SPRINGS AND HISTORIC PRESERVATION

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

2002 Reconnaissance Survey

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

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

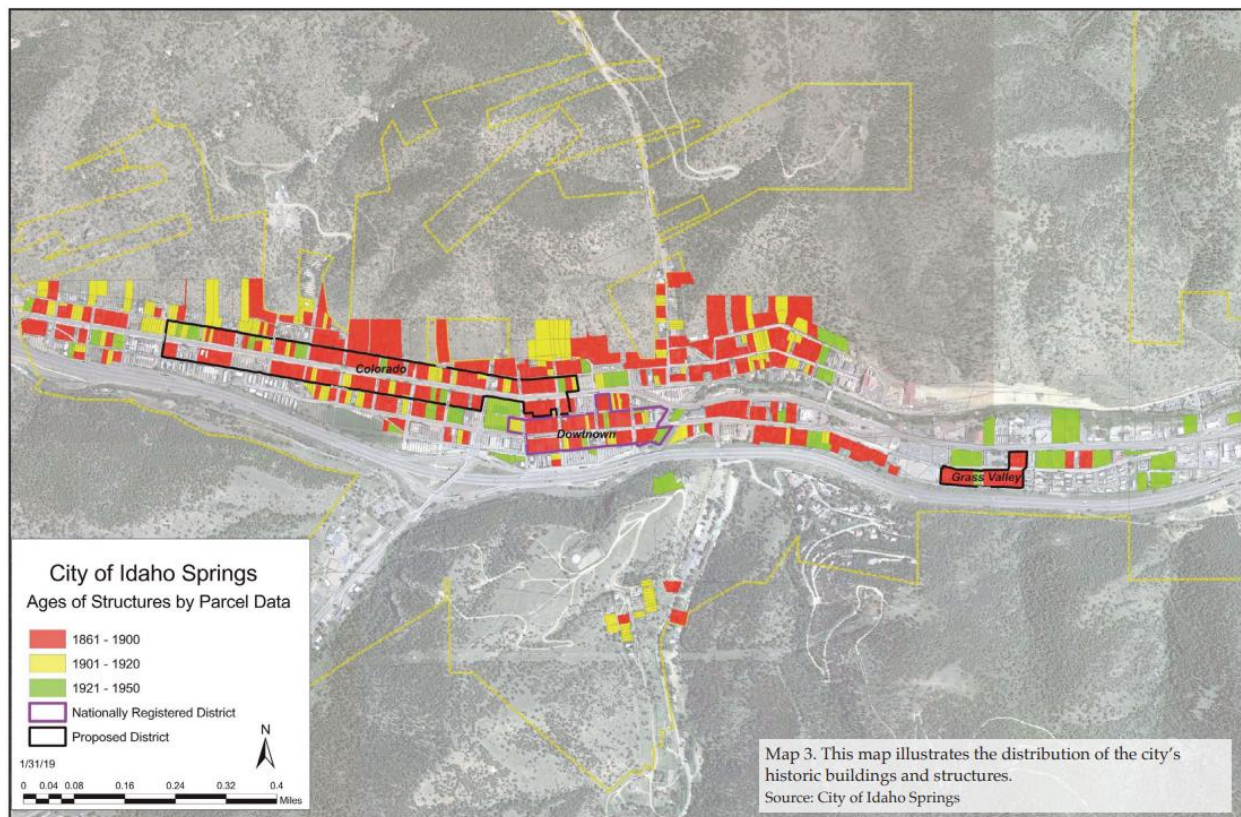
The result of this project was to consider the possibility of another historic district along Colorado Boulevard west of 13th as well as to serve as a resource to encourage additional Section 106 review on future CDOT projects.

2022 Historic Resources Survey Plan

In 2022, the city adopted a Historic Resources Survey Plan using funding received from the State Historic Fund. The Plan was completed to assist the community in analyzing the current state of the city's survey program and make informed decisions regarding future documentation projects. Additionally, the Plan identifies eight (8) key goals and objectives to consider and implement going forward. Several of these are already underway. The Plan also includes an analysis of existing structures in town, ranking them as low, medium, or high integrity buildings.

The Plan identified a potential neighborhood historic district surrounding West Colorado Boulevard from approximately 6th Avenue to 17th Avenue and an additional neighborhood historic district in the Grass Valley area. The Plan suggests that additional comprehensive surveying needs to be done to fully assess potential designations.

The key priorities from the plan are included as an objective below that will continue to be monitored and worked on over the duration of this Plan.



HISTORICAL SOCIETY OF IDAHO SPRINGS

In 2004, the City entered into a partnership agreement with the Historical Society of Idaho Springs wherein the partners established joint ownership of a number of historic properties within the City. The City continues to work with the Historical Society, under the partnership

agreement, to operate, maintain, and improve the various properties and to continue welcoming and retention efforts at the Heritage Museum and Visitor Center.

