



**VARIANCE BOARD OF ADJUSTMENTS
AGENDA
THURSDAY OCTOBER 21, 2021
5:30 PM**

Call to Order

Roll Call

Approve Minutes of June 16, 2021

New Business- Public hearing

- 1. Proposed Setback Variance at 240 Colorado 103 by the Clear Creek Fire Authority**
- 2. Appeal of the Historic Preservation Review Committee's (HPRC) condition that was placed on the Certificate of Appropriateness (COA) for The Club Hotel at 1601 Colorado Blvd**

Adjourn

REMOTE MEETING PUBLIC ATTENDANCE INSTRUCTIONS

The Public will be able to view and hear this meeting remotely at the following address:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

The public will be able to sign up for Unscheduled Public Comment by emailing the City Clerk at cityclerk@idahospringsco.com contact information including name and phone number by 5 PM on the day of the scheduled meeting.

CITY OF IDAHO SPRINGS

Variance Board Communication



MEETING DATE: OCTOBER 21, 2021

REPORT DATE: OCTOBER 14, 2021

FROM: JERAD CHIPMAN, COMMUNITY DEVELOPMENT PLANNER

THROUGH: ANDREW MARSH, CITY ADMINISTRATOR

RE: PROPOSED SETBACK VARIANCE AT 240 COLORADO 103 BY THE CLEAR CREEK FIRE AUTHORITY

STATUS OF REQUEST:

The Fire Authority received additional information pertaining to the proposed location of the requested variances that has resulted in the Fire Authority removing their setback variance requests from the Variance Board's consideration at this time.

CITY OF IDAHO SPRINGS

Variance Board Communication



MEETING DATE: OCTOBER 21, 2021

REPORT DATE: OCTOBER 14, 2021

FROM: JERAD CHIPMAN, COMMUNITY DEVELOPMENT PLANNER

THROUGH: ANDREW MARSH, CITY ADMINISTRATOR

RE: APPEAL OF THE HISTORIC PRESERVATION REVIEW COMMITTEE'S (HPRC) CONDITION THAT WAS PLACED ON THE CERTIFICATE OF APPROPRIATENESS (COA) FOR THE CLUB HOTEL AT 1601 COLORADO BLVD.

PROPOSAL AND BACKGROUND:

Jonah Hearne, Managing Member for 5340 Investments LLC (the Applicant and Owner), requests an appeal of the condition placed on the COA issued by the HPRC regarding the Club Hotel located at 1601 Colorado Blvd. The HPRC issued a COA with the following condition:

With the condition that the logs on the exterior of the south addition be repaled and remain visible, but the addition may otherwise be integrated with the appearance of the remainder of the building including any painting or treatment of the logs.

The Applicant is appealing the imposition of this condition and requesting the Variance Board **to remove** this condition. The Applicant's basis of appeal is that the above condition was not proper under the City of Idaho Springs Municipal Code and the City of Idaho Springs Design Guidelines for Historic Structures.

ROLE OF THE VARIANCE BOARD:

The Variance Board is charged, under Chapter 21 of the Idaho Springs Municipal Code, with hearing Appeals from alleged errors that occur in the administration of Chapter 21. The errors that the Variance Board is tasked with evaluating could be staff interpretations or actions by another appointed body, such as the request outlined within this report. According to Section 21-109(G)(2)(a):

The Variance Board may also hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made in the administration of this Chapter. The Variance Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination, where the Variance Board finds that City Staff acted:

(1) Without clear and convincing evidence to support the order, requirement, decision or determination;

HPRC REVIEW AND DECISION:

The original portion of the building was constructed as a house and subsequently converted into a club and then a hotel. The building has received a number of additions over its history and the addition on the south side of the building was built in a different style, that style being rustic log cabin, which was ultimately expressed over the entire façade. The below pictures indicate the original Victorian structure with clap board siding and a more recent image of the location with the addition and log siding around the entire building. The Applicant has proposed removing all of the log façade and replacing it with clap board siding in the Victorian style, including covering the logs on the south addition. The HPRC determined that the logs on the addition were significant in their own right and added the condition to the COA.



Vintage Photograph of the Club Hotel, photo courtesy of the Historical Society of Idaho Springs



Photo from the 1983 National Register Nomination Form

The HPRC is charged under Section 21 “Land Development Regulations” of the Idaho Springs Municipal Code with reviewing “every application for a building permit within the Historic District as indicated in [Chapter 22](#) or at designated historic sites that will result in a new structure, external modification(s) to an existing structure, or demolition of an existing structure shall first be submitted to the Historic Preservation Review Commission for request for a Certificate of Appropriateness.” Section 21 also provides criteria for review and approval of a COA. One of those criteria references compliance with the provisions found within Chapter 22 “Historic Preservation”. Both Sections 21 and 22 of the Municipal Code reference and adopt the Design Guidelines for Historic Structures (Guidelines). The HPRC is also allowed to add conditions onto a COA under the authority granted to them by Section 21-104(G).

The HPRC reviewed the applicable sections of the Guidelines and the criteria for approval that were outlined within the Staff Report dated June 10, 2021. I have included the June 10, 2021 staff report as an exhibit to this document for the purpose of providing context to the Variance Board. The June report outlines the historic timeline of the site, indicating that the structure is a contributing structure within the National Register of Historic Places designation for the Idaho Springs Historic District.

The report also highlights how the addition was added after the period of significance, or the historic period that the City wishes to preserve. The Applicant has indicated that because the addition was built outside of the period of significance it is not under the HPRC’s jurisdiction. However, the report refutes this view. Section 16 of the Guidelines, “Older Additions”, expressly allows the HPRC to preserve additions that were constructed outside of the period of significance.

16. Existing Additions. Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected.

a. Preserve an older addition that has achieved historic significance in its own right. For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

The HPRC exercised its discretion to address the building addition separately from the original structure as authorized by this Section 16. At the HPRC meeting, there was extensive discussion of the merits to keeping the addition in its current state and the vote was a split vote to approve with the added condition. The entire HPRC expressed enthusiasm for the work on the original structure and the intent to alter the exterior to something that was more fitting of the Victorian era.

The Applicant has indicated that the addition is not in keeping with the intent of the historic district, however, the “Existing Additions” provision in the Guidelines allows the HPRC to recommend keeping the addition in its original state, which was intentionally constructed in a different style, to be preserved in its own right.

The Applicant had also indicated that the HPRC did not “provide a reason for why a 1927 money-saving log structure be cobbled onto a Victorian restoration and moreover, had such reason been provided, it was required to demonstrate the historic significance of the addition’s façade.” Staff disagrees with this assessment as a member of the HPRC **did** provide a reason that relates to the guidelines. The video of the meeting can be found on the City’s website and a reason is discussed at the 58 minute mark. A link

to the webpage is as follows: <https://youtu.be/Y82NCEnrzUQ>. That member indicated that in the Secretary of State Guidelines under rehabilitation there is a section that indicates that each property shall not provide a false sense of history and as this addition was designed in the rustic style, of which there are not many examples in Idaho Springs, that rustic style was worthy of being preserved.

STAFF ANALYSIS OF APPEAL CRITERIA:

Staff has provided background information within this report and the attached report from June 10, 2021 to assist the Variance Board in their review of the below appeal criteria.

The Variance Board may also hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made in the administration of this Chapter. The Variance Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination, where the Variance Board finds that City Staff acted:

(1) Without clear and convincing evidence to support the order, requirement, decision or determination;

It is Staff's opinion that the HPRC had clear and convincing evidence in support of the condition they imposed – specifically, Section 16 of the Guidelines (“Existing Additions”) and the Secretary of State Guidelines discussed at the approximately 58 minute mark of the hearing. Staff finds that there was ample evidence at the HPRC hearing to impose the condition and that the condition is in keeping with the Guidelines expressed within section 16.

PUBLIC NOTICE:

A sign is posted on the property.

PUBLIC COMMENT:

As of the date of this report, no public comments were received, except for the letters in support submitted by the Applicant.

PROFESSIONAL CONSULTATION:

Staff has requested an opinion letter from History Colorado, and is awaiting a response.

The Applicant submitted a letter from “Reno Law Group, LLC” on the afternoon before the packet deadline. The City Attorney was therefore unable to provide comment on it for the packets, but will do so as an addendum to this report.

PLANNING STAFF SUMMARY AND RECOMMENDATION:

Staff recommends that the Variance Board uphold the condition imposed by the HPRC because the Criteria for Approval and the Design Guidelines for Historic Structures allows the HPRC to consider additions constructed outside of the period of significance as significant within their own right. The Guidelines therefore allow the imposed condition that “the logs on the exterior of the south addition be repaired and remain visible.”

POTENTIAL MOTION:

I move to uphold the HPRC's condition to keep the exterior logs visible on the entire southern addition at 1601 Colorado Boulevard.

Or

I move to remove the HPRC's condition to keep the exterior logs visible on the entire southern addition at 1601 Colorado Boulevard.

IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION STAFF REPORT

Meeting Date: Tuesday, June 15, 2021

Report Date: Wednesday, June 10, 2021

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Michael Davenport, Community Development Planner for the City of Idaho Springs

Re: **Rehabilitation of 1601 Colorado Boulevard**

SUMMARY:

Jonah Hearne, Managing Member for 5340 Investments LLC (the Applicant and Owner) requests approval of a Certificate of Appropriateness (COA) for the proposed rehabilitation (Project) of 1601 Colorado Boulevard (the Property) in the Historic Downtown District. The Project involves restoration of and changes to the building exterior, which is subject to approval of a COA, and substantial improvements to the building interior, which is not subject to approval of a COA.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

The HPRC reviews and makes decisions regarding applications for approval of a COA for exterior changes to historic properties in the City. Historic properties include Historic Downtown District and other designated historic sites. The HPRC uses the City's "Design Guidelines for Historic Structures" (or simply "Design Guidelines") and the provisions of Municipal Code Chapter 21 "Land Development Regulations" and Chapter 22 "Historic Preservation." The Design Guidelines also refer to the Secretary of Interior (SOI) Standards for Historic Preservation.

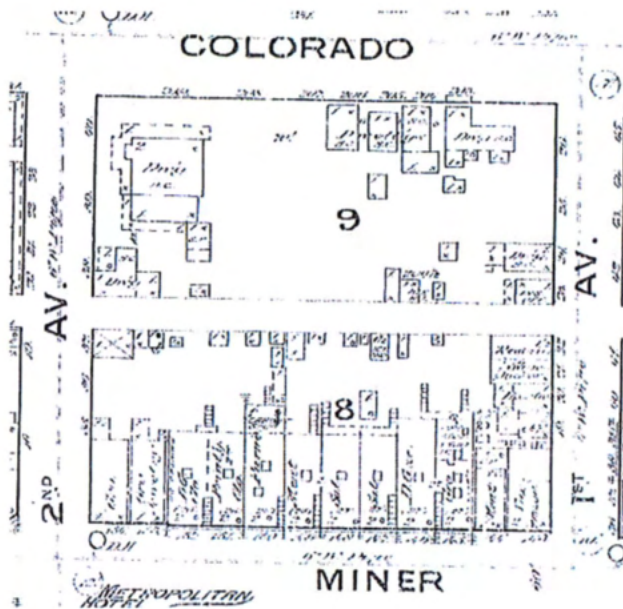
If project receives approval of a COA, the applicant still must obtain approval of a building permit, as required by the city-adopted building codes. If the HPRC denies the request for approval, an applicant may appeal the decision to City Council.

PRELIMINARY REVIEW:

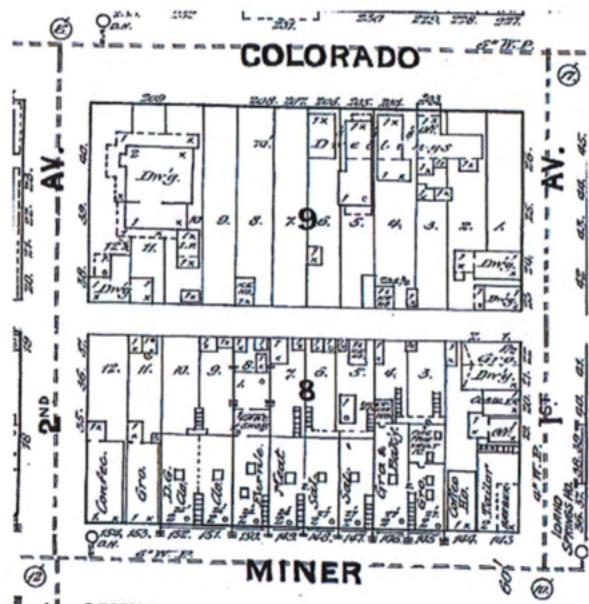
At its regular meeting on May 18, 2021, the HPRC conducted a preliminary review of the proposed exterior work. The City's 2007 Design Guidelines states (page 7): *A preliminary review by the HPRC is highly recommended for new construction or major alterations, and is welcome for any level project.*

BUILDING HISTORY:

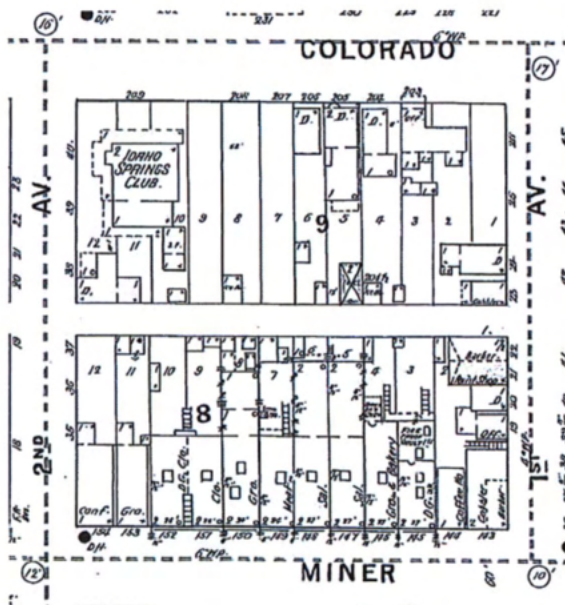
Sanborn Maps. In the following historic Sanborn maps, the property is located on the northwest (upper left) corner of the block. The building first appears on the original 1886 Sanborn map. The rear addition first appears on the 1931 map.



