



Historic Preservation Review Commission

Regular Meeting Agenda Tuesday November 8, 2022 6:00 p.m.

Call to Order

Roll Call

Approval of the Minutes of October 18th, 2022

Public Comments

Conflict of Interest

New Business

Review and Recommendation of the Historic Resources Survey Plan, 2022.

HPRC Fine Schedule Discussion

Adjournment

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

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

The Public is able to participate in person and remotely by utilizing the link below:
<https://us02web.zoom.us/j/84031083578?pwd=cFNhTTFxcjRnaINzR294U1pYNXRFdz09>

Passcode: 508316

**RACHAEL TURV
PATTI TYLER
MICHAEL DAVENPORT**

**SHANNON GLAZER
LISA MANIFOLD**

**HPRC
REGULAR MEETING
October 18, 2022**

The HPRC of the City of Idaho Springs held a special meeting on October 18, 2022. Chair Manifold called the meeting to order at 5:30 p.m.

Answering the roll were: Michael Davenport, Shannon Glazer, Rachael Turv and Patti Tyler. Also present was Deputy City Clerk Wonder Martell, Community Development Planner Jerad Chipman, city attorney and Lindsey Flewelling (Preservation Planner History of Colorado). City Attorney Carmen Beery and Chair Manifold attended the meeting remotely via ZOOM. Chair Manifold advised the board that at 6:30 pm she needed to step out of the meeting for a couple of minutes, but she would be back as soon as possible.

APPROVAL OF MINUTES

Board member Glazer moved to approve minutes of October 04, 2022. Board member Tyler seconded followed by an all-in favor roll call vote.

CONFLICT OF INTEREST

PUBLIC COMMENT

No one signed up in person or virtual for public comment.

COMMISSIONER TRAINING

SOIS Overview was done by Lindsey Flewelling. Ms. Flewelling advised the board that the CLG program was started in 1980 and she has been with the program since 1990 and that the CLG works with the National Parks Service. There are 67 CLG's in the state of Colorado. Ms. Flewelling stated that there are levels of preservation. Federal (SOIS), State and Local. Local Preservation Board operate under the local ordinance that will outline the roles, duties and steps. The local level provides protection for the properties. There are 10 standards.

1. Choose an appropriate use (minimal changes)
2. Retain Historic Character (avoid removal of features)
3. Ensure the building tells true story of development (physical record of its time, place and use)
4. Retain Historic Changes (why it was significant originally)
5. Retain Character defining features (keep the look and feel)
6. Repair rather than replace (replace with in kind if possible)
7. Gentle cleaning (power washing can expose masonry to water and mold damage)
8. Protect Archaeological resources (have an archaeologist on site)
9. Design sympathetic additions (different but compatible)
10. Make additions reversable (as to not damage the original structure and additions should be setback)

City Attorney Carmen Beery discussed with the board the scope of their role as HPRC. Ms. Beery stated that there are two main roles and responsibilities of the HPRC. 1. Consider petitions for Historic Designation, review and make recommendations to the City Council. 2. COA's. If there is a permit issued for exterior work on a historic property, there must be a COA from HPRC. Attorney Beery also mentioned that there are two types of appeals on HPRC decisions.

RACHAEL TURY

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If the HPRC denies a COA, the appeal would go to the City Council. If the applicant doesn't agree with one of the conditions put on an approved COA, that appeal would go to the Variance Board of Adjustments. Chair Manifold left the ZOOM meeting at 6:21 pm.

Attorney Beery mentioned the Colorado Sunshine Law (Open Meetings Law). A quorum of the board is 3 or more members. There are a few legal reasons why a board member can "bow out" of a meeting. Just because the topic is controversial is not a legal reason to not attend the meeting. If there is a financial interest in a specific project, Attorney Beery advised the board to advise Mr. Chipman if they feel they have a conflict, and he would ask her to verify if their conflict was actually a legal reason to not attend a meeting. Attorney Beery mentioned Quasi-judicial hearings and the issue of law, due process and notice. The decision from a public hearing can only be made on what testimony/evidence was given during the public hearing.

There can be written comment submitted for the packet, but written comments don't hold as much weight as in person testimony as it's not easy to determine character from written testimony.

Board member Davenport asked Attorney Beery to expand on what "record" means. Ms. Beery stated that the record is the most important as it explains the reasoning for the decisions. The better the explanation, the discussions and how things are articulated are very important for the record. Ms. Beery mentioned that the record was great from the last COA issuance to give the board an example and some praise on how they are keeping the record.

Board member Davenport also asked for an explanation of executive sessions. Attorney Beery advised the board that there are only a few reasons that can constitute an executive session. In regard to the HPRC, the most likely reason there would be an executive session is for attorney/client privilege advice. Mr. Davenport asked if in a hearing, they could call an executive session and attorney Beery advised against that, if the board, during a hearing had a legal question, they can just ask for legal advice during the meeting on record.

NEW BUSINESS

Review and make a recommendation of the Historic Resources Survey Plan 2022 to city council. Mr. Chipman advised the board that the City of Idaho Springs received grant funding to create a Historic Survey Plan. The planning process kicked off in early 2020 and experienced many developmental challenges due to the Covid-19 Pandemic. Due to these historic challenges, the grant funder, the State Historic Fund (SHF), allowed for an extension to the grant deadline of December 3, 2022. The HPRC reviewed a draft of the Plan at the June meeting and provided comments. Since that time the Consultant has worked with staff and History Colorado to address those comments. Chair Manifold returned to the meeting via ZOOM at 6:48 pm.

The City of Idaho Springs is a Certified Local Government (CLG). CLG's are counties or municipalities that have been endorsed by the State Historic Preservation Office (SHPO) at History Colorado and the National Park Service (NPS) to participate in the national historic preservation program. The City's HPRC has been working to meet all of the requirements of a CLG. One of those requirements is that the "CLG must maintain a system for survey and inventory of historic properties." Mr. Chipman advised the board that if they feel it is appropriate, the recommendation to council can be tabled until the next regular meeting to give the board ample time to review this Plan and make a recommendation to council prior to the December 3rd deadline.

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Chair Manifold agreed to table the Plan review and recommendation to the November meeting. Mr. Chipman advised the board that was fine, however the next regularly scheduled meeting was November 15th 2022, and if they kept that meeting, it would go to council on November 28th which is very close to the December 3rd deadline. Mr. Chipman suggested the meeting be moved up 1 week to November 8th to not have it so close to that deadline.

Chair Manifold asked the board if they all agreed to move the next meeting to November 8th. The board agreed unanimously. The review and recommendation of the Historic Resources Survey Plan 2022 to city council has been tabled to November 8th. Board member Davenport suggested that at the next meeting, a vice chair was appointed and that there was to be a 2024 National Alliance of Preservations meeting, which is the biggest one of them all.

Mr. Davenport also asked Mr. Chipman to ask city attorney Beery about "Straw" votes. Mr. Chipman advised Mr. Davenport that they were mostly frowned upon, and that the board can usually get the fell of the members opinions to eliminate the need of any straw votes. Mr. Davenport also advised the board that the Saving Places conference is to be held in Boulder this time. Chair Manifold asked if there was any additional new business to which there was none.

ADJOURN

Chair Manifold adjourned the meeting at 7:19 pm.

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, November 8, 2022

Report Date: Thursday, November 3, 2022

To: Historic Preservation Review Commission

By: Jerad Chipman, AICP, Community Development Planner

Re: **Review and Recommendation of the Draft Historic Resource Survey Plan**

Background:

HPRC preliminarily reviewed the draft Historic Survey Plan (Plan) at the October Meeting, and continued the item to November 8th. Several comments were provided at the October meeting that have been passed on to the consultant, HistoryMatters, LLC. The consultant will be giving an overview presentation at the November meeting and will be available for further questions and to receive comments. Staff encourages the HPRC to provide feedback and in the event that there are outstanding comments to build those comments into a recommendation to City Council as the grant deadline is drawing near. History Colorado has also reviewed the plan and provided their comments to the consultant. You may also submit comments to Planner Chipman prior to the meeting if you so choose.

Role of the HPRC:

Staff is requesting that the HPRC review the Plan and at the HPRC's discretion provide a recommendation to the City Council. The City Council would receive the HPRC's recommendation and ultimately take action to adopt the plan in the form of a resolution.

HISTORIC RESOURCES SURVEY PLAN, 2022



Prepared by:
Mary Therese Anstey
Adam Thomas

State Historical Fund Grant
2020-SP-001

October 2022

CITY OF IDAHO SPRINGS
HISTORIC RESOURCES SURVEY PLAN, 2022

Prepared by:
Mary Therese Anstey
Adam Thomas

HistoryMatters, LLC
PO Box 3119
Buena Vista, CO 81211
303-214-8069

Colorado State Historical Fund (SHF) Grant
#2020-SP-001





HISTORY
Colorado
STATE HISTORICAL FUND

This project was partially funded
by a State Historical Fund grant awarded
from History Colorado.

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This document proposes projects to record, research, designate, and preserve a wide variety of significant places in Idaho Springs.
Mary Therese Anstey.

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

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INTRODUCTION

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN

The Pikes Peak Gold rush began in and around present-day Idaho Springs. The fledgling community, known in its earliest days as Jackson's Diggings and Sacramento City, officially became Idaho Springs on 17 April 1959. The following year the new settlement boasted a general store, hotel, restaurant and several cabins and was named the county seat of Clear Creek County in 1861. Quite quickly, especially thanks to the presence of early wagon roads, Idaho Springs became a supply hub for nearby mining. Arrival of the railroad in 1877 encouraged even greater growth, with the town developing both an impressive commercial core and small residential neighborhoods on "narrow streets winding up the steep walls of the valley."¹ Mining was the main economic force—there were mines surrounding the town and Idaho Springs was home to twelve independent

mills—but the community also was "the center of commerce, communication, banking, and transportation."² In addition, local residents built numerous churches, schools, fraternal lodges, and municipal buildings.

The settlement of Grass Valley, also known as East Idaho, developed in parallel with Idaho Springs. It was located beyond the bend of Clear Creek as it joins Soda Creek. Interestingly, "Grass Valley was not organized into Lots and Blocks...but rather buildings both commercial and residential were springing up along Miner Street as the original miners sold off parts of their placer claims."³ The Grass Valley economy relied upon not only mining but also small natural hot springs that attracted the earliest tourists to the area. This settlement had its own grocery, general store, and school. By the 1890s Idaho Springs annexed Grass Valley. Many of

the small businesses here formed the beginnings of a tourism economy.

The mining boom for Idaho Springs and its surroundings lasted until approximately 1915. Local economic activity and physical development lagged in the 1920s and remained stagnant during both the Great Depression and World War II. Yet, there still was a mining presence around Idaho Springs until 1941, when the federal government both entered World War II and suspended gold mining nationwide. Over time Idaho Springs traded its existence as a mining hub for a new status as a well-known tourist destination.

As early as the 1880s the Indian Hot Springs became a destination for health seekers, although these visitors arrived either via wagon, stagecoach, or railroad. With the advent of automobile tourism in the late-1910s, this resort remained a popular draw for the wealthy. Residents on the east side of Idaho Springs, including in the originally independent hamlet of Grass Valley, started converting larger homes into boarding houses to capitalize upon the influx of visitors. Road improvements in the 1930s, especially to the Mount Vernon Canyon-Floyd Hill highway on US Highway 40 (East Colorado Boulevard) between Denver and Idaho Springs, facilitated continued auto tourism in the midst of the Great Depression.⁴

The first cottage court motels appeared on the eastside in the mid- to late-1930s, with the great era of the small motel continuing into the late-1950s. Along with the motels came an increasing number of other services for travelers:

gas stations, restaurants, and curio shops. Over time more and more of these support buildings were constructed in the Googie style, an architectural expression with large expanses of plate glass, distinctive roof shapes, and neon signage that allowed the buildings to more easily attract the fast-traveling public. The presence of the interstate transformed both the economy and the character of Idaho Springs. Building I-70 "required blasting into the mountainside to create space, utilizing pockets of vacant land, moving or demolishing existing buildings or even blocks, and partially rerouting Clear Creek."⁵ Near Idaho Springs the highway opened in 1958; its construction "process forever changed the landscape of the valley and the way motorists experience the town."⁶ The arrival of I-70 encouraged the transition from motels to larger hotels and from Googie service buildings to more utilitarian construction.

Today, Idaho Springs still flourishes "as a center of industry and commerce" for all of Clear Creek County.⁷ And the City also continues its role as a tourism hub, offering historic sites like the Argo Tunnel and Miner Street along with "world class recreational opportunities...such as...scenic driving, skiing, biking, fishing, camping, hunting, and rafting."⁸

PURPOSE AND PARTICIPANTS

Survey plans are comprehensive documents written to assist communities in analyzing the current state of their survey program and make informed decisions regarding future documentation projects. Such plans link the past with the

future, setting goals about what historical topics to research and places to record, and then, recommending projects to achieve those goals. In general, survey plans do not cover nearly as many topics as larger, more comprehensive historic preservation plans. However, consideration of the overall preservation environment often is necessary in order to assess a community's research and documentation needs. This plan seeks to study historic preservation in Idaho Springs broadly, then focuses closely on proposals for surveys, historic contexts, designation, and other related preservation efforts in Section II. The City was awarded a grant from the Colorado State Historical Fund (SHF) to complete this survey plan, and this agency set specific requirements for the contents of such grant-funded plans. Key components of these plans include: evaluations of previous work (both surveys and historic contexts), identification of current research and documentation needs, and prioritization for future projects. SHF survey plans mandate completion of a limited reconnaissance survey to determine the architectural character of a community and require public participation in the planning process.

A 2018 routine, quadrennial audit of the Certified Local Government (CLG) program in Idaho Springs assessed the local preservation function.⁹ This review highlighted the absence of a plan for the systematic survey and inventory of its historic resources. Starting in fall 2018, City staff and the Historic Preservation Review Commission (HPRC) consulted with Dr. Mary Therese Anstey, principal consultant with His-

toryMatters, LLC, about best practices for survey planning. The Commission wanted to know which sites were most architecturally significant in Idaho Springs and which stories were most important. They sought current assessments of eligibility and clear priorities for places worthy of protection. These preservation objectives lead the City to apply for a new category of non-competitive grant funding from SHF once it became available. The Community Planning staff viewed preparation of a survey plan as one crucial way to reaffirm to History Colorado the City's commitment to historic preservation. Other municipal goals for the completed survey plan included: receiving data to further populate their "GIS, ensuring the continuity of property information in the future" and assisting their "Sites and Facilities Committee (sic) in the creation of a new preservation plan, which will allow for the continued maintenance of historic properties and infrastructure owned and operated by the City of Idaho Springs."¹⁰

The municipal team responsible for this survey plan changed over the course of the project. City Administrator Alan Marsh served as official grant recipient contact. Three different individuals oversaw day-to-day management of the project. Community Development Planner Alan Tiefenbach, upon leaving the City in March 2020, turned over grant-related tasks to Assistant City Manager Jonathan Cain on an interim basis. The City hired Jerad Chipman as the new Planner in August 2021, and he assumed responsibility for project management. The three City staff all answered questions from the consultant, organized public meetings, provided

GIS data and created maps, and reviewed both the draft and final versions of the survey plan. Members of the HPRC offered valuable input on not only their anticipated future needs from surveys and historic contexts but also overall experience with and knowledge of the community preservation ethic. This group also proofread the draft plan, offering guidance on requested changes for this final document. The City hired Anstey, taking advantage of their earlier informal discussions and her professional expertise as the former Colorado Office of Archaeology and Historic Preservation (OAHp) Historical and Architectural Survey Coordinator from 2004 to 2010. She exceeds the Secretary of Interior's Standards for Identification and Evaluation as an Architectural Historian. SHF Preservation Planning Specialist Jennifer Deichman provided much-needed support and guidance on this project, including excellent suggestions for content and crucial assistance with client-consultant collaboration. The Covid pandemic made public participation difficult for this project, but long-time residents Robert and Janice Bowman offered indispensable knowledge regarding the known history of various historic buildings throughout the City.

PRESERVATION IN IDAHO SPRINGS

Historic Preservation, at its core, seeks to unify and past and the present. This field employs the systematic steps of identification, evaluation, designation, restoration/rehabilitation, and interpretation to preserve history and architecture for both contemporary and future generations. Idaho Springs

possesses a noteworthy preservation record. In 1984 the municipality received notification from the Keeper of the National Register that their Downtown Commercial Historic District had officially been listed.

Four years later, the City adopted Ordinance No. 4. This local legislation accomplished three major and long-sought after goals for historic preservation:

1. Listed the existing National Register Historic District (NRHD) as a local landmark historic district, providing the commercial downtown with the level of protection not available with national designation
2. Established the HPRC, giving this City Council-appointed, five-member group the authority both to recommend properties for listing as local landmarks and to issue Certificates of Appropriateness (COA) for exterior modifications to both resources located within the Downtown Commercial historic district and all individually designated buildings within the city limits
3. Confirmed Idaho Springs as a CLG-- this status, authorized in the National Historic Preservation Act of 1966, allows local preservation programs, once approved by both the State Historic Preservation Office (SHPO) and the Secretary of the Interior, to: a) apply for grants of federal money passed through the states for local projects, b) exercise greater autonomy in both nominating

properties to the National Register and participating in the countrywide historic preservation program, and c) review Colorado State Tax Credits for local projects. Responsibilities of CLGs include: enforcement of State and local preservation laws; establishment and continuing operation of an historic preservation commission; provision of public participation opportunities; performance of any SHPO-delegated functions; and maintenance of a system for survey and inventory of historic properties

In 1996 the HPRC, with help from an SHF grant, arranged for preparation of the *Idaho Springs Design Review Guidelines for the Historic District*. This document was updated in 2007. The publication clearly states why design guidelines are important:

historic preservation entails far more than simply keeping the historic [buildings and] structures standing. It assures that today's residents and visitors, and future generations, can have a sense of the past and the strong ties Idaho Springs has with Colorado history.¹¹

The 2007 publication also notes some of the reasons why the HPRC was formed in the first place, including the goal to foster civic pride while also protecting the unique his-

toric atmosphere and character of the City and strengthening the local economy. The design guidelines are intended to strike a "reasonable balance between the desires of property owners and the preservation of the City's heritage" and recognizes the Commission's responsibility to protect historic sites through the COA process.¹²

Idaho Springs also has shown its commitment to historic preservation in other ways. In 2005 the City, along with the Idaho Springs Historical Society (ISHS), established the Historic Sites and Facilities Partnership, Inc. This group is responsible for overseeing the management and repair of city-owned historic properties. The partnership also participates in planning for the future needs of these sites. The City's 2017 Comprehensive Plan clearly proclaimed the importance of both history and preservation within the chosen community vision statement. That plan also includes a specific goal related to preservation, namely "to celebrate and preserve our mining history to provide future generations a sense of place and a connection to our past."¹³ It is interesting to note the comp plan only mentions mining history, although Idaho Springs clearly has other historical themes, time periods, and architecture worthy of preservation.

FUNDING

In 1991 Colorado voters approved limited stakes gambling in the three mountain towns of Black Hawk, Central City, and Cripple Creek, with a portion of the proceeds reserved for statewide preservation projects. And, SHF was

born. In the over three decades since its establishment, the Fund has awarded more than \$300 million to tens of thousands of projects in all 64 Colorado counties.¹⁴ Inclusive of this project, the City of Idaho Springs has received a total of nine grants from SHF.¹⁵ The agency also has awarded grants to the ISHS, Clear Creek County-Idaho Springs Public Library, multiple churches, the Elks Lodge, and other grant recipients.

The City applied for a non-competitive SHF grant to complete this survey plan. As part of their application, Idaho Springs pledged the required 10 percent cash match and SHF provided the remainder of the budget, for a combined project total not to exceed \$15,000.

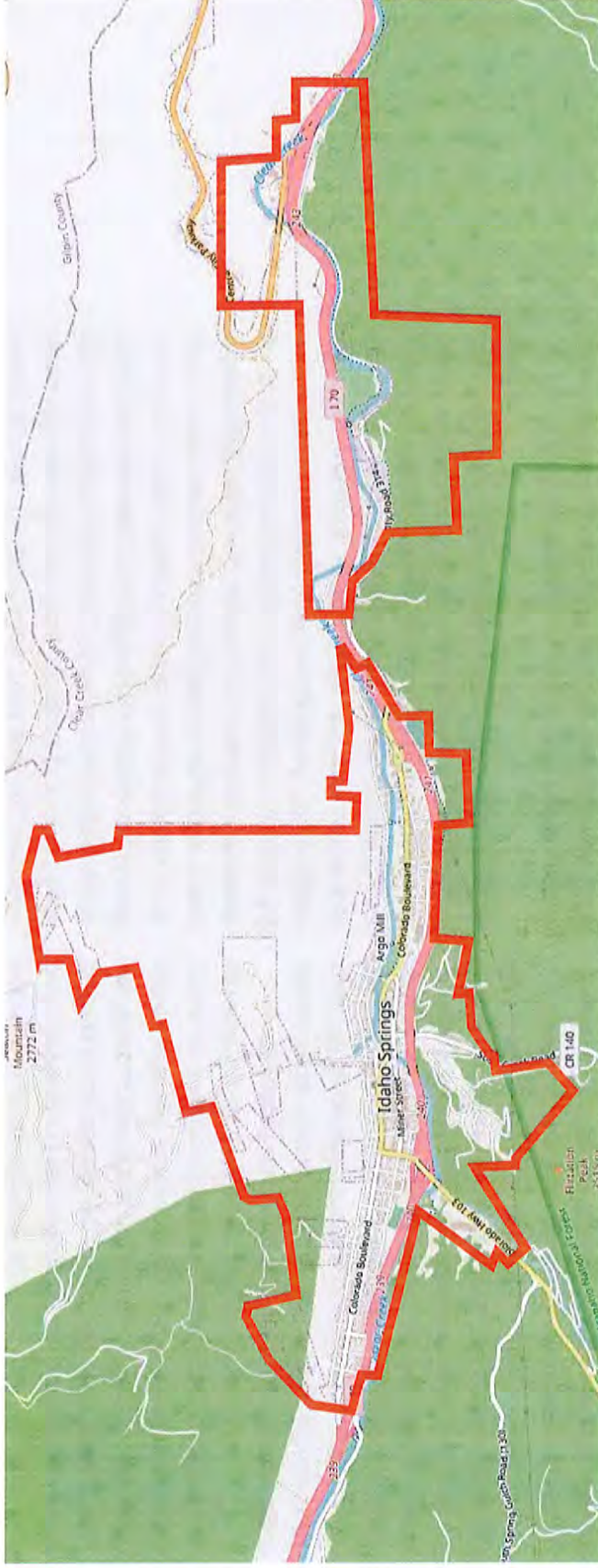
PROJECT AREA

This survey plan applies to historic places within the official city limits. Idaho Springs, located in the Clear Creek valley between I-70 to the south and the foothills of the Rocky Mountains to the north, has an east-west orientation. The City, with nearly 1900 residents, is the most populous community in Clear Creek County. It attracts tourists to its restaurants, breweries, shops, boutiques, antiques stores, and other small businesses. Many of these establishments are located in the buildings within the downtown commercial historic district along Miner Street. A wide range of year-round recreational activities make the city popular with both tourists and new residents. Access to the nearby interstate along with historic character, small size, and outdoor activi-

ties all make Idaho Springs an appealing community. That attractiveness has led to increases in real estate prices, making affordable housing a pressing issue.¹⁶ The possibility of increased urban density points to the need for this survey plan, as "having a more accurate understanding of the historical significance of... [the] entire City will help guide Staff, the HPRC, Planning Commission, and [the City] Council in determining the most vulnerable and significant..." historic places in the community, those most worthy of local landmark protection.¹⁷

METHODOLOGY

The survey plan is based upon the collected details from multiple required steps. Major components of the survey plan methodology included evaluation of existing survey data and appraisal of completed historic contexts; study of designated places; completion of a limited reconnaissance survey (with a complementary collation of online Assessor data for historic properties—See Appendix A); exploration of preservation-related strengths, weaknesses, opportunities, and threats in Idaho Springs; collection of public input for this plan; and presentation of community preservation goals. All of these tasks represent crucial information-gathering and analysis to inform the survey plan. Section I of this document presents the results from all completed steps, combining understanding of historical and architectural surveys and other useful materials the City already possesses with an assessment of community needs and desires. The end result: rec-



Map 1. Idaho Springs stretches east to west along Clear Creek and Interstate 70.
Source: OpenStreetMap / Public Domain

General city boundary

ommendations for necessary and feasible projects for the City to pursue. Section II of this document features detailed descriptions of those recommended projects.

At the start of this project Anstey completed a file search via the COMPASS online database. This search provided a list of all survey form numbers and associated reports (See Appendix B). The City requested the evaluation of existing survey data focus most closely on four particular projects: three grant-funded surveys and/or plans completed between 1997 and 2005 and a single compliance survey the Colorado Department of Transportation (CDOT) initiated in 2017.

Anstey analyzed these project deliverables on four criteria. She considered the actual content of the finished products, assessing both the quantity of gathered data and the overall quality of the completed documents. She was particularly interested in how much historical research was included since this level of detail, while time consuming to complete, allows for assessments of eligibility beyond just NR Criterion C: Architecture. Anstey also noted what types of sources the consultants for these previous projects utilized, again with an eye towards the usefulness of the forms and reports but also keeping in mind the impact of changing requirements and

project budgets. The date when these projects were completed also was important—the Colorado Office of Archaeology and Historic Preservation (OAHp) recommends resurvey about every ten years; three of the four projects are in need of updating. Finally, Anstey critiqued the assessments of eligibility, noting whether surveyors justified arguments related to both significance and integrity and observing if these eligibility decisions represented field (consultant judgements) or official determinations (staff concurrence). These related issues are important because State staff only concur with well-argued eligibility assessments and the nomination for properties eligible to either the Colorado State Register of Historic Properties (SR) or National Register of Historic Places (NR) cannot go forward without official determinations of eligibility.