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

Among those accomplishments are the restoration and maintenance support of the Charlie Tayer Waterwheel, exterior restoration of the narrow gauge train and the construction and operation of the Idaho Springs Visitor Center that houses the history museum, including a US Forest Service information Office. Funds from multiple sources have already been secured to restore the Central Hose House and the Jackson Monument. All of the noted properties are City owned. The preservation of the City's historic assets is an important goal for both entities not only for the intrinsic historic value to the community but as a major catalyst for the very important, lucrative and growing Heritage Tourism industry.

Historic Preservation and Review Commission (HPRC)

The Historic Preservation and Review Commission (HPRC) has the authority to review applications for building permits and demolition permits within the Historic Preservation District established in Chapter 22 of the Idaho Springs Municipal Code (ISMC) and at other established designated sites, to issue certificates of appropriateness (COAs), and to grant exemptions from requirements in Chapter 19 of the ISMC concerning buildings and building regulations.

Chapter 22 of the ISMC was adopted by ordinance to:

1. Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.
2. Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.
3. Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.
4. Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.
5. Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.
6. Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:
 - a. Adversely affect the desirability of the district or other designated site for business and residential purposes; or
 - b. Are hazardous or incompatible with the historic character of the District or other designated site.

Historic Sites and Facilities Board

The Historic Sites and Facilities (Sites & Facilities) Board was formally established as a city board in 2024 to perform several functions. The Board's jurisdiction extends to sixteen (16) city-owned sites around the community.

Strategic Plan:

The Sites and Facilities Board is tasked with preparing a work plan that identifies and priorities necessary work at the city's historic sites and facilities. In 2025, City Council adopted the 2025-2028 work plan that the Board had prepared. This work plan identifies the projects necessary at each site and facility in the city and establishes priorities on how quickly the work needs to be done. This functions as a scheduled maintenance program that outlines routine and periodic maintenance tasks essential for the preservation of structural integrity and historical authenticity of the sites and facilities.

Oversight of Maintenance Practices and Project Review:

Since 2017, the city has made substantial progress protecting the historic resources the city owns. The city's historic Coach has been successfully restored in partnership with the Georgetown Loop. The coach and engine will be relocated to the east side of the City Hall property and a cover will need to be built in the near future to protect the resources. The engine restoration will be the next major project to be completed and is a high priority. The Hose House #2 was renovated in 2022/2023, and the Idaho Springs Powder House was renovated in 2025. Future improvements at the Powder House site may include a park or picnic area to further highlight that space.

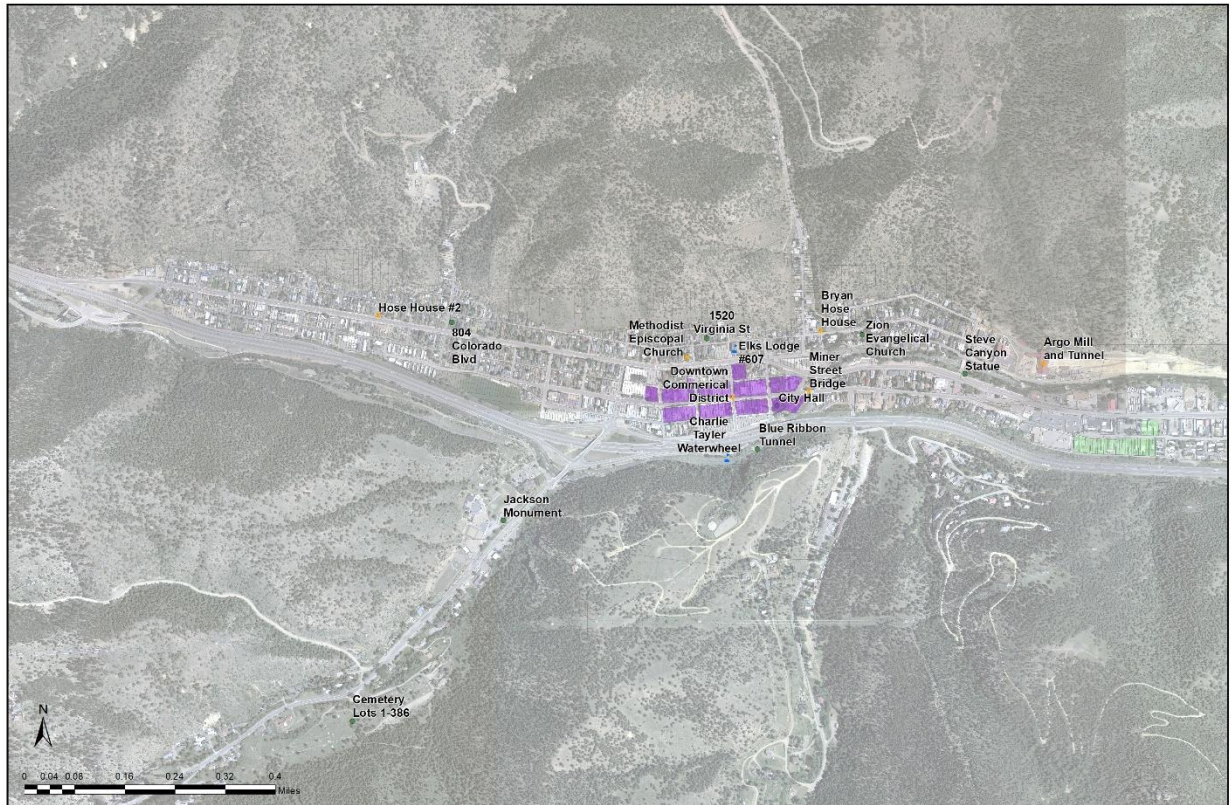
Site Enhancements, Education, and Accessibility:

The Board is also tasked with identification of opportunities for enhancements that increase accessibility, interpretive potential, and public engagement with the historic sites, while maintaining the historical character and integrity of each site. Initiatives designed to engage the community with its historical heritage, including educational programs, events, and materials that highlight the significance and stories of the historic sites and facilities are also part of the Board's purview.

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

National Register of Historic Places
1. Argo Mill and Tunnel (2351 Riverside Drive)
2. Hose House #2 (NE Corner of 6 th Ave and Colorado Blvd)
3. Methodist Episcopal Church (1400 Colorado Blvd)
4. Miner Street Bridge (East of Miner Street and 17 th Ave)
5. <u>Bryan Hose House</u> (Illinois Street and Virginia Street)
State Registered Historic Properties
1. Elks Lodge #607 (1600 Colorado Blvd)
2. Charlie Tayler Waterwheel (South of City Hall, opposite side of I-70)
Locally Registered Historic Properties
1. Blue Ribbon Tunnel (Adjacent to Charlie Tayler Waterwheel Park)
2. Steve Canyon Statue (NE Corner of 23 rd Ave and Colorado Blvd in CRC Park)
3. City Hall (1711 Miner Street)
4. Zion Evangelical Lutheran Church (1921 Virginia Street)
5. 804 Colorado Blvd – private residence
6. 1520 Virginia Street – private residence
7. Indian Hot Springs (320 Soda Creek Road)
8. Jackson Monument (320 Highway 103)
9. Zion Evangelical Church (1921 Virginia Street)
10. Idaho Springs Cemetery (Highway 103)
11. Idaho Springs Powder House (Corner of Soda Creek Road and Little Bear Creek Road)

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



HISTORIC RESOURCES ELEMENT OBJECTIVES

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

Strategies

- a.—Explore how to increase participation in the HPRC and reduce duplication of services. Consider retaining the services of an architect or preservationist to educate and make recommendations to the HPRC.
- b.—Ensure the building permit review process requires HPRC review prior to application of building permits and not following building permit approval.
- ~~c.a. Work with the State or other potential entities toward available grants to complete a City-wide survey of historic properties. The HPRC and city staff shall evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing survey data and preparation of designation proposals.~~
- ~~d.b. _____~~ Continue to work with the Historic Society of Idaho Springs and ~~its leadership committee~~ other entities to preserve, protect and improve the historic resources of the community.
- c. Maintain the integrity of the Idaho Springs 1041 Regulations and the associated 1041 Impact Area.

- d. HPRC evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing historic resources survey data and prepare designation proposals.
- e. HPRC engage property owners in the process of designating additional historic districts and landmarks.
- f. Establish and publish clear guidance for property owners and project developers in buffer areas surrounding historic districts and landmarks so that the historic qualities of Idaho Springs are enhanced rather than harmed by physical changes in the City.
- g. Coordinate with other governmental entities such as Clear Creek County, CDOT, EPA, FHWA so that the historic character of Idaho Springs is understood and accounted for in the design of public projects.
- h. Work on the creation of materials that can assist property owners in assessing whether designation would be beneficial to them, including process guidelines, toolkits explaining tax credits, sample/template residential historic district documents, etc.
- i. Evaluate the existing application review process for possible improvements to the process, documents, and regulations.

e.j.

Objective: Promote the benefits of historic preservation.

Strategies

- a. Identify and promote incentives for local property owners to assist with preservation efforts.
- b. Create and distribute handouts and a website to property owners and project developers which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.
- c. ~~Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).~~ With the Sites and Facilities Board, the city will work to promote increased visitation and activation of city-owned historic sites and facilities to highlight historic resources citywide through the creation of wayfinding, signage, and educational materials.
- d. Prepare point of contact materials for visitors to Idaho Springs highlighting the historic qualities of the City. Expand the content of interpretive materials beyond architectural history to include information on the individuals and groups of past residents who have left their marks on Idaho Springs.
- d. ~~Develop preservation tourism opportunities that help increase the economic viability of the historic resources of the community.~~
- e. ~~Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.~~

Objective: Promote public engagement and information on historic preservation.