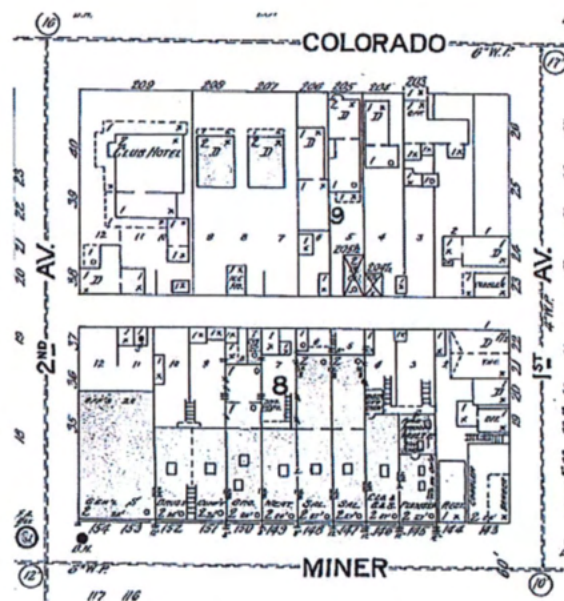
1886 MAP



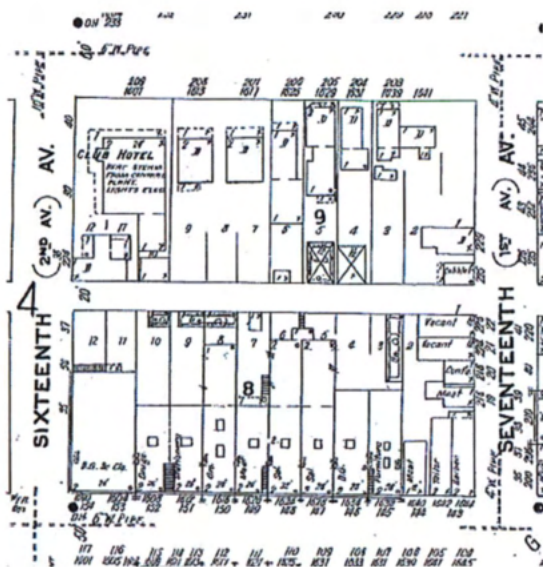
1890 MAP



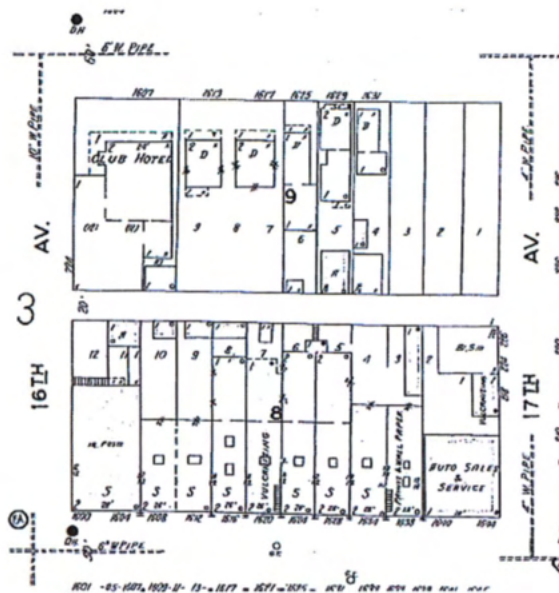
1895 MAP



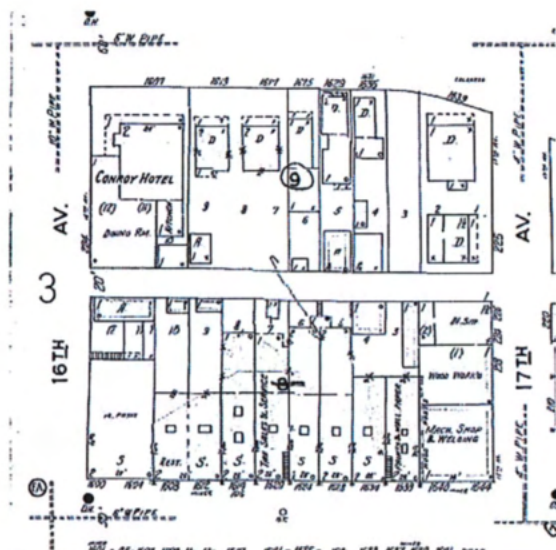
1900 MAP



1907 MAP



1931 MAP



1931-1939 MAP

Summary of events. The following summary combines information from the Sanborn maps and information from the County archivist obtained by the applicant. (The archivist information is attached.)

1882: News article refers to what is now the hotel as being a newly constructed residence.

1886: Sanborn Map - Building is identified as a "dwelling." Separate one story dwelling is at the SW corner of the property, and a small one-story structure is at the SE corner.

1887: Beginning of the Period of Significance, according to the current National Register database.

1895: Sanborn Map - Use shown as "Idaho Springs Club."

1900: Sanborn Map - First map to identify the building as a hotel. Name of street along west side of building changes from 2nd Avenue to 16th Avenue.

1907: Sanborn Map - Hotel shown with steam heating and electrical lights. Larger detached one-story structure replaces small shed.

1918: News article refers to the Club Hotel serving as an emergency hospital during the Spanish Influenza.

1920: End of Period of Significance, according to the current National Register database.

1921: News article notes reopening of the hotel following renovation and repairs. House at SW corner of lot is referred to as a five-room cottage as part of the hotel.

1922: News articles refer to two fires, the 2nd causing extensive damage. Subsequent article that year refers to repairs, including plans to paint the entire exterior.

1927: News article refers to the construction of the dining room addition "along rustic lines" using "native logs." Subsequent article refers to the cottage at SW corner being moved to a new location across 16th Avenue on the south side of the alley. That building today has the same distinctive door and window pediment as seen in the above "Vintage Photograph of the Club Hotel."

1931: Sanborn Map - Rear addition replaces house at SW corner of property.

1941: News article refers to "Wright Hotel to Get Rustic Finish" mentions the addition of "slab siding" to the original part of the building. The article also refers to the previously mentioned addition as being built with logs.

1983: Photo shows log siding and a fabric covered entry at the NW corner of the building.

2021: Color photos show all four sides of building. Much of log siding appears to be in a deteriorated condition.

National Register of Historic Places. The approved 1983 National Register nomination of the "Idaho Springs Downtown Commercial District" includes the following information for the property at 1601 Colorado Boulevard.

C Store (1601 Colorado) Hanson's Lodge, Late 1800's. Two-story, horizontal log construction. Hip roof with gabled dormer in center front. Oriel window on second story. Porch on front and west side. Several additions to building including dining-room.

"C" at the beginning of the above description indicates the building is a "contributing" property in the historic district. A contributing property or resource "...is any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district, listed locally or federally, significant." The historic district also includes "non-contributing" (NC) structures.



Vintage Photograph of the Club Hotel, photo courtesy of the Historical Society of Idaho Springs



Photo from the 1983 National Register Nomination Form

Historic Significance. The treatment of the rear addition to the building is an important consideration in the review of this project. This relates to the historic significance of the original building and the addition.

The National Register of Historic Places notes that a building or district is historically significant if it meets at least one of four criteria.

- Criterion A: An association with an event or period
- Criterion B: An association with an historic person
- Criterion C: Design and construction
- Criterion D: Information potential

Buildings and districts have “Periods of Significance.” The 2007 Design Guidelines define the Period of Significance as the “span of time in which a property obtained the significance. In Idaho Springs the original Period of Significance is from 1860 to 1910.” The Nomination Form for the Idaho Springs Downtown Commercial District on file in the National Register lists the City’s Period of Significance as 1877 to 1920. The nomination form notes the arrival of the railroad in 1877 and the construction of brick buildings in the downtown area between 1877 and 1920.

Typically proposed changes to an historic building are compared to the known condition of a building at the end of the Period of Significance, but there are other considerations.

- Design Guidelines section 16 “Older Additions” in a contributing building, notes the following: *Preserve an older addition that has achieved historic significance in its own right.*
- A community may maintain a local register and local criteria for significance in addition to the four criteria listed above. In determining whether to designate a building as historic, Idaho Springs uses the above four criteria but has divided them into seven criteria (Municipal Code Section 22-22).
- A story in the Clear Creek Mining Journal on October 3, 1941, noted “Wright Hotel to Get Rustic Finish...” referring to the log siding that was added to the south of the 19th Century portion of the building. The “Historic Structures Assessment and Preservation Plan” (section 2.1.2) notes “The rustic log veneer was added c. 1922 with the city’s days of ’59 celebration.”

PROJECT DESCRIPTION:

The project includes a significant work program with the following major elements.

- Demolition of substandard interior construction and removal of asbestos, subject to a demolition permit and a permit from the Colorado Department of Health.
- Interior construction to re-establish the building as a hotel.
- Restoration of the historic exterior of the original building and visually integrating the log addition with the original building.

Building Condition. The “Historic Structures Assessment and Preservation Plan” includes a detailed description of conditions, recommended repairs, and cost estimates for the year of the report. Preliminary comments from the Applicant’s Engineer are included in the attachments to this Staff Report. The preliminary comments note significant structural deterioration to the logs in the south addition to the building.

Preservation Treatment. The Secretary of Interior Standards for Preservation include standards for four different treatments: preservation, restoration, rehabilitation, and reconstruction. For the original two-story structure, the Applicant proposes restoration. For the addition, the Applicant proposes a rehabilitation that visually integrates the addition with the original structure.

Materials. Materials are listed in the submittal attached to this staff report.

DESIGN GUIDELINES:

The design guidelines for wood siding and existing additions are listed below.

12. Wood Siding. *To preserve wood, its painted or stained finish should be maintained.*

- a. *Preserve original siding.*
- b. *Protect wood features from deterioration.*
- c. *Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing wood.*
- d. *Use technical procedures to preserve, clean, refinish or repair historic materials and finishes.*
- e. *Remove later covering materials that have not achieved historic significance.*
- f. *Original buildings should not be covered.*
- g. *Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.*

16. Existing Additions. *Some changes to a building may be evidence of the history of its structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected.*

- a. *Preserve an older addition that has achieved historic significance in its own right.*
- b. *A more recent addition that is not historically significant may be removed.*

The project is generally consistent with the design guidelines, with the one significant question being the exterior treatment of the south addition. Newspaper articles indicate the addition was constructed in 1927, and the original building was covered with a siding to match the appearance of the logs in 1941.

Design guideline 16a states “Preserve an older addition that has achieved historic significance in its own right. In proposing to cover the log exterior so that it will match the original exterior as it appeared during the Period of Significance, the Applicant notes the following points: preliminary investigation indicates there has been significant structural deterioration of the logs, and the “cottage” that preceded the log addition on this part of the property had a similar appearance to the original building. The cottage was moved diagonally across the intersection of 16th and the alley, where it still sits today.

CRITERIA FOR APPROVAL:

In order for the HPRC or the City Council to grant a COA for any application, the HPRC or City Council must determine that the application meets the following criteria:

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

Following are the purposes of Subsection 22-2(A).

- (1) *Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.*

The restored hotel would be a significant asset for the historic downtown.

- (2) *Protect the unique scenic and historic atmosphere and character of the city and protect the architectural, cultural and aesthetic heritage of the city.*

The restoration protects an important part of the City's heritage.

- (3) *Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.*

Historic hotels serve as key components of historic downtowns.

- (4) *Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.*

The project preserves a significant historic structure in the downtown area.

- (5) *Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.*

Except for the exterior appearance of the south addition to the building, the Owner's objectives and the Design Guidelines seem to be consistent.

- (6) *Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:*

- (a) *Adversely affect the desirability of the district or other designated site for business and residential purposes; or*

The proposed material and design add to the attractiveness of the district, and the proposed renovation will be beneficial to the downtown business district.

- (b) *Are hazardous or incompatible with the historic character of the District or other designated site.*

State law requires a permit for the removal of asbestos for any project that includes demolition.

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

The proposed work will improve both the historic integrity and physical condition of the structure.

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

The proposed work enhances the district by adding an historic hotel that will complement other businesses in the district.

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

The proposed work appears to be consistent with applicable design guidelines, with the possible exception of 16a "preserve older additions" due to the proposal to cover the log addition with a siding that matches the original building.

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

- a. *The effect upon the general historic and architectural character of the structure.*
The proposed work significantly improves the historic and architectural character of the structure.
- b. *The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.*
The proposed work returns the original building to its appearance during the Period of Significance, making the building more compatible with the district than it is today.
- c. *The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.*
Overall, there is a significant restoration of the building's appearance during the Period of Significance.
- d. *The effects of the proposed work upon the protection, enhancement and perpetuation of the structure.*
The Owner proposes a significant investment that will greatly extend the life of the building.
- e. *The condition of existing improvements and whether or not they are a hazard to public health and safety.*
The proposed work improves public safety both inside and outside the building.
- f. *The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.*
The project does not include a detached accessory structure. The proposed replacement fence is closer in appearance to the original fence compared to the existing fence.
- g. *Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.*
The proposed work substantially complies with the restoration and rehabilitation treatments under the Secretary of Interior's Standards.

PUBLIC COMMENTS

As of the writing of this staff report, no public comments have been received on this application.

SUMMARY:

The Applicant seeks approval of a Certificate of Appropriateness for the proposed restoration and rehabilitation of the structure.

PLANNING STAFF RECOMMENDATION:

Based on the above findings, Staff recommends approval with the condition(s) included in the suggested motion.

SUGGESTED MOTION:

Base on the findings contained in the Staff Report, I move to approve the application for approval of a Certificate of Appropriateness for the proposed exterior work at 1601 Colorado Boulevard, subject to the following condition.

1. The logs visible on the exterior of the south addition be repaired and remain visible, but the addition may otherwise be integrated with the appearance of the remainder of the building, including any painting or treatment of the logs.

/mjd

List of Attachments – June 10, 2021

Summary Comparison by Staff of Existing and New Drawings (2 pages)

Submittal

- Cover letter to the HPRC (2 pages)
- Materials List and Changes to Exterior (1 page)
- Photos of existing conditions (2 pages)
- Drawings (8 sheets)
 - Site plan
 - New roof plan
 - New left and rear elevations
 - Existing left and rear elevations – from May submittal
 - New right and front elevations
 - Existing right and front elevations – from May submittal
 - Stair plans and sections
 - Color rendering

Other Items

- Structural engineering observations (1 page)
- Archivist records – news articles (11 pages)
- “Historic Structures Assessment and Preservation Plan”
 - Section 2.1.2 Construction History (1 page)



Historical Preservation Review Committee
Idaho Springs, CO 80452

Ms. Vickers,

The revival of the Club Hotel is an exciting and extensive restoration of the city's historical charm. Upon completion of the restoration, the hotel will be a pillar in the Idaho Springs business community and revive a historical landmark that will encourage travelers to stop, stay, and play in Idaho Springs.

The Secretary of Interiors guidelines allows four different types of historical renovation, including restoration. The guidelines specify, "when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment." The team plans to follow those guidelines for restoration: using the property as it was historically used, preserving the materials and features from the restoration period, any repairs or replacements will be compatible with the documented restoration period, pieces from other historical periods will be documented prior to their alteration or removal, craftsmanship from the period will be preserved, and design will be true to the historical contribution of the building. The team's intent first and foremost is to meet the Secretary of Interiors restoration guidelines.

In 1983, the Club Hotel was included in the application for the Idaho Springs Downtown Commercial District because of its significance during the mining era. According to the nomination form to be placed on the National Register of Historic Places, "Most of the contributing structures of the commercial district were constructed between 1877 and 1910." During that time, Club Hotel was a private residence, men's club, and finally a hotel. The restoration period will coincide with this timeline and focus on returning the property to its early twentieth century design.

The dining hall was added after this time period in 1927, constructed in one of the most cost-effective materials of the time, logs. To construct the dining hall, a portion of the original building was relocated from the alley side of the property. The Club Hotel cottage can be seen in historical pictures from the time, sitting on the far southwest corner of the property and can be seen today behind the Evergreen National Bank building, across 16th Street from the Club Hotel. This charming cottage style building has a place itself in the commercial district and gives the community a true-to-the-time visual of the original Club Hotel. This is the beautiful and historically relevant design our team wants to restore to the Club Hotel and the Idaho Springs Downtown Commercial District. Thankfully, the owner in 1941 who applied the slab siding did so directly over the original clapboard siding and wood window trim. Pulling off the slab siding reveals the amazing preservation of the original materials and craftsmanship.

The rustic, rundown exterior will be restored to its original early 1900s beauty with a garden atmosphere along Colorado Blvd that is secure and clean for guests to enjoy. The team will preserve all clapboard siding and window trim, as well as replicating the original cottage that was removed from the property by adding siding compatible to the restoration period and window trim to match the original



buildings, holding to the design documented in historical photos and brought to life in the cottage on 16th street.

The log structured dining hall has been a part of the building and a part of the city for almost 100 years. For many, it represents fond memories of childhood, nights out with family and friends, and certainly a part of the Idaho Springs story. But the original structure, the structure that was so relevant to the history of Idaho Springs that it was included in the application, was not the log construction but the Club Hotel. The Club Hotel is the historically contributing building with its clean siding, simple trim, and floor to ceiling windows. After the early 1930s, the Club Hotel went through a series of owners and name changes until the late 1940s when the Hansons purchased the hotel and renamed it Hanson Lodge. It has fondly been known as The Lodge ever since, but the historical significance of the structure is the Club Hotel, and the team wants nothing more than to restore the original exterior to match the historic period which deems the Club Hotel contributing historic architecture.