The limited reconnaissance survey represented another important task in the scope of work for this survey plan and involved an on-foot tour of Idaho Springs over two days.

Compliance surveys are completed in accordance with a specific law or regulation. Most compliance surveys are undertaken in keeping with Section 106 of the National Historic Preservation Act of 1966. This legislation requires federal agencies to consider the effects of their projects on historic properties. The purpose of Section 106 is to allow any interested parties to comment prior to physical work on an historic site.

Grant-funded surveys possess different motivations. They are undertaken by choice and represent information-finding endeavors to further a community's preservation goals. Findings from grant-funded survey projects often are used to prepare nominations for eligible sites or districts, interpretive materials, design guidelines, or preservation plans.

Anstey took photographs of significant buildings and neighborhoods with concentrations of key architectural styles, building forms, and use types. She did not complete any survey forms as part of this informal study. The reconnaissance survey offered a summary view of the overall architectural character of Idaho Springs and allowed the hired consultant to better assess the historic built environment.

Anstey added another component to complement the in-person recon survey. The City provided an address list of over 700 properties within the city limits with dates of construction from 1992 and earlier.¹⁸ While buildings of this later vintage are not considered historic yet, this date was chosen to make the survey plan both comprehensive and applicable for the next fifteen to twenty years. The table in Appendix A shows these addresses in the first column, with the rest of the sheet devoted to key criteria for prioritizing research and documentation efforts. It is important for anyone using this plan to understand the potential limitations associated with this methodology and, therefore, the finished table. Assessor dates of construction are notoriously suspect and may not be absolutely correct. Anstey used photographs from the Assessor website and/or Google Earth images in determining both architectural styles and level of integrity; no site visits were made to confirm this data. In addition, the notations in the "Known History" column are preliminary efforts and are in no way comprehensive.

Historic Contexts

Both historical and architectural surveys and historic contexts document history and associated links to the built environment. Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic sites. The consideration of available historic contexts was completed using similar criteria to those employed for the study of existing survey data. It is important to note Idaho Springs does not possess any contexts devoted to its history and architectural themes; this fact presents a particular opportunity for future projects to highlight unexplored topics and under-represented facets of the history of the city and its people. The study of historic contexts for this survey plan focused on not only two statewide historic context documents that cover topics related to the community's past but also the sections of survey reports devoted to giving an historical overview for the relevant project areas.

This plan's exploration of preservation-related strengths, weaknesses, opportunities, and threats in Idaho Springs objectively and honestly assessed the current community's preservation program in light of both what has been accomplished already and challenges to be faced in the future. A "SWOT" analysis is a structured planning technique employed since the 1960s to assess existing programs. The letters in the acronym stand for the four assessed areas. This analysis is based not on personal opinion or whim, but instead takes into account available evidence. Regarding the community's larger preservation goals and factors directly

related to both research and documentation.

The Covid pandemic, and its mandatory lockdown and social distancing, made the requirement to gather public input for the survey plan rather difficult. The original scope of work for this project featured an initial meeting with an open house format, allowing attendees to provide feedback on a variety of issues relevant to the completed survey plan. Anstey used images from the reconnaissance survey to create four large (3" x 2") display boards, and had planned to ask attendees to choose the three local properties they found most and least historic. In previous survey plan projects, the photo board activity proved very successful in encouraging discussions about local preservation priorities and identifying areas where citizens, perhaps, needed more background information to better understand the significance of particular places or resources types.¹⁹ However, using the photo boards in Idaho Springs was neither practical nor safe. One of the most fruitful efforts to solicit public opinions occurred on 26 September 2021. Anstey engaged individuals walking down Miner Street in general conversation. Because it was peak leaf peeping season, all of the individuals who participated were non-Idaho Springs residents. However, given the importance of tourism to city coffers, such input seemed particularly important. Members of the HPRC provided useful input for the survey plan at a special work session (held remotely) on 21 September 2021. Anstey provided the commissioners with a list of five questions in advance of the session. Finally, long-time residents Robert and Janice Bow-

man provided crucial details about the history for specific places in Idaho Springs; this information appears in the "Known History" column of the table in Appendix A.

**SURVEYS 101: HISTORIC DOCUMENTATION
BASICS**

Many communities contain numerous places worthy of preservation but these buildings and sites may not be generally known. A survey allows communities to determine what resources are present in a particular area. A cultural resource survey is the collection and analysis of information concerning the physical remains that represent our past. The data collected as part of a cultural resource survey describes both the resources and their location. This information becomes the basis for evaluation, planning, and management. The term cultural resource survey encompasses two basic survey approaches: archaeological and historical and architectural, but this survey plan only deals with the latter.

Survey is crucial and provides the information basis for later historic preservation. The survey process includes two steps: identification and evaluation. Surveys identify eligible resources for designation, as local landmarks or to the National or State registers. Once designated, then preservation-- such as restoration or rehabilitation or even interpretation like plaques or walking tours-- can commence. SHF follows this exact model for their program, requiring sites to be listed before awarding grant funds to complete any physical work. Other words used as synonyms for the

verb survey include document and record.

Several factors can determine or influence the purpose of a survey. *National Register Bulletin Number 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (1985, revised) names seven benefits of conducting surveys:

1. Identifying properties that contribute to local character or illustrate historical and architectural development; the gathered survey data is useful for planning purposes
2. Contributing to scholarship about the community's past
3. Setting priorities for preservation, conservation, restoration, and rehabilitation efforts
4. Justifying using legal and financial tools to protect and enhance historic resources
5. Providing a knowledge base for planners to monitor and manage new development
6. Increasing public awareness regarding the built environment and the need for preservation
7. Enabling local governments and federal agencies to meet their planning and review responsibilities

This final item addresses one of the reasons Idaho Springs commissioned this survey plan. The City seeks, in completing the projects proposed in Section II of this plan, to meet their responsibilities as a CLG. Well-planned surveys not only have specific goals but also consider both short-term and long-term research, education, and planning

needs. This survey plan is based upon an assessment of the City's needs, recommending the best projects for the historic places in Idaho Springs.

Planning a survey project involves choosing a methodology that matches the project purposes, defining appropriate boundaries, involving the public, choosing preservation professionals qualified to complete survey work, and determining the cost of the project. The City of Idaho Springs will benefit from this survey plan because it puts all such planning details for multiple proposed projects in one place. Although it is the City's responsibility to review and update this information as needed when starting the process for applying for grant funding and actually accomplishing the listed projects.

Successful surveys are conducted using the correct survey intensity and inclusiveness. There are two levels of survey intensity:

Reconnaissance surveys are designed to cover a lot of territory through sweeping observations or at a low intensity. They are also known as "windshield surveys" because a car is useful for covering large geographic areas and this level of survey takes a quick look and records basic information, similar to what is visible through a car's windshield. Reconnaissance surveys usually are conducted to establish which sites or areas are most deserving of follow-on, intensive surveys. Reconnaissance surveys rely on visual observation of architectural styles and

building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National or State registers. Most formal reconnaissance surveys use #1417: Historical and Architectural Reconnaissance Form. (NOTE: No reconnaissance survey using this form have yet been completed in Idaho Springs. See Appendix C for a blank copy of Form #1417)

Intensive surveys are designed to take a more painstaking and exacting look at individual resources; conducted at a high intensity. This approach gathers detailed geographic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site's use and historical background for past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the surveyed property possesses sufficient significance and integrity to qualify as a local landmark or to be listed on the National or State registers. Most intensive surveys use #1403: Architectural Inventory Form.

In terms of inclusiveness, surveys are described as com-

prehensive or selective. As the name implies, **comprehensive surveys** are most inclusive. They record all resources-- regardless of age, location, size, condition, or association-- within a chosen project area. Given the scope of such projects, comprehensive survey often is more costly. **Selective surveys** are less inclusive with only selected resources documented based upon predetermined criteria. These criteria might include age, condition, use, or known history.²⁰ It also is possible to design hybrid projects that combine reconnaissance and intensive survey into a single project. Many communities routinely conduct projects featuring a comprehensive reconnaissance survey (either informal or formal) with properties chosen for selective intensive survey based on the findings of that preliminary recon.

The choice of an appropriate survey area and the length of time a survey project should take are inter-related. In nearly all cases, larger survey areas will have more buildings and sites and, therefore, require more time to complete the required fieldwork, research (intensive survey), form and report preparation, and results-sharing steps. The choice of a project area also relates to the underlying motivations for completing the project. Surveys seeking to study the history and architecture of a particular time period will focus on the geographic locations where such resources are located. Projects inspired by development pressures or the threat of demolition will center on the zone where such new construction is proposed.²¹ Practically, the choice of a particular funding source often defines the length of time allowed to complete

a survey. For larger projects it may be necessary to design a series of surveys completed in multiple phases. It is always a good idea to consult with OAHF and SHF staff regarding the appropriate size for survey projects. In addition, experienced consultants also understand such issues and the practicalities of getting surveys done. Both types of professionals, having either managed or executed survey projects, are invaluable resources for planning successful surveys.

The best survey projects often feature high levels of public knowledge and, as feasible, actual participation in the information-gathering process. When planning a survey, it is best to encourage participation as early as possible. This approach will allow the City to work collaboratively in identifying known history or potential threats to resources within the proposed project area. One of the many advantages of this survey plan: it makes Idaho Springs citizens and property owners aware of the geographic areas, resource types, and possible sequencing for future projects and provides lead time to engender higher levels of interest and cooperation. Such early engagement can create project allies, individuals willing to not only write letters of support for the grant application but also act as a surrogate spokesperson once the project is underway.²² In some cases, neighbors and local businesses even have offered financial support for projects, contributing to the cash match. Many of the most successful surveys started as grassroots initiatives from the neighbors themselves. These types of projects are most likely to gather the level and types of information that both

allow for preservation and foster community pride. With this thought in mind, it will be important for City staff and the HPRC to maintain good relationships with property owners, seek local input on future survey opportunities-- even if those projects do not appear in this plan and, instead, come together synergistically in the future.

Determining the cost of a survey project is another key step in its planning process. The best way to obtain realistic figures is to ask preservation professionals with experience in conducting similar projects to provide detailed estimates; the inclusion of such price quotes also represents a requirement for most grant applications. The City can consult OAHSP's *Directory of Cultural Resource Professionals and Historic Preservation Specialists* to identify consultants who have worked on survey projects.²³ State law prohibits OAHSP employees from recommending consultants, so the City must complete their due diligence in vetting consultants (getting recommendations from other communities, looking at websites where consultant work is posted, asking for and checking consultant references) who provide estimates and, more importantly, are hired to complete the actual survey work in Idaho Springs. Finally, it is important to know the most up-to-date funding maximums for the relevant grant programs. If the City receives estimates for proposed projects that are higher than expected, it may need to phase the work.

The actual completion of an historical and architectural survey involves three main steps: fieldwork, archival research, and preparation of draft and final products. All survey

deliverables must be prepared in accordance with the *Colorado Cultural Resource Survey Manual, Revised Edition* (2007). It also is a good idea to consult with OAHSP staff, both while planning surveys and at the initial meeting for awarded projects, for the latest guidance on any changed procedures or requirements.

During survey fieldwork the consultant physically visits each of the properties within the project area to record its architectural features and photograph as many elevations as possible from the public right of way. In some cases, these professionals may need owner permission to access some of the properties; time must be allowed in the project schedule for this extra step.²⁴ Fieldwork should be completed in a season when photographs can show the greatest level of architectural detail without the interference of trees in full leaf.

The archival research process for intensive level surveys is based upon available primary and secondary sources. Both Assessor and Clerk and Recorder records are used to complete full chains of title. In Clear Creek County, Assessor records are searchable online, but the availability of Clerk and Recorder data is limited to transactions from 1983 to the present. It would be very helpful to future survey consultants for City staff to create a fact sheet on the holdings of local libraries and record repositories, noting the availability of historic city directories or phone books, maps, and other relevant sources. This type of information allows hired consultants to spend more time researching and less time tracking down elusive sources.

The preparation of draft and final survey products, both forms and a survey report, represent the culmination of the survey process. Form completion combines the fieldwork and archival research to finalize the survey forms. A form specific to the survey type (reconnaissance or intensive) should be generated for each recorded site. OAHSP designed these survey forms to gather the appropriate level of information to meet the goals for each of these survey types, but communities are allowed to modify the forms to gather additional information with approval from both the State and the hired consultant.²⁵ The order of the various fields on the intensive survey form is intended to be logical, starting with basic information like locational data (address, lot and block, UTMs)

A WORD ABOUT ORAL HISTORIES

Many communities ask consultants to conduct oral history interviews as part of the research process for historical and architectural survey projects. In an ideal world, preservation professionals adore chatting with witnesses to history and hearing their personal accounts about places within the survey area and deeply appreciate how oral history accounts enhance the quality and character of both survey forms and reports. However, in reality, survey projects rarely include sufficient budget or time for this task.

According to their website, the ISHS has gathered 60 oral histories. Future surveys will benefit from these records and the City must make hired consultants aware of their existence, providing details about their content (who is the interviewee and why are they important within Idaho Springs), their format (audio and/or video recordings, interview summaries, written transcripts) and availability (online, in-person, in-person with appointment required). The City also should collaborate with ISHS to expand their oral history collection. Such an investment of time and/or money represents a down payment on better surveys and historic contexts for Idaho Springs.

and then gradually becoming both more detailed and more specific (architectural description, construction history, historical background). The purpose of this design: to lead the hired consultant, ultimately, to evaluate the surveyed site. This step involves a consideration of both significance and integrity in order to make field determinations of individual eligibility and preliminary assessments of contributing and non-contributing resources within identified historic districts. In preservation, all assessments of eligibility—suitability for listing as local landmarks or on the National or State registers—are based upon two factors: significance and integrity. Both of these concepts can be somewhat subjective but do have guiding principles that define them and how they are applied during the decision-making process.

Significance is why a place is important. Each designation program has its own criteria of significance that an eligible resource must meet. (See Table 1) These criteria usually focus on history, architecture, and sometimes other factors such as geography or archaeology. Determining significance often involves comparative analysis, deeming the most important buildings and sites in an area as potentially eligible. Most listing programs also limit significance to a certain time range, such as buildings that are fifty years or older. By definition, not everything will be important enough to be considered for designation. If a building is not significant, then the assessment of

TABLE 1: DETERMINING ELIGIBILITY FOR LISTING

Designation Program	Criteria
National Register of Historic Places	A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
	B. that are associated with the lives of persons significant in our past; or
	C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
	D. that have yielded, or may be likely to yield, information important in prehistory or history
Colorado State Register of Historic Properties	A. The association of the property with events that have made a significant contribution to history;
	B. The connection of the property with persons significant in history;
	C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
	D. The geographic importance of the property; information important in prehistory or history
	E. The possibility of important discoveries related to prehistory or history
City of Idaho Springs Local Landmarks	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

eligibility ends with the decision that the property does not warrant recognition as a landmark or Register-listed site. If that site, however, is determined to be important and meets at least one eligibility criterion, then the next step involves consideration of integrity.

Integrity relates to how physically intact a building is. Assessments of integrity are based upon the seven aspects of integrity the National Park Service created for the National Register program. These

seven aspects are: location, setting, design, materials, workmanship, association, and feeling. A building does not have to be unchanged or perfect to have overall integrity. Determinations of integrity are based upon a balance among the seven aspects. In other words, integrity is not a yes or no proposition, but instead more of a low, medium, or high consideration. One way to think about integrity: if the original owner of the building traveled forward in time and looked at the building now, would they recognize it and believe it had not changed too much.

NOTES

1. City of Idaho Springs Non-Competitive SHF Grant Application, 2018.
2. HDR. *Westbound I-70 Peak Period Shoulder Lane: Historic Resources Technical Report*. (Np: HDR, 2018), 50.
3. Ibid.
4. Robert Autabee and Deborah Dobson-Brown. *Colorado State Roads and Highways MPDF*. (Littleton: Associated Cultural Resource Experts, 10 January 2003), 38.
5. HDR, 52.
6. Ibid.
7. SHF Non-Competitive Grant Application.
8. Ibid.
9. The CLG program is discussed below in the "Preservation in Idaho Springs" section of this Introduction.
10. SHF Non-Competitive Grant Application.
11. *City of Idaho Springs Design Guidelines for Historic Structures* (2007).
12. Ibid.
13. SHF Non-Competitive Grant Application.
14. This dollar amount is an estimate. According to a March 2015 press release—"History Colorado Offers New Economic Feasibility Study Option Grants," the Fund had awarded \$263 million in grant funds.
15. History Colorado-SHF. "All Grants Awarded Through Fiscal Year 2022"

16. This phenomenon has impacted nearly all areas of Colorado since the late-2000s.
17. SHF Non-Competitive Grant Application.
18. Confirmation of dates of construction reduced the number of properties on this list to approximately 643 sites.
19. The most successful uses of similar photo boards occurred with the City of Louisville Historic Preservation Plan (2015) and the City of Aurora Survey Plan (2015) projects.
20. The table in Appendix A features columns devoted to these same criteria.
21. Ideally, proactive survey pre-dates proposals for new development, allowing appropriate consideration of historic places as part of the permitting and design process.
22. In these polarized times, some citizens may distrust any government-led endeavors but may be more likely to listen to a trusted neighbor or friend who explains the benefits of the survey.
23. See [Preservation Partners | History Colorado](#). Keep in mind that professionals self-select inclusion on this list and it is not at all comprehensive.
24. See the ROW column on the table in Appendix A for notations of which properties may be difficult to see from public roads and sidewalks.
25. If the City intends to add any data fields to the survey form, that intention should be discussed with OAHF or SHF staff during the project planning process, justified in the grant application, and communicated to professional consultants providing estimates or responding to RFPs for the awarded project.

SECTION I

RESULTS

This portion of the survey plan summarizes all collected data, the information upon which the proposed projects in Section II are based. This section of the document also includes an evaluation of existing survey data, the list of designated resources, results from the limited reconnaissance survey, and an exploration of local preservation goals and objectives.

EVALUATION OF EXISTING SURVEY DATA AND APPRAISAL OF HISTORIC CONTEXTS

To prepare a useful and relevant survey plan it is crucial to study what already has been recorded in the community and assess the overall quality of existing survey products. In general, the survey projects previously completed in Idaho Springs illustrate the evolution of survey practices in Col-

orado and project standards OAHF has introduced over time. In comparison to just a decade ago, History Colorado now requires more information on survey forms and encourages not only assessment of local landmark eligibility (individual and district) but also inclusion of supplemental materials such as historic photographs and Sanborn maps. These increased requirements represent an asset in terms of the available information on the survey form, details particularly useful for determinations of eligibility, preparation of nomination forms, and approving permit requests. However, more survey requirements make intensive-level recordation more time-consuming and, by extension, more expensive.

According to the COMPASS online database, a total of 208 architectural resources have been recorded in the Idaho Springs vicinity since about 1976. OAHF, in the process of

replacing both its database and its online interface for survey records, has not entered any new data into the COMPASS system over the past few years. Therefore, their total number of historical and architectural surveys completed in the city does not include the forms HDR submitted for the Interstate-70 Westbound Peak Period Shoulder Lane compliance project in 2018. The survey work completed for that project brings the total number of surveyed architectural resources to 302.²⁶ Table 2 lists historical and architectural surveys completed in Idaho Springs from 1983 to 2018.²⁷ This chart shows a mix of compliance and grant-funded projects. The four projects, one compliance and three grant-funded, the City singled out for evaluation are marked with a star.

Survey in the Downtown Commercial Historic District

Some of the earliest survey efforts in Idaho Springs involved documentation of buildings and structures in the city's commercial core. In 1983 preservation professional Christine Bradley, working for the Colorado Historical Society, completed site form SCC.201.²⁸ This form documented all resources within a proposed historic district, and the project was completed specifically to gather the necessary information for the NR nomination form. Later that same year Willis H. White and Mary V. Gaubatz, the President and a board member of the ISHS, prepared this paperwork and the Idaho Springs Downtown Commercial District received official listing from the Keeper of the National Register on 1 January 1984. District boundaries include Miner Street to the south,

Center Alley to the north, 13th Avenue to the west, and Clear Creek to the east. At the time of its listing, the district had 46 contributing properties and 14 non-contributing resources. Most of the contributing sites are commercial buildings constructed between 1877 and 1920. The district also includes a single residence, a bridge, a school, and a railroad engine and car. In 1988 the City, recognizing any preservation protection comes with local designation, listed the same area as a local historic district as well.

In 2017, as part of a CDOT compliance project for the Colorado Department of Transportation (CDOT), the cultural resources firm HDR resurveyed the Idaho Springs Downtown Commercial District, recording the findings on a Cultural Resource Re-Visitation Form (#1405). According to consultants Andrew and Megan Mueller,

Overall, the district is in excellent condition. The buildings are generally well maintained and there is little evidence of deterioration. All contributing buildings and structures are still present, though Property #27 (Colorado and Southern Engine) has been relocated. Non-contributing Property #43 (1543 Miner) was destroyed by a fire in the late 1980s—early 1990s and the lot has been converted to a public park.²⁹

The Muellers listed neglect and new construction as the most likely threats to the historic district. Notable changes within

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

TABLE 2: HISTORICAL AND ARCHITECTURAL SURVEYS COMPLETED IN IDAHO SPRINGS						Source: COMPASS online database
Date	Report No.	Title	Author	Contractor	Survey Type	
1983	CC.CH.R12	Idaho Springs to Fall River Road (Project IR 70-3(142))	Harvey R. Atchison	CDOT	Compliance	
1987	CC.FS.R4	Staub Proposed Small Tracts Purchase, Clear Creek County, Colorado	Timothy J. Grantham	Clear Creek Ranger District, Arapaho National Forest	Compliance	
1992	MC.LM.R70	Central City West Circuit Replacement Line, Cultural Re-sources Inventory, Clear Creek and Gilpin Counties, Colorado	Cheryl A. Harrison	Powers Elevation for Public Service Company of Colorado and the BLM Canon City District	Compliance	
1993	CC.FS.R24	Class III Cultural Resource Inventory of 60 Acres Including Camp Wilaha, Arapaho and Roosevelt National Forests, Clear Creek Ranger District, Clear Creek County, Colorado	David O. Homack	Paragon Consultants for Arapaho/ Roosevelt National Forest	Compliance	
★1997	CC.SH.F.R44	Preservation 2000: The Next Hundred Years, City of Idaho Springs, Clear Creek County, Colorado	Jim White	Odell Architects and Others for the City of Idaho Springs	Grant-funded	
★2002	CC.LG.R8	City of Idaho Springs, Colorado, Historic Preservation Review Commission Reconnaissance Survey	Dan Abbott	Idaho Springs Historic Planning Review Commission	Grant-funded	
2004	CC.CH.R9	Historical Resources and Bridges Reconnaissance Survey for the Proposed Drainage Improvement Project, Colorado Boulevard (I-70) in Idaho Springs	Unspecified	Entranco and Felsburg Holt & Ullevig for PBS&J and CDOT	Compliance	
★2005	CC.LG.R9	Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004-5	Unspecified	Spector and Associates for City of Idaho Springs	Grant-funded (CLG# 08-04-19306-015)	
2007	CC.FS.R73	Camp Wilaha (5CC.585) Photo-Documentation, Clear Creek County, Colorado	Unspecified	Arapaho and Roosevelt National Forests	Compliance	
2008	MC.FS.R494	Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests	Linda Lux et al	Interagency Professional Services Group, Rocky Mountain Regional Office, Recreation Solutions, Pacific Southwest Regional Office, and University of California Davis for the National Park Service	Compliance	
2011	MC.FS.R505	A Class II Cultural Resource Inventory for the Clear Creek Ranger District Roadside Hazardous Tree Removal Project, Clear Creek, Gilpin, and Jefferson Counties, Colorado	Paul Alford and Jason C. Chambers	Arapaho and Roosevelt National Forests and Pawnee National Grasslands	Compliance	
2011	CC.CH.R16	A Class III Cultural Resource Inventory Report for CDOT I-70 Twin Tunnels Environmental Assessment, Clear Creek County, Colorado	Erik M. Gantt, Kristin A. Gensmer, and Christian J. Zier	Centennial Archaeology, Inc. for CDOT	Compliance	
★2018	Unknown	WB I-70 Peak Period Shoulder Lane: Historic Resources Technical Report	Unspecified	HDR for CDOT	Compliance	

the district included minor alterations to paint colors and signage, addition of sidewalk curb extensions along Miner Street between 13th Avenue and Riverside Drive, introduction of parallel parking spaces, replacement of the concrete sidewalk with brick pavers, and streetscape additions such as street lamps, trashcans, public seating, bike racks, trees, and landscaping.

Survey Elsewhere in Idaho Springs

City staff provided a list of four previously completed survey projects conducted in Idaho Springs and suitable for inclusion in this survey plan. After a study of the project deliverables, it seems not all of these projects can be classified as historical and architectural surveys and even those that meet that definition represent incomplete records with far less information than now is required from such projects.

In 1997 City Administrator Jim White and a large group of preservation and engineering professionals submitted a two-volume study entitled, *Preservation 2000: The Next 100 Years*. This document's title sounds like a preservation plan. Instead, it is a collection of Historic Structure Assessments (HSAs) for "12 properties in Idaho Springs that contribute significantly to the architectural and cultural history of the city."²⁰ These documented sites, shown in Table 3, are either individually listed or are contributing resources within the Commercial Downtown Historic District. White expressed the intention of the project "to maintain forward motion already developed for the continuing preservation and interpretation

of historic sites and buildings as part of the unique character of Idaho Springs."²¹ An HSA differs from an historical and architectural survey in several ways. These documents, following an SHF-established table of contents, provide an assessment of the physical health of an historic building and often are completed to prioritize preservation or rehabilitation projects. However, Section 2 of each HSA includes narrative text on the property's History and Use; this portion of each document is similar to the information (but much shorter) required on Form #1403 in Fields 21, 29, and 35 and also includes current photographs. In general, HSAs are most useful for both tracking building conditions over time and applying for SHF grants to execute physical work. According to SHF records through the 2021 fiscal year, either the City or the ISHS received numerous grants for at least two of the buildings that appeared in *Preservation 2000*. Table 3 also shows these awards. The Central Hose House, Elks Lodge, and Bryan Hose House also required stand-alone HSAs. But, it is unclear if the creation of new HSAs reflected on the content and quality of the work completed in 1997 as part of *Preservation 2000*.