Strategies:

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- b. Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.
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- d. Provide preservation information to residents, businesses, and visitors.

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Strategies:

- a. Conduct a citywide selective intensive survey of sites that have been chosen for documentation based upon the results of the informal reconnaissance survey performed as part of the Historic Resources Survey Plan by engaging with property owners within the identified potential residential historic districts and helping apply for survey grant funding.
- b. Establish city infrastructure to facilitate designation of historic sites and begin a pilot program to encourage owners of properties determined eligible for listing to pursue designation.
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- a.h. Conduct citywide selective intensive survey to benefit the city's Sites and Facilities Board, which is tasked with overseeing the care of both city-owned historic properties and designated landmarks in public ownership.

Objective: balance growth and economic development against historic preservation to ensure that future growth does not come at the expense of historic character, historic resources, or historic sites and facilities.

Strategies:

- a. Consider a code audit to determine regulations and requirements that can be strengthened to ensure that historic resources are considered as part of all development applications.

- b. Promote new developments and redevelopments outside the historic district that complement and build upon existing historic character through the creation of stronger architectural guidelines for single-family, multifamily, and commercial development
- c. Strengthen building permit and zoning processes to encourage property owners to consider the historic character of Idaho Springs and demonstrate how they have taken community historic preservation values into account in designing their project.
- d. Work with the state and other potential entities to create an incentive program for architecturally compatible design and/or rehabilitation projects that take into account the city's Design Guidelines.

Implementation

The following is a table indicating the priority level, cost, and complexity of each of the Historic Resource strategies. This is meant to establish a basic order of importance and operations for implementation, though implementation will ultimately be determined by funding, political will, and feasibility.

(I have not yet created this table)