Questions have been raised about the restoration creating a false sense of history. The guidelines clearly allow for a property to be returned to a time period where the design and architecture more significantly represents the historical period of the represented time. Not only does the clapboard siding of the original house more clearly represent the historical time period that makes the district historically significant but the log construction itself does not represent a significant architectural design. The team's intent is not to remove the logs or to change the structure of the building in any way. If anything, the team is planning to increase the longevity of the building with a more protective cover over the deteriorating log structure. The 1880s house has little to no significant damage to repair to the siding whereas the log portion of the building needs serious structural repairs, and at this point we have only found one contractor that is qualified to restore the log structure to original condition, while we have more options with stabilizing and covering.

The team understands the significance of the building and have met with many Idaho Springs residents and business owners over the past two months to discuss what the community needs and expects from this restoration. Everyone the team has spoken to is excited about the restoration and supports the return to the Club Hotel at the turn of the 20th century. The team believes the proposed design of the Club Hotel will promote and support the community of Idaho Springs.

Thank you for the consideration of the Club Hotel restoration.

Jonah Hearne
Managing Member
5340 Investments LLC



Materials List

- Wood
 - Clapboard Siding
 - Window Trim Repair and Addition
 - Coining Restoration
 - Corbel Restoration
- Paint
 - One color for the body
 - One color for window trim
 - One color for accents
- Asphalt roof tile
- Vinyl Window
- Exterior Doors

Changes to Exterior

- Restore window on the west side of the second floor where a door was installed for second floor egress.
- Remove window on the east side where new second floor egress will be inside the building.
- Add doors to the patio on the south side alley for second floor and first floor building egress.
- Stabilize the log construction on the west and south side of the build. Cover with clapboard siding to match original house siding.
- Remove slab siding on original structure. Repair original siding and paint.
- Remove second floor exterior egress stairs. Second floor egress will be on the interior.
- Restore corbels along roof line and patio columns.
- Restore coining along building corners on the first and second floor.
- Repair existing window trim from original structure.
- Add window trim to windows on the west and south sides of the building to match the original, existing trim.
- Remove kitchen vent on the back side of the roof and patch hole with material that matches existing roof material.
- Repair flat roof along west side with material that matches existing material.

Club Hotel

1601 Colorado Boulevard
Idaho Springs, CO

Repair and add window trim to match existing trim from original structure.



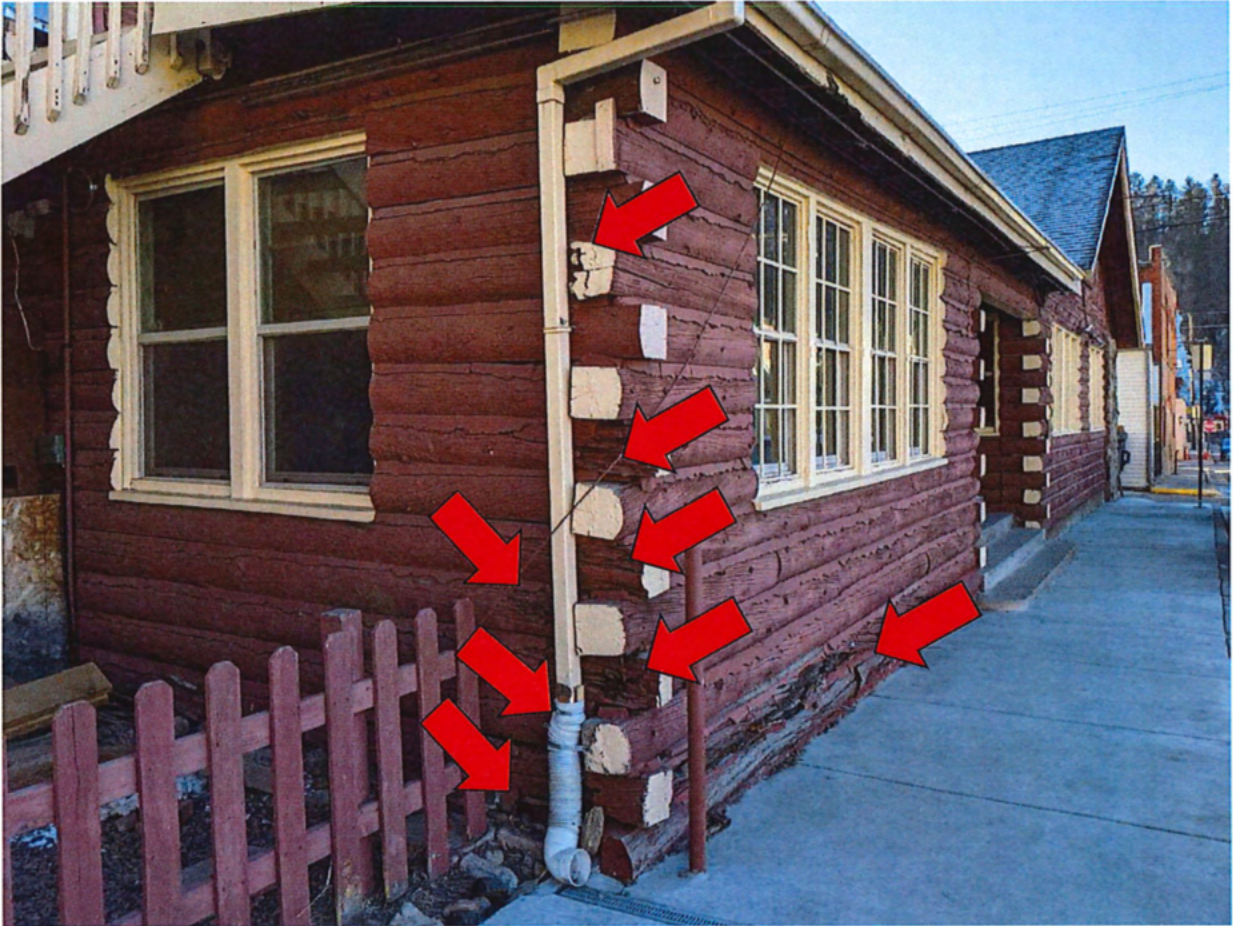
Remove slab siding, repair existing window trim, and paint.



Club Hotel

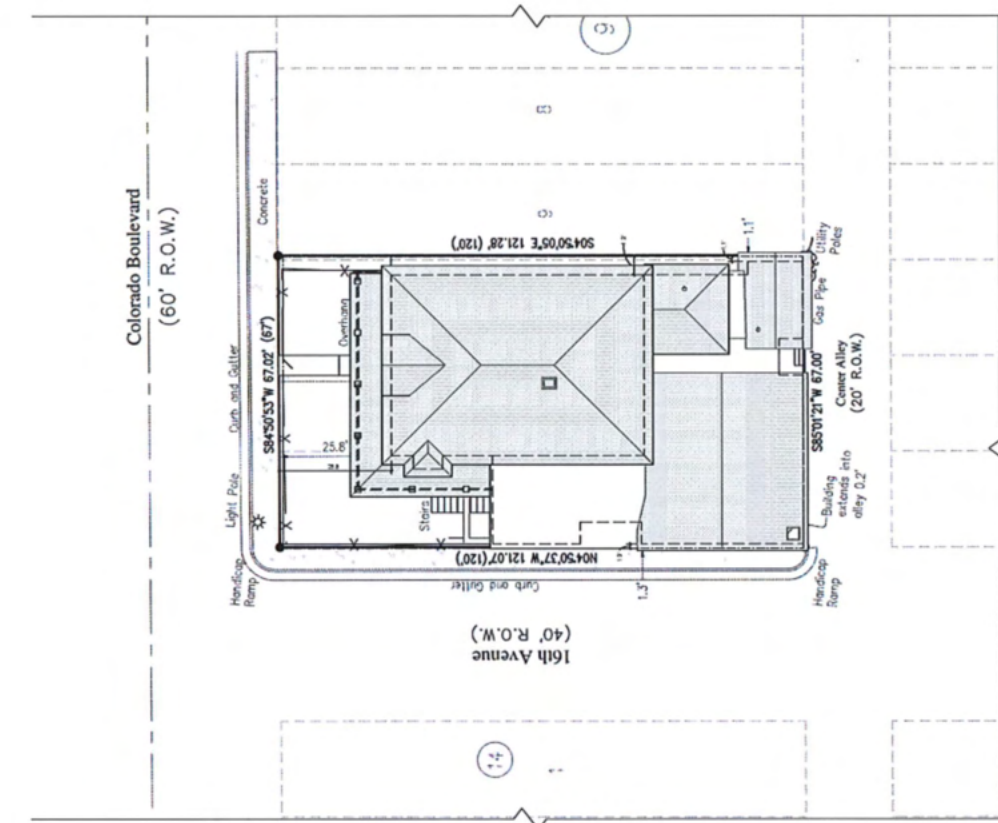
1601 Colorado Boulevard
Idaho Springs, CO

Stabilize log construction.



303-249-9043

jonah@clubhotelcolorado.com
www.clubhotecolorado.com



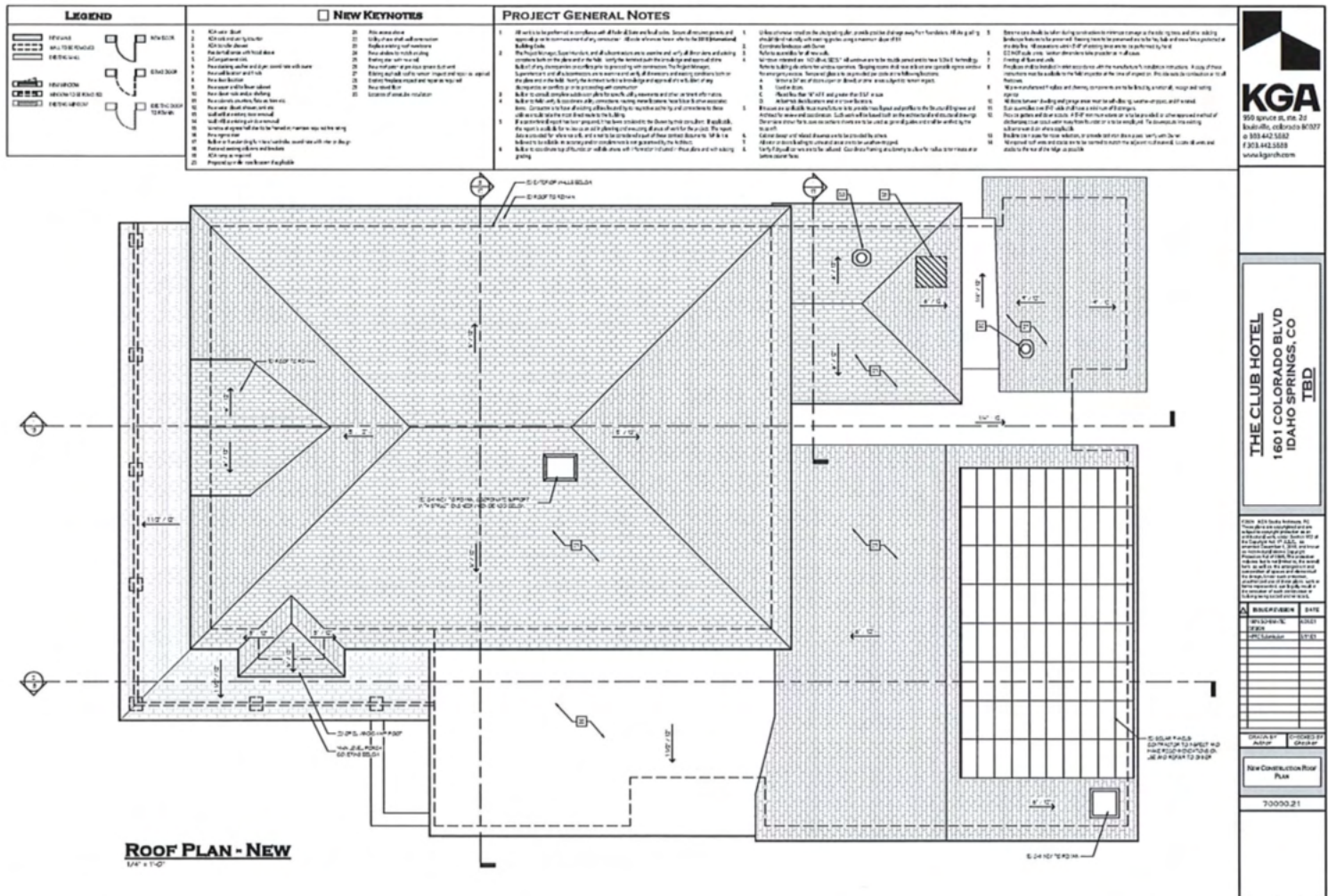
SITE PLAN
1" = 10'-0"



THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO
TBD

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/20/2018
2	REVISED	08/20/2018
3	REVISED	08/20/2018
4	REVISED	08/20/2018
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6	REVISED	08/20/2018
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70090.21





	Stair Tiling
	Stone
	Lap Tiling
	Brick
	Long Tiling

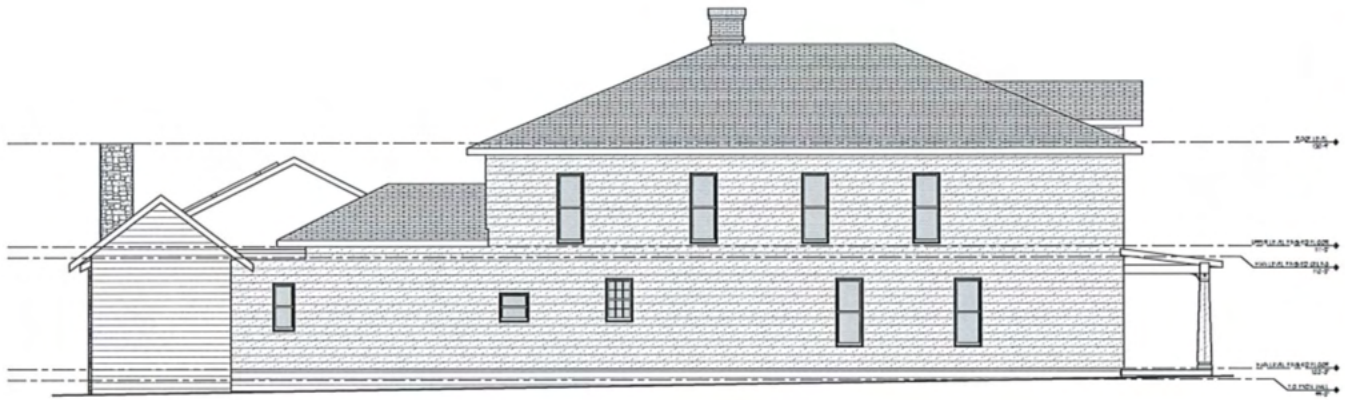
C. blattellae (Kollar) (Terrestrial Isopoda, 70). These isopods are associated with and active in a variety of soils, but they are not indicators of soil quality. They are found in a wide range of soils, from 100 to 1,000 per square meter (100 to 1,000 per square foot) in 10-cm (4-in.) soil cores. They are found in all soil types, but are more numerous in moist, fertile soils. They are found in all soil types, but are more numerous in moist, fertile soils. They are found in all soil types, but are more numerous in moist, fertile soils.