In 2002 Dan Abbott, at the time a member of the HPRC, submitted a two-page document with four large-format maps. While the City refers to this product as a comprehensive reconnaissance survey, the submitted products do not meet the requirements for such a project. The copy of Abbott's submitted work includes a notation from former Information Management Director Meg Van Ness that states

TABLE 3: RESOURCES STUDIED IN PRESERVATION 2000

Property Name	Site No.	SHF Grant Awards
Central Hose House	5CC.201.44	Historical Society: 2006—HSA—\$6,425
Elks Lodge	5CC.859	Historical Society: 2008—Exterior Rehabilitation—\$187,806
Hanson's Lodge	5CC.201.45*	City: 2014 - HSA - \$11,800
Hose House No. 2	5CC.967* (NR nomination pending at time of project completion)	
Jackson Monument	5CC.986	
Methodist Church	5CC.1192	
Ornamental Resources Building	5CC.201.23* (Compass refers to this site as the Yingling Building)	
Precision Machine	N/A (Within Commercial HD, but no record for given address: 223 17th Ave.)	
Roberts Brothers Warehouse	N/A (Authors presumed within Commercial HD, but OAHF handwritten notation on report states site likely located outside boundaries)	
Trathen Building	5CC.201.25	
Underhill Museum	5CC.201.15	Historical Society: Exterior Restoration and Stabilization - \$96,297
Virginia & Illinois Hose House	5CC.966* (Compass refers to this site as the Bryan Hose House)	City: 2004 – Building Stabilization - \$9,900 City: 2009 – Historic Structure Assessment - \$6,881

*Site numbers obtained from COMPASS

"this two-page report and the associated maps were received by OAHF on 28 February 2004. They were prepared as part of planning for an anticipated CLG grant. This is not a CLG, SHF, or Section 106 product."³²

Abbott completed both driving and on-foot fieldwork for a comprehensive reconnaissance survey of Idaho Springs, but there is no indication he prepared forms, took photographs, or submitted the required survey report. Abbott assessed only residential properties. The shaded maps showed 50 properties that had been previously surveyed, 413 sites worthy of intensive-level survey, 38 homes in need of further research to determine whether they should be intensively

recorded, and 105 sites he “determined to be non-historic,” explaining all of these buildings were either homes or commercial businesses less than 50 years or older.³³

The abbreviated documentation associated with the 2002 reconnaissance survey provided the justification for the *West Colorado Boulevard Historic Buildings Survey*. The Denver-based consulting firm Spector and Associates completed the CLG-funded endeavor in 2005. This selective intensive project documented 101 historic sites, all residential properties, along West Colorado Boulevard between 4th and 16th avenues. A 2004 file search indicated a total of 14 properties had been previously recorded within the survey area, only two at the intensive level. The Spector consultants documented those two sites on Cultural Resource Re-Evaluations

Forms (#1415) and recorded the remaining 12 properties on Form #1403.

The consultants identified a potential NRHD but were uncertain about its full extent without further survey between 1st and 4th avenues. These surveyors also found 79 properties deemed individually eligible. The consultants indicated, in a hand-written note on the title page of the survey report, “time did not allow for concurrence between the consultants and OAHF staff on individual National Register and State Register eligibility” and advised “anyone interested in preparing a nomination for properties determined [field] eligible...should contact the National and State Register Historian prior to beginning the nomination process.”³⁴ Although not stated, it appears the consultants did not obtain concur-

The 2005 survey identified a potential NRHD along West Colorado Boulevard from 4th Avenue on the west to the 1600 block on the east. The chosen boundary is too expansive because it includes two blocks from 4th to 6th avenues where there are no contributing resources. When choosing appropriate boundaries for an historic district it is important to consider both density and distribution of historic properties, drawing the edges to encompass the most contributing resources without picking up too many non-contributing sites. Further discussion of possible boundaries for this proposed historic district appears in Section II.

Source: OpenStreetMap/Public Domain

Potential NRHD
Boundary
Area with no
contributing resources



rence with State staff on the eligibility of the potential NRHD either.

The survey report for the Colorado Boulevard project noted possible City motivations for conducting this project. They likely were worried about "the encroachment of Interstate-70 into Idaho Springs due to a planned expansion of the highway by...CDOT" and hoped that in "identifying as many historic resources as possible, they (the City) can demonstrate to CDOT that much of the town has valuable historic assets" and, therefore, convince the agency to consider alternatives other than taking historic sites for any expansion.³⁵ The City had every reason to be concerned. In 2004 CDOT commissioned a survey of retaining walls along Colorado Boulevard as part of a larger study devoted to drainage and associated engineering issues for an I-70 expansion. In the face of such a threat, it is somewhat surprising the Spector consultants did not identify a local landmark historic district to provide as much protection as possible for these homes. In defense of the consultants on this project, OAHIP grant-funded survey guidelines in 2004 encouraged, but did not require, assessments of eligibility as local landmarks or for local historic districts. These consultants concluded the survey report with solid guidance for the City-- in all future grant-funded endeavors: 1) obtain bids from qualified consultants, 2) research the survey process and involved costs, and 3) follow advice from the Colorado Historical Society to improve future grant requests.³⁶

City staff requested this survey plan also highlight one

compliance survey: HDR's recordation for an I-70 project that documented resources not only in Idaho Springs but also the nearby communities of Empire Junction, Dumont, Downieville, and Lawson. Completed in 2018, the products from this project represent both the most recent and most thorough recordation of sites in Idaho Springs. The consultants prepared 96 survey forms for properties outside of the Downtown Commercial Historic District. The firm completed not only Management Data Forms (#1400) to summarize two potential historic districts but also resurveyed two previously recorded homes on Miner Street on the city's east side. All of HDR's survey forms featured both historic photographs and Sanborn map images. The addition of these two items supported the consultants' assessments of historic integrity and make these compliance products particularly useful for not only CDOT but also the City and the HPRC.

Both of the HDR-identified potential historic districts were analyzed "for the purposes of 106." This identification process is used for highway projects to err on the side of the most liberal eligibility standards and, therefore, avoid adverse effects for potentially significant resources. For that reason, NRHDs identified as part of compliance projects do not always represent valid areas for immediate preparation of a nomination form. It is always important to consult with the NR/SR staff, asking what information they require before taking the proposed district before their internal eligibility committee. No work on a nomination should take place until

History Colorado staff have given the okay to go-ahead.

The first HDR-identified potential historic district featured 12 properties located in the formerly independent community of Grass Valley. All of the residential properties possess Miner Street addresses. According to HDR, this small district represents the only remaining and contiguous collection of Grass Valley residential properties. That small community once featured its own compact commercial district between Miner Street and Colorado Boulevard. The Safeway grocery store, constructed in 1984, replaced not only the Grass Valley School but also the Krenzel Motel.³⁷ Grass Valley's residential neighborhood originally continued east from these two larger buildings. The consultants found the potential Grass Valley NRHD important under Criterion C: Architecture as the most cohesive and extant collection of architecturally significant Late Victorian homes from the once independent community. The potential district has a period of significance ranging from 1885, when the first two homes within the neighborhood were constructed, to 1910 when the last Late Victorian residence was built. Properties in the identified Grass Valley district retain medium to low levels of historic integrity in terms of location, feeling, and association. Many of these homes possess original exterior material; most common updates include vinyl windows, re-clad roofs, and a small number of side or rear additions. HDR consultants stated these alterations and additions exerted only minor impacts upon the district's integrity of design, materials, and workmanship. This proposed historic district, however, appears to lack suf-

ficient significance under Criterion C: Architecture. Section II of this document provides detailed next steps for further survey and research in Grass Valley.

The HDR consultants also carried out the exercise of identifying a potential NRHD along the East Colorado Boulevard commercial corridor, the area of town where nearly all of the community's auto-tourism-related resources are located. Surveyors Elizabeth Blackwell and Alexandra Kosik completed 13 intensive-level survey forms for properties within the APE and supplemented this documentation with informal (no forms) reconnaissance survey to determine the likely boundaries of a possible district. The pair also studied midcentury aerial photos and historic assessor cards, identifying 34 total properties on East Colorado Boulevard possibly associated with tourism. Most of these buildings dated between 1930 and 1950, with additional resources associated with the post-1958 opening of I-70 and a subsequent increase in tourist traffic.

They found the possible historic district likely significant under both Criterion A: Commerce and Criterion C: Architecture (midcentury roadside architectural styles and building types such as motels and restaurants). The consultants found, however, that nearly all sites within the potential district have experienced, since the 1970s, substantial negative impacts to integrity. Within the chosen boundaries a total of 11 properties were determined to be noncontributing because they were constructed after the period of significance.³⁸

Based upon their survey work, the HDR professionals found only four contributing resources within the possible district boundary and determined, therefore, there was neither sufficient density nor distribution of significant and physically intact properties to justify a NRHD. Of the four contributing properties only one, the 6 & 40 Motel at 2920 Colorado Boulevard (5CC.2341), represents a good candidate for individual listing. Designating this site as a local landmark can be pursued immediately. However, the NR/SR staff may require more information, especially about the owners over time, than HDR collected.

Historic Contexts

Historic contexts can increase understanding of local history, and well-written historic contexts have the power to appeal to diverse audiences. At their best, historic contexts attract readers with the story, keep them reading with a narrative that highlights common human experience, engage them with poignant historic photographs, and prepare them to recognize in the built environment the patterns and themes discussed. Historic contexts, because they tap into the love of story all humans share, can sometimes be an easier "sell" to citizens and local officials. Especially when historical and architectural surveys seem, particularly to the uninitiated, to focus on esoteric nuances of architectural styles and expressions. The themes and stories presented in historic contexts give readers a framework to better understand and appreciate the places that tangibly tell the stories

from our past. In addition, historic contexts are an excellent way to capture and present important stories even if the buildings associated with them lack integrity and, therefore, do not represent good candidates for designation.

There are no historic contexts yet written exclusively about Idaho Springs. Therefore, this section evaluates two statewide historic context documents covering topics related to the community's past, plus the sections of two survey reports, narratives written for the relevant project areas.

In 2006 historians James E. Fell and Eric Twitty completed an historic context entitled, *The Mining Industry in Colorado*.³⁹ This document is formatted as a Multiple Property Documentation Form (MPDF), an instrument with both narrative historical background and eligibility requirements and, thus, intended to make the process of listing eligible resources on the NR easier. The history narrative in this document covers the full span of mining in the Centennial State from 1858 to 2005 and encompasses precious and base metals (like gold and silver), industrial metals, coal, and various mining technology and equipment. There are two sites in Idaho Springs associated with this context: the Argo Tunnel & Mill (5CC.76), designated as a concentration mill, and the Idaho Springs Downtown Commercial District (5CC.201), listed as an original townsite. Contrary to how MPDFs usually are employed, both of these resources already were designated on the NR, in 1978 and 1984 respectively. However, the history in the MPDF greatly amplifies the details provided on the original, early designation forms.

Six years later, historian Twitty also prepared an historic context for resources along the entire length of the I-70 corridor. CDOT commissioned this study as a decision-making tool, helpful to the agency when it considers changes or improvements to this important, but increasingly overcrowded, highway. Just like the mining MPDF, the City might use this context to nominate properties to the NR; the details in the document also may be useful for heritage tourism and interpretation. The I-70 context spans the time period from the first gold strike in 1859 through the 1960s. It has chapters devoted to the history of mining, the timber industry, electric power generation, agriculture, outdoor recreation, railroads, road transportation, and architecture. Five of the eight chapters--mining, outdoor recreation, railroads, road transportation, and architecture--are most relevant for Idaho Springs. This lengthy document also features sections devoted to property types associated with the eight historical themes and registration requirements offering guidance regarding character-defining features, significance, and integrity.

The historic context sections of two survey reports, the 2005 documentation of West Colorado Boulevard and the 2018 compliance project for I-70 expansion, directly relate to the history of Idaho Springs. For the residential survey along Colorado Boulevard, it is clear the consultants spent a great deal of time and effort on the forms. The survey report, however, is less thorough. The consultants admitted they simply lacked the time and budget to prepare a more thorough historic context within the report. However, they

included an excellent list of sources for future historic context or survey projects:

- *History of Clear Creek County, Tailings, Tracks and Tommyknockers* has a wealth of information on the individuals and families that have resided in Clear Creek County up through the end of the 20th Century and beyond
- *A Quick History of Idaho Springs* by Beth Simmons was also very helpful...
- Ethel Gillette's book, *Idaho Springs: Saratoga of the Rockies, A History of Idaho Springs, Colorado* written in 1978
- *The Development of Colorado's Mining Industry* by Thomas A. Rickard
- *Guide to Mines and Ranching in Colorado* by Frank Fosset⁴⁰

The historic context in the 2018 HBD survey report is quite extensive, matching this project's much larger project area that encompassed an APE in the communities of Empire, Dumont, Downieville, Lawson, and Idaho Springs. The context is divided into three parts: one reviewing relevant material from Twitty's study of I-70, a second offering a brief overview of Clear Creek County history, and the final subsections highlighting the most important themes and details relevant to each of the five settlements within the APE. This historic context borrowed from three other HDR reports prepared between 2014 and 2018. The hired consultants, however, prepared the parts of the context about both residential

development and midcentury tourism in Idaho Springs specifically for this survey project. Like the survey forms, the HDR historic context in the survey report is well done and based upon scholarly research. The City may use this historic context for interpretation and heritage tourism.

Currently, the City's preservation goals as expressed in the comp plan mention only mining history. Preparation of two historic contexts that span the history of Idaho Springs from its origins to the 1990s have the potential to add new dimensions to the story most locals and tourists now hear. The first recommended project should explore the community's long attraction for visitors, spanning from the origins of Indian Hot Springs to midcentury (and contemporary) auto-tourism. The second historic context should research the ethnic history of Idaho Springs, focusing on early miners and tracing any nationality communities who remained in the city.

DESIGNATED RESOURCES

In a community with so many historic buildings, it is somewhat surprising the City of Idaho Springs boasts a total of only 14 individually designated resources. However, this figure does not include the resources within the NR/ local landmark Downtown Commercial Historic District. Table 4 lists the designated properties in Idaho Springs, indicating whether they are listed on the National and/or State registers or as local landmarks. Not surprisingly, given the overall impact of mining upon both the history and architecture of

Idaho Springs, the majority of the listed buildings were constructed in the 1890s through the 1920s.

LIMITED RECONNAISSANCE SURVEY RESULTS (AND REPRESENTATIVE ARCHITECTURAL STYLES AND BUILDING TYPES)

Both the on-foot photographic survey and creation of the complementary table in Appendix A combined to provide a summary view of the architectural character of Idaho Springs and allowed Anstey to better assess the historic built environment. There are important historic buildings throughout the city, but Map 3 illustrates particular concentrations of resources in select geographic areas-- the Downtown Commercial Historic District, West Colorado Boulevard, Grass Valley, and East Colorado Boulevard-- within this survey plan's project boundary. Details regarding the specific use types, architectural styles, and building forms are based upon *Colorado's Historic Architecture and Engineering Guide*. It is important to remember that the assigning of architectural styles, despite the utility of this document and other similar publications, remains more of an art than a science with a great deal of room for subjective opinions. In many cases, the styles listed on the table in Appendix A are actually labels for broader time periods, like Late Victorian. The OAHIP Lexicon allows usage of such "of the period" labels when the building lacks enough character-defining features to be distinguished as a particular style within that architectural era.

TABLE 4: DESIGNATED RESOURCES IN IDAHO SPRINGS

Property Name	Property Address	Site Number	Listing Type		
			NR	SR	LL
Argo Mill and Tunnel	2517 Riverside Dr.	SCC.76	X	X	
B.P.O. Elks Lodge #607	1600 Colorado Blvd.	SCC.859		X	
Blue Ribbon Tunnel	Near walkway to Waterwheel Park	N/A			X
Bryan Hose House	Illinois and Virginia streets	SCC.966	X	X	
Charlie Taylor Waterwheel	South of I-70 below Bridal Veil Falls	SCC.229		X	
City Hall	1711 Miner St.	N/A			X
Hose House #2	600 Colorado Blvd.	SCC.967	X	X	
Jackson Monument	320 Highway 103	SCC.986			X
M.M. Roberts Residence	804 Colorado Blvd.	SCC.236			X
Methodist Episcopal Church	1440 Colorado Blvd.	SCC.241	X	X	
Miner Street Bridge	Over Clear Creek	SCC.231	X	X	
Steve Canyon Statue	Colorado Blvd. and 23rd Ave.	N/A			X
Zion Evangelical Church	1921 Virginia St.	SCC.1194			X
Unspecified	1520 Virginia St.	N/A			X

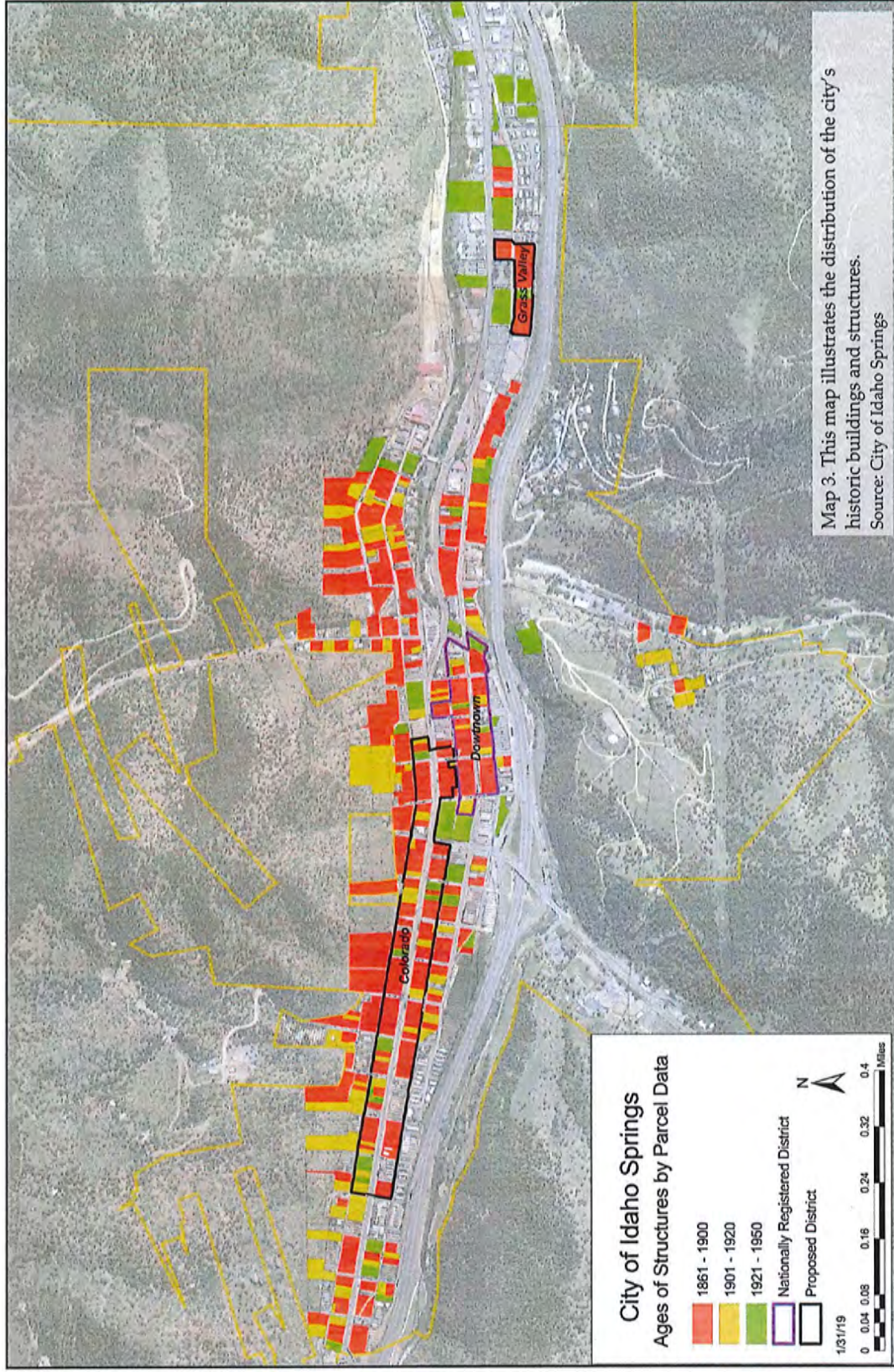
Note: Properties listed on the National Register are automatically added to the State Register.

Downtown Commercial Historic District

The majority of the buildings within this district are examples of the Nineteenth Century Commercial use type. Character-defining features of such buildings include cast iron facades, kickplates, large display windows with transoms, decorative bracketed cornices, recessed entries, and

door transoms. Most of the buildings within the district are either one- or two-story brick, with selected examples of frame construction.

There also are examples of Early Twentieth Century Commercial buildings within the historic district. Character-defining features of these buildings include either recessed



or flush entries, translucent window transoms, corbelled cornices, decorative brickwork, and parapets. These later buildings are far less ornamented than those constructed in the 1800s. The buildings in downtown Idaho Springs of this use type are one-story, brick, and possess a 1900 date of construction.⁴¹

There is one particularly distinctive, non-commercial building within this historic district: the Idaho Springs Public Library. Located at 219 14th Avenue and constructed in 1904, this facility was built with funding from philanthropist Andrew Carnegie. The Classical Revival style edifice features an impressive, east-facing entry with prominent pediment, Doric columns, and large wooden double doors. Many architects adopted this style, with its return to classical forms from Greece and Rome, as a response to the extensively or-namented architectural expressions of the Victorian period. This somewhat subdued style is particularly popular for large institutional buildings in Colorado.

West Colorado Boulevard

This thoroughfare, located north of the downtown historic district, represents the residential complement to the commercial buildings along Miner Street. Many merchants, along with newly wealthy miners, constructed homes here. The street features an impressive collection of Late Victorian period architecture, with some homes possessing sufficient architectural distinction to be labeled as a specific style.

There are multiple examples of the Queen Anne style, a

popular and often ornate Victorian expression. Most Queen Annes feature vertical orientation, asymmetrical massing, and brick construction with contrasting wooden ornamentation. Other character-defining features include scalloped (fishscale) shingles, turned spindles, front entry porches, multiple gables, and decorative bargeboard.

The Edwardian style is particularly prominent along West Colorado Boulevard. This architectural expression represents a transitional style, bridging the period from Late Victorian to Late Nineteenth and Twentieth Century Revivals and exhibiting some characteristics of both eras. Many Edwardian homes resemble shorter (one- to one-and-one half story), blockier Late Victorian homes with less decoration. Other character-defining features include asymmetrical massing, multi-gabled roofs, wrap-around porches, and simple classical columns.

This neighborhood also features examples of multiple building forms, architecture identified more with its shape than the actual stylistic elements. There are several Foursquares along West Colorado Boulevard. As the name implies, these two-story houses are square and usually feature a four-room over four-room interior arrangement. Most Foursquares were constructed from 1900 to the mid- to late-1920s. Character-defining features include (usually full-width) front porches, hipped roofs, central dormers, overhanging roofs, and often classical elements such as dentils, modillions, friezes, and Doric or Tuscan columns.

There are also Classic Cottage homes along West Col-

orado Boulevard. This form is basically a one-story version of the Foursquare. This form was most popular between 1910 and 1930 and, beyond its predominate use for homes, also was used for schools, depots, and other small public buildings. Nearly all Classic Cottages are brick or masonry and key features include central dormers, hipped roofs, thick porch supports, flared eaves, and a belt course.

Grass Valley

This once independent community is located on the east side of Idaho Springs, beyond the bend of Clear Creek as it joins Soda Creek. Only a few residential properties remain. The few extant Grass Valley homes mostly feature Late Victorian influences. Character-defining elements of these houses include: front porches, segmental arch windows, and fishscale shingles. There also are some Foursquare type homes. All of these Grass Valley residences are much more modest than those found on the westside and many of the properties have been altered over the years.

The HDR surveyors identified 2455 Miner Street as an example of the Hall-Parlor form. Such simple homes are two rooms wide and one room deep with a central front door and side gabled roof. Classic examples feature small pedimented roofs over the primary entrance and a central fireplace to heat both rooms. Many of these houses, like this one, feature later rear additions to enlarge overall living area.

East Colorado Boulevard

Commercial development on the east side of Idaho Springs can be divided into at least two distinct periods: pre-World War II construction and postwar buildings. According to the surveyors from HDR, "three motels and a restaurant were built along a brand new (sic) Colorado Boulevard in the 1930s. By the end of the 1940s, Colorado Boulevard was the primary route through [the east side of] Idaho Springs and there were businesses on along (sic) its full length."⁴² Table 5 details the three extant, but heavily altered, tourism-related facilities constructed along East Colorado Boulevard in the 1930s.

The post-World War II tourist-related resources along east Colorado Boulevard have fared only slightly better than those from the prewar period. HDR surveyed a total of eight buildings that reflect the city's postwar and I-70 era tourism.⁴³ Nearly all of the remaining buildings have been heavily altered and several appear to suffer from deferred and/or inappropriate maintenance. During the course of this project, the remains of the already altered but distinctive sign at the former King's Derby motel (2801 Colorado Boulevard) was removed. The loss of this geographic landmark, a sign that remained after the cottage court was demolished, represents an example of the threats that postwar tourist-related resources in Idaho Springs currently face.

