



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

Tuesday, November 18, 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.

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### 1. Work Session Agenda (6:00 PM)

- a. Potential Designation of 1616 Wall Street - Pre-Submittal Meeting
- b. 1921 Virginia Street - Zion Lutheran Church - Pre-Submittal Discussion
- c. Member Rotation for Chair, Vice Chair, Alternates and Seats Expiring Soon
- d. Defining Characteristics Discussion

### 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](mailto: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.



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## Community Development Planner Communication

Meeting Date: November 18, 2025  
To: HPRC  
From: Dylan Graves, Community Development Planner

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### **Comprehensive Plan Progress:**

Work continues on the comprehensive plan update. I am working on formatting of the first complete draft section now, but will need to do this for the entirety of the plan. Updated mapping is also still needed. That said, I will be compiling an updated list of goals and objectives in the next month or so, ready for next meeting.

### **Upcoming Terms Expiring:**

Appointment terms for Patti, Mike, and Shannon are expiring in February 2026. There will be a call for letters of interest in January to refill these seats. Please let me know in writing if you would like to stay on for another term so you can be reappointed in February.

### **Chair and Vice Chair Seats:**

Chair and Vice Chair will be selected in March once appointments occur. Lisa has mentioned that she is open to someone else filling the role of Chair. On the work session agenda tonight is a discussion about the role of regular members and alternates and whether we would want to rotate existing regular members and alternates to give everyone a chance to vote while members of the Commission. I have a request in to the attorneys to see what that would take, and hope to have a response ahead of the meeting. I did not have a response as of Thursday afternoon when this report was finalized.

### **1921 Virginia Street – Zion Lutheran Church:**

A representative from Zion Lutheran Church is coming in tonight for a pre-submittal/work session item to discuss a few items relevant to the property. The property was designated as a local historic site in 2008. Recently, they installed a wooden ramp to access the front door of the building, see photos on the next page. They also want to discuss adding a plaque to the building, potential window replacement in the future, and other items related to historic preservation. This is a good opportunity to potentially talk about future designations in this area, since the church and the hose house are in close proximity to each other and could act as the foundations for a neighborhood district.

### **1616 Wall Street:**

The owners of this property are interested in potentially designating it as a local historic site. The 2022 Survey Plan identified the property as “Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements” with a construction date of 1900 and an integrity level of medium. They are coming in to discuss what they know about the property, the designation process, and what the HPRC would like to see to get designated. This is another potential area for a local district since the Elks Lodge is nearby.

### **Defining Characteristics Discussion:**

Building off Mike’s work for the National Folk Style and Late 19<sup>th</sup> Century Commercial Style, I have started putting together similar defining characteristics forms for other styles in the city. I am looking for feedback and direction on what changes might be needed, what other styles should be included, etc.







419 Colorado Blvd. – Classic Cottage style family

### Classic Cottage Families (Varieties):

- English Cottage
- Cape Cod Cottage
- Tudor Revival
- Storybook / Fairytale

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for Classic Cottage Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	1 to 1.5 stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Symmetrical square or box shape	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Hipped roofs	Maintain shape(s)
• <b>Pitch</b>	Moderate pitch (less than Victorian)	Maintain slope(s)
• <b>Material</b>	Composition or asphalt shingles	Preserve - Note 2
• <b>Rafters</b>	Exposed rafters or decorative brackets	Maintain appearance
• <b>Overhang</b>	Flared eaves	Maintain length
• <b>Dormers</b>	Central dormers	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Full- or partial-width front porch	Preserve – Note 2
• <b>Porch support</b>	Thick, simplified Doric columns	Preserve – Note 2
• <b>Bay window</b>	Rarely	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s), exterior chimney(s)	Preserve – Note 2
<b>Walls</b>	Brick or Masonry with belt course	Preserve – Note 2
<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, sashed, single or paired	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style	Remain in same style(s)
○ <b>Lintels</b>	Over windows	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end	Preserve – Note 2
<b>Details</b>		Preserve – Note 2