A	数据流图符号说明	图4-1
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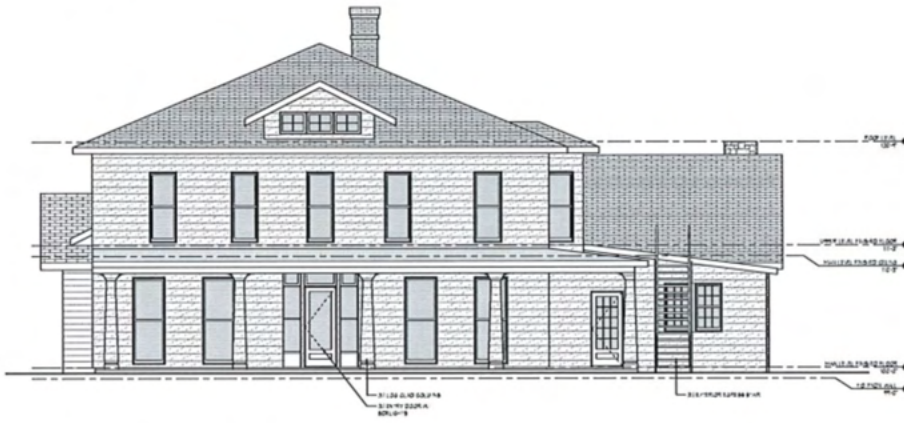
DRUGS	CO-ORDINATOR
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NEW CONSTRUCTION REAR
8 LEFT SIDE ELEVATIONS

70092.21



REAR ELEVATION - EXISTING
1/4" = 1'-0"



LEFT SIDE ELEVATION - EXISTING
1/4" = 1'-0"

ELEVATION LEGEND

	Brickwork
	Siding
	Stone
	Lathing
	Asphalt
	Lighting



THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO
TBD

NO.	DESCRIPTION	DATE
1	REVISION	10/1/18
2	REVISION	10/1/18
3	REVISION	10/1/18
4	REVISION	10/1/18
5	REVISION	10/1/18
6	REVISION	10/1/18
7	REVISION	10/1/18
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9	REVISION	10/1/18
10	REVISION	10/1/18

External Plot Value
Not Specified

700000.21

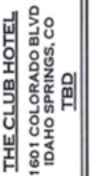
11



WINDOW TRIM DETAIL

ELEVATION LEGEND

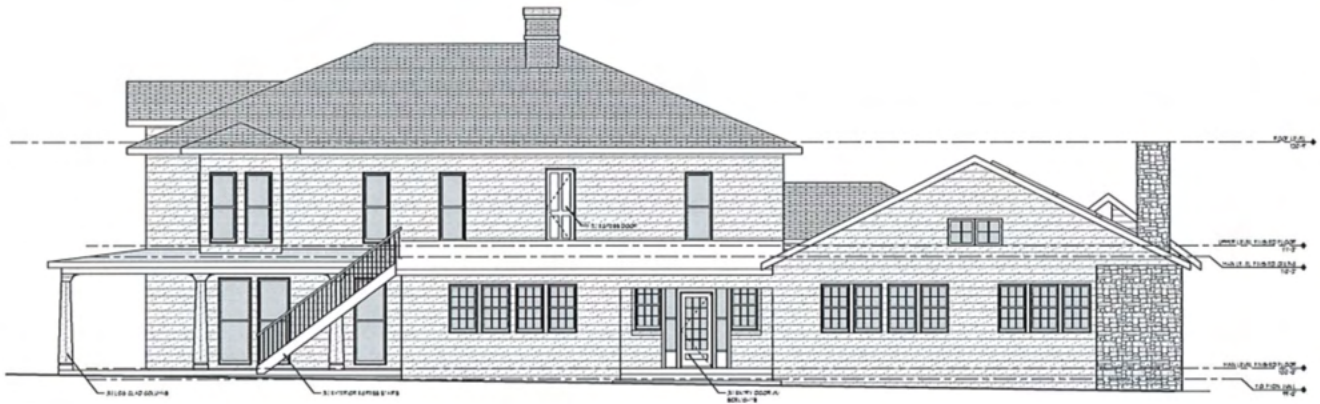
	Staircase Siding
	Shingle
	Lap Siding
	Rug-Off Look-Alike
	Lap Siding



FOCUS With studies indicating that 10-year-olds are sophisticated and are subject to complex influences that are not understood by adults, *Journal of the American Academy of Child and Adolescent Psychiatry* 37:12, 1998, pp. 1333-1340, reviews the literature on the social and cultural influences on children's development.

[illegible]

7-0000.21	NEW CONSTRUCTION FRONT & REAR SIDE ELEVATIONS	CHECKED BY GROCK ET	DRAWN BY AUDIT
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FRONT ELEVATION - EXISTING

1/4" = 1'-0"



RIGHT SIDE ELEVATION - EXISTING

1/4" = 1'-0"

ELEVATION LEGEND

	Brick
	Stone
	Lath & Plaster
	Asph/Flt
	Lighting

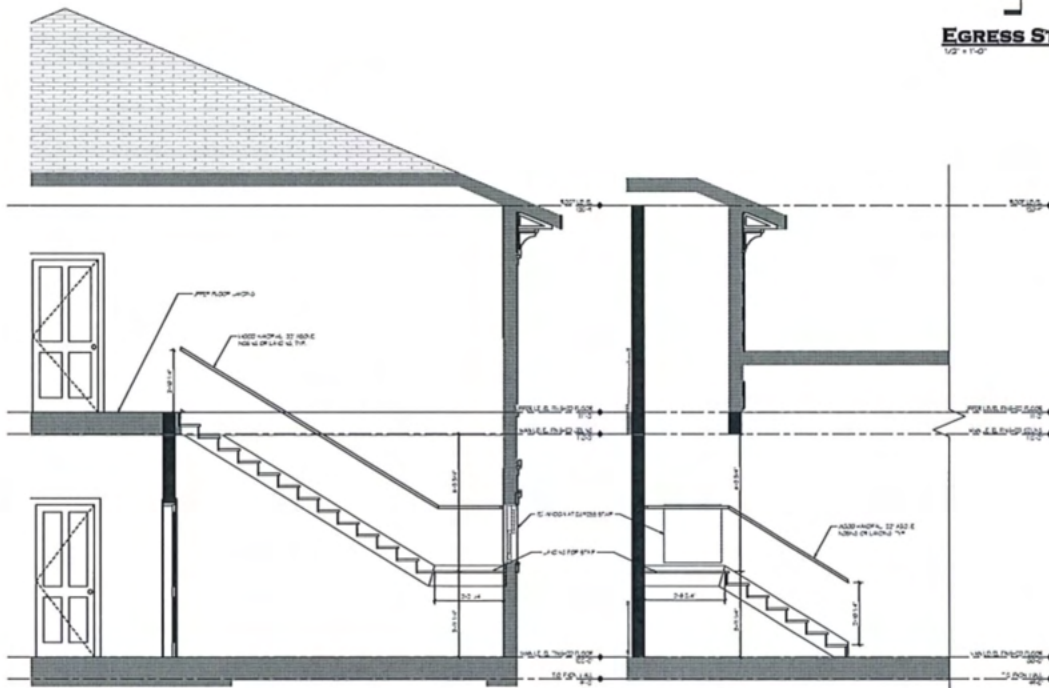


THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO
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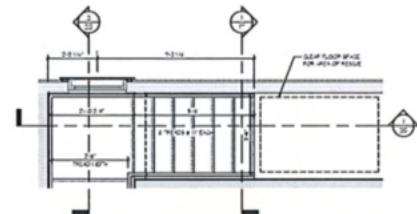
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/10
2	ISSUED FOR CONSTRUCTION	10/1/10
3	ISSUED FOR FINAL REVIEW	10/1/10
4	ISSUED FOR RECORD	10/1/10
5	ISSUED FOR AS-BUILT	10/1/10
6	ISSUED FOR ARCHIVE	10/1/10
7	ISSUED FOR DESTRUCTION	10/1/10
8	ISSUED FOR REPAIR	10/1/10
9	ISSUED FOR RENOVATION	10/1/10
10	ISSUED FOR RECONSTRUCTION	10/1/10

OWNER: **THE CLUB HOTEL**
ARCHITECT: **KGA ARCHITECTS**
700000.01

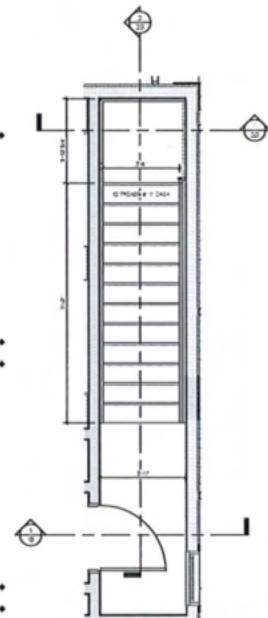
10



Egress Stair - Upper Landing Section
1/2" = 1'-0"



Egress Stair - Lower Landing
1/2" = 1'-0"



Egress Stair - Upper Landing
1/2" = 1'-0"



THE CLUB HOTEL
1601 COLORADO BLVD
IDAHO SPRINGS, CO
TBD

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2021
2	REVISIONS	
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DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/15/2021



ARCHITECTURAL RENDERING
1/2" = 1'-0"



Structural Engineering Observations Received by Staff from Applicant 8 Jun 2021

From: Jared Veenstra <j.veenstra@ascentgrp.com>

Date: 6/9/21 8:39 AM (GMT-07:00)

To: Lana Hearne <lane77@comcast.net>

Subject: RE: 1601 Colorado Blvd

Good morning Lana,

The logs at the northwest corner of the proposed lobby area near the coal shoot have deteriorated to the point of structural failure and support is currently being provided by the remaining intact log back away from the corner. Long term solutions are:

- replacement of the logs in this area (and potentially other lower log course areas as rehab continues and other conditions discovered)
- addition of a new interior bearing/furring stud wall to support the roof framing while leaving the existing logs as a veneer
- replacement of the log wall entirely with a new stud wall.

I am not experienced with log repair techniques, but it is my opinion that so much of the log material at the corner has weathered away to the point that a repair is not possible. In the event that the logs are to remain as a veneer, I believe that there will still be a need to replace portions to prevent further material loss.

With regard to my previous comment about replacement in other areas, it is possible that more damage is discovered in the lower log courses throughout the building due to the logs experiencing excessive moisture at roof driplines as well as being in contact with concrete at the bottom course which can weep moisture into the log.

Please let me know if you would like more detail.

Jared Veenstra, PE

Information from the County Archivist Provided by the Applicant

I've taken the liberty of compiling a partial chain of title to save you a trip up to Georgetown (see below and attached PDFs):

- In September 1881, Joanna Palmer deeded Lots 11 and 12 in Block 9 to Sophia Wilson (46/534) and in September 1881, Henry Plummer and James Craven deeded Lot 10 in Block 9 to Sophia Wilson (46/528) and in May 1882, Henry Plummer and James Craven deeded Lot 9 in Block 9 to Sophia Wilson (61/112).
- In July 1895, Wilson deeded Lots 9-12 in Block 9, and other property, to Eliza Marchington and Elizabeth Brown (124/237).
- In March 1901, Marchington and Brown deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Dr. George Atcheson (144/383).
- In December 1908, Atcheson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Effie Almira Atcheson (129/225).
- In April 1922, Atcheson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (190/598).
- In April 1922, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank and Carrie Townsley (190/606).
- In September 1923, Frank and Carrie Tomsley deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Sidney and Irene Tomsley (206/141).
- In February 1924, Sidney and Irene Tomsley deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Harry Thomspson (206/142).
- In August 1925, Thompson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (184/381).
- In March 1927, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to H.E. Winser (206/417).
- In March 1933, Winser deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Idaho Springs Investment Co. (214/253).
- In June 1933, Idaho Springs Investment Co. deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to H.O. Murray, Receiver (196/418).
- In October and November 1936, Idaho Springs Investment Co. and Murray deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank Conroy (217/237-238).
- In May 1940, Conroy deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Walter R. Wright (223/284).
- In December 1942, Wright deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Frank Conroy (224/570).
- In September 1943, Conroy deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Edward Matelich and Yngve and Sunny Hanson (231/110).
- In January 1945, Matelich and the Hansons deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Yngve and Sunny Hanson (231/335).
- In August 1961, Sunny Hanson died and the property became the sole ownership of Yngve Hanson (396/676).
- In April 1980, Hanson deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Ronald. and Carol Peeples (396/657).

- In May 1982, Peeples deeded the west 1 ft. of Lot 9 and all of Lots 10-12 in Block 9 to Don Montague (415/471).

Further documents are available via the Clerk and Recorder's office.

Below are some transcribed items from the local papers (from 1880s -1970s):

Colorado Miner, 7 Jan 1882, p 1: "Idaho Springs. A Year of Unexampled Prosperity. Another year of prosperity and substantial growth has just closed for Idaho Springs; It is true that the present year has not been marked by the intense vim and push of the previous one, but it has been more of a steady, healthy improvement, partaking less of the nature of a 'boom' and more of permanent progress. Fewer buildings have been erected, but this had been compensated in a great measure, by an improvement in the style of architecture, more noticeable in dwellings than in business blocks. ... Among the most noticeable of the new residences is that of Mr. Henry Wilson, on the corner of Colorado Street and Second Avenue, which, when finished, will be the handsomest in town. ..."

Idaho Springs Siftings, 3 Dec 1904, p 1: "Club Hotel to be Enlarged. The Club Hotel property will undergo some extensive improvements and when these have been completed it will be in position to accommodate the increasing demands made upon it by the traveling public. Dr. Atcheson this week let the contract for the remodeling to S.L. Work and the improvements will start at once. The plans provide for practically seven more rooms and the enlargement of the bath and dining room and kitchen, but changes and improvements will be made throughout the building. Landlord Dillon has for a long time been unable to care for all the guests that have sought his comfortable and home-like hostelry, but he will soon be in position to entertain all who call." [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 26 Jun 1909, p 1: "New Sanitarium. Through the efforts and enterprise of Dr. Frederick Greenbaum, Idaho Springs now possesses a modern sanitarium, the building formerly occupied by Dr. George Atcheson on Colorado Street between 16th and 17th avenues having been equipped for sanitarium purposes. The building is admirably arranged for the uses to which it will be put, and the conveniences afforded will be appreciated. Both private rooms and wards have been equipped, and not only will the public have access to them but any physician will have the privilege of taking care of their personal patients, thus taking advantage of first class hospital attention. Dr. Greenbaum is a graduate of Rush Medical College, University of Chicago. Upon his graduation he took a two year post graduate course in the best German hospitals, returning to Chicago where he engaged in active practice in the different hospitals. The new sanitarium will treat all medical and surgical and obstetrical cases with the exception of contagious diseases." [Block 9, Lots 10-12 & W. 1 ft. of 9]