HISTORICAL ARCHITECTURE IN IDAHO SPRINGS

NINETEENTH CENTURY COMMERCIAL STYLE



Downtown Commercial Historic District
Mary Therese Anstey

EARLY TWENTIETH CENTURY COMMERCIAL STYLE



Downtown Commercial Historic District
Jerad Chipman

CLASSICAL REVIVAL STYLE



Idaho Springs Public Library—219 14th Avenue
thisisidahosprings.com

QUEEN ANNE STYLE



M.M. Roberts Residence (Local Landmark)—804
West Colorado Boulevard
Mary Therese Anstey

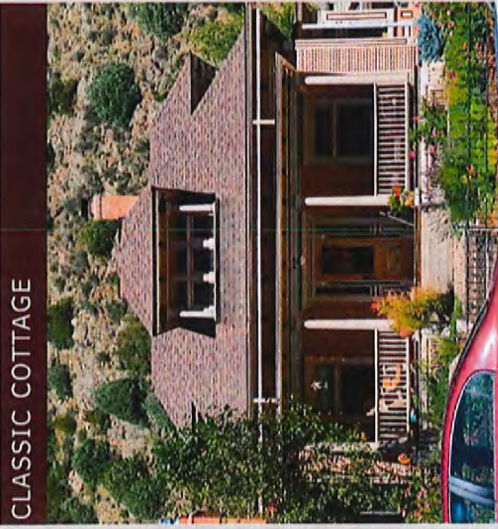
HISTORICAL ARCHITECTURE IN IDAHO SPRINGS



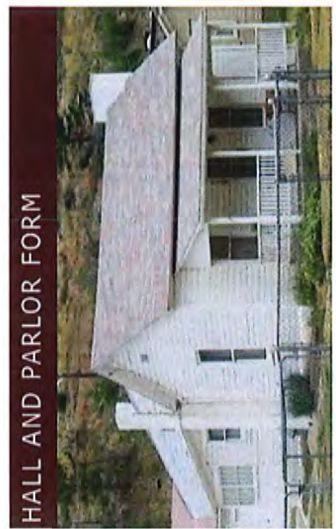
Jerad Chipman



Jerad Chipman



Jerad Chipman



2455 Miner Street
HDR survey, 5CC.2450

Other Architectural Styles in Idaho Springs

The Carlson Elementary School, located at 1300 Miner Street, represents another architecturally distinctive building on the west side of Idaho Springs. It was constructed in 1937, indicating the possible involvement of one of the major New Deal programs that sponsored building projects in order to provide not only needed community facilities but also jobs to both experienced construction professionals and novice workers.⁴⁴ The red brick, two-story school represents an excellent example of International style with bands of windows, minimal ornamentation, flat roof, horizontal orientation, and use of glass block.

The city's most architecturally significant commercial building from the postwar period also is located on the west side. The Sinclair gas station at 1246 Miner Circle represents a significant example of the Googie style. It features character-defining elements such as a dramatic boomerang roof over the gas pumps, modern materials, and large plate glass windows. These features, along with signage visible from the interstate, were intended to attract tourists traveling at high speeds. This gas station is located just off Exit #240 from I-70, making it particularly convenient.

PRESERVATION GOALS AND OBJECTIVES

This section of the survey plan serves as a transition, a shift in focus from exclusively backward-looking study to more forward-looking analysis, the type of examination necessary to arrive, ultimately, at a current vision for future

preservation in Idaho Springs. Thus far, the results section of the document—with its analysis of previously completed surveys and historic contexts, already designated sites, and the City's overall architectural character—has highlighted the past, both the historic past and what already has been accomplished to research and document the community's history and architecture. But the narrative below blends considerations of the past with thoughts about future needs. This part of the survey plan is more about actions, specifically how the City and HPRC have used existing data to enhance the physical condition and understanding of the historic built environment. The SWOT analysis emphasizes community preservation successes and missteps, what still can be done, and the need for urgency. The inclusion of public participation in this survey plan recognizes both the CLG-related responsibility and the SHF grant contract-related requirement for soliciting input from citizens. The exploration of community preservation goals reflects the City's self-assessment on the most important themes and places to honor in Idaho Springs.

Strengths, Weaknesses, Opportunities, and Threats

Strengths

S1—COMMUNITY HAS WIDE VARIETY OF SIGNIFICANT HISTORIC PLACES: The city includes an impressive array of architectural styles and building types, telling the story of a community with origins as a Victorian-era supply hub for sur-

TABLE 5: PRE-WORLD WAR II TOURIST RESOURCES ON EAST COLORADO BOULEVARD

Address/Site Number	Historic Name	Date of Construction	Original Architectural Style	Historical Background and Construction History
2445 Colorado Blvd (5CC.2448)	Ma & Pa's Modern Cottages	1934	Mixed	Complex of six buildings, including three late-1800s homes converted to lodging in the 1930s; most recent portion of complex dates to 1964; various uses: motel, rental housing, office space, retail
2631 Colorado Blvd (5CC.2438)	Rest Haven Motel	1937	Pueblo Revival	Complex of three buildings, plus mobile home and shed; sleeping quarters and covered parking spaces next to units (early lodging type); original owners: D. J. and Mary Donnelly; operated as motel since original construction
2757 Colorado Blvd (5CC.2428)	Orange & Green Cottages	1934	Mixed	Complex of three buildings and two garages; originally included a residence/office building and a row of rental units with sleeping quarters and covered parking spaces next to units (early lodging type); altered over time: expansion of office, changes to rooflines and materials, infill of original parking spaces adjacent to motel rooms, removal of original neon sign

Source: Relevant site forms from HDR's documentation associated with Interstate 70 Westbound Peak Period Shoulder Lane project, 2018

The Rest Haven Hotel (5CC.2438), at 2631 Colorado Boulevard, was constructed in 1937 in the Pueblo Revival style. Character-defining features include flat roof, projecting roof rafters (vigas), stepping or terracing, and stucco walls.

The image on the left, taken in 1950, shows the original construction with covered parking spaces next to the motel rooms. By 1976 these attached garages were no longer extant. Non-historic changes, visible in the 2018 survey image on the right, include the addition of a gable roof obscuring the original crenelated parapet, infill of the parking spaces/attached garages, changes to building materials, and removal of the historic sign.

Source: Blackwell, Elizabeth and Alexandra Kosik. Management Data Form: 5CC.2513. HDR, 2018.



MODERNIST ARCHITECTURE IN IDAHO SPRINGS

MODERN MOVEMENTS STYLE



The historic photograph from 1949 shows Proctor's Restaurant (SCC.2422), at 2815 Miner Street. This Modern Movements style restaurant featured two wings for dining, each with large windows looking out towards the surrounding mountains. The building was converted into apartments sometime after 1976. The 2018 photo on the right shows changes to the roofline, addition of exterior cladding covering many of the original windows, and changes to original exterior building materials.
Source: Blackwell, Elizabeth and Alexandra Kosik. Management Data Form: SCC.2513, HDR, 2018.

INTERNATIONAL STYLE



Carlson Elementary School—1300 Miner
Mary Therese Anstey

Sinclair gas station—1246 Miner Circle
Mary Therese Anstey

GOOGIE STYLE



rounding mining that, over time, evolved into the current recreation, service, and tourism hot spot. West Colorado Boulevard features both high-style homes and miners' cottages, illustrating the class and ethnic distinctions of early Idaho Springs. The city also features select examples of other architectural expressions. The projects in this plan are intended to identify properties with sufficient significance and integrity that are eligible for listing on the National or State registers and/or as local landmarks.

S2—CLG STATUS DEMONSTRATES COMMITMENT TO PRESERVATION BEST PRACTICES AND PROVIDES COMMUNITY SUPPORT: Idaho Springs became a CLG in 1988. This initial commitment to the goals and responsibilities of the CLG program continues to impact historic preservation in the City. CLG communities benefit from both the preservation knowledge and technical support available from the SHPO, grant opportunities, specialized training sessions, and connections to other CLG communities throughout Colorado. It will be important for City staff and HPRC members to utilize these services, especially opportunities to collaborate with State staff, about not only the most feasible approaches to proposed projects but also written feedback on draft grant applications, as they implement this plan. \

S3—HPRC WILLINGNESS TO ADDRESS NON-COMPLIANCE WITH CLG REQUIREMENTS: A routine audit of Idaho Springs as a CLG highlighted the need for development and

maintenance of a system for survey and inventory of historic properties. This critique identified the need for a plan. The City proactively applied for and was awarded the non-competitive grant to develop this survey plan. The projects in this document are intended to enhance and expand local knowledge about the history and architecture of Idaho Springs. The City is encouraged to implement the proposed projects as a way to strive for continued improvement.

Weaknesses

W1—ASSESSMENT OF COMPLETED SURVEY WORK IDENTIFIED INSTANCES OF FAILURE TO FOLLOW THROUGH WITH RECOMMENDATIONS: While the 2002 reconnaissance survey did not meet the requirements for a grant-funded project, the created maps did provide a useful planning tool. However, only one intensive-level survey project resulted in the immediate period after Abbott completed the work. After the 2005 survey of residences along a portion of West Colorado Boulevard, the consultants ran out of time and failed to obtain official determinations of eligibility from NR/SR staff for the properties they determined to be field-eligible. This lack of follow-through represents a major missed opportunity: not taking advantage of public interest in and momentum from the completed survey. Now the survey findings from that project are outdated. OAHF recommends resurvey every ten years in order to account for physical changes, update historical background, and reassess significance and integrity for both field and official eligibility.

W2—FEWER DESIGNATED LOCAL LANDMARKS THAN EXPECTED IN A COMMUNITY WITH SUCH RICH HISTORY AND SIGNIFICANT ARCHITECTURE: Table 4 shows the City currently has only seven properties listed as local landmarks. In historic preservation, if any protection for historic resources exists, then it always happens at the local level. The number of listed landmarks in the community is low in comparison to the overall number of seemingly eligible resources. Recommended survey projects in this plan will be conducted in accordance with OAHIP guidelines that now require professional assessment of local landmark and local historic district eligibility. Community follow-through with designation will offer the greatest level of protection for the most important places in Idaho Springs.

Opportunities

O1—COMMUNITY STATUS AS A POPULAR HERITAGE TOURISM DESTINATION OFFERS CHANCE TO PROMOTE HISTORY AND ARCHITECTURE: The proximity of Idaho Springs to the Front Range and easy access along I-70 make it a popular tourist stop. During summers and the fall leaf-peeping season, Idaho Springs fills with hundreds of visitors who shop on Miner Street and eat at the town's restaurants. This captive audience also may be interested in learning more about the history and architecture of the community. Findings from historic contexts and historical and architectural survey projects can and should be incorporated into interpretive signage, brochures, walking tours, and cell phone

apps designed to enhance the overall visitor experience.

O2—HPRC SHOULD CONTINUE TO TAKE ADVANTAGE OF AVAILABLE TRAINING AND EDUCATION: With recent changes in the membership of the HPRC, now is an opportune time for commission members to attend additional training sessions and work towards the goal of having a more cohesive group. Commissions routinely struggle with both procedures for public hearings and facilitation of design review. These two public-facing roles often affect public perception of historic preservation. Increased competence in these functions has the potential to improve community opinions, perhaps making it more likely to elicit local support for the projects in this plan. In addition, access to training from the State, availability of specialized funding to attend educational sessions, and the chance to seek advice from fellow CLG communities all represent key benefits of CLG status. The City definitely should take advantage of all such offerings.

O3—CITY SHOULD BOTH MAINTAIN EXISTING PARTNERSHIPS THAT BENEFIT PRESERVATION AND PURSUE ADDITIONAL COLLABORATION: The Historic Sites and Facilities Partnership is the result of a public-private partnership between the City and the ISHS. This group is responsible for care and maintenance of city-owned historic buildings and publicly-owned local landmarks. They also execute their own preservation plan for those sites. Members of the Partnership

TABLE 1: SUMMARY OF 21 SEPTEMBER 2021 SESSION WITH HPRC	
Questions	Discussion
1. a) What successes or "wins" has the HPRC experienced during your tenure? b) Thinking more broadly, what successes has preservation in Idaho Springs experienced? (Note: need not be recently)	HPRC increasingly more active, participating in CAMP workshop at the CPI conference and working towards improved CLG status with preparation of survey plan Greater awareness among community of value of historic preservation, including increases in both heritage tourism and historic properties in real estate market
2. Conversely, what challenges currently face the HPRC and/or preservation in Idaho Springs?	HPRC: Need for greater public understanding of why historic preservation is important and what commission does; lack of awareness regarding existence of design guidelines; need for more information/ survey projects; feels like Commission "playing catch up" to engage and educate community Idaho Springs: limited space for growth in valley leads to constant battle regarding responsible growth while addressing wide range of important issues from historic preservation to workforce housing
3. What issues are most likely to impact the HPRC and/or preservation in Idaho Springs in the next ten to fifteen years?	Continued growth and associated development pressure; assisting and educating home and business owners about how best to live and work in historic buildings; determining a Period of Significance for future survey, designation, and interpretation
4. What are the most important... a) places in Idaho Springs? b) historical themes and/or stories in the community?	Interrelated issue of places and stories: Google architecture/ motel history are important, but public does not view them as significant; current focus on NRHD, but need to broaden interest to other areas of city; HPRC interest in vernacular expressions based upon reality that not all Idaho Springs' buildings are high-style architecture; importance of mining history and sites; need to retain focus on proper maintenance of City-owned historic resources
5. What tools do you, as HPRC members, need to do your job better?	Timeline of Idaho Springs' history, walking tours focusing on both architecture and personal history of owners, more specific design guidelines, more HPRC training (ideally held locally), more cooperation with historical society, greater community input, continued efforts to index and make historic records and images available to public

might host workshops for private owners of historic buildings, presenting best practices and/or techniques for routine maintenance and major project planning.

In addition, there are at least two other opportunities for ongoing or expanded partnerships related to historic places. The Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development will revitalize the area around Argo Mine and Mill with a gondola, parking garage, and other tourist amenities. These efforts will help to meet the City's goal of relieving tourism and parking pressure for the commercial downtown, offering expanded visitor attractions, and placing more attention on the eastside. The final potential partnership involves possible plans for the former train depot, moved from its original location on 14th Avenue, at 2275 Colorado Highway 103. The private owners of the property, City, and CDOT are in discussions about converting the building into a combined visitors center and comfort station for the Bustang service.

Threats

T1—UNCERTAINTY ABOUT PUBLIC SUPPORT MAY MAKE IMPLEMENTATION OF SURVEY PLAN CHALLENGING: City staff and the HPRC are committed to historic preservation, but their efforts alone are not enough. In the HPRC meeting devoted to gathering input for the survey plan, members expressed the feeling the Commission is “playing catch up” to engage and educate citizens. Given the Covid-related challenges associated with wide-scale public participation in the

survey plan process, it will be vital for the City and HPRC to publicize the existence of this plan and continue to promote its goals and proposed projects to the public. This understanding of the plan will be crucial for engendering public support, especially the required letters from individuals and groups who endorse the City's preservation efforts and the proposed projects.

Public Participation in Survey Plan

The pandemic and social distancing made the gathering of relevant input from Idaho Springs regarding this survey plan difficult. However, the collected insights offer worthwhile opinions that helped to shape the proposed projects in Section II: Recommendations.

Consultant Anstey's interviews with tourists, conducted in September 2021, provided an overview of visitor perceptions. These individuals, most of whom seemed to be in the area for leaf-peeping, used terms like “cute,” “quaint,” “small,” and “homey” to describe Idaho Springs. Numerous interviewees mentioned the historic architecture, with one noting the presence of “old buildings” and his appreciation of Miner Street's retention of full buildings rather than just facades with larger, modern construction behind them. This same individual also liked the fact it wasn't a “wild, wild West” themed street. Another interviewee noted the presence of shopping but that the street had “a small-town vibe” and felt completely different than a mall. All of these comments speak to the importance of sense of place, especially

within the historic district, and highlight the success of both the design guidelines and HPRC-issued COAs in protecting the Victorian-era commercial hub of Idaho Springs.

The HPRC routinely refer to available survey forms, especially the character-defining features of an applicant's building or any attached historic photos, when making decisions regarding COAs. Therefore, their input was crucial for this survey plan. Table 6 lists the questions Anstey asked Commission members and summarizes their responses.

Community Preservation Goals

The 2017 comprehensive plan for Idaho Springs affirmed the City's dedication to "preserving its culture as a historic mining community, ensuring the quality of life and its economic future through both preservation and responsible de-

velopment...."⁴⁵ Given the importance of both history and historic architecture to community identity, the comprehensive plan also included a specific goal related to historic preservation: to "celebrate and preserve our mining history to provide future generations a sense of place and a connection to our past."⁴⁶ The citywide plan recognized the need for surveys in order to identify potentially eligible properties, designating resources at the local level as a way to protect their built heritage. The grant application for this SHF-funded survey plan also noted the shared City and HPRC hope that, through the creation of the survey plan, the community might experience "better community engagement and educational opportunities centered on Historic Preservation in the Future (sic)."⁴⁷

NOTES

26. The HDR project, completed for CDOT, included 94 new survey forms and redocumentation of four sites.
27. There may be small projects that documented single or small numbers of resources since OAHIP stopped entering survey data into Compass, but there have been no other larger compliance or grant-funded projects of city resources since 2018. There are a few documents, not official survey forms and containing far less data than required for survey, completed in 1976. There is no indication those forms were submitted as part of a formal project, either compliance or grant-funded. Documented resources include Glen Eyrie ("The Castle") and the Indian Hot Springs.
28. In 1983 the OAHIP process for survey of presumed historic districts required surveyors to record all buildings and structures within the assumed district boundaries on a single survey form with a single site number. If this same project were to be conducted today, OAHIP would assign individual site numbers to each building and structure within the survey area. The survey report for the project would identify the existence of an eligible historic district, naming its boundaries and distinguishing which resources were field determined contributing or non-contributing. This same information would be summarized on a map in the survey report. OAHIP's current practice is to assign an overall site number to a NRHD once it is officially listed and then identify the individual resources within the district with subsequent digits. For example, the individual contributing resources within the Idaho Springs Downtown Commercial District are now assigned site numbers SCC.201.1 through SCC.201.45.
29. Andrew and Megan Mueller, Cultural Resource Re-Visitation Form: SCC.201, (HDR, 19 October 2017).
30. Jim White, *Preservation 2000: The Next Hundred Years*. (Idaho Springs: Odell Architects and Others, 1997), I-1.
31. Ibid.
32. Meg Van Ness, Handwritten Notation on "Report," (31 March 2004). This notation is important because the Abbott product was assigned a report number of CC.CG.R8. Normally, the letters "CG" in a report title indicate the use of CLG grant funding and that the product was deemed acceptable in reference to CLG project requirements.
33. Abbott, 2022.
34. Cheryl A. Spector, Mary Edwards, and Amy Norton. *Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004/2005*. (Denver: Spector and Associates, 2005,) ii.
35. Ibid, 9.
36. Ibid, 16. The Colorado Historical Society now is known as History Colorado.
37. The school building was relocated to 17th and Miner streets and currently serves as the City of Idaho Springs City Hall.
38. For purposes of Section 106, these consultants used the compliance project standard of determining that resources 45 years of age or older as of 2018 were noncontributing. Non-compliance projects routinely employ the 50-year rule instead.
39. The authors revised this document in 2008.
40. Spector et al, 16-17.
41. This information from the Clear Creek County Assessor may not be completely accurate. Also, elsewhere in Idaho Springs there are other examples of this type from the 1940s. It is important to note the Lexicon does not include, but perhaps should, a Late Twentieth Century Commercial use type.
42. This text appears in Field 35 on multiple Architectural Inventory Forms for surveyed properties on East Colorado Boulevard, HDR, 2018.
43. "For purposes of Section 106" consultants identified a potential historic district known as the (East) Colorado Boulevard Corridor, and recorded this commercial strip on a Management Data Form (SCC.2513). The district boundary "was primarily limited to parcels with frontage on both the north and south sides of Colorado Boulevard" but includes "three properties with Miner Street addresses that... have historic associations with midcentury tourism in Idaho Springs, and are contiguous with Colorado Boulevard

parcels." This area contained a total of 34 sites with dates of construction ranging from 1900 (earlier buildings converted to tourism use at a later date) to 2005.

44. Most schools constructed during the Great Depression were built with assistance from the Public Works Administration (PWA) or Works Progress Administration (WPA).
45. Overall vision statement from Comprehensive Plan entitled, "Envision Idaho Springs" appeared in the SHF non-competitive grant application for this survey plan.
46. SHF Non-Competitive Grant Application.
47. Ibid.

SECTION II

RECOMMENDATIONS

The purpose of this plan always has been to chart a way forward. Based upon the data gathered and presented in Section I, this survey plan makes the following recommendations of proposed projects. These projects are intended to be suitable for phasing (as needed) into competitive grant applications that follow best practices for historic preservation and are likely to provide an excellent return on investment of public funds.

SURVEY AND RELATED PRESERVATION PRIORITIES

- 1 Conduct Citywide Selective Intensive Survey
- Number of Sites35 (See Appendix A-- Note: some properties have multiple buildings)
- Funding SourceSHF

- 2 Establish City Infrastructure to Facilitate Designation of Historic Sites (+ Pilot Project)
- Cost Range\$45k to \$60k
- Responsible PartyProfessional consultant
- This highest priority project features properties chosen for documentation based upon the results of the informal reconnaissance survey and an analysis of data in Appendix A. Most of the sites chosen for survey appear to possess sufficient significance and integrity to be eligible for designation to the National Register, State Register, or as local landmarks.

Key to Color Shading

Survey

Designation

Context

Other

Funding Source	CLG, self-funded, or possibly SHF (non-competitive Micro grant)	
Cost Range	\$4k to \$7k	
Responsible Party	Professional consultant	
	Designation Subcommittee (select HPRC members, Community Development Planner, representatives from ISHS, long-time and/or well-known residents of Idaho Springs, at least one owner of a local landmark property)	- local landmarks (consultant) - Workshop (either in-person or via Zoom; should be recorded for future use) presentation and handouts (consultant, State staff member, owner(s) of listed property) - Recruitment of members and meetings of Designation subcommittee (suggest consultant participation at selected meetings) - Report detailing process for developing designation subcommittee, soliciting input from all responsible parties and citing lessons learned/proposed changes to infrastructure (consultant) - Obtain official determinations of eligibility from either NR/SR staff or Planner for properties in pilot (consultant)
	NR/SR or CLG staff member	
	Property owners of landmark or NR/SR-listed sites	
This education/ engagement project will create the City process for encouraging owners of properties determined eligible for listing to pursue designation.		
KEY SCOPE ELEMENTS/ DELIVERABLES FOR THE PROPOSED PROJECT (AND THE RESPONSIBLE PARTY): - Literature search, questionnaire results, relevant interviews to determine how other communities encourage designation (consultant) - Promotional materials explaining the benefits, listing processes, and responsibilities associated with listing eligible sites to the NR, SR, or as		
LIKELY BUDGET LINE ITEMS: - Printing: survey forms to distribute to property owners, promotional materials, workshop handouts); professional services - Postage/ mailing (if City decides to send survey form and other materials to property owners via postal mail—if this approach is used, then highly encourage one-on-one/ personal contacts and or events, too) - Professional services and mileage		
Pilot: This portion of the proposed project is intended		

to test the developed designation infrastructure, focusing on sites found eligible in #1. If, after this project, the City decides to retain the designation subcommittee and other internal processes, the cost for printing copies of completed Form #1403s for distribution to property owners can be part of City's in-kind match on grant applications.

3 Additional Research and Selective Intensive Survey in Grass Valley

Number of Sites	19
Funding Source	(possibly) CLG or SHF
Cost Range	\$25k to \$35k
Responsible Party	Professional consultant

In 2018, as part of a CDOT compliance project, consultants for HDR identified a small NRHD in the once independent community of Grass Valley. But, the informal reconnaissance survey for this survey plan indicated greater potential for a small historic district associated with architectural (and perhaps other areas) of significance on the 2000 block of Miner Street. Perhaps the consultants missed this potential district because the APE did not extend to the north side of the street. Not all 19 sites within the project area require new #1403s. For the 11 properties HDR already recorded, the hired consultant will need to do further research about the former property owners, detailing the genealogical backgrounds and community connections for them.

these individuals. The historic context within the survey report should explore the cultural, economic, and social history of Grass Valley.

4 Promote Tax Credit Opportunities

Funding Source	Self-funded or SHF (Micro grant)
Cost Range	\$2k to \$3k to start; negligible once established
Responsible Party	Community Development Planner

This project is similar to #2. However, the infrastructure and promotional publications already are available. Therefore, the Planner might be able to add the tasks below to his annual work plan; this project is prioritized as #3 to offer time in the municipal budgeting cycle to get this promotional campaign added/ so as not to create an unfunded mandate. Nearly all the materials required are available from the OAHIP website (Preservation Tax Credits | History Colorado), including a YouTube video where Preservation Services Manager Joe Saldibar makes an informative presentation. The City should hold an annual workshop open to owners of designated properties in Idaho Springs. Additional offerings, not available on the State's website, might include a first-hand account from someone in Idaho Springs who successfully has obtained tax credit incentives, explaining their experience with the process and speaking about the benefits to them.



Prepare Historic Context to Tell the Story of Tourism in Idaho Springs

Funding Source	SHF
Cost Range	\$30k to \$40k
Responsible Party	Professional consultant

Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic sites. The proposed project will present the story of tourism in Idaho Springs, starting as early as the 1880s when health-seekers journeyed to Indian Hot Springs and spanning through the post-1958 period when the recently completed I-70 ushered in crowds of auto tourists.