Address	Legal Description	Existing Use	Zoning
1 1410 Colorado Blvd	ID SPGS B18 W2 L9-12	Religious	R-3
2 1422 Colorado Blvd	ID SPGS B18 W2 L6-8 & PT L9	Single-Family Residential	R-3
3 1430 Colorado Blvd	ID SPGS B18 L4, 5, and PT L3	Single-Family Residential	R-3
4 321 15th Ave	ID SPGS B18 PT L1-3	Single-Family Residential	R-3
5 1440 Colorado Blvd		Religious/Event	R-3
6 1500 Colorado Blvd	ID SPGS B13 L11, 12, PT L10	Single-Family Residential	R-3
7 1520 Colorado Blvd	ID SPGS B 13, L8, L9, PT L10	Single-Family Residential	R-3
8 1526 Colorado Blvd	ID SPGS B13 L6 and L7	Duplex/Single-Family Attached	R-3
9 Elks Lodge Parking	ID SPGS B13 L1-L5	Parking/Vacant	R-3
10 1600 Colorado Blvd	ID SPGS B10 L10-L12	Institutional	R-3
11 1632 Colorado Blvd	ID SPGS B10 L1-L9	Religious	R-3
12 1702 Placer St	ID SPGS B5 PT L9, L10-12	Religious	R-3
13 1718 Placer St	ID SPGS B5 L8 PT L7 PT L9	Single-Family Residential	R-3
14 1724 Placer St	ID SPGS BL 5 L5-L6, E2 of L7	Single-Family Residential	R-3
15 1739 Virginia Street		Single-Family Residential	R-3
16 1738 Virginia Street	ID SPGS B5 L1 PT L2	Duplex/Single-Family Attached	R-3
17 1732 Virginia Street	ID SPGS B5 L2-L3, PT L4	Single-Family Residential	R-3
18 1800 Colorado Blvd	ID SPGS L1-L11 BA L1-7 B6	Mixed Use	C-1
19 236 17th Ave	ID SPGS B6 PT L12	Single-Family Residential	C-1
20 1639 Colorado Blvd	ID SPGS B9 L1, L2, PT L3	Single-Family Residential	C-1
21 225 17th Ave	ID SPGS B9 L1, L2, PT L3	Single-Family Residential	C-1
22 1635 Colorado Blvd	ID SPGS B9 L4 PT L3	Single-Family Residential	C-1
23 1629 Colorado Blvd	ID SPGS B9 L5 PT L6	Single-Family Residential	C-1
24 1625 Colorado Blvd	ID SPGS B9 L6 PT L7	Single-Family Residential	C-1
25 1617 Colorado Blvd	ID SPGS B9 L7 8 PT	Lodging	C-1
26 1613 Colorado Blvd	ID SPGS B9 L8 9 PT	Single-Family Residential	C-1
27 1601 Colorado Blvd	ID SPGS B9 L9 W 1FT & 10-12	Lodging	C-1
28 1531 Colorado Blvd	ID SPGS B14 L5 & PT L4,6	Municipal	C-1
29 1521 Colorado Blvd	ID SPGS L8 PT L7 & 9 B14	Single-Family Residential	C-1
30 1505 Colorado Blvd	ID SPGS B14 L10 11 12 & PT L9	Mixed Use	C-1
31 1443 Colorado Blvd	ID SPGS B17 PT L1 & 2	Commercial	C-1
32 1435 Colorado Blvd	ID SPGS ZB17 L3 & 4	Single-Family Residential	C-1
33 1425 Colorado Blvd	ID SPGS B17 L5 & 6	Single-Family Residential	C-1
34 1419 Colorado Blvd	ID SPGS B17 L7 & PT L8	Single-Family Residential	C-1
35 1413 Colorado Blvd	ID SPGS B17 L9 & PT L8	Single-Family Residential	C-1
36 1401 Colorado Blvd	ID SPGS B17 N 90' L10-12	Single-Family Residential	C-1
37 225 14th Ave	ID SPGS B17 L 10 11 12 PT	Single-Family Residential	C-1
38 1300 Colorado Blvd	IS ALL B34 & B33 L6-14	Institutional	C-2
39 1336 Colorado Blvd	ID SPGS B35 L1 & 2	Religious	R-3
40 1326 Colorado Blvd	ID SPGS B35 L3 4 & 5	Single-Family Residential	R-3
41 1320 Colorado Blvd	ID SPGS B35 L6 & 7	Single-Family Residential	R-3
42 1302 Colorado Blvd	ID SPGS B35 L 8 9 & 10	Single-Family Residential	R-3
43 319 13th Ave	ID SPGS B38 L 1 2 3 PT	Single-Family Residential	R-3
44 1244 Colorado Blvd	ID SPGS B38 L 1 2 PT	Single-Family Residential	R-1
45 1236 Colorado Blvd	ID SPGS B38 L 4 5 & PT L3	Single-Family Residential	R-1
46 1228 Colorado Blvd	ID SPGS B38 L 5 & PT L6	Single-Family Residential	R-1
47 1222 Colorado Blvd	ID SPGS B38 L6 PT & L7	Single-Family Residential	R-1
48 1214 Colorado Blvd	ID SPGS B38 L8 & 9	Single-Family Residential	R-1
49 1210 Colorado Blvd	ID SPGS B38 L10 & PT L11	Single-Family Residential	R-1
50 1204 Colorado Blvd	ID SPGS B38 L 11 PT & L12	Single-Family Residential	R-1
51 222 12th Ave	ID SPGS B39 L 9-12 PT	Single-Family Residential	R-1
52 1205 Colorado Blvd	ID SPGS B39 L10 11 12 PT	Single-Family Residential	R-1
53 1215 Colorado Blvd	ID SPGS B39 L9 10 PT	Single-Family Residential	R-1
54 1223 Colorado Blvd	ID SPGS B39 L 7 8 & PT L6	Single-Family Residential	R-1
55 1229 Colorado Blvd	ID SPGS B39 L5 & PT L4 & 6	Single-Family Residential	R-1
56 1235 Colorado Blvd	ID SPGS B39 L3 & PT L4	Single-Family Residential	R-1
57 1245 Colorado Blvd	ID SPGS B39 L1 & 2	Single-Family Residential	R-1
58 1200 Miner St	ID SPGS B40 L8 THRU 12 & PT L7	Single-Family Residential	C-2