**Note 1:** Any addition should be at the rear and subordinate to the existing building.

**Note 2:** Maintain; repair as needed; if significantly deteriorated, replace in kind.

**Note 3:** For energy upgrade, window should appear similar, preferably of the same material.



## Edwardian Families (Varieties):

- Free Classical
- Simplified Vernacular
- Edwardian Villa or Cottage
- Transitional / Hybrid
- Edwardian Arts & Crafts

2122 Virginia Street – Edwardian style family

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for Edwardian Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	1 to 2 stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Asymmetrical massing	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Gabled or hipped roofs	Maintain shape(s)
• <b>Pitch</b>	Moderate pitch (less than Victorian)	Maintain slope(s)
• <b>Material</b>	Composition or asphalt shingles	Preserve - Note 2
• <b>Rafters</b>	Exposed rafters or decorative brackets	Maintain appearance
• <b>Overhang</b>	Wide length	Maintain length
• <b>Dormers</b>	Small dormer sometimes	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Full- or partial-width front porch	Preserve – Note 2
• <b>Porch support</b>	Square or round columns	Preserve – Note 2
• <b>Bay window</b>	Sometimes	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s), exterior chimney(s)	Preserve – Note 2
<b>Walls</b>	Clapboard (lap siding)	Preserve – Note 2
<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, sashed, single or paired	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style, may have accent windows and dormer windows that differ	Remain in same style(s)
○ <b>Lintels</b>	Over windows, but rare	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end	Preserve – Note 2
<b>Details</b>	Brick or stone accents often used for foundations, chimneys, lower walls	Preserve – Note 2

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### Foursquare Families (Varieties):

- Prairie Box
- Transitional Period
- Shirtwaist

1244 Colorado Blvd. – Foursquare style family

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for Foursquare Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	Usually two to two and a half stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Square or box shape	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Hip roof with wide eaves	Maintain shape(s)
• <b>Pitch</b>	Low slope	Maintain slope(s)
• <b>Material</b>	Composition or asphalt shingles	Preserve - Note 2
• <b>Rafters</b>	Exposed rafters or decorative brackets	Maintain appearance
• <b>Overhang</b>	Wide length	Maintain length
• <b>Dormers</b>	Central dormer typical	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Full- or partial-width front porch, may wrap around	Preserve – Note 2
• <b>Porch support</b>	Tapered, classical, or square columns	Preserve – Note 2
• <b>Bay window</b>	Sometimes	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s), exterior chimney(s)	Preserve – Note 2
<b>Walls</b>	Clapboard (lap siding), Brick	Preserve – Note 2
<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, sashed, single or paired	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style, may have accent windows and dormer windows that differ	Remain in same style(s)
○ <b>Lintels</b>	Over windows	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end or dormer	Preserve – Note 2
<b>Details</b>	Simple, symmetrical design is common	Preserve – Note 2

**Note 1:** Any addition should be at the rear and subordinate to the existing building.

**Note 2:** Maintain; repair as needed; if significantly deteriorated, replace in kind.

**Note 3:** For energy upgrade, window should appear similar, preferably of the same material.

## Architectural Style: Late 19<sup>th</sup> Century Commercial ca. 1850s - 1900



### Late 19<sup>th</sup> Century Commercial - Families (Varieties):

- One Part - single story
- Two Part Vertical - one “zone” for first floor; one “zone” for upper floor(s)