This narrative should present the experience of not only the tourists but also local entrepreneurs who opened boarding houses and built cottage courts, plus employees who dished up grub in roadside restaurants on East Colorado Boulevard or pumped gas under boomerang canopies of Google gas stations. This historic context will build upon the fine work HDR executed on the 2018 survey forms for both pre- and postwar resources. Unfortunately, most of the associated architectural styles and property types either no longer exist or lack physical integrity. The buildings may not remain, but the stories continue to resonate. An historic context that explores the cultural, economic, and historical aspects of tourism will be crucial to not only boost awareness but also enhance support for this over-shadowed history (at

least in comparison to the profile for mining history in Idaho Springs). Important sources for the historic context will include professional histories, old assessor cards, city directories, historic newspapers, and oral history interviews.



Prepare Historic Context to Tell the Story of Ethnic Communities (and Associated Places) in Idaho Springs

Funding Source	SHF
Cost Range	\$30k to \$50k
Responsible Party	Professional consultant

The second proposed historic context will present the story of ethnic communities in Idaho Springs from the 1860s through the 1970s. Preparation of contexts related to ethnic heritage appeared in the 2020 statewide preservation plan as an example of an under-represented or threatened resource.

The earliest history is best known. Area mines and the promises of riches attracted a wide range of immigrants. According to long-time resident Bob Bowman, even though Idaho Springs was small there were still distinct parts of town associated with different nationalities. During the mining era the Chinese lived and worked on the south side, Italians dominated on the west side, and Cornish miners were responsible for construction of the rock walls and tended to live, along with other settlers from the British Isles and Ire-

land, on the north side. Finding evidence of these ethnic settlement patterns will rely upon painstaking research of US Census records, a very time consuming but rewarding task. The post-mining ethnic history of Idaho Springs may be more difficult to research, but the story of these later generations who built lives in the City are equally important. The local churches, some originally affiliated with ethnic parishes, might be useful in the research for this historic context. The estimated price tag for this historic context is higher than the one in #4 for two reasons: the time-consuming nature of the research process and the need for this document to include not only the historical narrative but also property types and registration requirements; it is anticipated more of the resources linked to ethnic history exist and may possess sufficient integrity to convey that significance. If so, the completed historic context will facilitate designation of associated places.



Consult with NR Staff About 2005 Survey Forms and Create Plan to Designate a West

Colorado Boulevard Historic District

Funding Source	TBD, but likely SHF
Cost Range	TBD after consultation
Responsible Party	Community Development Planner NR staff

In 2005 Spector and Associates completed a selective intensive survey of residential properties along West Col-

orado Boulevard, most with dates of construction from the 1880s through the 1920s. These consultants identified a potential NRHD, but were uncertain about its full extent without further survey. However, in his historic context for the I-70 corridor, historian Eric Twitty noted that early Sanborn maps from both 1886 and 1900 showed the most concentrated residential development north and west of the downtown. He also mentioned historic photographs showed most of these homes located along Colorado Boulevard (and, to some extent also Virginia Street) between 8th and 13th avenues. Given this information, it seems unlikely survey to either the east or west of the 2005 survey area is necessary to determine appropriate historic district boundaries.

What is necessary is an official determination of district eligibility and NR staff concurrence with assessments of contributing and non-contributing status. These survey forms, completed over 17 years ago, now are considered out of date. To pursue a NRHD on West Colorado Boulevard, City staff should consult with NR staff and ask their advice for the best way to proceed. Possible options might include selected resurvey and new photographs for all resources within the chosen district boundaries. Of course, the City might choose at any time to designate a local historic district based upon the 2005 forms.

Once City and NR staff have reached agreement about the best approach to move forward, it will be important to obtain detailed estimates from qualified consultants if a grant application is required for either resurvey and/or preparation

of a NR (or local) historic district nomination. Also: the consultants in 2005 identified a number of individually eligible sites located outside the revised boundaries of a district. The City may want to consider local landmarking for those properties that still possess significance and retain sufficient integrity to convey that significance.

 Conduct Citywide Selective Intensive Survey to Benefit Historic Sites Partnership

Funding Source	CLG
Cost Range	\$16–\$19k
Responsible Party	Professional consultant

The City of Idaho Springs is fortunate to have the His-

toric Sites Partnership to oversee the care of both city-owned historic properties and designated landmarks in public ownership. The City should conduct a selective intensive survey of the properties within the purview of this group. Given the Partnership's interest in developing a preservation plan for these specific buildings, any completed survey forms should focus the research process on Field 21- Architectural Description, Field 29- Construction History, and work to obtain historic photographs. To date there are 11 properties (see Appendix A) to include in this proposed survey effort. If proposed project #2 succeeds and there is a dramatic increase in publicly-owned local landmarks, then this survey will require a larger budget.

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APPENDIX A

**ONLINE ASSESSOR DATA FOR HISTORIC PROPERTIES
IN IDAHO SPRINGS**

APPENDIX A: ONLINE ASSESSOR DATA FOR HISTORIC PROPERTIES IN IDAHO SPRINGS

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
124	01St	AVE	1900	No Style	Low			Alternate address: 102 Idaho St.	
314	01St	AVE	1920	Late 19th and Early 20th Century American Movements	High			Apparent alternate address: 100 Colorado Blvd.	#1
211	02Nd	AVE	1895	Late 19th and Early 20th Century American Movements	Medium				
215	02Nd	AVE	1903	Edwardian	Medium				
213	03Rd	AVE	1900	No Style	Low				
223	03Rd	AVE	1898	No Style	Low				
233	03Rd	AVE	1938	No Style	Low				
345	08Th	AVE	1900	Edwardian	Medium				
350	08Th	AVE	1892	No Style	Low				
351-359	08Th	AVE	1906/1910/1968	Edwardian/ No Style/ Modular	Medium/ Low/ Medium			Alternate address: 726-730 High St.	
358	08Th	AVE	1968?	Modular	Unknown				
209	10Th	AVE	1890	Late Victorian	Low				
220	10Th	AVE	1900	Mixed Styles	Low				
222	10Th	AVE	1900	Unknown	Unknown				
314	10Th	AVE	1940/1952	Unknown	Unknown			Alternate address: 1002 Colorado Blvd	
220	11Th	AVE	1870	Ranch	Low				
225	11Th	AVE	1910	Late 19th and Early 20th Century American Movements	Medium				
98	12Th	AVE	1992	No Style	Low			Includes 1130 Idaho Street (historic bldg)	
222	12Th	AVE	1885	Late Victorian	Medium			Ornamental concrete block	#1
225	12Th	AVE	1948	Ranch	Medium				
323	12Th	AVE	1890	Late Victorian	Medium				
115	13Th	AVE	1959	Commercial (Gas Station)	Low				
319	13Th	AVE	1901	Queen Anne	High				#1

Key to Color Shading

HDR Compliance
Survey, 2018NR and Local Historic
DistrictWest Colorado Blvd
Survey, 2005

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
103	14Th	AVE	1885	Late Victorian/ Duplex	Medium				
219	14Th	AVE	1904	Neo-Classical	High			Carnegie Library	
225	14Th	AVE	1900	Queen Anne	High				#1
325	14Th	AVE	1895	(likely)Late Victorian	Unknown				
343	14Th	AVE	1880	Mixed Styles	Low				
115	15Th	AVE	1887	Late Victorian/Hipped Roof Box	Medium			County-Owned	
121	15Th	AVE	1910	Nineteenth Century Commercial	High				
215	15Th	AVE	1900	Early Twentieth Century Commercial	Low			Alternate address: 1438-1446 Miner St.	
218	15Th	AVE	1890	Nineteenth Century Commercial	High			Alternate address: 1500-1506 Miner St.	
225-229	15Th	AVE	1906	Nineteenth Century Commercial	Medium				
321	15Th	AVE	1900	Late Victorian	Medium				
417	15Th	AVE	1895	Late Victorian	Medium				
1503	15Th	AVE	1880/1892	No Style/No Style	Low			Alternate address: 1501-1505 Colorado	
123	16Th	AVE	1940	Early Twentieth Century Commercial	Medium				
217	16Th	AVE	1900/1880	Nineteenth Century Commercial	Medium			Alternate address: 1542-1546 Miner St.	
210	17Th	AVE	ca 1880s	Nineteenth Century Commercial	Low				
222	17Th	AVE	1940	Neo-Victorian	Low				
225	17Th	AVE	1895	No Style	Low				
236	17Th	AVE	1967	Modular	Medium				
343	19Th	AVE	1900	Late 19th and Early 20th Century American Movements	Low				
345	19Th	AVE	1896	Foursquare	Medium				
101	27Th	PL	1966	Modular	Medium				
102	27Th	PL	1983	Modular	Medium				
103	27Th	PL	1969	Modular	Medium				
105	27Th	PL	1966	Modular	Medium				
106	27Th	PL	1959/ 2018	Modular/ n/a	Low				
521	Center Alley		1960	Commercial	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2-4 W.	Colorado	BLVD	1949	Early Twentieth Century Commercial	High				#1
10	Colorado	BLVD	1945	Early Twentieth Century Commercial	Medium				
12	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
15	Colorado	BLVD	ca 1900	Late Victorian	Low				
16	Colorado	BLVD	1896	Late Victorian	Medium				
19	Colorado	BLVD	1900/1980	Late Victorian/Modern Movements	Low/Unknown				
23	Colorado	BLVD	1900	Late Victorian	Medium				
25	Colorado	BLVD	1900	Late Victorian	Low				
26	Colorado	BLVD	1981/1910	Late 19th and Early 20th Century American Movements	Unknown/ Low				
45	Colorado	BLVD	1993	Neo-Victorian	Medium				
100	Colorado	BLVD	1880	Late 19th and Early 20th Century American Movements	Medium	Similar in design to City Hall- speculation also former school		First Baptist Church; Apparent alternate address: 314 1st Ave.	#1
101	Colorado	BLVD	1890	No Style	Low				
109	Colorado	BLVD	1874	No Style	Low				
112	Colorado	BLVD	1900/1900	Edwardian/ Unknown	Low/ Unknown				
127	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Low				
128	Colorado	BLVD	1910	Edwardian	Medium				
131	Colorado	BLVD	1966	No Style	Low				
144	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
147	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
200 W.	Colorado	BLVD	ca 1960s	Oblong Box Gas Station	Low			City-owned	#8
201	Colorado	BLVD	1945	Ranch	Low				
204	Colorado	BLVD	1900	Late Victorian	Medium				
212	Colorado	BLVD	1900	Edwardian	Low				
215	Colorado	BLVD	1910	Edwardian	Medium				
218	Colorado	BLVD	1900	Late Victorian	Low				
219	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
228	Colorado	BLVD	1900	Edwardian	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
238	Colorado	BLVD	1900	Late Victorian	Medium				
243	Colorado	BLVD	1946	Commercial	Low				
246	Colorado	BLVD	1900	Late Victorian	Medium				
334	Colorado	BLVD	1910	Edwardian	Low				
342	Colorado	BLVD	1910	No Style	Low				
343	Colorado	BLVD	1974	Modern Movements	Medium				
345	Colorado	BLVD	1958	Commercial (Motel)	Low			Only extant Post-WWII motel on eastside	
346	Colorado	BLVD	1910	Late Victorian	Medium				
400	Colorado	BLVD	1910	Late 19th and Early 20th Century American Movements	Medium				
409	Colorado	BLVD	1898	Late Victorian	Low				
410	Colorado	BLVD	1910	Late Victorian	Low				
411	Colorado	BLVD	1890	No Style	Low				
412	Colorado	BLVD	1925	Classic Cottage	Medium				
416	Colorado	BLVD	1910	Classic Cottage	High				
444	Colorado	BLVD	1938	Late 19th/ 20th Century Revivals	Medium				
500	Colorado	BLVD	1903	Late Victorian	Low				
503	Colorado	BLVD	1965	Mobile Home	Low				
504	Colorado	BLVD	1900	Late Victorian	Medium	Likely former miners' cottage			
508	Colorado	BLVD	1905	Late 19th and Early 20th Century American Movements	Medium				
509	Colorado	BLVD	1973	Mobile Home	Medium				
512	Colorado	BLVD	1900	Late Victorian	Medium				
516	Colorado	BLVD	1900	Late Victorian	Medium				
521	Colorado	BLVD	1880	No Style	Low				
532	Colorado	BLVD	1895	Late Victorian	Low				
538	Colorado	BLVD	1900	Late Victorian	Medium				
546	Colorado	BLVD	1900	Edwardian	Medium				
600	Colorado	BLVD	ca 1890s	Late 19th and 20th Century Revivals	Medium	Local Landmark		Hose House No 2	#8

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	In- tegrity	Known History	ROW	Notes/Other	Project
606	Colorado	BLVD	1900	No Style	Low				
608	Colorado	BLVD	1938	Triplex	Medium				
632	Colorado	BLVD	1900	Hipped Roof Box	Medium				
704	Colorado	BLVD	1890	Late Victorian	Medium				
711	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
714	Colorado	BLVD	1900	Edwardian	Medium				
715	Colorado	BLVD	1900	Edwardian	Medium				
716	Colorado	BLVD	1910	Foursquare	High				
720	Colorado	BLVD	1900	Edwardian	Medium				
725	Colorado	BLVD	1890	Late Victorian	Medium				
731	Colorado	BLVD	1900	Edwardian	Medium				
732	Colorado	BLVD	1936	Late 19th and Early 20th Century American Movements	Low				
735	Colorado	BLVD	1900	Edwardian	Low				
745	Colorado	BLVD	1900	Hipped Roof Box	Medium				
746	Colorado	BLVD	1936	Late 19th and Early 20th Century American Movements	Low				
804	Colorado	BLVD	1900	Queen Anne	High	Local Landmark		M.M.Roberts Residence survey: 2005	#8
805	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Medium				
811	Colorado	BLVD	1910	Late 19th and Early 20th Century American Movements	Medium				
812	Colorado	BLVD	1890	Late Victorian	Medium				
817	Colorado	BLVD	1900	Late Victorian	Low				
820	Colorado	BLVD	1890	Edwardian	Medium				
828	Colorado	BLVD	1900	Foursquare	Medium				
829	Colorado	BLVD	1873	Late Victorian	Medium				
835	Colorado	BLVD	1900	Edwardian	Medium				
842	Colorado	BLVD	1898	Foursquare	Medium				
847	Colorado	BLVD	1878	Queen Anne	High				
904	Colorado	BLVD	1900	Late Victorian	High				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	In- tegrity	Known History	ROW	Notes/Other	Project
907	Colorado	BLVD	1910	Late Victorian	Medium				
915	Colorado	BLVD	1890	Late Victorian	Medium				
920	Colorado	BLVD	1896	Late 19th and Early 20th Century American Movements	Low				
925	Colorado	BLVD	1890	Queen Anne	High				
930	Colorado	BLVD	1890	Late Victorian	Medium	Association with State Sen. Price Briscoe			
940	Colorado	BLVD	1880	Queen Anne	High				
941	Colorado	BLVD	1896	Foursquare	High	Associated with Renshaw family: politician, mine owner			
1002	Colorado	BLVD	1940/1952	(possibly) Rustic/Unknown	Medium				
1003	Colorado	BLVD	1890	Late Victorian	Medium				
1006	Colorado	BLVD	1900	Late Victorian	Low				
1022	Colorado	BLVD	1888	Queen Anne	High				
1023	Colorado	BLVD	1910	Edwardian	Medium				
1034	Colorado	BLVD	1952	Ranch	Medium				
1039	Colorado	BLVD	1890	Carpenter Gothic	Medium	Former owners: electrician, school nurse; research need to determine if Carpenter Gothic details are original			
1044	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Low				
1102	Colorado	BLVD	1895	Late Victorian	Low				
1105	Colorado	BLVD	1900	No Style	Low				
1108	Colorado	BLVD	1890	Late Victorian	Low				
1115	Colorado	BLVD	1890	Late Victorian	Medium				
1121	Colorado	BLVD	1900	Queen Anne	High				
1122	Colorado	BLVD	1910	Colonial Revival	High	Associated with Watrous family			
1128	Colorado	BLVD	1921	Late 19th and Early 20th Century American Movements	Low				
1129	Colorado	BLVD	1921	Bungalow	Low	Associated with Vincent family (syrups)			
1135	Colorado	BLVD	1890	Late Victorian	Low				
1146	Colorado	BLVD	1890	Foursquare	Medium				
1204	Colorado	BLVD	1901	Foursquare	Medium				
1205	Colorado	BLVD	1895	No Style	Low				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1210	Colorado	BLVD	1896	Foursquare	High				
1214	Colorado	BLVD	1890	Late Victorian	Medium				
1215	Colorado	BLVD	1895	No Style	Low				
1222	Colorado	BLVD	1898	Late Victorian	Medium				
1228	Colorado	BLVD	1890	Edwardian	Low				
1229	Colorado	BLVD	1996	Neo-Victorian	Medium				
1235	Colorado	BLVD	1890	Classic Cottage	Medium				
1236	Colorado	BLVD	1894	Late Victorian	Medium				
1244	Colorado	BLVD	1900	Foursquare	High	Association with Dowt family-original owner: Supilia Rice			
1245	Colorado	BLVD	1890	Late Victorian	High				
1300	Colorado	BLVD	1937	International	High	DOC from cornerstone, research needed to determine possible New Deal program involvement			#1
1302	Colorado	BLVD	1960	Modern Movements	High				#1
1320	Colorado	BLVD	1880	Late Victorian	Medium				
1326	Colorado	BLVD	1900/1977	Classic Cottage/Modern Movements	Low/Unknown				
1336	Colorado	BLVD	1860	Spanish Colonial Revival	High				
1401	Colorado	BLVD	1881	Late Victorian/Duplex	High				
1402	Colorado	BLVD	1880	Late Victorian/Church	Medium				
1413	Colorado	BLVD	1885	Late Victorian	High	former Presbyterian Church		United Church	
1419	Colorado	BLVD	1885	Late Victorian	Medium				
1422	Colorado	BLVD	1900	Late 19th and Early 20th Century American Movements	Low				
1425	Colorado	BLVD	1895	Foursquare	High				
1430	Colorado	BLVD	1890	Foursquare	High	Soft brick			
1435	Colorado	BLVD	1892	Queen Anne	High				
1440	Colorado	BLVD	1880	Gothic Revival	Medium	Local landmark		Methodist Episcopal Church	#8
1443	Colorado	BLVD	1890	Foursquare	Medium				
1500	Colorado	BLVD	1946	No Style	Low				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1501-1505	Colorado	BLVD	1880/1892	No Style/No Style	Low			Alternate address: 1503 15th Ave.	
1520	Colorado	BLVD	1900	Bungalow	Medium				
1521	Colorado	BLVD	1884	Late Victorian	Low				
1526-1528	Colorado	BLVD	1910	Foursquare	Medium				
1600	Colorado	BLVD	1907	Foursquare	Medium	Local Landmark		Elks Lodge	#8
1601	Colorado	BLVD	1900	Foursquare	Medium				
1613	Colorado	BLVD	1897	Queen Anne	High				#1
1617	Colorado	BLVD	1905	Queen Anne	High			DOC may be earlier	#1
1625	Colorado	BLVD	1903	Edwardian	Medium				
1629	Colorado	BLVD	1895	Late Victorian	Low				
1632	Colorado	BLVD	1940	Modern Movements	Medium				
1635	Colorado	BLVD	1903	Late 19th and Early 20th Century American Movements	Medium				
1639	Colorado	BLVD	1895	Late Victorian	Medium				
1800	Colorado	BLVD	ca 1990s	Commercial	Medium				
1856	Colorado	BLVD	1973/1995	Commercial/Unknown	Medium				
2000	Colorado	BLVD	1963	Neo-Mansard	Medium			City-owned	#8
2022	Colorado	BLVD	1966	No Style	Low				
2313	Colorado	BLVD	1976	Commercial	Medium				
2384	Colorado	BLVD	1993	Commercial	Low				
2394	Colorado	BLVD	1998	Commercial	Medium				
2401-2445	Colorado	BLVD	1934	Commercial	Low				
2420	Colorado	BLVD	1998	Commercial	Low				
2448	Colorado	BLVD	1994	Commercial	Low				
2500-2544	Colorado	BLVD	1949	Commercial	Low				
2501	Colorado	BLVD	1979	Commercial(Motel)	Medium				
2503	Colorado	BLVD	1974	Commercial(Motel)	Medium				
2622	Colorado	BLVD	1976	Commercial(Motel)	Medium				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2630	Colorado	BLVD	1995	Commercial	Low				
2631	Colorado	BLVD	1972	Modular/Mobile Home	Low			Alternate address: 2631 Miner St.	
2700	Colorado	BLVD	1940	Commercial	Low				
2712	Colorado	BLVD	1948	Rustic	Low				
2725	Colorado	BLVD	1948/1968	Motel	Low/Medium				
2727	Colorado	BLVD	1988/1900	No Style	Low			Alternate address: 2730 Miner St.	
2729	Colorado	BLVD	1986	Motel	Medium			Former site of King Derby sign	
2731	Colorado	BLVD	1983	Commercial	Low				
2736	Colorado	BLVD	1969	Commercial	Medium				
2745	Colorado	BLVD	1898/1946	Unknown/Commercial	Unknown/Low			Alternate address: 2746 Miner St.	
2757	Colorado	BLVD	1938/1938	No Style	Low				
2802	Colorado	BLVD	1986	Commercial (Car Wash)	Medium				
2804	Colorado	BLVD	1965	Commercial	Medium				
2805	Colorado	BLVD	1950	Pueblo Revival	Low				
2806	Colorado	BLVD	1956	Oblong Box Gas Station	Medium				
2808	Colorado	BLVD	ca 1960s	Oblong Box Gas Station	Low				
2812-2818	Colorado	BLVD	1954	Commercial	Low				
2821	Colorado	BLVD	1960	Commercial	Low				
2833	Colorado	BLVD	1968	No Style	Low				
2910	Colorado	BLVD	1950/1950	Commercial (Restaurant)	Low				
2920	Colorado	BLVD	ca 1960s	Commercial	High			684 Motel	#1
3000	Colorado	BLVD	1965	Modern Movements	Low				
101	Colorado 103		Unknown	Unknown	Unknown			Forest Service ROW	
320	Colorado 103		1968	(possibly)Modern Movements (School)	Unknown		X		
411	Colorado 103		1993	Commercial	Low			County-owned	
431	Colorado 103		1976	Commercial	Medium	Former Henderson Mine Clinic			#1
469	Colorado 103		1978	(possibly)Neo-Rustic	Unknown		X		

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
491	Colorado 103		1955	Ranch	Low				
542	Colorado 103		1945	Neo-Rustic	Low				
545	Colorado 103		1969	Neo-Rustic	Medium		X		
568	Colorado 103		1979	Raised Ranch	Medium				
583	Colorado 103		1961	Ranch	High				#1
697	Colorado 103		Unknown	Cemetery	Unknown		X		
2275	Colorado 103		1895	Former rail depot	Unknown	Possible partnership among owners, City, CDOT	X		#1
3303	Colorado 103		1940-1958	Neo-Rustic	High	Likely 11 buildings	X		#1
3669-3673	Colorado 103		1979-2015	(possibly) Agricultural	Unknown	3 buildings	X		
175	Divide View	DR	1972	(possibly) Modern Movements	Unknown		X		
245	Divide View	DR	1974	(possibly) Modern Movements	Unknown		X		
255	Divide View	DR	1972	Modern Movements	High				#1
295	Divide View	DR	1974	Modern Movements	Medium				
305	Divide View	DR	1974	Unknown	Unknown		X		
25	Freeland	PL	1972	(possibly) Modern Movements	Medium				
45	Freeland	PL	1969	Modern Movements	High		X		#1
50	Freeland	PL	1970	Split Level	High				#1
608	High	ST	1900	Ranch	Medium				
644	High	ST	1900	No Style	Low				
718	High	ST	1900	Edwardian	Low				
726-730	High	ST	1906/1910/1968	Edwardian/No Style/Modular	Medium/Low/Medium			Alternate address: 351-359 08th Ave.	
744	High	ST	1900	Late Victorian	Low				
804	High	ST	1895	Late Victorian	Low				
808	High	ST	1896	No Style	Low				
816	High	ST	1901	No Style	Low				
818	High	ST	1899	Edwardian	Low				
108	Idaho	ST	1968	Modular	Low				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
342	Idaho	ST	1976	Modular	Medium				
345-347	Idaho	ST	1970	Multi-family	Medium				
1027	Idaho	ST	1948	Minimal Traditional	High				
1313	Idaho	ST	1950	Commercial	Low				
1347-1353	Idaho	ST	1950	Commercial/ Garage	Medium				
101 E.	Idaho Springs	RD	ca 1980s	Ball field	Low			City-owned	#8
958-962 E.	Idaho Springs	RD	1974/ 1980	No Style	Medium				
982	Idaho Springs	RD	ca 1970s	Warehouse	Medium			City-owned	#8
1998 E.	Idaho Springs	RD	1950	No Style	Low				
2052 E.	Idaho Springs	RD	1936	Unknown	Unknown		X		
2056-2058 E.	Idaho Springs	RD	1969/2001	(likely) Commercial	Unknown				
2195 E.	Idaho Springs	RD	1979/1979	Strip Mall/ Gas Station	Low				
1828	Illinois	ST	1880	Late 19th and 20th Century Revivals	Medium	Rock Eyrie/ "The Castle"—possible association with former IL Gov Bryant—residence of Sup of Schools Robert Metzler	X		#1
140	Lamertine	PL	1976	Unknown	Unknown		X		
225	Lamertine	PL	1972	Unknown	Unknown		X		
235	Lamertine	PL	1972	Modern Movements	Medium				
102	Miner	AVE	1965	Ranch	Medium				
110	Miner	ST	1950	No Style	Low				
222	Miner	ST	1889	Late Victorian	Low				
230	Miner	ST	1906	Late 19th and Early 20th Century American Movements	Medium				
804	Miner	ST	1910	Edwardian	Medium				
810	Miner	ST	1910	No Style	Low				
818	Miner	ST	1900	No Style	Low				
828	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
836	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
846	Miner	ST	1874	Late Victorian	Medium				
904	Miner	ST	1890	Italianate	High				#1