59	1246 Miner St	ID SPGS B40 L1-6 & E5FT L7	Gas Station	C-2
60	1205 Miner St	ID SPGS B41 L11 12 & PT 9 10	Commercial	C-2
61	1209 Miner St	ID SPGS B41 L8 & PT L9&10	Veterinarian's Office	C-2
62	1235 Miner St	ID SPGS B41 L 6 7	Single-Family Residential	C-2
63	1241 Miner St	ID SPGS B41 PT L3 & L4-5	Mixed Use	C-2
64	115 13th Ave	ID SPGS B41 L1,2 & E2 L3	Gas Station	C-2
65		ID SPGS B42 L3-12	Parking/Vacant	C-2
66	1319 Miner St	ID SPGS L11 12 13 14 B32 Less	Gas Station	C-2
67	1313 Idaho St	ID SPGS B31 PT L10 L11-13	Commercial	C-2
68	1347 Idaho St	ID SPGS B31 PT L1-3 & 5-10	Commercial	C-2
69	103 14th Ave	ID SPGS B31 L 1 2 3 4 PT	Single-Family Residential	C-2
70	1401 Idaho St	ID SPGS B29 L11,12	Parking/Vacant	C-1
71	1407 Idaho St	ID SPGS B29 L10	Parking/Vacant	C-1
72		ID SPGS B29 L8 & 9	Parking/Vacant	C-1
73		ID SPGS B29 L5 6 & PT L4	Parking/Vacant	C-1
74		ID SPGS B29 L1 2 3 4 PT	Parking/Vacant	C-1
75	121 15th Ave	ID SPGS PT L1-4 BL 29	Commercial	C-1
76		ID SPGS B26 L8-12	Parking/Vacant	C-1
77		ID SPGS B26 L1-3 PT & 4-7 ALL	Parking/Vacant	C-1
78	123 16th Ave	ID SPGS PT L1,2,3 B26	Food and Beverage	C-1
79		ID SPGS B23 L1-8 PT & L9-12	Parking/Vacant	C-1
80	1800 Miner St	ID SPGS Becker PL #299	Retail	C-1
81	1840 Miner St	ID SPGS Project Support Condo	Multifamily	C-1
82	1844 Miner St	ID SPGS Elliott Logan PL L1 2	Single-Family Residential	C-1
83	1848 Miner St	ID SPGS Elliott Sub Logan Pl	Single-Family Residential	C-1
84	1852 Miner St	ID SPGS Elliott Logan PL L3 PT	Single-Family Residential	C-1
85	1856 Miner St	ID SPGS elliott Sub Logan Pl	Single-Family Residential	C-1
86	1900 Miner St	IS Elliott Logan Pl L6 5P	Single-Family Residential	C-1
87	1801 Miner St	ID SPGS Graham Pl #840	Rafting Business	C-1
88	1819 Miner St	ID SPGS Graham Pl #840 PT	Single-Family Residential	C-1
89	1825 Miner St	ID SPGS Graham Pl #840 PT	Single-Family Residential	C-1
90		ID SPGS Graham Pl #840 PT	Vacant	C-1
91	1843 Miner St	ID SPGS Graham Pl #840 PT	Single-Family Residential	C-1
92	1845 Miner St	Lot 11 Lot 12 Elliots Subdivision	Real Estate Office	C-1
93		West 10' Lot 13 Elliots Sub	Vacant	C-1
94		E 20' Lot 13 Elliots Sub (NM)	Vacant	C-1
95		ID SPGS PT Montague PL 36-3-73	Vacant	C-1
96	1856 Colorado Blvd	Get Gassed Minor Sub PCL 1	Parking/Vacant	C-1
97	34 Virginia Canyon Rd	ID SPGS B2 L1 2 3 PT	Single-Family Residential	R-3
98	1845 Virginia St	ID SPGS B2 L1 2 3 PT	Single-Family Residential	R-3
99	1802 Placer St	ID SPGS B2 L4 5 6 PT	Single-Family Residential	R-3
100	1820 Placer St	ID SPGS B2 L 4 5 & 6	Single-Family Residential	R-3
101	1828 Illinois St	ID SPGS ALL BL B LS SE PT	Single-Family Residential	R-3
102	1848 Riverside Dr	ID SPGS B-B L3 4 5 & 6 TR PT OF	Single-Family Residential	R-3



TO: Historic Preservation Review Commission
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: Continued Discussion on Potential Architectural Design Amendments and Buffer Zone
MEETING DATE: October 21, 2025

BACKGROUND

We have been talking about the two-block historic district buffer and the desire to ensure that new developments and substantial construction projects are compatible with the city's historic character. At the last meeting, we came to several conclusions that are summarized as follows.

1. For residential, single-family neighborhoods, the priority should be the promotion of additional historic districts, specifically for residential historic districts.
 - a. How do we make it easy to designate your home and how do we incentivize doing it?
2. The two-block buffer from Section 21-205 of the Idaho Springs Municipal Code (ISMC) is important, but so is architectural design around the city because projects outside of that two-block area can still have an impact on overall historic character.
3. Creating a list of important architectural styles/defining characteristics would be valuable to give developers and property owners more clarity on what styles, features, and details are most "appropriate" or typical in Idaho Springs and would best complement the historic characteristics of downtown and elsewhere.
 - a. This would include definitions of what "supporting the architectural standards of the district" means, including discussions on materials, roof lines, bulk/mass, and expectations of what the city wants to see.
4. Consider what the city is doing so far, so we can consider how to better enforce those rules instead of creating new ones (as applicable).

EXISTING RULES AND REGULATIONS THAT DICTATE DESIGN

Historic District:

As we all know, properties in the Historic District are required to meet the city's *Design Guidelines for Historic Structures*.

Section 21-205:

This section of the ISMC details design setting requirements for distinct areas in the city, including the east end, the commercial downtown and a two-block buffer around the downtown area, the west end, and community gateway areas. The relevant section we have discussed previously is the two-block buffer around the historic downtown district, which encourages that new developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself. Use of Historic District building materials, architectural styles and designs based upon historic City sites are strongly encouraged. At the last meeting, we discussed the idea that height and massing concerns were a major concern. We also discussed the need for stronger architectural guidelines for properties in general so that new developments anywhere in town have some compatibility with existing architectural character.