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

### Defining Characteristics - draft

Aspect	Late 19 <sup>th</sup> Century Commercial	Treatment
<b>Context</b>	See document on the neighborhood	Preserve historic site features
<b>Location on site</b>	Treatment: maintain existing setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	1 or 2 stories; often divided into 25’ bays	Proposed addition - Note 1
<b>Shape (footprint)</b>	Rectangular, narrow front & long depth	Proposed addition - Note 1
<b>Front façade</b>		
• <b>Zones</b>	Storefront at the 1 <sup>st</sup> floor Variety of uses at the 2 <sup>nd</sup> floor	Maintain features, details, and their arrangement
• <b>Orientation</b>	Typically has a vertical orientation	Maintain orientation
• <b>Material</b>	Wood or cast iron storefront	Preserve – Note 2
• <b>Columns</b>	Posts between storefront windows Pilasters at left and right front corners	Preserve – Note 2
• <b>Top of facade</b>	Parapet wall and decorative cornice	Preserve – Note 2
<b>Roof</b>		
• <b>Shape</b>	Flat; often a shed roof on a rear addition	Maintain shape(s)
• <b>Material</b>	Sheet metal; roll roofing starts by 1890s	Preserve - Note 2
• <b>Framing</b>	Usually, no exposed rafters	Maintain appearance
<b>Projections</b>		
• <b>Awning</b>	Sometimes present at 1 <sup>st</sup> floor	Preserve – Note 2
• <b>Bay window</b>	Sometimes at the 2 <sup>nd</sup> floor	Preserve – Note 2
<b>Walls</b>	Typically brick or wood lap siding	Preserve – Note 2
<b>Openings</b>	At street corner, side wall has fewer	
• <b>Doors</b>	Recessed main entry, single or double door Door to upper floor at left or right corner	Preserve – Note 2
• <b>Windows</b>	Each floor typically has one style	Preserve styles
○ <b>1<sup>st</sup> floor</b>	Display windows; glass lites in doors On corner, usually few openings in the side Transoms over doors and windows Decorative bulkhead or kickplate	Preserve – Note 2 and Note 3
○ <b>2<sup>nd</sup> floor</b>	Double hung; rhythmic spacing of windows	Preserve – Notes 2 and 3
○ <b>Lintels</b>	Horizontal or decorative style	Preserve – Note 2
○ <b>Sills</b>	Wood or masonry sills	Preserve – Note 2
<b>Details</b>	Sign board and lintel at top of storefront One or more belt courses or bands	Preserve – Note 2

**Note 1:** Any addition should be at the rear, subordinate, and not visible from sidewalk across the street.

**Note 2:** Maintain; repair as needed; if significantly deteriorated, replace in kind.

**Note 3:** For energy upgrade, windows should have similar appearance, preferably of the same material.



804 W. Colorado Blvd.. – Late Victorian Style

### Queen Anne Families (Varieties):

- Gable Front
- Gable Front & Wing
- Hall & Parlor
- I-House
- Massed Plan with Side Gable
- Pyramidal Roof, Hip Roof

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for Late Victorian Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	2 or 2.5 stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Asymmetrical massing, varied footprint	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements; vertical orientation	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Front, side or cross gable (or hip); multiple	Maintain shape(s)
• <b>Pitch</b>	Moderate or varied slope, can be steep	Maintain slope(s)
• <b>Material</b>	Scalloped (fishscale) shingles	Preserve - Note 2
• <b>Rafters</b>	Hidden on primary roof	Maintain appearance
• <b>Overhang</b>	Decorative eaves with brackets, spindles, carved trim	Maintain length
• <b>Dormers</b>	None in most cases	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Facing street, hipped or gabled roof	Preserve – Note 2
• <b>Porch support</b>	Turned posted and decorative spindles	Preserve – Note 2
• <b>Bay window</b>	Sometimes	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s)	Preserve – Note 2
<b>Walls</b>	Clapboard, shingles, patterned shingles (fish-scale, diamond, etc.), and sometimes stone or brick accents	Preserve – Note 2

<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, single or paired, shutters	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style	Remain in same style(s)
○ <b>Lintels</b>	Over windows	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end	Preserve – Note 2
<b>Details</b>	Highly ornamented with decorative trim, shingles, brackets	Preserve – Note 2