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
914	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
918	Miner	ST	1966	Modern Movements	Medium				
930-932	Miner	ST	1910/1972	Late 19th and Early 20th Century American Movements/ Ranch	Medium				
1004	Miner	ST	1900	Edwardian	Medium				
1008	Miner	ST	1894	Late Victorian	Medium				
1014	Miner	ST	1890	Foursquare	Medium				
1018	Miner	ST	1885	Edwardian	Medium				
1019	Miner	ST	1890	No Style	Low				
1022	Miner	ST	1890	Late Victorian	Low				
1032	Miner	ST	1982	No Style	Low				
1039	Miner	ST	1900	Minimal Traditional	Low				
1040	Miner	ST	1910	Late 19th and Early 20th Century American Movements	Low				
1104	Miner	ST	1875	No Style	Low				
1114	Miner	ST	1890	Late 19th and Early 20th Century American Movements	Low				
1140	Miner	ST	1890	No Style	Low				
1144	Miner	ST	1900	Late Victorian	Medium				
1200	Miner	ST	1932	Late 19th & Early 20th Century Revivals	High				#1
1205	Miner	ST	1890	Nineteenth Century Commercial	Medium	Former Straley Boilerworks			#1
1209	Miner	ST	ca 1894	Nineteenth Century Commercial	High				
1241	Miner	ST	1920/1900	Nineteenth Century Commercial	Low				
1246	Miner	ST	ca 1960s	Google/ Oblong Box Gas Station	High				#1
1319	Miner	ST	ca 1980s	Commercial	Low				
1401	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1402	Miner	ST	1985	No Style	Medium				
1416	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1424	Miner	ST	ca 1920s	Early Twentieth Century Commercial	Medium				
1427-1441	Miner	ST	1897	Nineteenth Century Commercial	Medium				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1428	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1430-1434	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1431-1435	Miner	ST	1890	Nineteenth Century Commercial	Medium				
1438-1446	Miner	ST	1900	Commercial	Low				
1447	Miner	ST	1886	Nineteenth Century Commercial	Medium				
1500-1506	Miner	ST	1890	Nineteenth Century Commercial	High				
1501-1503	Miner	ST	1901	Nineteenth Century Commercial	Medium				
1510	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1514-1518	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1515-1519	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1518	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1520	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1524	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1527	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1534	Miner	ST	1900	Early Twentieth Century Commercial	Low				
1535	Miner	ST	1925	Early Twentieth Century Commercial	Medium				
1536	Miner	ST	ca 1960s	Modern Movements	Medium				
1542-1546	Miner	ST	1900/1880	Nineteenth Century Commercial	Medium				
1600-1604	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1601-1607	Miner	ST	ca 1970s	No Style	Low				
1608-1612	Miner	ST	1925	Nineteenth Century Commercial	Medium				
1609-1611	Miner	ST	1900	Early Twentieth Century Commercial	Medium				
1614-1620	Miner	ST	1900	Commercial	Low				
1617-1623	Miner	ST	ca 1890	Nineteenth Century Commercial	Medium				
1625	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1628-1638	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1631-1633	Miner	ST	1900	Early Twentieth Century Commercial	Medium				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1637-1641	Miner	ST	1900	Nineteenth Century Commercial	Low				
1640	Miner	ST	1900	Nineteenth Century Commercial	Medium				
1711	Miner	ST	ca 1880s	Late 19th and Early 20th Century American Movements	High	Local Landmark moved from Grass Valley			#8
1714	Miner	ST	1905	Late 19th and Early 20th Century American Movements	Medium				
1743	Miner	ST	1938	Commercial	Low				
1744	Miner	ST	1982	Commercial	Low				
1800	Miner	ST	1944	Rustic	High				#1
1801	Miner	ST	1895	Raised Ranch	Low				
1819	Miner	ST	1900	No Style	Low				
1825	Miner	ST	1895	Late 19th and Early 20th Century American Movements	Medium				
1843	Miner	ST	1937	Late 19th and Early 20th Century American Movements	Medium				
1844	Miner	ST	1892	Late Victorian	Medium				
1845	Miner	ST	1890	No Style	Low				
1848	Miner	ST	1890	No Style	Low				
1852	Miner	ST	1890	Late 19th and Early 20th Century American Movements	Low				
1856	Miner	ST	1898	Late Victorian	Medium				
1900	Miner	ST	1900	Foursquare	Medium				
1906	Miner	ST	1885	Foursquare	Low				
1910	Miner	ST	1889	Foursquare	Low				
1916	Miner	ST	1900	No Style	Low				
1922	Miner	ST	1900	(possibly)Hipped Roof Box	Unknown				
1924	Miner	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
2000	Miner	ST	1897	Foursquare	Medium				#3
2001	Miner	ST	1900	Edwardian	Medium				#3
2004	Miner	ST	1898/1897	Late Victorian/Unknown	Medium/Unknown				#3
2005	Miner	ST	1890	Shotgun	Medium				#3
2009	Miner	ST	1900	Classic Cottage	Medium				#3

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2010	Miner	ST	ca 1880	Late Victorian	Medium				#3
2015	Miner	ST	1885	Italianate	Medium				#3
2018	Miner	ST	1900	Late Victorian	Medium				#3
2019	Miner	ST	1890	Late Victorian	Medium				#3
2020	Miner	ST	1890	Late Victorian	Medium				#3
2023	Miner	ST	1890	Italianate	Medium				#3
2024	Miner	ST	1898	Hipped Roof Box	Low				#3
2025	Miner	ST	1908	Foursquare	Medium				#3
2036	Miner	ST	1890	Late Victorian	Medium				#3
2039	Miner	ST	1898	Late 19th and Early 20th Century American Movements	Low				#3
2040	Miner	ST	1896	Unknown	Unknown				#3
2047	Miner	ST	1900	Late Victorian	Low				#3
2051	Miner	ST	1900	Late Victorian	Medium				#3
2063	Miner	ST	1948	No Style	Low				#3
2109	Miner	ST	1902	Late 19th and Early 20th Century American Movements	Low				
2111	Miner	ST	1898	Foursquare	Medium				
2203	Miner	ST	1898	Late 19th and Early 20th Century American Movements	Medium				
2209	Miner	ST	1900	Mixed Styles	Low				
2214	Miner	ST	1895	Late 19th and Early 20th Century American Movements	Medium				
2215	Miner	ST	1898	Late Victorian	Low				
2219	Miner	ST	1890	No Style	Low				
2229	Miner	ST	1895	Late Victorian	Medium				#2
2231	Miner	ST	1892	Late Victorian	Low				
2247	Miner	ST	1892	No Style	Low				
2253	Miner	ST	1892	No Style	Low				
2329	Miner	ST	1899	No Style	Low				
2429	Miner	ST	1892	No Style	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2433	Miner	ST	1885	Late Victorian	Low				
2437	Miner	ST	1891/1978	No Style/Unknown	Low/Unknown				
2441	Miner	ST	1891	Late Victorian	Low				
2447	Miner	ST	1890	Edwardian	Medium				
2455	Miner	ST	1890/1978	Hall-Parlor/Unknown	Medium/Unknown				
2467	Miner	ST	1936	Late 19th and Early 20th Century American Movements	Low				
2505	Miner	ST	1880	No Style	Low				
2507	Miner	ST	1900	Late Victorian	Medium				
2511	Miner	ST	1900	Late Victorian	Medium				
2519	Miner	ST	1900	Late Victorian	Low				
2545	Miner	ST	1900/1950/1948	Foursquare/Unknown/Unknown	High/Unknown/Unknown				
2608.5	Miner	ST	1885/1978	Late Victorian/Unknown	Medium/Unknown				
2612	Miner	ST	1885	Late 19th and Early 20th Century American Movements	Medium				
2616	Miner	ST	1890	Late Victorian	Low				
2631	Miner	ST	1972	Modular/Mobile Home	Medium				
2746	Miner	ST	1898/1946	Commercial	Low			Alternate address: 2745 Colorado Blvd.	
2752	Miner	ST	1885	Late Victorian	Medium				
2805	Miner	ST	1968	No Style	Low				
2811	Miner	ST	1959/1961	Modular(Mobile Home)	Medium				
2815	Miner	ST	1948	No Style	Low				
2819	Miner	ST	1974	(likely)Commercial	Unknown				
30	Montane	DR	1974	Unknown	Unknown		X		
75	Montane	DR	1983	(possibly) Raised Ranch	Low				
85	Montane	DR	1969	A-Frame	Medium	Former church			
96	Montane	DR	1969	Postmodern	Medium				
110	Montane	DR	1969	(possibly) Modern Movements	Unknown		X		
120	Montane	DR	1970	(possibly) Modern Movements	Unknown		X		

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
160	Montane	DR	1975	(possibly) Modern Movements	Unknown		X		
185	Montane	DR	1972	(possibly) Split level	Medium				
205	Montane	DR	1969	Raised Ranch	Medium				
215	Montane	DR	1971	(likely) Modern Movements	Medium		X		
435	Pine Slope	RD	1980	Postmodern	Medium				
531	Pine Slope	RD	1960	Modern Movements	Medium				
533	Pine Slope	RD	1950	Modern Movements	Low				
620	Pine Slope	RD	1965	Modular	Low				
623	Pine Slope	RD	1958	Unknown	Unknown		X		
627	Pine Slope	RD	1982	No Style	Low				
632	Pine Slope	RD							
633	Pine Slope	RD	1897	Late Victorian	Low				
634	Pine Slope	RD	1912	Late 19th and Early 20th Century American Movements	Medium				
635	Pine Slope	RD	1905	Unknown	Unknown		X		
637	Pine Slope	RD	1910	Rustic	High				#1
639	Pine Slope	RD	1981	Modern Movements	Medium				
736	Pine Slope	RD	1930	Rustic	Medium				
741	Pine Slope	RD	1900	Unknown	Unknown		X		
1702	Placer	ST	1975	Modular	Medium				
1718	Placer	ST	1895	Late Victorian	Medium				
1724	Placer	ST	1956	Ranch	Low				
1732	Placer	ST	1910	Foursquare	High				#1
1738-1742	Placer	ST	1890	Late Victorian	Low				
1802	Placer	ST	1894	Late Victorian	Medium				
1820	Placer	ST	1896	Edwardian	Medium				
1848	Riverside	DR	1896	Mixed Styles	Low				
1936	Riverside	DR	1964	Ranch	Low				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1938	Riverside	DR	1890	Late 19th and Early 20th Century American Movements	Medium				
1946	Riverside	DR	1900	No Style	Low				
1950	Riverside	DR	1907	No Style	Low				
1997	Riverside	DR	1981	Neo-Mansard	Medium				
2000	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Medium				
2001	Riverside	DR	1972	Modern Movements	Low				
2010	Riverside	DR	1907	Late 19th and Early 20th Century American Movements	Medium				
2012	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Medium				
2016	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Low				
2025	Riverside	DR	1972	Ranch	High				#1
2101	Riverside	DR	1972	Ranch	Low				
2122	Riverside	DR	1905	Shotgun	Medium				
2123	Riverside	DR	1900	Late 19th and Early 20th Century American Movements	Low				
2125	Riverside	DR	1970	Ranch	Medium				
2151	Riverside	DR	1969	Ranch	Low				
2200	Riverside	DR	1950	Ranch	Low				
2222	Riverside	DR	1950	Ranch	Medium				
98-302	Soda Creek	RD	1955/ca 1880s/ ca 1950s-1960s	Rustic/Late 19th and 20th Century Revivals/Commercial (motel)	High	Association with tourism since 1920s-1930s		Indian Hot Springs - 8+ buildings meaning of "Colorado Historic Site" on sign is unclear- no record of designation	#1
401	Soda Creek	RD	1890	Late 19th and Early 20th Century American Movements	Medium				
404	Soda Creek	RD	1900	Unknown	Unknown				
406	Soda Creek	RD	1900	No Style	Low				
99-101	Spruce	LN	1950/2011	Ranch	Low				
102	Spruce	LN	1937	No Style	Low				
1	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				
4	Virginia	ST	1999	No Style	Low				
24	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				

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Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
28	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low				
116	Virginia	ST	1991	No Style	Low				
128	Virginia	ST	1965	Modular	Medium				
144	Virginia	ST	1920	No Style	Low				
246	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low				
300	Virginia	ST	1960	Raised Ranch	Medium				
310	Virginia	ST	1960	Ranch	Medium				
327	Virginia	ST	1930/1920	No Style/ No Style	Low			Addressed as 327-328 Virginia St.	
332	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Low				
336	Virginia	ST	1900	Edwardian	Medium				
340	Virginia	ST	1955	Ranch	Medium				
404	Virginia	ST	1912	Late 19th and Early 20th Century American Movements	Low				
410	Virginia	ST	1900	Late Victorian	Low				
454	Virginia	ST	1959	No Style	Low				
510	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				
514	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Medium				
600	Virginia	ST	1970	Raised Ranch	Medium				
612	Virginia	ST	1902	Edwardian	Medium				
616	Virginia	ST	1901	Hipped Roof Box	Medium				
620	Virginia	ST	1901	No Style	Low				
630	Virginia	ST	1896	Late Victorian	Low				
633	Virginia	ST	1930	Late 19th and Early 20th Century American Movements	Medium				
638	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low				
639	Virginia	ST	1910	Late 19th and Early 20th Century American Movements	Low				
644	Virginia	ST	1900	No Style	Low				
704	Virginia	ST	1962	Modern Movements	Medium				
720	Virginia	ST	1955	Ranch	Medium				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
746	Virginia	ST	1952	Ranch	Medium				
804	Virginia	ST	1888	Edwardian	Low				
818	Virginia	ST	1874	No Style	Low				
826	Virginia	ST	1896	No Style	Low				
834	Virginia	ST	1900	Late Victorian	Medium				
846	Virginia	ST	1890	Late Victorian	Medium				
902	Virginia	ST	1895	Late Victorian	Low				
912	Virginia	ST	1896	Edwardian	Medium				
938	Virginia	ST	1874	Late Victorian	Medium				
946	Virginia	ST	1896	No Style	Low				
1010-1012	Virginia	ST	1899/1899	Late Victorian	Medium	Possible miners' cottages			#1
1138	Virginia	ST	1900	No Style	Low				
1200	Virginia	ST	1900	Edwardian	Low				
1222	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low				
1236	Virginia	ST	1900	Minimal Traditional	Low				
1244	Virginia	ST	1876	Foursquare	Medium			If DOC correct, one of oldest extant homes in City more research needed	#1
1302	Virginia	ST	1983	No Style	Low				
1306	Virginia	ST	1896	Late Victorian	Low				
1312	Virginia	ST	1896	Late Victorian	Low				
1318	Virginia	ST	1890	Late Victorian	Medium				
1324	Virginia	ST	1890	Late Victorian	Low				
1334	Virginia	ST	1885	Late Victorian	Medium				
1404	Virginia	ST	1890	Late Victorian	Medium				
1414	Virginia	ST	1890	Foursquare	Medium				
1422	Virginia	ST	1895	Late 19th and Early 20th Century American Movements	Medium				
1426	Virginia	ST	1898	No Style	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1432	Virginia	ST	1898	No Style	Low				
1436	Virginia	ST	1884	No Style	Low				
1446	Virginia	ST	1902	Late Victorian	Medium				
1504	Virginia	ST	1894	Late Victorian	Medium				
1520	Virginia	ST	1896	Foursquare	Medium	Local Landmark			#8
1532	Virginia	ST	1890	Late Victorian	Medium				
1548	Virginia	ST	1950	No Style	Low				
1702-1704	Virginia	ST	1900	No Style	Low				
1716	Virginia	ST	1900	Late Victorian	Low				
1718	Virginia	ST	1896	Edwardian	Medium				
1722	Virginia	ST	1898	Late Victorian	Medium				
1730	Virginia	ST	1890	Late Victorian	Medium				
1739	Virginia	ST	1900	Edwardian	Medium				
1845	Virginia	ST	1901	Late 19th and Early 20th Century American Movements	Low				
1904	Virginia	ST	1900	Foursquare	Medium				
1917	Virginia	ST	1900/ 1955	Late Victorian/ Unknown	Medium/ Unknown				
1918	Virginia	ST	1900	Late Victorian	Medium			Extensive setback	
1921	Virginia	ST	1880	Late Victorian	Medium	Local Landmark		Zion Evangelical Church	#8
1922	Virginia	ST	1895	Unknown	Unknown		X		
1928	Virginia	ST	1900/1900	Unknown/ Edwardian	High				#1
1932	Virginia	ST	1900	Late Victorian	Medium				
1936	Virginia	ST	1900	Late Victorian	Medium				
1940	Virginia	ST	1900	Late Victorian	Medium				
1940.5	Virginia	ST	1905	Edwardian	Low				
1951	Virginia	ST	1907	Late 19th and Early 20th Century American Movements	Medium				
2007	Virginia	ST	1907	Late 19th and Early 20th Century American Movements	Medium				
2016	Virginia	ST	1910	Bungalow	Low				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
2017	Virginia	ST	1907	Unknown	Unknown				
2020	Virginia	ST	1906	Foursquare	Medium				
2021	Virginia	ST	1900	Edwardian	Medium				
2026	Virginia	ST	1900	Edwardian	Low				
2029	Virginia	ST	1900	No Style	Low				
2030	Virginia	ST	1900	Late Victorian	Low				
2035	Virginia	ST	1898	Late Victorian	Low				
2036	Virginia	ST	1890	No Style	Low				
2041	Virginia	ST	1890	No Style	Low				
2100	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Low				
2108	Virginia	ST	1900	Unknown	Unknown				
2116	Virginia	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
2121	Virginia	ST	1980	Neo-Victorian	Medium				
2122	Virginia	ST	1900	Edwardian	High			#1	
2126	Virginia	ST	1900	Late Victorian	Low				
2128	Virginia	ST	1900	Late Victorian	Medium				
2132	Virginia	ST	1946	Modern Movements	Medium				
2136	Virginia	ST	1953	Ranch	Medium				
2290	Virginia	ST	1951	Ranch	Low				
2300	Virginia	ST	1970	Modular	Medium				
2310	Virginia	ST	1970	No Style	Low				
2315-2325	Virginia	ST	1971	Modern Movements	Low				
34	Virginia Canyon	RD	1975	Modern Movements	Medium				
37	Virginia Canyon	RD	1880	Late Victorian	Medium				
38	Virginia Canyon	RD	1884	No Style	Low	Former Catholic Church; 1940s association with Tomlinson family			
41	Virginia Canyon	RD	1905	Late 19th and Early 20th Century American Movements	Low				
69	Virginia Canyon	RD	1900	Late Victorian	Medium				

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
78	Virginia Canyon	RD	1895	No Style	Low				
79	Virginia Canyon	RD	1890	No Style	Low				
82	Virginia Canyon	RD	1880	No Style	Low				
104	Virginia Canyon	RD	1912	Late 19th and Early 20th Century American Movements	Low				
115	Virginia Canyon	RD	1988	Ranch	Medium				
125	Virginia Canyon	RD	1920	Late 19th and Early 20th Century American Movements	Medium				
139	Virginia Canyon	RD	1895	Italianate/ Late Victorian	Medium				
146	Virginia Canyon	RD	1982	No Style	Low				
149	Virginia Canyon	RD	1901	Late 19th and Early 20th Century American Movements	Medium				
159	Virginia Canyon	RD	1901	Late 19th and Early 20th Century American Movements	Low				
164	Virginia Canyon	RD	1982	No Style	Medium				
167	Virginia Canyon	RD	1898	No Style	Low				
175	Virginia Canyon	RD	1890	Late 19th and Early 20th Century American Movements	Medium				
183	Virginia Canyon	RD	1900	Late Victorian	Medium				
187	Virginia Canyon	RD	1900	Late 19th and Early 20th Century American Movements	Low				
192	Virginia Canyon	RD	1890	No Style	Low				
15	Waldorf	PL	1972	Ranch	Low				
90	Waldorf	PL	1972	Split-Level	Low				
100	Waldorf	PL	1972	Neo-Rustic	Medium				
1414	Wall	ST	1902	Late Victorian	Medium				
1420	Wall	ST	1901	Late Victorian	Medium				
1500	Wall	ST	1901	Late Victorian	Low				
1516	Wall	ST	1910	Late 19th and Early 20th Century American Movements	Low				
1518	Wall	ST	1910	Late Victorian	Medium				
1520	Wall	ST	1901	Foursquare	Medium				
1528	Wall	ST	1895	No Style	Low				
1548	Wall	ST	1900	No Style	Low				

Address No.	Street Name	Street Type	Date of Const.	Architectural Style/ Building Type	Integrity	Known History	ROW	Notes/Other	Project
1600	Wall	ST	1890	No Style	Low				
1606	Wall	ST	1896	No Style	Low				
1616	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
1826	Wall	ST	1972	Modular	Low				
1900	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Medium				
1901	Wall	ST	1900	Late Victorian	Medium	Former Beebee House Hotel; Pres. Grant stayed here			#1
1908	Wall	ST	1900	Late Victorian	Medium				
1922	Wall	ST	1988	No Style	Low				
1930	Wall	ST	1890	No Style	Low				
1938	Wall	ST	1900	Hipped Roof Box	Medium				
2002	Wall	ST	1902	Edwardian	Medium				
2010	Wall	ST	1890	Late Victorian	Medium				
2022	Wall	ST	1890	Italianate	Medium				
2033	Wall	ST	1900	Late 19th and Early 20th Century American Movements	Low				
2040	Wall	ST	1900	Late Victorian	Medium				
2041	Wall	ST	1900	No Style	Low				
2052	Wall	ST	1902	Edwardian	Medium				
2056	Wall	ST	1900	Edwardian	Medium				
2066	Wall	ST	1900	Late Victorian	Medium				
2072	Wall	ST	1901	Late 19th and Early 20th Century American Movements	Low				
2103	Wall	ST	1914	Hipped Roof Box	Low				
2117	Wall	ST	1900	Classic Cottage	Low				
2118	Wall	ST	1900	Foursquare	Low				
2128	Wall	ST	1950	No Style	Low				
2244	Wall	ST	1939	Late 19th and Early 20th Century American Movements	Medium				
2304	Wall	ST	1978	No Style	Low				
350	Whitewater	RD	1997	Commercial	Low				

APPENDIX B

PREVIOUSLY SURVEYED PROPERTIES

APPENDIX B1: PREVIOUSLY SURVEYED PROPERTIES LISTED IN COMPASS

Site ID	Site Name Assessment	
5CC.76	ARGO TUNNEL AND MILL -NEWHOUSE TUNNEL AN...	5CC.201.21 HANCHETT BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.192	ROCK EYRIE	5CC.201.22 FRANCIS W. PEED/LOUIS W. BERRY BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.195	STRAUB HOME	5CC.201.23 YINGLING BUILDING, GEORGE A. YINGLING BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201	IDAHO SPRINGS DOWNTOWN COMMERCIAL DISTRICT LISTED - NATIONAL REGISTER...	5CC.201.24 CARNEGIE BUILDING, IDAHO SPRINGS CARNEGIE LIBRARY WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.1	FAIVRE BRICK BUILDING, BIG PINK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.201.25 J. TRATHEN BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.10	CHARLES E. WORTH'S SALOON, BUFFALO RESTA...	5CC.201.26 ERICKSON BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.11	JOHN ROHNER'S BAR AND BILLARD HALL, J. ...	5CC.201.27 PLUMMER BLOCK #3 WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.12	MCLELLAND BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.201.28 WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.13	BANK OF IDAHO SPRINGS, FIRST NATIONAL BA...	
5CC.201.14	PETER MIESS BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.15	UNDERHILL MUSEUM, JAMES UNDERHILL RESIDENCE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.16	GRAEFF HOTEL, QUEEN HOTEL WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.17	BANK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.18	ROBERT TURNER BUILDING, FIRST STATE BANK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.19	A.A. TUTTLE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.2	BLOOM/NOXON BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	
5CC.201.20	CHAS. P. SHIELDS/JOHN WEARNE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	

Site ID	Site Name Assessment
5CC.201.29	WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.3	ELLIS BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.30	HENRY PLUMMER BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.31	SHIELDS BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.32	KNOTTEGE BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.33	MEAD-COOPER BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.34	CODDINGTON BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.35	COLORADO & SOUTHERN BUILDING, PLACER INN WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.36	EMMA PLUMMER BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.37	PLUMMER AND MCCLELLAND BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.38	PLUMMER AND MCCLELLAND BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.39	WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.4	WEARNES BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.40	MINING EXCHANGE BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.41	IDAHO SPRINGS OPERA HOUSE, MINES THEATER WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.42	GAUBOTZ HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.43	PLUMMER BLOCK #2

5CC.201.44	CENTRAL HOSE HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.5	GEORGE A. PATTEN BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.6	BOSTON CLOTHING HOUSE WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.7	HENRY WILSON BUILDING, MASONIC TEMPLE, I... WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.8	SHIELDS/COOPER BUILDING, THOMAS COOPER B... WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.201.9	HUTCHINSON'S BRICK BLOCK WITHIN EXISTING DISTRICT - UNKNOWN STATUS...
5CC.228	THEOBALD HOUSE NOT ELIGIBLE - FIELD
5CC.229	CHARLIE TAYLER WATERWHEEL, CHARLIE TAYLO... LISTED - STATE REGISTER...