Staff notes from the last meeting indicate that education (guides, checklists, etc.) might be a good starting point to get properties within the buffer area to better understand how to work with the historic district. Staff have not started working on this, but it has been integrated into the proposed new objectives and strategies for the Comprehensive Plan. Staff plans to begin working on this for an upcoming meeting.

Chapter 26:

This chapter of the ISMC contains specific requirements for the East End Overlay District (EEOD), which was implemented to support redevelopment of the east end of the city. The EEOD has specific standards that are unique to the district, ensuring development that meets the city's goals for redevelopment of that part of the city. For reference, the potential Grass Valley historic district area is within the EEOD.

Section 21-220:

This section of the ISMC regulates multifamily and commercial architecture to ensure that these types of developments fit within the city's goals and objectives for new development and redevelopment. These contain architectural elements, as follows:

- (6) Architectural elements.
 - (a) All multi-family buildings shall employ at least two (2) of the following design items applied consistently along each facade:
 - (1) Overhangs.
 - (2) Recesses.
 - (3) Projections.
 - (4) Shadow lines.
 - (5) Reveals.
 - (b) Windows. All elevations shall contain windows.
 - (c) HVAC and utilities. All exposed HVAC units and utility boxes must be designed to blend in with the building and/or landscaping.
 - (d) Stairways. Stairways serving as a primary point of entry/exit in multi-family buildings shall not be located outside of the building footprint unless it is designed to serve as an architectural feature.
 - (e) Primary entrances. Primary entrances to apartment buildings should be identifiable by an architectural treatment such as a covered portico.

As we had discussed, creating a checklist/guide of architectural styles and defining characteristics would be helpful to ensure that property owners know what types of features are desirable before getting into the design process too deeply. That said, we also talked about considering changes to this section to make clearer the standards that multifamily and commercial development needs to follow.

Other requirements:

The city has long-standing parking requirements; height, open space, and setback requirements; and other development standards to govern the built environment. We also have the requirement that new homes in the R-1 zone district cannot be more than 50% larger than the average of existing homes within 150' of the subject property (Sec. 21-62). This gets at the massing concern of new buildings in residential areas by ensuring that someone cannot buy up several lots to create one incongruously large home. However, it does not get at the issue of height. Someone could potentially increase the height of their home and create a tall, skinny home.

Taken together, there are a lot of tools in the city's toolbox to address compatibility of proposed developments. The question is whether we believe the city should strengthen existing tools or add additional tools.

PROMOTION OF RESIDENTIAL HISTORIC DISTRICTS: NEXT STEPS

I would like to start this process in earnest. At the last work session, this was identified as a key priority. It is also a priority in the current Comprehensive Plan and will continue to be a priority. I put together a brief guide for homeowners that might be a starting point, but will need much more information. This is included in the packet. I would like feedback on what should be added to this.

Additionally, I would like feedback on what our first/next steps should be for working on local designations in earnest – both districts and single properties. My initial thought is to put together educational information about local designations, perhaps using

a non-competitive SHF grant. I would like to get a group of homeowners together to complete a historic survey of properties identified in the 2022 Historic Resources Survey, but I am unsure of the best way(s) to promote this and get people to buy in. I could schedule a series of workshops/events to get people interested but am unsure where to start. I thought this would be a good opportunity to discuss next steps. There are many resources online – we just need to decide what we want to do to kick off this promotion.

IMPORTANT ARCHITECTURAL STYLES AND DEFINING CHARACTERISTICS

The 2022 Historic Resources Survey Plan and the Design Guidelines talk about certain defining residential styles in the city today. These include Queen Anne style, Edwardian style, Late Victorian, Foursquares, and Classic Cottages along West Colorado Boulevard. In the Grass Valley area, Foursquare and Lake Victorian homes appear to be the major forms.

I had started working on a handout that would detail these architectural styles and provide clear examples of what characteristics are most prominent in each type to give property owners and developers more information, but the file corrupted and I have not yet had time to put it back together. I will start working on this again – I was hoping to have this ready for October 21.



Applying for Local Historic Site Designation in Idaho Springs

This guide is designed to help property owners in Idaho Springs prepare and apply to designate their property as a local historic site. It is based on the Idaho Springs Municipal Code, National Park Service (NPS) guidance, and History Colorado best practices.

Why designate a property as a local historic site?

Local historic designation can provide many benefits to local property owners of historic properties, whether commercial or residential. Benefits can include:

- State and federal tax credits for restoration, rehabilitation, and other preservation work on the property
- Grant funding eligibility from the Colorado State Historical Fund and other organizations
- Assurance that the property and its historic character will be protected in perpetuity

Historic Tax Credits

A substantial benefit offered to owners of historically designated properties is access to historic tax credits through the State of Colorado. Colorado has had a historic rehabilitation tax credit in place since 1990 for residential or commercial tax credits. There is also a program for projects that convert commercial space into new rental housing units. Federal tax credits exist as well, but only for projects on the national register of historic places. Tax credits can be secured when rehabilitating a historic property, which then goes to reducing the property owner's tax burden. This is a common tool used to fund preservation projects and can be a great reason to register your property if you plan to do work to restore it in a historically sensitive manner. Resources are available at the end of this document.