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1714 Miner St. – National Folk style, Gable Front & Wing family

## National Folk Families

### (Varieties):

- Gable Front
- Gable Front & Wing
- Hall & Parlor
- I-House
- Massed Plan with Side Gable
- Pyramidal Roof, Hip Roof

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for National Folk Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	1 or 2 stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Square, rectangular, or L-shape	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Front, side or cross gable (or hip); pyramidal	Maintain shape(s)
• <b>Pitch</b>	Moderate or varied slope	Maintain slope(s)
• <b>Material</b>	Composition or asphalt shingles	Preserve - Note 2
• <b>Rafters</b>	Hidden on primary roof	Maintain appearance
• <b>Overhang</b>	Moderate length	Maintain length
• <b>Dormers</b>	None in most cases	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Facing street, hipped or gabled roof	Preserve – Note 2
• <b>Porch support</b>	Unadorned square columns	Preserve – Note 2
• <b>Bay window</b>	Sometimes	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s)	Preserve – Note 2
<b>Walls</b>	Clapboard (lap siding)	Preserve – Note 2
<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, single or paired, shutters	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style	Remain in same style(s)
○ <b>Lintels</b>	Over windows	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end	Preserve – Note 2
<b>Details</b>	Sometimes eave brackets at front gable	Preserve – Note 2

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804 W. Colorado Blvd.. – Queen Anne Style

### Queen Anne Families (Varieties):

- Gable Front
- Gable Front & Wing
- Hall & Parlor
- I-House
- Massed Plan with Side Gable
- Pyramidal Roof, Hip Roof

For exceptions to Historic Preservation requirements, see Code Section 21-104(B).

Defining Characteristics		
Aspect	Typical for Queen Anne Style	Treatment
<b>Context</b>	Treatment: see separate description for each neighborhood	
<b>Location on site</b>	Treatment: maintain setbacks and street to 1 <sup>st</sup> floor level vertical distance	
<b>Mass</b>	2 or 2.5 stories	Proposed addition - Note 1
<b>Shape (footprint)</b>	Asymmetrical massing, varied footprint	Proposed addition - Note 1
<b>Façade</b>	Historic arrangement & sizes of windows and other elements; vertical orientation	Maintain arrangement & sizes of elements
<b>Roof</b>		
• <b>Shape</b>	Front, side or cross gable (or hip); multiple	Maintain shape(s)
• <b>Pitch</b>	Moderate or varied slope, can be steep	Maintain slope(s)
• <b>Material</b>	Scalloped (fishscale) shingles	Preserve - Note 2
• <b>Rafters</b>	Hidden on primary roof	Maintain appearance
• <b>Overhang</b>	Decorative eaves with brackets, spindles, carved trim	Maintain length
• <b>Dormers</b>	None in most cases	Limit size and number
<b>Projections</b>		
• <b>Porch</b>	Facing street, hipped or gabled roof	Preserve – Note 2
• <b>Porch support</b>	Turned posted and decorative spindles	Preserve – Note 2
• <b>Bay window</b>	Sometimes	Preserve – Note 2
• <b>Chimney</b>	Interior chimney(s)	Preserve – Note 2
<b>Walls</b>	Clapboard, shingles, patterned shingles (fish-scale, diamond, etc.), and sometimes stone or brick accents	Preserve – Note 2

<b>Openings</b>		
• <b>Doors</b>	Street facing entry	Entry remains street facing
• <b>Windows</b>	Double hung, single or paired, shutters	Preserve – Note 3
○ <b>Styles</b>	Most of the windows are one style	Remain in same style(s)
○ <b>Lintels</b>	Over windows	Preserve – Note 2
• <b>Attic vents</b>	Rectangular or 5-sided, in gable end	Preserve – Note 2
<b>Details</b>	Highly ornamented with decorative trim, shingles, brackets	Preserve – Note 2

**Note 1:** Any addition should be at the rear and subordinate to the existing building.

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