Site ID	Site Name Assessment
5CC.231	MINER STREET BRIDGE, BRIDGE OVER CLEAR C...
5CC.232	LISTED - NATIONAL REGISTER ANDREW ANDERSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.233	SHAFFER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.234	
5CC.235	
5CC.236	M. M. ROBERTS RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.237	
5CC.238	COOPER HOUSE, COURTNEY RILEY COOPER HOME ELIGIBLE - FIELD...
5CC.240	
5CC.241	METHODIST EPISCOPAL CHURCH, IDAHO METHOD...
5CC.242	LISTED - NATIONAL REGISTER...
5CC.242	JAMES G. WEEKS HOUSE
5CC.243	JOS VENTRESS HOUSE, JOSEPH VENTRESS HOUSE NOT ELIGIBLE - FIELD...
5CC.244	FRED STEVENS HOUSE NOT ELIGIBLE - FIELD...
5CC.245	WILLIAM E. RENSHAW HOUSE ELIGIBLE - FIELD...
5CC.246	HENRY PLUMMER HOUSE ELIGIBLE - FIELD...
5CC.247	JOHN OWEN HOUSE ELIGIBLE - OFFICIALLY
5CC.248	GEORGE MCCLELLAND HOUSE NEEDS DATA - OFFICIALLY...
5CC.249	HUILLET JULES HOUSE

	NOT ELIGIBLE - FIELD...
5CC.250	HANCHETT HOUSE NOT ELIGIBLE - FIELD...
5CC.251	JOHN GUNSTROM HOUSE
5CC.252	CHARLES COLLOM HOUSE ELIGIBLE - FIELD...
5CC.254	
5CC.255	
5CC.256	ROHNERS HOUSE
5CC.257	FIRST BAPTIST CHURCH (IDAHO SPRINGS) ELIGIBLE - FIELD

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Site ID	Site Name Assessment	5CC.1194	5CC.1276	5CC.1277	5CC.1349	5CC.1349.1	5CC.1349.10	5CC.1349.11	5CC.1349.2
5CC.258	FEED AND STABLES		ZION LUTHERAN CHURCH (IDAHO SPRINGS)						
5CC.325	RUTH MILL NOT ELIGIBLE - FIELD		COLORADO & SOUTHERN RAILROAD CARN NO. 60... LOCAL LANDMARK						
5CC.329	IDAHO SPGS SAMPLER		COLORADO & SOUTHERN CAR NO. 70, C&S NO. 70 LOCAL LANDMARK						
5CC.342	INDIAN SPRINGS RESORT NOT ELIGIBLE - FIELD		COLORADO BOULEVARD (IDAHO SPRINGS)						
5CC.554	BUCKHORN CABIN, BUCKHORN HOUSE NOT ELIGIBLE - OFFICIALLY		COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD						
5CC.555	SITKA CABIN NOT ELIGIBLE - OFFICIALLY		COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD						
5CC.585	CAMP WILAHU ELIGIBLE - OFFICIALLY...		COLORADO BLVD. HIGHWAY PROJECT MARKER POST NOT ELIGIBLE - FIELD						
5CC.645	SUMMIT LAKE PARK LISTED - NATIONAL REGISTER		COLORADO BLVD. (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD						
5CC.646	ECHO LAKE PARK, DENVER MOUNTAIN PARKS LISTED - NATIONAL REGISTER								
5CC.653	IDAHO SPRINGS RANGER STATION HISTORIC DI... ELIGIBLE - OFFICIALLY...								
5CC.698	IDAHO SPRINGS WORK CENTER NOT ELIGIBLE - OFFICIALLY...								
5CC.799	SCOTT RESIDENCE NOT ELIGIBLE - OFFICIALLY...								
5CC.859	B.P.O. ELKS LODGE #607 LISTED - STATE REGISTER								
5CC.966	BRYAN HOSE HOUSE, SUNNYSIDE HOSE HOUSE, ... LISTED - NATIONAL REGISTER								
5CC.967	HOSE HOUSE NO. 2, WEST END HOSE HOUSE. 6... LISTED - NATIONAL REGISTER...								
5CC.986	JACKSON MONUMENT, GEORGE A. JACKSON MONU... RECOMMENDATION OF DENIAL OF LISTING BY STATE REGISTER REVIEW BOARD								
5CC.1192	FIRST PRESBYTERIAN CHURCH, UNITED CHURCH... NOT ELIGIBLE - FIELD...								

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Site ID	Site Name Assessment
5CC.1349.3	COLORADO BLVD. (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.4	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.5	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.6	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.7	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.8	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1349.9	COLORADO BOULEVARD (IDAHO SPRINGS)-SEGMENT NOT ELIGIBLE - FIELD
5CC.1387	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1388	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1389	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1390	NOT ELIGIBLE - FIELD...
5CC.1391	RETAINING WALL, IRON FENCE, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1392	NOT ELIGIBLE - FIELD...
5CC.1393	RETAINING WALL, COLORADO BLVD. NOT ELIGIBLE - FIELD
5CC.1394	MCCAPES RESIDENCE, HANCOCK RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1396	JOHN G. ROBERTS HOUSE NOT ELIGIBLE - FIELD...
5CC.1397	WILLIAM MORGAN HOUSE

	ELIGIBLE - FIELD...
5CC.1398	GOMILA RESIDENCE, STEPHENSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1399	FRED L. COLLOM RESIDENCE, COLORADO BLVD.... NOT ELIGIBLE - FIELD
5CC.1401	NOT ELIGIBLE - FIELD...
5CC.1402	PRICE BRISCOE HOUSE NOT ELIGIBLE - FIELD...
5CC.1405	TANNER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1406	NOT ELIGIBLE - FIELD...
5CC.1407	COOPER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1408	NOT ELIGIBLE - FIELD...

Site ID	Site Name Assessment
5CC.1409	ANGELICAN CATHOLIC CHURCH, CHURCH OF SAINT JOHN NEEDS DATA - OFFICIALLY...
5CC.1411	TOMFORD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1412	PATTEN HOUSE ELIGIBLE - FIELD...
5CC.1413	NOT ELIGIBLE - FIELD...
5CC.1414	PLACER ST. RETAINING WALL, FENCE NOT ELIGIBLE - FIELD
5CC.1416	PLACER ST. RETAINING WALL NOT ELIGIBLE - FIELD
5CC.1417	J.F. ELLIOT HOUSE NOT ELIGIBLE - FIELD...
5CC.1418	CRAIG RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1419	ROBERTS-MORGAN RESIDENCE, FORD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1420	ROBERTS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1421	MILLINGTON HOUSE NOT ELIGIBLE - FIELD...
5CC.1424	COLORADO BLVD. IRON FENCE AND GATE NOT ELIGIBLE - FIELD
5CC.1488	NOT ELIGIBLE - FIELD...
5CC.1489	NOT ELIGIBLE - FIELD...
5CC.1490	NOT ELIGIBLE - FIELD...
5CC.1491	NOT ELIGIBLE - FIELD...
5CC.1492	NOT ELIGIBLE - FIELD...

5CC.1493	NOT ELIGIBLE - FIELD...
5CC.1494	SHERR RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1495	WILLIAM JAMES HOUSE NOT ELIGIBLE - FIELD...
5CC.1497	VINNES RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1498	O'DONNELL RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1499	BLAINE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1500	MCCLEAN RESIDENCE, KRUEGER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1501	TRELEASE RESIDENCE NOT ELIGIBLE - FIELD...

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Site ID	Site Name Assessment		NOT ELIGIBLE - FIELD...
5CC.1502	SECCOMBE RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1522	ANDERSON RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1504	ROBERTS RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1523	EDWARDS RESIDENCE, RICE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1505	NOT ELIGIBLE - FIELD...	5CC.1524	ELLIS HOUSE NOT ELIGIBLE - FIELD...
5CC.1506	DUVAL RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1525	BROSTORM RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.1507	QUICK RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1526	FRED L. COLLOM RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1508	ORIGIN HALL, CLARK RESIDENCE NOT ELIGIBLE - FIELD...	5CC.1527	JAMES RESIDENCE NEEDS DATA - OFFICIALLY...
5CC.1510	TOMFORD MORTUARY, THE COLORADO BUSINESS BUILDING WITHIN EXISTING DISTRICT - UNKNOWN STATUS...	5CC.1528	HANSON HOUSE NOT ELIGIBLE - FIELD...
5CC.1511	STROEHLE HOUSE NOT ELIGIBLE - FIELD...	5CC.1529	ELLIS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1512	FRED SHERR RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1513	KIPP RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1514	NOT ELIGIBLE - FIELD...		
5CC.1515	PLUMMER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1516	MITCHELL RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1517	POTTER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1518	NOT ELIGIBLE - FIELD...		
5CC.1519	EMMA PLUMMER RESIDENCE NOT ELIGIBLE - FIELD...		
5CC.1521	MILNE RESIDENCE		

Site ID	Site Name Assessment
5CC.1530	MACHOL RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1531	NANCARROW RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1532	SPESSARD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1533	NOT ELIGIBLE - FIELD...
5CC.1534	YINGLING RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1535	WELLS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1536	NOT ELIGIBLE - FIELD...
5CC.1537	LUNELY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1538	HALDERNESS RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1540	WIDEMAN RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1541	MCLEOD RESIDENCE, URQUHART RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1544	COE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1545	AUGUSTA SMITH HOUSE NOT ELIGIBLE - FIELD...
5CC.1546	GRAHAM RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1547	HENRY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1548	WILEY RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1550	COMSTOCK RESIDENCE

Site ID	Site Name Assessment
5CC.1551	LEACH RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1552	THEOBALD RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1553	DRESSLER RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1554	PEARCE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1555	NOT ELIGIBLE - FIELD...
5CC.1556	FINUCANE RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1557	TRAILER PARK NOT ELIGIBLE - FIELD...
5CC.1558	ELLIOT PROPERTY NOT ELIGIBLE - FIELD...
5CC.1559	NOT ELIGIBLE - FIELD...
5CC.1562	SHELP RESIDENCE NOT ELIGIBLE - FIELD...
5CC.1564	ASPEN SUMMER HOME GROUP LOT A FELLER ELIGIBLE - OFFICIALLY...
5CC.1565	ASPEN SUMMER HOME GROUP LOT B MINER ELIGIBLE - OFFICIALLY...
5CC.1813	PEORIANA MOTEL NEEDS DATA - OFFICIALLY...
5CC.1865	COURTNEY RYLEY COOPER PARK ELIGIBLE - OFFICIALLY...
5CC.2000	BELL PROPERTY NOT ELIGIBLE - OFFICIALLY...
5CC.2213	LOG BUILDING-RADIO STATION KYGT NO ASSESSMENT GIVEN ON FORM

APPENDIX B2: PROPERTIES SURVEYED BUT NOT LISTED IN COMPASS

Site No.	Property Address	Site No.	Property Address
5CC.2418	2910 Colorado Boulevard	5CC.2439	2616 Miner Street
5CC.2419	2821 Colorado Boulevard	5CC.2440	2612 Miner Street
5CC.2421	102 Spruce Lane	5CC.2441	2608.5 Miner Street
5CC.2422	2815 Miner Street	5CC.2442	1431 Idaho Street
5CC.2423	2805 Colorado Boulevard	5CC.2443	2519 Miner Street
5CC.2424	2811 Miner Street	5CC.2444	2511 Miner Street
5CC.2425	101-103 Spruce Lane	5CC.2445	2507 Miner Street
5CC.2426	2801 Colorado Boulevard	5CC.2446	2505 Miner Street
5CC.2427	2800 Miner Street	5CC.2447	2545 Miner Street
5CC.2428	2757 Colorado Boulevard	5CC.2448	2401-2445 Colorado Boulevard
5CC.2429	2752 Miner Street	5CC.2449	2467 Miner Street
5CC.2430	2746 Miner Street	5CC.2450	2455 Miner Street
5CC.2431	2745 Colorado Boulevard	5CC.2451	2447 Miner Street
5CC.2432	2730 Miner Street	5CC.2452	2441 Miner Street
5CC.2433	2725 Colorado Boulevard	5CC.2453	2437 Miner Street
5CC.2434	106 27th Place	5CC.2454	2433 Miner Street
5CC.2435	101 27th Place	5CC.2455	2429 Miner Street
5CC.2436	103 27th Place	5CC.2456	2329 Miner Street
5CC.2437	105 27th Place	5CC.2457	2253 Miner Street
5CC.2438	2631 Colorado Boulevard	5CC.2458	2247 Miner Street
		5CC.2459	2231 Miner Street
		5CC.2460	2229 Miner Street

Note: List includes only newly assigned survey numbers, not resurveys

Site No.	Property Address
5CC.2461	2219 Miner Street
5CC.2462	2214 Miner Street
5CC.2463	2209 Miner Street
5CC.2464	2215 Miner Street
5CC.2465	2203 Miner Street
5CC.2466	2111 Miner Street
5CC.2467	2109 Miner Street
5CC.2468	2063 Miner Street
5CC.2469	2051 Miner Street
5CC.2471	2039 Miner Street
5CC.2473	2023 Miner Street
5CC.2474	2019 Miner Street
5CC.2475	2015 Miner Street
5CC.2476	2009 Miner Street
5CC.2477	2005 Miner Street
5CC.2478	2001 Miner Street
5CC.2479	Golddigger Stadium
5CC.2480	1845 Miner Street
5CC.2481	1843 Miner Street
5CC.2482	1825 Miner Street
5CC.2483	1819 Miner Street
5CC.2484	1801 Miner Street

Site No.	Property Address
5CC.2485	121 15th Avenue
5CC.2486	115 15th Avenue
5CC.2487	1424 Water Street
5CC.2488	103 14th Avenue
5CC.2489	1347-1353 Idaho Street
5CC.2490	1313 Idaho Street
5CC.2491	1125 Idaho Street
5CC.2492	1027 Idaho Street
5CC.2493	1019 Miner Street
5CC.2494	Nancarrow Mobile Homes
5CC.2495	605 Miner Street
5CC.2496	521 Center Alley
5CC.2497	427 Idaho Street
5CC.2498	425 Idaho Street
5CC.2499	421 Idaho Street
5CC.2500	405 Idaho Street
5CC.2501	345-347 Idaho Street
5CC.2502	223 3rd Avenue
5CC.2503	213 3rd Avenue
5CC.2504	230 Miner Street
5CC.2505	222 Miner Street
5CC.2506	215 2nd Avenue

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Site No.	Property Address
5CC.2507	211 2nd Avenue
5CC.2508	110 Miner Street
5CC.2509	108 Idaho Street
5CC.2510	104 Miner Street
5CC.2511	102 Miner Street
5CC.2512	2631 Miner Street
5CC.2513	Colorado Boulevard Historic District
5CC.2514	Grass Valley Historic District
5CC.2515	2697 County Road 308

APPENDIX C

DESIGNATED RESOURCES IN IDAHO SPRINGS

APPENDIX C: DESIGNATED RESOURCES IN IDAHO SPRINGS

Property Name	Property Address	Site Number	Listing Type		
			NR	SR	LL
Argo Mill and Tunnel	2517 Riverside Dr.	5CC.76	X	X	
B.P.O. Elks Lodge #607	1600 Colorado Blvd.	5CC.859		X	
Blue Ribbon Tunnel	Near walkway to Waterwheel Park	N/A			X
Bryan Hose House	Illinois and Virginia streets	5CC.966	X	X	
Charlie Taylor Waterwheel	South of I-70 below Bridal Veil Falls	5CC.229		X	
City Hall	1711 Miner St.	N/A			X
Hose House #2	600 Colorado Blvd.	5CC.967	X	X	
Jackson Monument	320 Highway 103	5CC.986			X
M.M. Roberts Residence	804 Colorado Blvd.	5CC.236			X
Methodist Episcopal Church	1440 Colorado Blvd.	5CC.241	X	X	
Miner Street Bridge	Over Clear Creek	5CC.231	X	X	
Steve Canyon Statue	Colorado Blvd. and 23rd Ave.	N/A			X
Zion Evangelical Church	1921 Virginia St.	5CC.1194			X
Unspecified	1520 Virginia St.	N/A			X

Note: Properties listed on the National Register are automatically added to the State Register

APPENDIX D

SAMPLE FORMS FROM PREVIOUS SURVEYS

1. Blank 1417 form
2. Completed 1403 form for the James Residence, 5CC.1527, 907 Colorado Blvd, 2005
3. Completed 1402 form for Proctor's Restaurant 2815 Miner St, 2017

OSHP Site #:

OSHP Form #1417

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Auxiliary form to document additional resources. The form is designed to provide enough information to assess potential significance and/or to identify potential areas of historic significance. For the purpose of this form, the scope of the OSHP Historical / Architectural Properties Inventory Level / Evaluation form (OSHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions available online at <https://www.idahohistory.org/2020/07/20/2020-historical-architectural-properties-inventory/>.

Official eligibility determination (OSHP use only)	
Date	Initial
Determined Eligible - NR	
Determined Eligible - SR	
Needs Data	
Eligible District - Contributing	

IDENTIFICATION

1. Property Name: ☐ Historic ☐ Current ☐ Other:
2. Resource Classification: ☐ Building ☐ Structure ☐ Object ☐ Serial Landscape
3. Ownership: ☐ Federal ☐ State ☐ Local ☐ Non-Profit ☐ Private ☐ Unknown

LOCATION

4. Street Address: ☐ Vicinity:
5. Municipality:
6. County: ☐ Vicinity:
7. USGS Quad: Year: 7.5 ☐

8. Parcel Number:

9. Block: Addition:
10. Acreage: ☐ Actual ☐ Estimated

11. PLSS Information: Principal Meridian: Range:
of of of section:

12. Location Coordinates:
UTM Reference Zone: 18E 18N DMS 1827DMS 18S3

- Latitude: Longitude: ☐ WGS84 ☐ Other:
or

*Please check with your surveyor to ensure that the coordinates are correct. If not, all coordinates should be noted for every point.

DESCRIPTION

13. Construction Features (forms, materials):

Structure	Style/Type	Foundation	Walls
Windows	Road	Chimney	Porch

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior, alterations, additions, etc.):

14. Landscape (important features of the immediate environment):
☐ Garden ☐ Mature Plantings ☐ Designed Landscape ☐ Walls ☐ Driveway ☐ Sidewalk ☐ Fence ☐ Siding ☐ Other:

OSHP Site #:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Current Function/Use (if different):
16. Date of Construction: ☐ Estimated ☐ Actual (include source):

17. Other Significant Dates, if any:

18. Associated NR Areas of Significance:

- ☐ Agriculture ☐ Architecture ☐ Archaeology ☐ Art ☐ Commerce ☐ Communications ☐ Community Planning & Dev't
☐ Conservation ☐ Economics ☐ Education ☐ Engineering ☐ Entertainment/Recreation ☐ Ethnic Heritage
☐ Exploration/Settlement ☐ Health/Medicine ☐ Industry ☐ Invention ☐ Landscape Architecture ☐ Law ☐ Literature ☐ Maritime
☐ History ☐ Military ☐ Performing Arts ☐ Philosophy ☐ Politics/Gov't ☐ Religion ☐ Science ☐ Social History ☐ Transportation
Other:

19. Associated Historic Context(s), if known:

20. Retains Integrity of: ☐ Location ☐ Setting ☐ Materials ☐ Design ☐ Workmanship ☐ Association ☐ Feeling

21. Notes:

22. Sources:

SKETCH PLAN include approximate scale

Sketch plan area with grid lines and north arrow indicator.

North Arrow

FIELD ELIGIBILITY RECOMMENDATION:

To be completed by surveyor

- ☐ Determined Eligible - NR
☐ Determined Eligible - SR
☐ Eligible District - Contributing
☐ Needs Data

RECORDING INFORMATION

- Survey Date:
Surveyed By:
Project Sponsor:
Photograph Log:

Official Eligibility Determination
(OAHF Use Only)

Initials
Date

☐ Determined Eligible - National Register
☐ Determined Not Eligible - National Register
☐ Determined Eligible - State Register
☐ Determined Not Eligible - State Register
☒ Need Data 8/24/2025
☐ Contributor to eligible National Register District
☐ Noncontributing to eligible National Register District

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

1. Resource Number: SCC. 1527
2. Temporary Resource Number 81
3. County: Clear Creek
4. City: Idaho Springs
5. Historic Building Name: N/A James Residence
6. Current Building Name: N/A
7. Building Address: 507 Colorado Boulevard
8. Owner Name and Address: Matthew Kowolowski, PO Box 337, Idaho Springs, CO 80452

Historic Address (Pre 1901):
331 Colorado Boulevard

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 3S
unsectioned 1/4 of 1/4 of Range: 73W
1/4 of Section

10. UTM Reference Zone: 13 455213 mE 43991824 mN
11. USGS Quad Name: Idaho Springs Quad Year: 1974 Map Scale: 7.5
12. Lot(s): 10-12 Block: 59

Addition: Original Townsite of Idaho Springs Year of Addition 1874

13. Boundary Description and Justification: Boundary includes the building and the parcel in which it is located

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (Footprint, Shape): Rectangular
15. Dimensions in Feet: Length: Unknown Width: Unknown
16. Number of Stories: 1 1/2

Page 1 of 6

Resource Number: SCC. 1527
Temporary Resource Number:

17. Primary External Wall Material(s) (enter no more than 2):
Wood/Horizontal Siding

18. Roof Configuration (Enter no more than one): Gabled/Cross Gabled

19. Primary External Roof Material (enter no more than one): Asphalt Roof/Composition Roof

20. Special Features (enter all that apply):
Fence, Porch, Chimney, Dormer

21. General Architectural Description
This is a one and a half story house with a concrete foundation, horizontal wood siding and a gabled and cross gabled roof with a dormer. There is a north wing and an east wing which form an "L" which is filled by a single story porch. The porch floor is concrete, the railing has square balusters and posts, the cornice has dentils and the roof is a shallow pitched hipped type. There is an entry door and a pair of windows protected by the porch. The north wall of the north wing has another entry door with a cantilevered gabled roof and another pair of windows. All windows are double hung sash type, except for a small fixed window and a small slider on the west wall. At the back of the north wing there is a single story portion with a door. The south wall of the east wing also has a door. The east wing has one dormer facing north and another facing south. All openings have pedimented trim except the sliding window and the two rear doors. The roof is moderately pitched and there are two brick chimneys.

22. Architectural Style/Building Type: Late Victorian

23. Landscape or Special Setting Features:
There is a chain link fence that runs around the front of the property and a wood fence that surround the back of the property.

Page 2 of 6

Resource Number: 52C, 1527
Temporary Resource Number: 81

24. Associated Buildings, Features, or Object:

There is a two car garage on the southwest corner of the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1881 Actual:

Source of Information: County Tax Records/ Sanborn Maps

26. Architect: Unknown
Source of Information: N/A

27. Builder/ Contractor: Unknown
Source of Information: N/A

28. Original Owner: John James

Source of Information: County Tax Records

29. Construction History:

According to the available Sanborn maps, the single story portion at the southwest corner of the house was added after 1939.

30. Original Location: ☒ Moved: ☐ Date of Move(s): N/A

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s): N/A

33. Current Use(s): Domestic/Single Dwelling

34. Site Type(s): Single Family Dwelling

Page 3 of 6

Resource Number: 52C, 1527
Temporary Resource Number: 81

35. Historical Background:

This house was built between 1881 and 1882 by John James who owned the house until 1892. Ownership passed to Grace James in 1892 and she owned the house until 1919. Emma J. Packer owned the house in 1920. James M. Frazman owned the house from 1921 until 1935. Mr. J. Lee Jordan owned the house from 1936 until 1937. In 1938 it was purchased by C.A. Lyon who was active in many circles and local politics. C.A. Lyon owned the house until at least 1946.

36. Sources of Information: County Tax Records

VI. SIGNIFICANCE

37. Local Landmark Designation? No Date of Designation: N/A
Designating Authority: N/A

38. Applicable National Register Criteria

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history.
☐ B Associated with the lives of persons significant in our past.
☐ C Embodies the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, or possessing a significant and distinguishable feature or quality.
☐ D Has yielded, or may be likely to yield, information important in history or prehistory.
☒ E Qualifies under Criteria A through D (See manual)
Does not meet any of the above National Register criteria.

Page 4 of 6

Resource Number: SCC: 1527
Temporary Resource Number: 81

39. Area(s) of Significance: N/A

40. Period of Significance: N/A

41. Level of Significance: N/A

42. Statement of Significance:
This building is significant as an example of Late Victorian style with building elements such as a steeply pitched cross gabled roof, narrow horizontal wood siding and tall double hung windows.

43. Assessment of historic physical integrity related to significance:
This building has sufficient integrity of location, setting, design, materials, workmanship, feeling, and association to convey its significance.

Page 5 of 6

Resource Number: SCC: 1527
Temporary Resource Number: 81

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Assessment: Eligible: ☐ Not Eligible: ☒ Need Data: ☐

44a. State Register Field Assessment: Eligible: ☒ Not Eligible: ☐ Need Data: ☐

44b. Local Designation Field Assessment: Eligible: ☒ Not Eligible: ☐ Need Data: ☐

45. Is there National Register District Potential? YES ☒ NO ☐

Discuss:
This building is located in a group of significant buildings important to the history of Idaho Springs and the state of Colorado which potentially constitute an historic district. The group of buildings indicates the extent of the development of the city resulting from the discovery of gold in the area, the subsequent extension of the railways into town and the types of architecture that were possible and popular at the time. In conjunction with nearby properties, this house helps to tell the story of development in the region at the time.

If there is National Register District Potential, is this building:
Contributing: ☒ Non Contributing: ☐

46. If the building is in existing National Register District, is it:
Contributing: ☐ Non Contributing: ☐ Not Applicable: ☒

VIII. RECORDING INFORMATION

47. Photograph Numbers: Roll IS 25 Frames 15-19
Negatives Filed At: The City of Idaho Springs

48. Report Title: Idaho Springs, West Colorado Boulevard, Historic Buildings Survey 2004-2005

49. Dates(s): June 2004- March 2005

50. Recorder(s): Amy Norton, Cheryl Spector, Mary Edwards

51. Organization: Spector and Associates, PC

52. Address: 2032 Bellare St, Denver, CO 80207

53. Phone Number(s): 303-333-3274
Attached: sketch map, a photocopy of the USGS Quad map indicating resource location, and photographs.