Common Misconceptions

Many property owners are concerned that designation of a property will make any projects they do at their home more expensive due to materials requirements. There can also be concern that they will lose control of their ability to make modifications to the property. While there is some truth to those concerns, the city of Idaho Springs works with property owners to ensure preservation activities do not hinder their ability to make necessary renovations to their homes.

What types of properties are eligible for designation?

A property may be designated if it:

1. Is associated with events that have made a significant contribution to the broad patterns of the City's history;
2. Is associated with the lives of persons significant in the City's past;
3. Embodies the distinctive characteristics of a type, period or method of construction;
4. Represents the work of a master;

5. Possesses high artistic values;
6. Represents a significant and distinguishable entity whose components may lack individual distinction; or
7. Has yielded, or may be likely to yield, information important in prehistory or history.

Step 1: Determine Eligibility

1. Check if the property is already designated (local, state, or national).
2. Review the Idaho Springs Historic Resources Survey Plan (2022) for identification. This Plan contains a preliminary survey of properties in the city.
3. Assess whether the property has historic significance (architecture, cultural associations, etc.).
4. Ensure the property retains historic integrity (design, materials, setting).

Step 2: Contact City Staff / Historic Preservation Review Commission (HPRC)

1. Contact the Idaho Springs Community Development Department.
2. Confirm whether the property is within the city's downtown historic district.
3. Request application forms, design guidelines, and deadlines.
4. City staff are happy to set up a pre-application meeting to go over goals, discuss requirements, and help with initial data collection.

Step 3: Research & Documentation

1. Collect historic information (date built, architect, past uses).
2. Take current high-quality photographs (all sides of the property).
3. Assemble historic photographs, maps, or past survey data. The Historical Society of Idaho Springs is a great resource for this.
4. Document any alterations, additions, or repairs that have occurred that may have an impact on the overall integrity of the building or property.

Step 4: Complete Application

1. Fill out the city's application form and provide relevant details, including:
 - a. Property history, photographs, and a site plan or map.
 - b. Owner's signed consent.
 - c. Narrative discussing compliance with necessary criteria for designation.

Step 5: Submit Application

1. Complete applications are submitted to the Idaho Springs City Planner, who will start by reviewing the materials for completeness and do an initial review of documents to assess whether any additional materials are needed.
2. Confirm placement on Historic Preservation Review Commission (HPRC) agenda. The HPRC meets on the third Tuesday of each month, as needed.

Step 6: Attend HPRC Review / Hearing

1. Be present (or represented) at the HPRC meeting.
2. Be prepared to present supporting evidence and answer questions.
3. Respond to staff/commission feedback and revise if needed.
4. The HPRC will act to approve or deny designation.

Step 7: Maintain Compliance

1. For future exterior changes, signage, or additions: apply for a Certificate of Appropriateness (COA).
2. Follow local Design Guidelines for Historic Structures.
3. Use NPS Preservation Briefs and Standards for technical preservation guidance.

Helpful Resources and Relevant Links:

Idaho Springs Municipal Code – Chapter 22: Historic Preservation:

https://library.municode.com/co/idaho_springs/codes/municipal_code?nodeId=CH22HIPR

- This chapter of the Municipal Code details how historic districts in Idaho Springs can be designated, historic preservation requirements, and other relevant details.

Idaho Springs Design Guidelines for Historic Structures:

<https://www.idahospringsco.com/media/2521>

- This document is used to determine appropriate processes, materials, and designs for rehabilitation, restoration, and repair of historic structures. If you are considering designating your property, be aware that any future exterior work to your structure(s) will need to comply with these guidelines.

Idaho Springs Historic Resources Survey Plan, 2022:

<https://www.idahospringsco.com/media/2766>

- This document includes information about structures in Idaho Springs and can be a good starting point to assess whether your property might be a good candidate for local designation. An historical survey of the property may be required, but this is a good starting point.

National Park Service Historic Preservation Standards and Guidelines:

<https://www.nps.gov/subjects/historicpreservation/standards.htm>

- The National Park Service has a wealth of resources on best practices for rehabilitation and restoration work. Consult their [preservation briefs](#) for recommendations on a variety of preservation topics. Their [Interpreting the Standards bulletins](#) are also useful for property owners looking to undertake preservation efforts at their properties.

National Trust for Historic Preservation – Tips & Tools: <https://savingplaces.org/tips-and-tools>

- This resource provides resources and guides on the preservation and rehabilitation of historic resources.