Idaho Springs Siftings-News, 29 Nov 1918, p 1: "Club Hotel Used for Emergency Hospital. To better care for those afflicted with Spanish influenza, and to prevent a further spread of the disease, the Club Hotel is being used as an emergency hospital, and several patients are already there. The Red Cross ladies will be in charge. The accommodations will be ample and better attention can be given patients than in the various homes." [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 11 May 1921, p 1: "Club Hotel Open for Business. Building Thoroughly Remodeled and Renovated and Will Be Operated on European Plan; Rooms Filling Up Fast and Are in First Class Condition. After having been closed during the winter months, the Club Hotel has reopened for business, regardless of the fact that the remodeling has not been entirely completed. The hotel will run on the European plan, no meals being served, and will be operated the year round instead of only during the summer months, as heretofore. Mrs. Nellie Williams is the owner of the hotel, with I.R. Lewis as manager. Both were here last summer, and understand the business thoroughly. The entire property is being remodeled and renovated and everything is strictly up-to-date. In the building are sixteen sleeping rooms, each having hot and cold water, two of them having private bath. A public bath room, large and furnished in white, is on the second floor and is for the accommodation of the guests. Three of the rooms are extra-large and contain two beds, used for family rooms. These are all large, cheery rooms, with plenty of light, and are well ventilated. A new steam heating plant, with one of the finest boilers in the country, has been installed, which is able to supply plenty of heat for the entire hotel. The boiler room is at the back of the hotel and is being re-shingled and fixed up in general, with concrete floor and walls. The spacious porch, which was considerably run down, has been repaired, each post being made stronger, thereby giving more substantial support. It will be repainted and fixed up in general. A five room cottage [the cottage is currently located at 223 16th Ave.], especially well furnished, adjoins the hotel building, and will be for rent as soon as management has time to see that it is properly cleaned and repaired." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 16 Sep 1921, p 1: "Club Hotel Damaged by Fire. Thursday, just a few minutes after 12 o'clock the Club Hotel building, at the corner of 16th Avenue and Colorado Street, was discovered to be on fire, some passers-by discovering it and turning in an alarm, there being no one in the house at the time. J.A. Lewis, manager of the house, was over at the Elks Club hobnobbing with George Oxley when the alarm was turned in, and was considerably surprised to find it was his place that was on fire. The fire department responded quickly and after a few minutes discovered that the fire has originated in a closet used for storing bed linens, over the dining room and had burned a hole thru the floor and was burning in three rooms on the west side of the building, which was shortly extinguished. What caused the fire seems to be a

mystery, some thinking it was caused by electricity, while others thought that somebody had carelessly dropped a cigarette – but nobody seems to know how or what caused it. The adjusters of the insurance company came up Friday and estimated the loss on furniture and fixings at about \$700, while that on the building would possibly reach \$1,000.” [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 16 Sep 1921, p 1: “The Club Hotel Damaged by Fire. Considerable Loss Caused by Smoke and Water; Origin of Fire Unknown; Loss Will be Adjusted Promptly by Frist Agency Company; Loss Fully Covered by Insurance Carried. The Club Hotel was damaged considerably Thursday when fire broke out in the second story. Smoke was seen at noon coming out of the windows, and the alarm turned in, before the management was aware of any fire. J.R. Lewis, manager of the hotel, was over at the Elks Club when the fire was discovered, and was surprised, upon coming out, to see the building surrounded by people. Just how the fire originated, is not known, though it is thought that it was caused from the electric light wiring. It broke out in the linen closet upstairs and soon burned thru the floor to the dining room below, as well as to the adjoining rooms. Some of the rooms on the second floor however, were not damaged excepting by the smoke and water. The attic just above the linen closet, was full of papers, and yet was not disturbed by the fire. Another interesting feature of this fire was the fact that within one hour after the fire, the First Agency Company, which carried the insurance policy, was on the scene, giving Bert Wright the contract for the repair carpenter work.” [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 11 Nov 1921, p 1: “Another Fire at the Club Hotel. The citizens of this community were quietly sleeping the sleep of the just this morning when their slumbers were startled by the ringing of the fire bell, calling their attention to the fact that a fire was raging in some part of the city, as did the noise from the siren. About 3:30 the Club Hotel was discovered to be on fire, and before it was gotten under control the old building was pretty badly wrecked, from water if not from fire. When the alarm was sounded the whole roof of the structure seemed to be one mass of blaze, which was soon gotten under control by the fire ladies, who had responded quickly with their apparatus. They soon had five streams of water playing on the blazing mass and in a short while had it held within the building. The roof and upper story were pretty badly destroyed, but the fire did not get below the second floor, the damage on the first floor being caused by water. No one seems to have any knowledge of how the fire originated, but the old building is hardly in a condition to be rebuilt, while all the furniture on the second floor was either destroyed or badly damaged. This is the second fire that the old hotel building has had to contend within the past two months, and it is possible that it may again be fixed up for use.” [Block 9, Lots 10-12]

Idaho Springs Siftings-News, 11 Nov 1921, p 1: "Club Hotel Has Second Big Fire. Fire Almost Totally Destroys Hotel at 3 O'clock This Morning; Caught from Papers in Attic; Firemen Do Good Work. Residents of Idaho Springs were awakened about 3 o'clock this morning by the fire alarm, the Club Hotel having been on fire. Several weeks ago this same hotel was damaged by fire, and the insurance company quickly adjusted the loss, making the necessary repairs on the building, etc. The fire did considerable damage this time, and from the appearance, seems almost beyond repair. The fire seems to have caught in the attic which was full of old papers, and soon the entire upper story was ablaze. The roof was nearly all burned, and the second floor destroyed. The hotel, only recently repaired, is now quite a sorry looking sight, and what escaped the fire, was ruined by the water. The wind came up shortly after the blaze got in full sway, and the firemen deserve much credit for keeping the fire from spreading to nearby buildings. Marshal Thero, who turned in the alarm, states that during the entire work of the firemen, the water in the reservoir was lowered only three inches." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 7 Apr 1922, p 1: "Hotel Idaho Soon to Open for Business. One of the largest real estate transfers that has been made in this city for some time was made this week when the First Agency Company sold to Mr. and Mrs. Frank Townsley of Colorado Springs, the Club Hotel on the corner of 16th Avenue and Colorado Street. The sale also included the hotel furnishings and equipment. For several weeks extensive improvements and additions to the hotel buildings have been under way including a new bungalow roof, plastering of all the rooms, papering and painting of the interior, and the completion of the third floor, a new acquisition to the hotel. Several new floors have been laid and a sanding machine was brought from Denver to refinish the balance of the floors. Archways with French doors have been placed between the lobby and the dining room, and the lobby and the ladies parlor, which also has been equipped with a new fire place. There is yet a great deal to be done before the hotel is completed, including a new bungalow porch eight feet wide with cement floor, which is to extend along the building facing on 16th Avenue and Colorado Street. The exterior of all the buildings are to receive two coats of paint, which will give Idaho Springs a most attractive and up-to-date hotel. Mr. and Mrs. Townsley are experience hotel people and are devoting considerable time in the selection of the new equipment. Special attention is being given to the interior decorations and furnishings as is evidenced by the fact that an expert from Denver spent part of last week at the hotel in laying out the color scheme. Mr. and Mrs. Townsley are determined to give Idaho Springs a modern, well-furnished and particularly attractive hotel. Their experience has been that a first class dining room is the greatest asset of any hotel and the public will enjoy extraordinary high class service in this department. The prices are also to be moderate. 'Hotel Idaho' is the name of the newly christened hostelry and Mr. and Mrs. Townsley expect to have the formal opening within the next few weeks, however, the rooms will be ready for occupancy within the next week." [Block 9, Lots 10-12]

Idaho Springs Mining Gazette, 21 Apr 1922, p 1: "Hotel Idaho to Open April 26th. The old Club Hotel, now known as the Hotel Idaho, will have an opening on Saturday, April 29th, at which time a fine dinner will be served, and all the town people particularly are invited to attend the opening and taste a good feed. The building has been practically rebuilt since the fire and several more rooms added, which have been repainted, papered and refitted, so that it is now one of the most pleasant little hotels to be found anywhere. A ladies rest room or parlor has been fitted up, adjoining the office, which will be quite an accommodation to autoing public, and as the Townsleys have the reputation of always putting on something good to eat; it will be a good place to visit when you are hungry." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 21 May 1926, p 7: "Fire at Club Hotel is Quickly Extinguished. Thursday morning at 4 o'clock a fire alarm was turned in from the Club Hotel in this city. Upon arriving at the scene the fire department found that an overheated fireplace had caused a fire in the hotel between the walls on the first floor. As the fire was not beyond control fire extinguishers were obtained from the First Agency Company, the Idaho Springs Motor Company and the Lynn Electric Works and within a very short time the fire was completely extinguished without the necessity of turning the water in the building. What would have unquestionably been a damage of \$2,000 had the water been turned on, resulted in a damage of not over \$100 and instead of the hotel being closed for week for repairs, it is open doing business and repairs were started by Bert B. Wright, local contractor the same morning at 8 o'clock." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 18 Mar 1927, p 1: "H.E. Winser Buys and Will Improve the Club Hotel. That Idaho Springs is forging ahead in a business way is well established. Nothing is more evident of this fact than the building or enlarging of business institutions. H.E. Winser has this week purchased the Club Hotel and is building on a large dining room capable of seating 350 guests besides he is doubling the capacity of his lobby and will add four more bed rooms to the hotel. The addition will be carried out along rustic lines, native logs will be used with the bark on, a large fireplace of rock will be built on one corner of the dining room and the furnishings will be rustic, Navajo rugs, and old historic guns will hang on the walls. Since coming to Idaho Springs, Mr. Winser has been one of its most progressive citizens, he has brought a great deal of mining money into the community, purchased a home here last year and about the same time purchased the furnishings of the Club Hotel and now buys the hotel and spends thousands of dollars upon the addition. Mr. Winser expects to open the new dining room for the George A. Jackson dinner to be held at the hotel, April 23rd. When the summer season opens he will have an orchestra, probably from one of the prominent universities and will hold dinner dances several times each week, besides having music for lunch and dinner each day. Besides operating the Club Hotel, Mr. Winser established the Clearco Crystal Company of this city and ships the famous Clearco radio crystals all

over the world. He also has a down town store where he sells Brunswick phonograph products, musical instruments of all kinds and accessories." [Block 9, Lots 10-12]

Clear Creek Mining Journal, 8 Apr 1927, p 1: "The House Has Moved. The cottage formerly on the Club Hotel ground, after a good long rest in the alleyway, again decided to move, and now is very comfortably located." [Moved from Block 9, S. pt. of Lots 11-12 to Block 15, N. pt. of Lot 1]

Clear Creek Mining Journal, 22 Apr 1927, p 5: "The 'Club cottage' is now resting easy, on its permanent foundation in the rear of the First National Bank, the contractor George Keyes, having relieved the tension." [Moved from Block 9, S. pt. of Lots 11-12 to Block 15, N. pt. of Lot 1]

Clear Creek Mining Journal, 3 Jan 1941, p 1 & 8: "Building at New High in Idaho Springs – Forest Warehouse and Residence Probably Largest Individual Unit. With new construction, minor and major rebuilding and remodeling going on almost continually in Idaho Springs during the past year, more activity in the building trades has been manifest than for the past thirty years or more. Not so long ago the sound of a hammer or a carpenter's saw was certain to attract a considerable portion of passersby to see what was going on, but now so accustomed are the ears of the local residents to hearing these sounds that they pass almost unnoticed. ... Other building recently completed is ... remodeling and new cocktail lounge at the Wright hotel [Block 9, Lots 10-12 & W. 1 ft. of 9] ..."

Clear Creek Mining Journal, 3 Oct 1941, p 1: "Wright Hotel to Get Rustic Finish. A plan of remodeling to add to the smartness in appearance of the Wright hotel was started this week when Mr. Wright awarded a contract to George Yarberry, local building contractor, to cover the front part of the building with slab siding. This part of the building is the original structure built a number of years ago and operated as a private club by a group of Denver men. Later it became a hotel and a dining room and lobby built with logs were added facing Miner Street, which was then the main highway through Idaho Springs. Mr. Wright will do some remodeling on the exterior of the building before covering it with slab siding and is going to put up a canopy from the hotel entrance over the sidewalk on Colorado Boulevard and will put in cement curbing and gutter facing the highway. Since Colorado Boulevard is now the main highway, Mr. Wright believes that this part of the hotel building should harmonize with the lobby and dining room, and the recently constructed cocktail lounge was built with this idea in mind. Since taking over the hotel a little more than a year ago, Mr. Wright has done a

considerable amount of improvement work on it and says that he has still more in mind with the ultimate result of making the Wright hotel one of the most attractive hostelryes along the route of U.S. Highway 40.” [Block 9, Lots 10-12 & W. 1 ft. of 9]

Clear Creek Mining Journal, 18 Jun 1954, p 1: “Old Sign Disappears Beneath Painter’s Brush. ... The Hanson Lodge is coming in for some retouching too, Alfred Sell having been engaged in re-staining the outside log and slab siding of the building.”

And some obituaries of the previous owners:

News of the death of Frank P. **Conroy**, 78, in California Tuesday was received here the following day by the Idaho Springs Masonic lodge, of which Mr. Conroy was a member. Merle Sowell, secretary of the Idaho Springs lodge, was notified by telegram from a Riverside, Calif., Masonic lodge that a Masonic funeral service would be held for Mr. Conroy. Later information was that, following cremation, Mr. Conroy’s ashes would be returned to Colorado. About a week ago Mr. Conroy suffered a stroke and was hospitalized. Since leaving Colorado, about two years ago, Mr. and Mrs. Conroy had resided at Sunnymeade, Calif. Mr. and Mrs. Conroy are former well-known residents of Idaho Springs, where they lived for nearly 20 years. The Conroys came to Idaho Springs in 1931 to establish a hamburger stand in a small room which is now a part of the Rex Café. Before coming to Idaho Springs Mr. Conroy has been a meat salesman, traveling from Denver to Salt Lake City. Here their hamburger stand prospered, and by subsequent enlargement of quarters and expansion of business, Mr. and Mrs. Conroy became operators of the Conroy Café, which they later sold to C.E. Fitzsimmons who changed the name of the establishment to the Rex Café. Mr. and Mrs. Conroy next became owners of the Club Hotel, which later became the Wright Hotel and is now the Hanson Lodge. After selling their hotel in 1940 Mr. and Mrs. Conroy operated the Berthoud Pass Lodge and ski tow for two years, [and] then built the building in Idaho Springs now occupied by Mr. and Mrs. George Van der Veer’s Stagecoach curio shop. This they operated until they sold the building, business and their nearby residence to Mr. Van der Veer in 1949. Shortly thereafter they moved to Englewood, Colo., and about two years ago they moved to California. While a resident of Idaho Springs Mr. Conroy was elected as a member of the state senate in 1942. He served in the legislature for a 4-year term as senator from the 6th district, consisting of Clear Creek, Chaffee, Gilpin, Park and Teller counties. Mr. Conroy was a member of A.F. & A.M. lodge No. 26, Royal Arch Chapter No. 30 and Crusader Commandery No. 29 Knights Templar, all of Idaho Springs, and El Jebel Shrine of Denver. He was also a member of Idaho Springs B.P.O.E. lodge No. 607, having become a member of the order in 1903 at Aspen, Colo., where he lived during the mining heyday there. He has also lived in Leadville when mining was at its height there. Mr. Conroy was born in Sushors, Penna., [on] July 13, 1878. He is survived by his

wife, of Sunnymeade, and a niece, Mrs. Bert Wright, of Denver. (*Clear Creek Mining Journal*, 8 Jul 1955, p 1)

Mrs. Frank [Mary] **Conroy**, a former well known Idaho Springs' resident, died last Friday in Sunnymeade, Calif., according to information received here this week. Mrs. Conroy is said to have died of a heart attack, but whether at her home or in a hospital is not known by friends here. Mr. and Mrs. Conroy lived in Idaho Springs for 18 years. They came here in 1931 and opened a hamburger stand in a small front corner portion of the quarters now occupied by the Rex Café. Under their operation the hamburger stand was three or four times expanded and enlarged and became Conroy's café which the Conroys sold to C.E. Fitzsimmons who named it the Rex Café. After selling the café business the Conroys acquired the property then known as the Club hotel (now the Hanson Lodge), later selling this business to Mr. and Mrs. Walter Wright who named it the Wright hotel. Mr. and Mrs. Conroy operated the Berthoud Pass ski area for two years, which was before the present lodge building was built and the chair lift installation made. In 1942 Mr. and Mrs. Conroy built the building now occupied by the Stagecoach curio shop and Glenn's Liquor and Sporting Goods store, in which they established a curio store business. They also at the same time built the home which they occupied nearby. In 1949 the Conroys sold the curio store business and their home to Mr. and Mrs. George Van der Veer, and shortly thereafter moved to Englewood where they lived for two years until going to California, where they took up residence at Sunnymeade. As far as is known here Mrs. Conroy is survived only by a niece who lives in Denver. Mr. Conroy died in 1955. (*Clear Creek Mining Journal*, 7 Apr 1961, p 1)