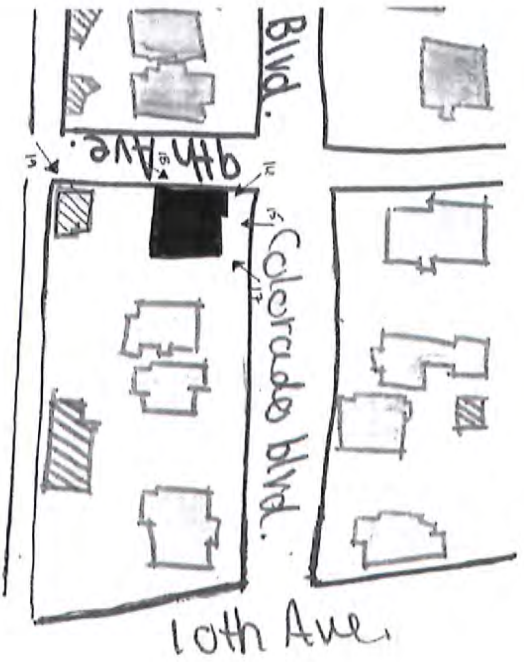
Colorado Historical Society - Office of Archaeology and Historic Preservation 1300
Broadway, Denver, CO 80203 303 866-3356

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HISTORY MATTERS, LLC | 99

Resource Number: SCC1527
Temporary Resource Number: 139

Architectural Inventory Form
Sketch Map

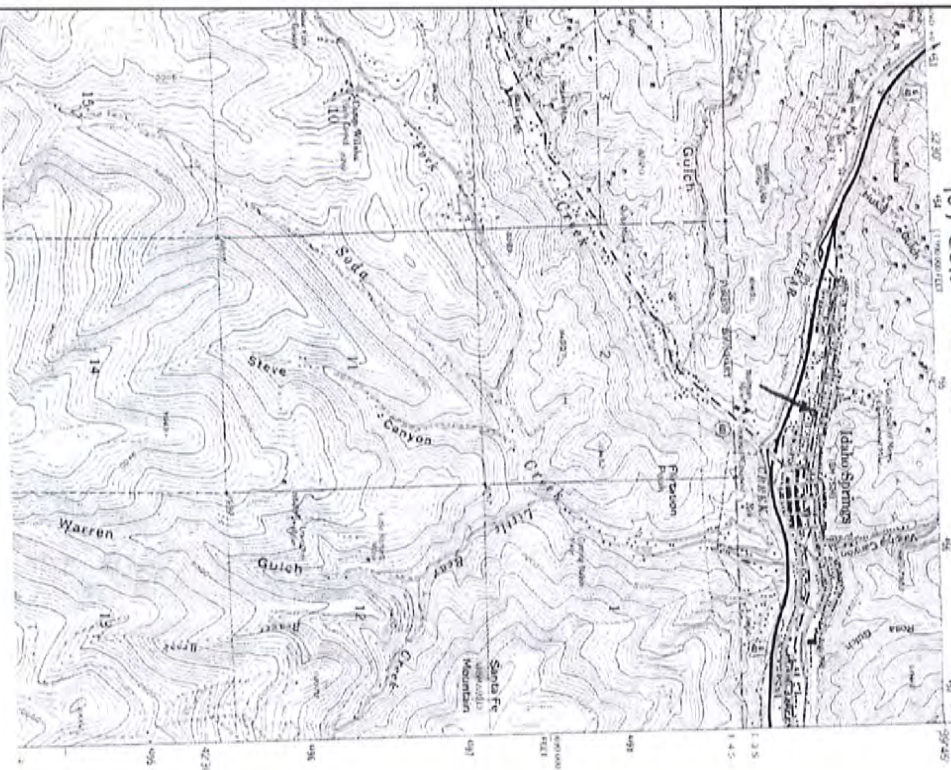


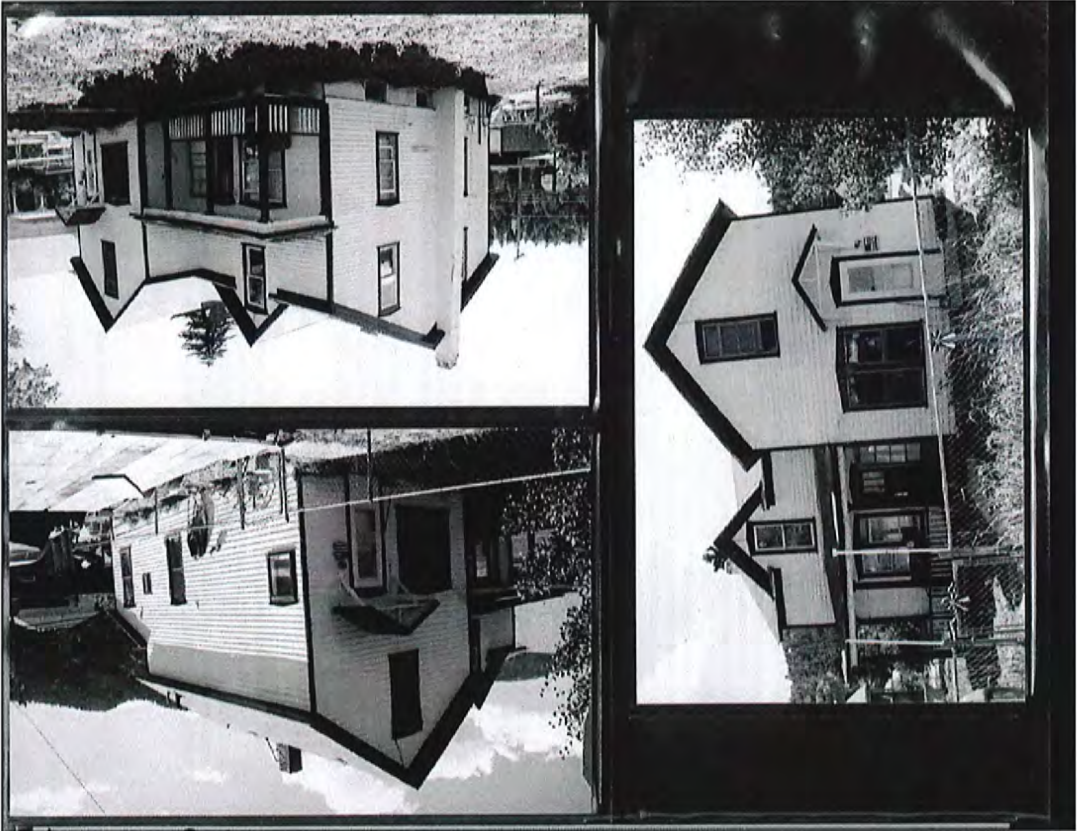
Address: 907 Colorado Blvd

Note: The selected resource is shaded black; other buildings in survey are shaded gray; outbuildings associated with surveyed buildings are hatched; buildings not in survey are shown only as outlines. Arrows on selected resource indicate direction of photo and frame number.

Resource #: SCC1527
Temp Resource #: 81
907 Colorado Blvd.

IDAHO SPRINGS QUADRANGLE
COLORADO-CLEAR CREEK CO
7.5 MINUTE SERIES (TOPOGRAPHIC)
N.E. 4 CORNER (N.W. 1/4) OF QUADRANGLE





Resource Number: 50CC 2422
Temporary Resource Number: 1833-313-00-211
OASIP-1423
Rev. 3/98

Architectural Inventory Form

Official eligibility determination
(OASIP use only)
Date _____
Determined Eligible: NR _____
Determined Not Eligible: NR _____
Determined Not Eligible: SR _____
Need Data _____
Contributes to eligible NR District _____
Noncontributing to eligible NR District _____

I. IDENTIFICATION

1. Resource number: 50CC 2422
2. Temporary resource number: 1833-313-00-211
3. County: Clear Creek
4. City: Idaho Springs
5. Historic building name: Proctor's Restaurant
6. Current building name: N/A
7. Building address: 2815 MINNER ST
8. Owner name and address: Allied Towing Inc., A Colorado Corp. 35268 CR. FF, Wray, CO 80756-9745

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3 S Range 72 W
% of % of % of section Unsectioned
10. UTM reference
Zone: 13N; 457231 mE; 4399153 mN
11. USGS quad name: Squaw Pass
Year: 1984 Map scale: 7.5' ✓ 15'; Aerial photo copy of appropriate map section.
12. Lot(s): Block
Address: IDAHO SPRINGS EAST END ANNEX TR. & HWYS Year of Addition:
13. Boundary Description and Justification:
The property boundaries follow the legal parcel boundaries.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 67 ft. x Width 53 ft.
16. Number of stories: 1 1/2
17. Primary external wall material(s): Wood - Weatherboard - Vertical Siding, Stone
18. Roof configuration: Shed Roof

- Resource Number: 50CC 2422
Temporary Resource Number: 1833-313-00-211
19. Primary external roof material: Asphalt Roof
 20. Special features: Porch
 21. General architectural description:

According to Clear Creek County Assessor data, this building was constructed in 1948. It is of irregular plan with several apparent additions and faces north onto Minner Street. The building includes several apartments, each of which has a metal 6-panel door without lights. The building has a series of irregular rooflines covered in either standing steam metal (on the areas with low pitch) or in asphalt shingles. The lower third of the building is clad in irregular uncut stone, with vertical wood board cladding above that. Metal ventilation pipes rise from the roof at varied intervals throughout the structure.

The building faces north. The original 1948 building (Block A) had a square footprint and was one-story with a butterfly roof. A rectangular addition was built at the southwest corner of Block A by 1949. This flat-roofed addition (Block B) added square footage to the rear (south) of the building and to the east. Assessor cards indicate that an 1895 house located west of Block A was enveloped into the building by 1949 (Block C). A two-story garage was built southwest of Block A in 1948. The garage (Block D) was later attached to the main building with the construction of Block E on the south side of Blocks A and B (date unknown).

Block A is accessed by a set of poured concrete stairs flanked by a short retaining wall of irregular stone. The facade has a central door with a symmetrical window arrangement on each side. Windows include a pair of 1/1 windows and a single 1/1 window. It is unclear if the panes are fixed or operate as sash windows. This section of the building is topped with a steeply pitched shed roof, which rises from front to back.

Block B is accessed by a set of poured concrete stairs and is bordered by a low picket fence. The east elevation is an angled wall extending outward from floor to ceiling. It is clad in vertical wood siding on the lower half, and fixed pane windows set in wood frames are on the upper half.

Block C has a rectangular footprint and steeply-pitched shed roof. The shed roof slopes opposite of the shed roof over the primary entrance, which visually distinguishes it. There is a single vinyl window on the north elevation. The entrance to this addition is on its west elevation. The entrance is a single-level, six-paneled door. There is a single-light, fixed pane window to the immediate left of the door.

Block D has a rectangular footprint and flat roof. This two-story section is clad in stone on the lower story and vertical wood siding on the upper story. It has a shed roof that slopes down from east to west. There is access through a single-level, six-paneled door accessed by a wood staircase at second level on the east elevation. A window is adjacent to the door on the north. The south elevation of this addition has four windows. One is at ground level opening into the lower story, and the remaining three are on the upper level. There are no openings on the west elevation. The north elevation includes a wood frame rectangular window on the upper story, and a vinyl slider window on the lower story. It also appears to have access via a single-half door, immediately north of this section is a paved parking area.

Block E was not visible during the survey due to the topography of the site and the presence of a wood fence. The majority of this section appears to be single-story with a shed roof.

22. Architectural style/building type:

No Style

23. Landscaping or special setting features:

The site slopes down from south to north, and the rear (south) of the building is built into the hillside. There is no formal landscaping at the site. There is unmaintained lawn on the front (north) side, and mature conifers at the rear of the lot and at the southwest corner. Mature deciduous trees are present on the north side of the

Resource Number: 50C-2422
Temporary Resource Number: 1833-313-00-211

building. The southeast corner of the lot features several aspen trees. The southeast corner is bordered by a low (approximately 3-foot high) wood fence, and the rear of the house has a full-height (approximately 6-foot high) wood fence. There is informal parking on the north end of the lot.

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1948 Estimate: ☐ Actual: ☒

Source of information: Clear Creek County Archives.

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Lyle O. Proctor

Source of information: 1949 Assessor Card

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

This building has received several additions and a change in use (see historic photos attached). It was originally built as a restaurant (Block A). It had a rectangular footprint and a butterfly roof with a neon sign reading "Proctor's Famous Chicken Dinners." The lower portion of the wall was rough-cut stone, and the upper portion was primarily glass separated by (what appear to be in photographs) stone columns. The main entrance was a central door on the north elevation. Parking was similar to its current placement at the north end of the lot. A separate two-story building with a garage on the lower level was located southwest of the building (Block D). A 1949 assessor card includes the garage building and states that it was built in 1948, and indicates that living quarters were located on the upper level. This garage building has since been incorporated into the full building (the two-story section at southwest corner). The same assessor card mentions an 1895 house that is "used as part of café." A house is visible to the west of the building in one undated historic photograph (presumed to be earlier than the 1949 assessor card), but the 1949 photograph accompanying the card shows that by that date the house had likely been enveloped into an addition west of the original building's footprint (Block C). The building received a large addition to its south elevation by 1949 (Block B). The building retained the 1951 configuration until at least 1976, by which time it was operating as the 58er Restaurant. The only notable physical change between the early 1950s and 1976 was that the stone columns appeared to have been covered with a different, indiscernible material. At an unknown date after 1976, the building was converted into apartments. A single-story addition across the south and west elevations connected the garage building to the main building (Block E). The walls of the original 1948 building (Block A) were primarily glass, but vertical wood siding has been placed on the exterior and obscures many of the original windows. However, the windows appear to be a similar size and shape, so it is possible that the full windows still exist behind the siding. The original butterfly roofline is partially visible on the building's east elevation, but a steeply pitched shed roof was constructed over the butterfly roof sometime after 1976. The current exterior building materials appear worn and in poor condition, and have likely been in place for at least 30 years.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade - Restaurant

Page 3

Resource Number: 50C-2422
Temporary Resource Number: 1833-313-00-211

32. Intermediate use(s): Commerce/Trade - Restaurant

33. Current use(s): Domestic - Multiple Dwelling

34. Site type(s): Apartments

35. Historical background:

Idaho Springs grew as a tourist destination throughout the twentieth century largely due to its ideal location between Denver and popular mountain destinations. The nature of tourism changed beginning with the rise of personal automobile ownership in the 1920s. Automobiles offered more flexibility than rail travel, and businesses quickly sprang up to cater to this new market. The earliest tourist traffic in Idaho Springs was served by businesses in the commercial district centered on Miner Street; however, the undeveloped area east of town had ample space for construction of auto camps and tourist courts. The first tourist-related business to open on the east end of town was the 1920s Question Mark Auto Camp (now demolished). The camp predated construction of Colorado Boulevard, but its establishment helped to encourage development in the area. Three motels and a restaurant were built along a brand new Colorado Boulevard in the 1930s. By the end of the 1940s, Colorado Boulevard was the primary route through Idaho Springs and there were businesses on along its full length. The section of I-70 south of Idaho Springs opened in 1958, and the improved access to the mountains furthered growth of popular tourist activities including summer fishing, hiking and sightseeing, and winter skiing. The motels and restaurants were sustained by a steady flow of tourists, and these businesses continued to characterize the east end of Idaho Springs into the 2000s.

The Clear Creek County Assessor lists the construction date of this building as 1948. It appears in an advertisement for Proctor's Restaurant in a Clear Creek County Chamber of Commerce booklet dating to sometime around 1950. The building was originally owned by Lyle O. Proctor, and was among a group of tourist-driven businesses that opened on the east end of Idaho Springs in the late 1940s and 1950s. The restaurant advertised "famous chicken dinners," as well as steak and trout from a pool in the building. An advertisement from that era highlighted the restaurant as having "modernistic dining rooms" and "unexcelled food and scenery." The location continued to operate as a restaurant until at least 1976, when it was owned by Joseph Vianichina and operated as the 58er Restaurant and Lounge. The 1976 assessor card for the building notes that there was a fish pond on the interior at the time. At some point after 1976 the building was converted to apartments and currently includes at least four units. It is owned by Allied Towing of Wray, Colorado (who also owns the neighboring building at 2821 Miner Street, SOC-2419).

36. Sources of information:

Assessor Cards 1949 and 1976, Clear Creek County Archives.

Clear Creek County Assessor, Acct. R001244

"3 Fires Within Hours Hit East End of Town" *Clear Creek Mining Journal*, 13 June 1958.

"Wonderland of Beauty In And Around Idaho Springs Colorado," Clear Creek County Chamber of Commerce, ca. 1950.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ Date of designation:

Designating authority:

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CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

Resource Number: 50C.2422
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38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction, or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria
- Area(s) of significance: Commerce
40. Period of significance: 1948-1973
41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance:

Proctor's Restaurant was built in 1948 along with a wave of other tourist-driven businesses on the East End of Idaho Springs in the 1940s. The building operated as a restaurant until at least the 1970s and is associated with tourism development. It was built at the period of peak development in that area of town (1940s) along with other related properties (See 50C.2418 and 50C.2423). Its association with early tourism development qualifies it for significance under Criterion A for Commerce. It is not associated with significant persons which would qualify it under Criterion B. The building originally had a distinctive modern design with a butterfly roof and large windows to allow diners a view of the surrounding scenery. Although the building's original architecture was noteworthy, it has experienced a change in use and extensive alterations. The original architecture is indistinguishable, thus the architectural significance of building was evaluated based on its current appearance. The current design does not possess distinctive design characteristics of significant architectural styles or types and does not display significance under Criterion C. It is not likely to yield information important in history and is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The building is significant under Criterion A for Commerce with a period of significance of 1948-1973 representing the historic period of tourism growth that the building was part of. The building was originally constructed as a restaurant with a rectangular footprint. It had a butterfly roof, neon signs, and expansive windows for diners to view the surrounding scenery. The ability to view the mountains was highlighted in the restaurant's advertising and was an important part of the building's design. The building was expanded within the period of significance and after the expansion it continued to retain important character-defining features including the sign, windows, and butterfly roof. Sometime after 1976 the building was converted into apartments and the change in use drastically altered the design. The roofline was changed such that the butterfly roof is no longer discernible. The majority of the windows were blocked with new siding. All signage was removed, and additional entrances were added around the building. The building now looks like a multi-family residential property and does not retain visual references to its history as a restaurant. Integrity of materials, design, workmanship, setting, feeling, and association have all been compromised. The building retains integrity of location. Due to extensive modifications, the building does not represent historic conditions supporting the significance of the property and is not eligible for listing in the NRHP.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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Resource Number: 50C.2422
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44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss:

This project included an evaluation of the potential for a historic district related to mid-century tourism development along Colorado Boulevard between 24th Avenue and its intersection with I-70, and this building is within the identified boundary. Although the corridor meets the significance Criteria A, and C for a historic district, alterations to buildings from the period of significance and intervening development after the period of significance have rendered it unable to retain sufficient integrity to convey that significance. Therefore, no NRHP-eligible historic district is recommended on Colorado Boulevard associated with mid-century tourism development. A summary of the district evaluation is available on a Management Data Form (50C.2513) and in the survey report referenced in Field 46.

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

VIII. RECORDING INFORMATION

47. Photograph numbers: Photo 1: 2815_Miners_N, Photo 2: 2815_Miners_NE, Photo 3: 2815_Miners_S, Photo 4: 2815_Miners_SW

Negatives filed at: Digital files located at HDR Englewood, Colorado

48. Report title: Historic Resources Technical Report for Interstate 70 Westbound Peak Period Shoulder Lane - Clear Creek County, Colorado

49. Date(s): 7/10/2017

50. Recorder(s): Jeanne Barnes, Elizabeth Blackwell, Ann Keen, Alexandra Kosik

51. Organization: HDR EOC

52. Address: 9781 S. Meridian Blvd, Suite 400, Englewood, CO 80112

53. Phone number(s): 303-754-4200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Resource Number: SCC.2422
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Sketch Map



 0 100 200 FEET	LEGEND Structure Site Boundary	PPSL HISTORIC ARCHITECTURE SITE MAP SCC.2422 2815 Miner Street	Source: Bing Maps-Aerial ©2021

Resource Number: SCC.2422
Temporary Resource Number: 1833-313-00-211

Topo Map



 0 100 200 FEET	USGS 7.5 Quadrangle Square Park, CO (1964) US R. 72W S. 31 Mountain, CO	PPSL HISTORIC ARCHITECTURE SITE LOCATION SCC.2422 2815 Miner Street	Source: USGS Topo Maps

CITY OF IDAHO SPRINGS HISTORIC RESOURCES SURVEY PLAN, 2022

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Photographs



Photo 1: 2815 Miner Street, Block D. View to northwest.



Photo 2: 2815 Miner Street, Block C on left. View to northeast.

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Photo 3: 2815 Miner Street, Block C in front, and Block D in rear. View to south.



Photo 4: 2815 Miner Street, Block B is partially visible in this image (on left). Note the angled wall on the left side of the photo. The original butterfly roofline is visible in this photo. The fascia board just below the shingle roof shows the original angle of the roofline on Block A. View to southwest.

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Historic Images



Block A with a rectangular footprint and butterfly roof. Note the small house to the right of the building. This is potentially the 1895 house that was used as a part of the café in 1949. It is unknown if this was incorporated into the building or demolished. (Undated photo, Chamber of Commerce booklet ca. 1960, Courtesy Clear Creek County Archives).

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The building as it appeared in 1949. Block B is on the left and Block A is in the center. Note that the house on the right is either gone or encompassed into Block C on the right. (Clear Creek County Assessor Card, 1949)



Block D as it appeared in 1949. Note that at this time it is not connected to the main building. The window on the left is now fully covered in siding, and the lower half of the center window is covered. The garage door has been infilled. (Clear Creek County Assessor Card, 1949).

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The building as it appeared in 1976 when operating as the 56er Restaurant and Lounge. Block B, Block A, and Block C are visible (from left to right). The only notable change by this time was the color or material on the upper walls. (Clear Creek County Assessor Card, 1976).



Interior image of dining space (inside of Block B) from an undated postcard (courtesy of cardcow.com). The rear of the card reads: "Here you will find native indoors. Enjoy dining and cocktails in a mountain setting beside our beautiful trout pool where native Rainbow and brook trout thrive. A complete and many exotic growing plants add to the beauty of our garden room."

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Exterior rendering of Proctor's (from left to right: Block B, Block A, Block C). This image was found on the menu cover (Undated, courtesy ebay.com)



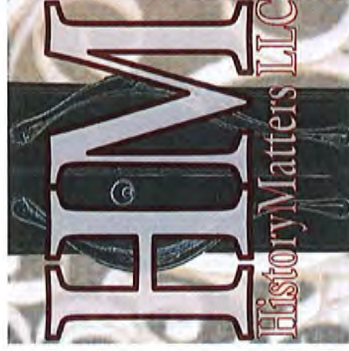
The Proctor's Menu. (Undated, courtesy ebay.com)

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The Proctor's Menu. (Undated, courtesy ebay.com)



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TO: Chair Manifold and Members of the HPRC
FROM: Carmen Beery, City Attorney
CC: Jerad Chipman, City Planner
DATE: Meeting date – November 8, 2022
RE: Enforcement and penalty options

At your November 8 Commission meeting, the agenda reflects a “HPRC Fine Schedule Discussion.” I understand that this agenda item is intended to explore if and how the Commission might adopt or recommend a fine schedule for violations of COAs. As background for that discussion, Planner Chipman and I thought it would be helpful for you to have a brief summary of current enforcement and penalty options.

Under current Code, the following are enforcement and penalty options for COA violations:

- Citation to individual(s) for unlawful conduct + prosecution in the City’s Court
 - If convicted, an individual faces a maximum fine of \$2,650 per violation
 - If properly cited and prosecuted, an individual may be fined for each separate day of a continuing violation. (14 consecutive days of violation = 14 fines)
- Revocation of the building permit associated with the COA
 - Stop work order may issue; building may be red-tagged.
 - To regain the building permit, violations must be cured.
 - If the violation renders a building or portion thereof unsafe to use/occupy, a Notice and Order to prohibit such use/occupancy may be posted.
- Initiation of an abatement proceeding
 - After issuing a Notice to Abate to the owner and/or occupant, the responsible parties are given several days (up to 7) to cure the violation.
 - If violation is not cured, the City may then ask the City’s Court for permission to enter the property, perform the necessary curative work itself and then assess the costs of such work against the property to be collected like property taxes/a lien.
- File for an injunction
 - The City may file a request for an injunction (an order directing the owner/occupant to stop the work/actions that violate the COA) with either the City or County Court.

If the Commission would like to recommend to the City’s Municipal Court that the Court adopt a mandatory escalating fine schedule for COA violations, you certainly could. It would ultimately be the Court’s discretion to adopt such a schedule.

If the Commission wishes to explore a citation and penalty mechanism *outside* the usual Court/Judicial process, an administrative enforcement process is the most typical. An example may be viewed here: https://library.municode.com/co/wheat_ridge/codes/code_of_ordinances?nodeId=PTIICOLA_CH2AD_ARTVA_DEN As with any penalty process, people cited must be given the opportunity to contest their alleged wrongdoing. Due process must be afforded. As such, you will see that administrative enforcement schemes also contain hearing and appeal procedures.

I hope you find the above helpful as you consider this issue on the 8th. While I have a conflict for that meeting date, I look forward to hearing the outcome of your discussion. In the meantime and thereafter, I am always happy to answer additional questions you may have.