Funeral services were held yesterday morning at the Idaho Springs Presbyterian Church for Mrs. Yngve (Sunny) **Hanson**, whose death occurred in a carbon monoxide filled garage in which she parked her car with the motor running. Rev. William Garner, pastor of the Presbyterian Church officiated. Interment was in the Idaho Springs cemetery. Mrs. Hanson's body was discovered about 11:30 Sunday morning by Jerry Dieckman. She was sitting in her automobile in the garage which the Hansons had rented from Mr. and Mrs. Dieckman. The ignition switch was on, the car radio was running, and there was gas in the fuel tank but the motor was not running. The overhead garage door had been closed. Mrs. Hanson was wearing sleeping attire. She had been last seen when the Hanson Lodge closed about 2 a.m. Sunday morning, and it is speculated that death followed this closing very shortly. Death resulted from carbon monoxide poisoning, Clear Creek County coroner Dr. Freeman D. Fowler said. Dr. Fowler has termed the death as suicide. No suicide note was found in the car or on Mrs. Hanson's person, but it is known that she had been recently told that she had serious heart trouble. Mrs. Hanson was born July 13, 1913, in Schuyler, Nebraska. She and her husband, Yngve, came here about twenty years ago from Montana, where Mr. Hanson had been a highway engineer. In Idaho Springs, they took over the operation of the Opera Grill from Mr. and Mrs. Paul Barnes, and operated this café, located where the

Idaho Springs Flower Shop is now situated, for about five years. Mr. and Mrs. Hanson then acquired the Wright hotel on Colorado Boulevard, which they operated and subsequently renamed the Hanson Lodge, a restaurant and hotel that has become well-known thru out the area. Mrs. Hanson is survived by her husband, Yngve Hanson of Idaho Springs. Her son, Jack Bicknell, of the U.S. Coast Guard, her daughter, Jackie Starling of San Francisco, and her parents, Mrs. and Mrs. George Coulter of Tucson, Arizona, all arrived Monday for the funeral. She is also survived by four sisters, Mrs. Joe McLaughlin of Summerville, Oregon, Mrs. George Saunders of Honolulu, Hawaii, Miss Katherine Alexander of Oklahoma City, and Mrs. Don Sands of Casper, Wyoming. (*Clear Creek Mining Journal*, 11 Aug 1961, p 1)

Again, please contact the Clear Creek County Library District (303-569-2403 or archives@cccld.org) as they have the newspapers on microfilm and you might see something that we have not been able to transcribe. They also might have photographs and/or personal memorabilia. Also, I believe, the Idaho Springs Visitors Center has an extensive photo collection (303-567-4382).

I've also taken the liberty of attaching some history of the hotel by Dan Abbott, a page from the Idaho Springs Walking Tour booklet, an advert in a Chamber of Commerce guide c. 1940s, and six Sanborn Fire Insurance maps (spanning from 1886-1931) showing the building's footprint.

while he was in the area 'taking the waters'. President Teddy Roosevelt also stayed here."²

2.1.2 CONSTRUCTION HISTORY

In 1881 the original structure was built. Sometime between 1907 and 1931, the dining hall on the southwest corner of the building was added. The rustic log veneer siding was added c.1922 with the city's days of '59 celebration. Images c.1960 show a rustic Chippendale runner around the perimeter of the roof of the porch, an awning facing Colorado Boulevard providing access to the lobby, electric signage and a rustic fence with low running shrubs.

2.1.3 PHOTOGRAPHS

(Unless otherwise noted, photos from Colorado Center for Community Development, Denver, Summer 1997).

²

From Historic Idaho Springs: Downstream and Cemetery Walking Tours, entry no. 24 The Club Hotel.

Request to the Idaho Springs Board of Variance

Re: Club Hotel Certificate of Appropriateness

To: Members of the Board of Variance

The ownership team of the Club Hotel, 1601 Colorado Blvd, Idaho Springs, CO 80452, are asking for the Board of Variance to review the decision of the Historic Preservation Review Committee to include a condition on the COA granted to the restoration proposal of the Club Hotel. This condition was made in error as it violates the Design Guidelines and purpose of the Historic District. That condition requires us to leave the log structure that was added to the southwest corner of the property nearly 50 years after the original structure was built and alters the historical appearance of the property. Our proposal is to cover the logs with clapboard siding to match the Victorian appearance of the original buildings that were on the property back in the period of significance, 1860-1910. This will fit with the intent of the establishment of the Historic District as written in the application submitted to the US Department of Interior in 1983. Please refer to Section 8 of that application for a description of the Significance of the District that establishes it as representing late Victorian architecture.

A Preservation assessment was completed in 1996 on the property. While much has changed in the following decades since this assessment, the recommendations contained in Section 3.4.2 Exterior Finishes align very well with our proposal. We have already removed the log siding from the original house and found the overall condition of the original siding good enough to leave in place and restore the appearance of the building. This document also classifies the original Victorian building as significant to the district needing to be restored to the original appearance. Please see the attachment titled Hanson Lodge_1996 Preservation 2000 the next 100 years Vol_1.pdf.

The Design Review Guidelines that guide the HPRC in its decision making process when reviewing development applications that are located within the Idaho Springs Downtown Historic District also supports the plan to restore the late-Victorian appearance of the Club Hotel. The description of the district in the Short History of Idaho Springs and its Architecture clearly states the clapboard structures and brick buildings define the architectural style of the district. In fact, it states the old, temporary log construction that made up the original downtown were replaced with the more permanent late-Victorian style. Every example used in the design guidelines are referencing buildings that represent the Victorian style of architecture which the original Club Hotel represents and the covering of the log structure with matching clapboard siding will comply with those guidelines. By forcing the Club Hotel to leave the log structure exposed is a significant alteration to the original design of the hotel, and goes against these design guidelines. The Board of Variance can correct that error by granting our appeal to remove the condition on the COA issued by the HPRC.

Please refer to the letters of support that are included in the packet representing original members of the HPRC and the business owners in the historical district.

Thank you for your time on this matter and we ask you to grant our appeal and remove the condition from the COA. It was an error that violates the Design Guidelines of the District.

Jonah Hearne

Managing Member, 5340 Investments, LLC

Idaho Springs Board of Variance
Idaho Springs, CO

RE: Letter in Support of Appeal for the Historic COA of The Club Hotel 1601 Colorado Blvd, Idaho Springs, CO

Our clients, Jonah and Lana Hearne of 5340 Investments LLC, submitted for a COA on a renovation and restoration of a historic landmark to the Idaho Springs HPRC on June 15th, 2021. During the review, the HPRC split votes 3 to 2 to only provide a COA which would restrict an exterior change to an existing log addition. However, our clients, I, and our firm believe this to be an essential aspect to restoring the Club Hotel to it's former appearance and use, as well as, provide a more consistent architectural representation for the historic criteria of the landmark district. The proposed change would be to re-clad what we deem to be a non-contributing addition to a contributing structure, in order to meet the contributing style and era while eliminating a false history which was applied to a historic structure created by utilizing a low-cost log structure applied to a Victorian era building. Our clients, I, and our firm believe that labeling the addition as Rustic Style is not appropriate, and that amending this past change will strengthen the architectural significance of both the Club Hotel and the Historic Landmark District as a whole.

The Club Hotel is one of the earliest found names attributed to the structure and may refer to a previous men's club that was housed behind it's wood framed walls. The Hotel was initially constructed in the late 19th century during the Victorian Era and is a standing representation of an architectural style often referred to as Victorian. However, the Club Hotel primarily embodies what we'd term a commercial version of the Queen Anne Style. The existing building is now a part of a Historic Landmark District in Idaho Springs which consists of similar buildings constructed between 1877 and 1910. This District is based upon the historic main street of Idaho Springs and is a commercial district.

Original photographs of the hotel show an architectural style inherit to it's era with timeless detailing such as: tongue and groove siding, quoining, slender columns and corbels with fine detailing, frieze boards with expressive yet simple tooling, an oriel window, classic window trim with pediments, and classical proportions and organization while emphasizing glazed opening verticality. It can also be seen that a mansard roof with a wrought iron guardrail was initially constructed, but later modified to a hip roof. The original structure embodies "The Gilded Era" with expressive details and grand structures while also highlighting the slightly simpler nature of a built structure in a small Colorado mining town. Rather than a single building, the Club Hotel consisted of a



cluster of structures: the main hotel, carriage house, and two outbuildings assumed to be the kitchen and storage/root cellar. The contributing nature of the hotel aligns with the success of Idaho Springs mines and local buildings constructed between 1870 and 1900.

Unfortunately, after a mining crash there was a reduced use for the hotel and a change in ownership. Out of the need to create a restaurant space for a town event, the carriage house was relocated across 16th Avenue and an addition was constructed in 1927. This is dated outside the target historic preservation era of the Historic Landmark District in which it now sits. The addition in question, was constructed with one of the most affordable means available, logs. A log addition applied to a Victorian Era structure was such a departure that a future owner would then cover up, remove, and alter the existing contributing architecture with half-sawn log cladding which was nailed over top of an architecturally significant structure that had stood as an exceptional example of the historic significance of the mining success and commercial main street construction of Idaho Springs.

On June 15th, 2021, the Idaho Springs HPRC deemed without question that the removal of the applied log cladding in order to restore and recreate the architectural significant basis of the Club Hotel was appropriate. However, the HPRC voted by narrow margin to deny covering up and cladding over, what we believe to be a non-contributing log addition to blend into a more seamless manner with the original architecture. One of the primary reasonings for this decision was labeling the log addition as contributing by being of the “Rustic Style”, even though it had been stated previously that if such an addition was proposed today it would be absolutely denied. My clients and myself believe that this is misdirected, and that the addition itself does not contribute nor embody the nature of the Rustic Style.

In the State of Colorado there are many structures in the National Register of Historic Places and the State Register of Historic Properties. The majority of listed properties and places deemed as part of the Rustic style were built after 1905, with the majority of state listings being after 1930. While listed rustic structures are constructed primarily of natural materials such as log and stone, listed properties and places are specific to the structure blending into the environment and are either: hunting lodges, ranches, rural or mountainous vacation homes, designs by Jules Jacques Benedict, or tourism related structures adjacent to or located within national and state parks. The location of this addition does not match the current Rustic Style structures listed in the State of Colorado in either location or quality. Furthermore, there is not a single log or pioneer style structure that is currently listed in the associated Historic Landmark district in Idaho Springs. The log addition is an outlier and an anomaly in a district and creates a false sense history in a district which was created to protect and preserve a Victorian Era of main street commercial architecture inherent to the town of Idaho Springs. It is



contradictory to the Rustic Style to deem the addition as such, and it is clearly not contributing to the era in which the landmark district was established to protect.

In conclusion, we strongly urge for a variance to the Certificate of Appropriateness for 1601 Colorado Blvd dated June 28th, 2021, by the Historic Preservation Review Commission of the City of Idaho Springs to be reconsidered and amended to allow for exterior cladding over the non-contributing log addition. This change will allow for a stronger landmark district and provide a consistent architectural type to a once wholly contributing structure. We strongly believe if the Club Hotel is allowed to present itself in a consistent and thoughtful architectural style which blends with the established Landmark District, it will create a richer story of the history, businesses, people, and current residents of Idaho Springs and bring a stronger drive to engage and enjoy a timeless piece of Colorado history.

Best Regards,

Travis A. Hendrix
Senior Architect, KGA Studio Architects
720.925.5561
thendrix@kgarch.com
Colorado Architect License: 00405485

Under the supervision of:
Paul Mahony
Partner, KGA Studio Architects
Colorado Architect License: 00203632

RENO LAW GROUP, LLC

433 W. Plumb Lance
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(775) 329-5819-Facsimile

October 10, 2021

Mr. Jonah Hearne
5340 Investments, LLC
12559 W. 77th Place
Arvada, Colorado 80005

Re: Legal Question on appropriateness of variance request for Club Hotel

Dear Mr. Hearne:

You have asked for an opinion on the legal applicability of the request for variance in light of the policy and legal standards of the Municipal Code of Idaho Springs, Colorado. The documents consulted in preparing this legal opinion were:

Idaho Springs Municipal Code

The City of Idaho Springs Historic Preservation Review Commission Staff Report
(09/16/21)

Idaho Springs Historic Preservation Guidelines

Zoning Permit issued to Club Hotel Application 5/6/21

Certificate of Appropriateness issue 06/28/21 to Jonah Hearne

Building Permit Application to Property Owner Jonah Hearne

Guidelines for Rehabilitating Historic Buildings by U.S. Department of Interior

Colorado Statutory and Case law regarding planning and zoning

First question: Is the condition added to the COA on September 21, 2021, consistent with the purposes of the Historic District of Idaho Springs as set out in Chapter 22 of the Municipal Code:

Answer: No

The condition as stated by Staff of the Historic Preservation Review Commission is

“With the condition that the logs on the exterior of the south addition be repaired and remain visible, but the addition may otherwise be integrated with the appearance of the remainder of the building including any painting or treatment of the logs.”

Logs as an outer façade are considered “rustic” not Victorian in style. See, “The Preservation and Repair of Historic Log Buildings,” Preservation Briefs, National Park

Service, No. 26. Moreover, log exteriors are associated with the Revolution and pre Revolutionary period for their historical context. In the West that historical context might be somewhat later. In the instance of the logs on the exterior of the Club Hotel, you have stated that the logs were an addition to the original Victorian structure constructed in 1927 as a means of saving money since the Victorian clapboard had become more expensive. Thus, the log exterior portion of the structure on the Cave Hotel is more recent than the Victorian structure, was done to save costs and offers no historic context for the building, and was completed outside the time period represented by the Idaho Springs Historical District.

Those facts make the log structure addition fall outside the guidelines of historic preservation of Idaho Springs. "much of the beauty of Idaho Springs lies not with its specific historic sites, but in the street after street of well-tended period homes. These homes accurately reflect the diversity of architecture in the last half of the 19th century." See, p. 3 . . . as the city grew, these original rough buildings were either demolished or covered over by the lap sided, wooded faces of the false fronts for which western architecture is so noted." P. 2.

The Guidelines are relatively clear that the preservation or restoration goal of the City of Idaho Springs, is the clapboard Victorian charm of the last half of the 19th Century wherein rustic log buildings were demolished or covered with clapboard or a rendition thereof.

Second Question: Does the condition adversely materially affect the historic quality of the Club Hotel restoration?

Answer: Yes

You have provided pictures of the original construction of the Club Hotel. The construction was, totally, Victorian clapboard in appearance. There was a separate structure which has been moved across the street that remains an example of the Victorian appearance like that of the original Club Hotel.

The Guidelines of the Idaho Springs Historic Preservation do not provide for a motley combination of eras, Victorian and Rustic, and, in fact, no log structures appear to remain in the historic district of Idaho Springs downtown.

Third Question: Does the condition that the logs remain showing on the addition have an adverse material effect on the historic atmosphere and character of the District:

Answer: Yes.

For all the reasons stated in the response to Question two, the adverse material effect is aesthetic and mixes two periods of history that do not compliment one another. Basically, the log treatment was a mere cost savings devise, the Victorian era preservation was the overall intent of the Idaho Springs Guidelines. The Idaho Springs Municipal Code, Section 21-104(3) refers to state and federal designations which can be relied upon for the definition of Victorian vs. rustic as cited above.

Moreover, the National Park Guidelines point out that the treatment, preservation, maintenance and construction regarding log exteriors is far different than clapboard. This difference alone will require two protocols for maintenance and adversely affect the economic viability of this project according to your architect's projections. This is an element that the Historic Preservation Committee was required to review.(Sec 21-104 (A)(2). Yet, no report indicates such a review.

The federal guidelines for restoration allow for property additions from other time periods that do not represent the restoration period to be changed if the underlying structure will be retained, preserved, and documented. The logs will be covered and preserved and not destroyed well within the Standards of Restoration of the federal guidelines. (See, attached guidelines)

Question 4: Is the condition in compliance with the Secretary of the Interior's Standards for Historic Preservation Projects?

Answer: Since this project's exterior work should be considered a restoration, the compliance guidelines speak to compatibility with the community guidelines which is addressed in this opinion previously.

Question 5: Is the Historic Preservation Commission required to support its decision with an explanation of the historical significance of the condition?

Answer: Yes, to avoid an action of equitable estoppel against the City for enforcing the condition.

The basic right to manage and change property is impacted by the statutes and regulations of zoning and historic preservation. While the Courts have given great latitude to governments to enforce these restrictions, there is a limit. "The doctrine of equitable estoppel is premised upon principles of fair dealing and is designed to prevent manifest injustice." See, "We may reverse the decision of an administrative agency if we conclude "the agency acted arbitrarily or capriciously, made a decision that is unsupported by the record, erroneously interpreted the law, or exceeded its authority." Lawley v. Dep't of Higher Educ., 36 P.3d 1239, 1247 (Colo.2001)

When analyzing the town ordinances or the language of the COA condition as it was written in the beginning, the Courts generally rely upon the plain meaning of the words used. In construing a statute and determining legislative intent, we rely on the language of the statute and give the words used their plain and ordinary meaning. § 2-4-101, C.R.S.2007; see also In re Title, Ballot Title & Submission Clause, 961 P.2d 1077, 1079 (Colo.1998) (when legislative language is unambiguous, court must give effect to the plain and ordinary meaning of the statute); Aragon v. Dep't of Corr. San Carlos Corr. Facility, 140 P.3d 278, 280 (Colo.App.2006).

The remedy of equitable estoppel is used to review the arbitrary and capricious abuse of power by agencies intending to regulate property rights without reasonable or legal support for the regulation. "The doctrine of equitable estoppel is premised upon principles of fair dealing and is designed to prevent manifest injustice." Comm. for Better Health Care for All Colo. Citizens v. Meyer, 830 P.2d 884, 891 (Colo.1992). It is a defensive doctrine that may be invoked to bar a party from raising a defense or objection it otherwise would have

had. Wheat Ridge Urban Renewal Auth. v. Cornerstone Group XXII, L.L.C., 176 P.3d 737, 741 (Colo.2007).

Neither the City Staff nor the Historical Preservation Commission provided a reason for why a 1927 money-saving log structure should be cobbled onto a Victorian restoration and, moreover, had such reason been provided, it was required to demonstrate the historic significance of the addition's façade. The Staff nor the Commission stated that the adverse monetary hardship of maintaining two very different facades was reasonable. Finally, the Staff nor the Commission justified that the log façade was compatible with the Historic District.

For these reasons, an appeal to the variance committee to amend the COA to allow the covering of the log exterior and preserving it in that manner supports a reversal and amendment of the COA.

A handwritten signature in dark ink, appearing to read "J. H. H.", is written across the page.

Letter to HPRC
10/9/2021

Club hotel

My name is Chip Bair

I was involved in the original establishment of the historic preservation district in Idaho Springs and also one of the original members of the HPRC. I believe I sat on the board for around 10 or 12 years. I would like to try to give you a little context as far as what we were trying to accomplish with the formation of the District and the HPRC.

The intent from the very beginning was to enhance the Victorian character of the town and to focus on that point in time in the Downtown historic district. Idaho Springs was founded in 1859 and has gone through many different phases in its development the stakeholders involved in the formation of the downtown historic district and the HPRC decided that we should focus on the Victorian era which was the "golden age" Idaho Springs

The Idaho Springs 1995 design review guidelines and standards states:

The intent of the design guidelines is to provide a range of design choices within the designated district which will encourage development that is compatible with the existing or "desired" character of the area and which will discourage the introduction of incompatible elements of design or building style. Present day designs and materials are encouraged when used in a manner which is compatible with the sense of the past is being preserved. Economic feasibility durability of proposed improvements together with "aesthetic harmony", our primary concerns.

Over the years false storefronts were being introduced into the community with many of them using logs or fake bricks which were popular in the 1930s, 40's and 50s and totally denigrated the historical feeling of the town, one of the main objectives of the HPRC was to establish the Victorian era as the period of significance. Since the formation of HPRC we have been able to get rid of most the fake bricks and logs that were found around town and bring together a much more cohesive downtown

The subject property is a wonderful opportunity to follow through with the original intent of the HPRC. The original building being built in 1885 with clapboard siding is the main architectural feature that the original HPRC was desirable of continuing with. The log siding which is on the 1927 addition it's not compatible with the character of downtown Idaho Springs and is reminiscent of a different era than we are trying to focus on.

You need to take in the overall design of the property keeping the logs on a significant part of the property will not produce "aesthetic harmony" or the "desired character" for the building let alone the neighborhood.

I have spoken with other property owners that were involved in the original formation of the district and they all agree

Thank you
Chip Bair

I agree with the above letter also having been involved in the creation of the HPRC and the downtown historic district.

Jan Bowland

Idaho Springs Marketing Alliance
PO Box 1402
Idaho Springs CO 80452
idsmarketingalliance@gmail.com



10/12/2021

To: Idaho Springs Historic Preservation Society

Re: Renovation of Club Hotel
1601 Colorado Blvd.
Idaho Springs, Colorado 80452

To Whom It May Concern:

Please accept this letter on behalf of the members of the Idaho Springs Marketing Alliance (ISMA) in support of Club Hotel's contention that the Certificate of Appropriateness (COA) issued by the Idaho Springs Historic Preservation Review Commission (HRPC) violates the City of Idaho Springs Design Guidelines for Historic Structures (the Guidelines). As grounds for this letter, the ISMA and its members state as follows:

BACKGROUND

Clearly this commission is well versed on this topic as are several members of the ISMA. Questions from ISMA members regarding further details of the Club Hotel project have been forwarded to Club Hotel's owner, Jonah Hearne. Mr. Hearne is a member of the ISMA and is aware of the submission of this letter.

As with all other members of the ISMA, Mr. Hearne was invited to contribute or propose changes to this letter. The contents herein are the official stance of the ISMA per a vote by its board of directors.

PROPOSAL

The scope of this letter is specific to the HRBC's decision through the COA to not allow Club Hotel to cover the log structure commonly known as The Annex with materials designed to match the original Victorian building. Club Hotel and the ISMA disagree with that specific point in the COA.

The COA has already approved the faux wood be removed from the original hotel built circa 1882 exposing the original clapboard siding. Club Hotel merely requests to provide the same consistencies for the Annex to fully restore the appearance of the Hotel to fit the Victorian Historic District.



PERIOD OF SIGNIFICANCE

HPRC guidelines define the original period of significance for structures in Idaho Springs between 1860 and 1910. To the best of the ISMA's knowledge, the Annex was built in 1928 and thus outside of that period replacing another building that was moved from the property with the same clapboard siding and matching window frames. This alone should allow for the current log structure to be covered by matching siding, restoring the appearance of the Club Hotel at the turn of the century.

EXISTING ADDITIONS FOR HISTORIC STRUCTURES

As noted, the Annex was built in 1928 – 46 years after construction of the original hotel. In 1947, it is believed that this is when the faux log siding was added to the original structure masking the original Victorian style clapboard siding.

While additions, even outside the period of significance, may become significant later, the Annex fails to meet that standard. Section 16 of the Guidelines – Part Two – Guidelines for Rehabilitation, Restoration or Renovation of Contributing Structures provides specific guidance when dealing with additions and states as follows:

“16. Existing Additions. Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected.

a. Preserve an older addition that has achieved historic significance in its own right. For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

b. A more recent addition that is not historically significant may be removed. For example, a sun room or greenhouse may have been added within the last several decades that has not achieved historic significance. In this case, removal of this addition and restoration of the original façade would be encouraged.”

Part (a.) of Section 16 is important here as it clearly precludes the Annex as historically significant. The Annex was not added “early” in the original structure's history – as noted earlier the Annex was added nearly half a century after the original construction. Additionally, the Annex was not by any means similar in character to the original structure. In fact, the addition fundamentally altered the original hotel's historic appearance. It is illogical to recognize the Annex, or design characteristic of it, as historic if it compromised the historic significance of an existing structure



Part (b.) offers the nuclear option. If the Annex is not historically significant, and by the Guideline's definition it is not, then it could simply be demolished and rebuilt within the Guideline's provisions set forth in Part Three. Without going into detail, this remedy would be absurd and cause undue harm to the owners of Club Hotel.

MASTER PLAN

As this commission is aware, the City of Idaho Springs recently contracted a proposal for a citywide master plan. In Part Five of the drafted proposal titled "Land Use and Vitality" the plan stresses the need for downtown lodging stating, "Lastly, there are no hotels downtown which make it hard to capture guests for more than a couple hours. Adding a boutique hotel in or near downtown could also benefit the vitality."

Club Hotel fulfills at least part of this need and as a contributing structure to the downtown historic district, should be permitted to seamlessly integrate its design in step with the rest of the district. The log structure, no matter how nostalgic for some, does nothing but detract from the potential beauty of this gem of downtown. A cohesive appearance among the downtown shops, restaurants and now a hotel, is a benefit for all that want to shop, eat or stay in Idaho Springs.

CONCLUSION

With the resounding support of dozens of business owners, many of which operate in the downtown historic district, we implore this commission to revise the COA and allow for the covering of the log structure in its entirety at Club Hotel.

The log structure does not represent the historical district and takes away from the cohesive marketplace that the city and the business owners are trying to restore in Idaho Springs when it was at the height of the Gold Rush in Colorado. Allowing Club Hotel to install clapboard siding resembling the original Victorian is best for the hotel and the historic district.

Respectfully submitted,

Sadie Schultz

Sadie Schultz

President of the Idaho Springs Marketing Alliance

On Behalf of our Members & Affiliate Partners

TommyKnocker

Beau Jo's

Clear Creek Cidery

Spice & Tea

Uplift Hotel

Wild Grape

The ARGO

MTN Prime

Kind Mountain

Frozen Fire

Vintage Moose

Westbound & Down

Pick Axe Pizza

Edelweiss Bakery

The Majestic Gallery

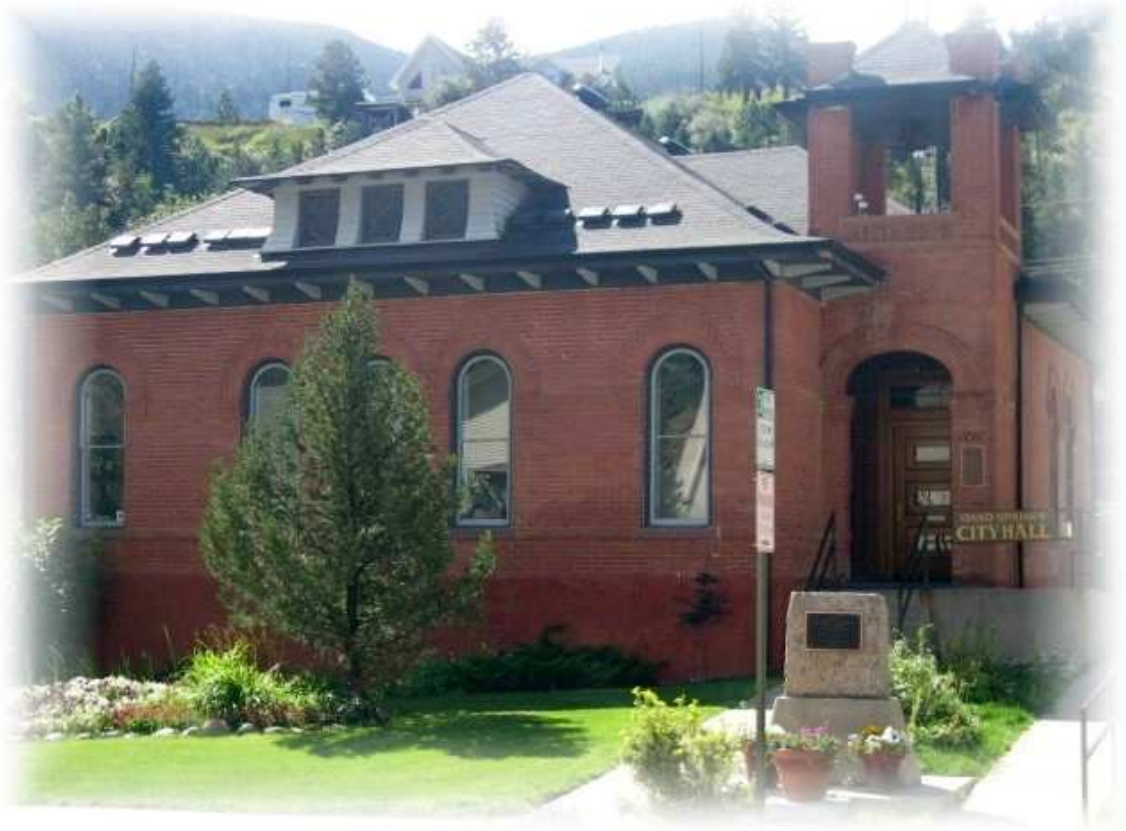
The Frothy Cup

Main Street

Ember Design

CITY OF IDAHO SPRINGS

DESIGN GUIDELINES for HISTORIC STRUCTURES



2007

Acknowledgements

These guidelines were prepared by the Idaho Springs Historic Preservation Commission members. Their hours of work, discussion and consideration have resulted in a document the City of Idaho Springs can be proud of.

Concerned citizens and property owners who attended the public meetings and provided valuable input are gratefully acknowledged.

The Idaho Springs City Council ultimately reviewed and adopted this document on October 22, 2007. The Council's support of historic preservation and its value to the City cannot be overstated.

Idaho Springs City Council

Dennis Lunbery, Mayor
Nancy Jeffrey, Mayor *pro tem*
Dan Abbott
Rick Adams
Robert Bowland
Asta Loevlie
Delores Munchiando

Historic Preservation Review Commission

Phyllis Adams, Chair
Mary Jane Loevlie, Vice Chair
Chip Bair
Elaine Hillman
Delores Munchiando

City Staff

Cindy Condon, City Administrator
Reba Bechtel, City Clerk
Diane Breece, Administrative Secretary

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PART ONE – GENERAL INFORMATION

PURPOSE OF GUIDELINES

Design guidelines form the backbone of the design review system. They are specific guidelines outlining the treatments that are appropriate and inappropriate for construction or renovation features. Design Guidelines are for use in the Historic District and at all other locally designated sites. They address a variety of construction and repair activities, including the rehabilitation of historic properties, alterations to noncontributing structures and the construction of new buildings. They also provide guidelines for landscape and site design.

One purpose of the design guidelines is to preserve the integrity of the community's historic resources and allow compatible new construction. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors. Another purpose is to provide information that property owners may use in making decisions about their properties.

The guidelines further provide the City, through its Historic Preservation Review Commission (HPRC), a basis for making informed, consistent decisions about proposed new construction and alterations to buildings and sites in the District and other locally designated sites in its formal permitting processes. The guidelines help provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders when they are followed carefully. The guidelines are administered by the HPRC and the Idaho Springs City Council so that applicants may understand the City's standards for historic preservation in the early stages of project development.

All affected property owners who plan to make changes to the exteriors of buildings must be issued a Certificate of Appropriateness (COA) by the HPRC. In order to review each project in a consistent manner, the HPRC will use these guidelines as a basis for determining the appropriateness of the work proposed.

The guidelines are provided to property owners to aid in planning an approach to development in the City. Property owners are encouraged to review the guidelines when planning an improvement project. Owners must comply with the guidelines and receive their COA prior to securing a building permit. Although the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

These guidelines are intended to direct design alternatives and indicate the range of approaches to yield results that are compatible with the character of Idaho Springs. The guidelines are not intended to unreasonably restrict creativity, nor to require residents to spend more money on their projects. Rather, they are intended to protect the District and other locally designated sites from designs unsympathetic to the existing historic structures.

HISTORIC PRESERVATION IN IDAHO SPRINGS

In the 1980s, the Idaho Springs City Council recognized the unique character and historical importance of the "downtown" area of the City. In January of 1984, the Idaho Springs Downtown Commercial District was added to the National Register of Historic Places.

Recognizing the need for the area to be preserved and protected, the City Council adopted Ordinance No. 4, Series 1988, establishing the Idaho Springs Historic Preservation District, creating the Idaho Springs Historic Preservation Review Commission and setting forth regulations and criteria for the consideration of applications for Certificates of Appropriateness. Adoption of that ordinance was the culmination of years of work and effort on the part of the City and its preservation-minded citizens.

Since that time, a number of other properties within the City have been locally designated for preservation outside the original District. Appendix B contains a list of all such locally designated properties.

Today, the Historic Preservation Review Commission (HPRC) continues its primary task of reviewing proposed changes in the District and at other locally designated sites and determining their appropriateness.

The regulations, criteria and guidelines for Historic Preservation in Idaho Springs are based on the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. Those Standards and Guidelines are the basis for these guidelines and the City's comprehensive efforts to protect our historic properties and, thereby, our heritage.

Historic preservation entails far more than simply keeping the historic 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. With the goal to foster civic pride while also protecting the unique historic atmosphere and character of the City and strengthening the local economy, Idaho Springs strives to draw a reasonable balance between the desires of property owners and the preservation of the City's heritage.

The HPRC is the City Council-appointed group of volunteers charged with administering the standards, regulations and guidelines to reach the goal of preservation while avoiding the imposition of any unreasonable economic hardship.

The historic sites in Idaho Springs must be protected from changes that will erode their historic integrity, so that they can be held in trust for future generations to enjoy.

SHORT HISTORY OF IDAHO SPRINGS AND ITS ARCHITECTURE



The Miner Street Commercial District forms the heart of the two mile long and one quarter mile wide City of Idaho Springs. This area is a collection of one- and two-story brick and a few frame buildings that housed the markets, hardware stores, banks, offices and saloons of the 19th century mining center. Only a few clapboard structures survive from the early commercial district which was composed mostly of false-fronted wood frame buildings. Although there was never a major fire in the Idaho Springs commercial district, the coming of the railroad made it easier to obtain bricks, iron and other durable construction materials, and the frame

buildings were gradually replaced.

Commercial structures, as with residential, began with logs. However, as the city grew, these original rough buildings were either demolished or covered over by the lap sided, wooded faces of the false fronts for which western architecture is so noted. These buildings were termed "vernacular", which indicated that local custom and materials took precedence over any particular architectural style.

Soon, however, the influence of Revival designs began to take effect. Brick construction brought Italian and Romanesque styles into focus in large buildings finished with fine cornices, ornamental brackets and elaborately detailed arched windows.



Colonial characteristics are rare, but do appear on the Idaho Springs Library.



The Elks Lodge is an excellent representation of mission style architecture.

Newer brick buildings in Idaho Springs reflect the later 19th century commercial style characterized by recessed entrances, large display windows, elaborate metal cornices, cast-iron pilasters, and intricate patterns of decorative brickwork. Later modifications, particularly on the first floor storefronts, include the use of stucco, board and batten, plywood sheathing and composition stone. These alterations are, however, generally minor compromises to the tourist and automobile oriented economy of the 20th century.



The buildings of the commercial district of Idaho Springs all assisted in establishing the city as something more than a western mining camp. It became a reflective piece of history.

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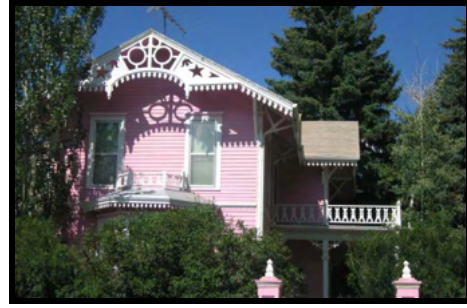
Much of the beauty of Idaho Springs lies not with its specific historic sites, but in the street after street of well-tended period homes. These homes accurately reflect the diversity of architecture in the last half of the 19<sup>th</sup> century.



Idaho Springs' mining camp period was characterized by the construction of simple log structures; more or less temporary shelters. The earliest permanent homes were built in a simplified version of the Gothic Revival style. These homes can be recognized by their steep, central gable roofs and tall narrow windows. The use of the lancet (pointed top) window under the central gable is also quite common. Narrow, four-inch siding was the most frequent exterior material and houses were small, without fireplaces, to conserve heat. These houses are Country or Cottage style Gothic as opposed

to Classic Gothic of massive churches and mansions.





As Idaho Springs became established, the simple Gothic home was embellished with porches, bay windows and cut out trim known as carpenter's lace.



The hipped, or four-sided roofs, often with double chimneys on top, mark the next wave of Victorian architecture: the Italian box style. These large square houses were built in the more prosperous time of the late 1870s and 1880s. Some were built of brick although many continued to use the wood lap siding. Windows, still tall and narrow, are often surmounted with a keystone arch. Bracketed cornices were also characteristic.

Other styles are represented in details if not entire structures.



Many times, the residential styles are not distinct, being mixed in happy combination with each other. Fine native stonework and delicate wrought iron were used to accent any style.

## HOW TO UNDERSTAND THE GUIDELINES

### A Typical Guideline

Guidelines are contained in Parts Two, Three and Four of this document. A typical design guideline will contain the following:

- First is the design element category (e.g., scale and proportion, porches and awnings, masonry) under which the design guideline falls.
- Next is a brief discussion of the design element and why it is important. Included in this discussion may be a policy statement that describes a desired state or condition of the design element being discussed. Policy statements are shown in italics.
- Third is the design guideline statement itself, which is typically performance-oriented, describing a desired design treatment.
- The design guideline statement is followed by supplemental information that may include additional requirements, or may provide an expanded explanation.
- Additionally, a photograph or illustration may be provided to clarify the intent of the guideline.

It is important to note that *all* of the elements of the design guidelines constitute the material upon which the HPRC will make its determination of the appropriateness of a proposed project.

The numerical ordering of the guidelines does not imply a ranking of importance. The emphasis placed on individual guidelines varies on a case-by-case basis, depending on the context of the proposed project.

### Definitions of Key Terminology

The degree to which a project must comply with design guidelines varies from guideline to guideline. The degree of compliance required is dictated by the language used in the guideline itself. The following terms related to compliance are used in the design guidelines. The definitions of these terms indicate the degree of compliance required.

**Appropriate** – In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing that design approach, the applicant will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed “appropriate” by the HPRC.

**Consider** – When the term “consider” is used, a design suggestion is offered to the applicant as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow these suggestions, but may also seek alternative means of meeting it.

**Imperative mood** – Throughout this document, many of the guidelines are written in the imperative mood. The applicant is often instructed to “maintain” or “preserve” an established characteristic. For example, one guideline states, “Preserve features such as original doors, windows and porches in their original form and position.” In such cases, the user *must* comply.

**Inappropriate** – Inappropriate means not allowed. When the term “inappropriate” is used, the relevant design approach cannot be allowed. For example, one guideline states, “Use of metal, fiberglass or plastic awnings is inappropriate.” In this case, the proposed use of such awnings would not be approved.

**Preferred** – In some cases, the applicant is instructed that a certain design approach is “preferred”. In such a case, the applicant is strongly encouraged, but not required, to choose the design option mentioned. Other approaches may be considered.

**Should** – If the term “should” appears in a design guideline, compliance is strongly encouraged, but is not required.



**When feasible** – In some design guidelines, the applicant is asked to comply with the statement “when feasible”. In these cases, compliance is required, except when the applicant can demonstrate that it is not physically or financially possible to do so. For example, one guideline states, “Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible.” In this case, the applicant must retain and repair the existing material unless they can demonstrate that it has deteriorated to the extent that it is not practical to do so.

## **THE REVIEW PROCESS**

The design review process is "reactive", in that it only applies to proposed actions initiated by the property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and it does not require a property owner to instigate improvements that are not contemplated. For example, if an owner plans to repair a deteriorated doorway, the guidelines indicate appropriate methods for such work. If doorway repair is the only work proposed by the property owner, the process does not require that other building features that may be deteriorated, such as a roof in poor condition, be repaired.

Following these steps should result in an organized and, hopefully, more successful application process for a COA.

### **Step 1. Consider Professional Design Assistance**

These guidelines are not intended to take the place of professional design assistance, which is highly recommended, but rather to assist the owner and designer in creating the best project. Property owners are strongly encouraged to engage licensed architects and other design and planning professionals to assist them in developing their concepts. Doing so may facilitate a quick review process and often will save the owner time and money. *Please note that the HPRC cannot design or assist in the design process of any project submitted for approval.*

### **Step 2. Check Other City Regulations**

Remember that the guidelines supplement other adopted Idaho Springs ordinances. City Hall staff can provide information about these regulations. These other regulations also may affect the design character of a project. Examples include:

- Zoning Code
- Building Codes

### **Step 3. Become Familiar with the Design Guidelines**

Review the basic organization of the guidelines book and determine which parts will apply to the project.

### **Step 4. Review the Site Context**

Consider immediately adjacent properties and also the character of an entire block. The general character of an area is an important feature. Understanding the historic character of the area, as well as that of surviving historic resources, is vital to the development of an appropriate design.

### **Step 5. Develop a Design Concept Using the Guidelines**

These guidelines form the basis for the HPRC's design review decisions.

### **Step 6. Preliminary Review (optional)**

Prepare a packet for preliminary review by the HPRC prior to the expenditure of drawings for

final review. This step is highly recommended for new construction, accessory buildings and major alterations.

### **Step 7. Prepare and Submit a Complete Application Packet for Formal Review**

An application packet should be prepared (the contents of which are discussed in the following section) and submitted to the HPRC for review. A presentation of the proposed project to the HPRC is necessary to obtain a COA.

### **Step 8. Submit the design for formal review.**

Presentation to the HPRC is the culmination of the design review process. The presentation should focus on how the proposed work complies with the Guidelines.

## **APPLICATION PROCEDURES**

An application for a building permit constitutes an application for a Certificate of Appropriateness when such Certificate is required. Applications, and HPRC checklists, can be obtained at City Hall. In order for an application to be heard at a regularly scheduled HPRC meeting, a completed application, along with all required documentation, must be submitted to the City Administrator a minimum of five working days prior to that scheduled meeting. Applications submitted without the necessary information attached will be considered incomplete and will be returned to the applicant by City Staff. See Appendix E for a sample checklist. *The HPRC will not receive or consider incomplete applications.*

### **Preliminary Review**

A preliminary review by the HPRC is highly recommended for new construction or major alterations, and is welcome for any level project. As with any application, preliminary review applications are due a minimum of five working days prior to the HPRC meeting for which they are to be reviewed. The review packet should contain the following materials:

- ✓ Preliminary review request
- ✓ Scaled elevations with dimensions
- ✓ List of exterior materials
- ✓ Scaled floor plans with dimensions (for new construction or new addition)

### **Application for Approval**

In addition to a completed building permit application, review packets should contain the following:

- ✓ A drawing, picture or scale model which shows the exterior surfaces of the structure as proposed to be constructed, repaired, reconstructed or remodeled, in sufficient detail to depict the finished appearance of the structure.
- ✓ A detailed list of the type of exterior materials and finishes proposed to be used.
- ✓ For any new construction, a site plan showing the structure's relation to and location on its building site.

## **COMMISSION PROCEDURES**

The HPRC meets monthly. Meeting schedules and agendas are properly posted at City Hall. Meetings may be cancelled if no completed applications or requests for preliminary reviews have been submitted.

All HPRC meetings are open to the public and consideration of all applications is conducted in the general manner of a public hearing.

The Commission will either approve or deny the application, based on the criteria set forth in Chapter 22 of the Idaho Springs Municipal Code, and listed below. It may also conditionally approve the application, with the agreement of the applicant to comply with such conditions. Such conditions will then become conditions of the COA and the building permit.

If the Commission determines that the criteria are met and no additional conditions need to be required, it will issue the COA and forward a copy of it to the Building Official. Following approval of the application and issuance of a COA, the Building Official may issue the building permit, provided that all other applicable requirements of the City building code and other regulations and ordinances are met.

**IMPORTANT NOTE:** A Certificate of Appropriateness does not constitute a building permit. Building Permits must be obtained and appropriate fees paid prior to construction.

The HPRC must review the following types of work proposed in the District or at other locally designated sites:

#### **Rehabilitation and Alterations of Structures**

Any alteration to the exterior of a building, including the construction of an addition to it, is subject to review.

#### **New Construction**

Construction of any new, freestanding structure, either as a primary or an accessory structure is subject to review.

#### **Demolition or Relocation**

Demolition of whole or parts of buildings or accessory structures, as well as relocation of structures, requires review. Demolition of site features such as fences or walls also requires approval.

#### **Public Sector Projects**

Any public sector project that proposes to alter the historic and/or visual character of the District or any other locally designated site is subject to review by the HPRC.

#### **Maintenance and Repair Exception**

Maintenance and repair generally are not reviewed by the HPRC. However, if the maintenance and repair activity changes the physical appearance of a building or involves the removal and replacement of significant materials and components on a structure, HPRC approval may be required.

#### **“Small Project” Exceptions**

The HPRC has developed a list of “small projects” that will be deemed “appropriate” upon a required review by the Building Official, rather than through a review by the HPRC, except as noted. This list will continue to evolve; however, currently “small projects” are defined as the following:

- **Reroofing** – Any reroofing which uses the same material as the existing roof and does not in any other way alter the roof’s appearance is appropriate. All other roofing, including all metal roofs, requires HPRC review.
- **Gutters and Downspouts** – Guttering is appropriate if painted to match the building AND if no exterior trim elements are altered or obscured in any way.
- **Mechanical Installations** (e.g., air conditioners, etc.) – Small unit mechanical systems that are placed on side or rear façades, painted to match the existing structure, have no reflective metallic surfaces and/or are screened from view and do not exceed 3’ by 2 ½’ by 2 ½’ are appropriate.
- **Satellite Dishes** – Satellite dishes are appropriate if no more than 2 feet across and are mounted on sections of the roof or property that are not visible from the primary street running in front of the main entrance to the building.

- **Signs** – All signs that meet the requirements of Chapter 20 of the Idaho Springs Municipal Code, including size, materials, lighting and location, may be approved by the City's authorized agent. At the discretion of the authorized agent, a sign application may be referred to the HPRC when it requests alternative materials, extensive brackets, unusual lighting arrangements or unusual configurations.

## **CRITERIA**

All proposed projects within the District or at any other locally designated site must satisfy the following:

1. With respect to an existing structure, the proposed work must not adversely, materially affect its historic quality.
2. The proposed work must have no adverse material effect on the historic atmosphere and character of the District as a whole or of other locally designated sites.
3. The proposed must be in compliance with all current, applicable design guidelines.
4. **The proposed project must not damage adjoining properties.**

In reviewing any application for a Certificate of Appropriateness, the HPRC will consider the following with reference to the Guidelines:

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



## **PART TWO – GUIDELINES for REHABILITATION, RESTORATION or RENOVATION of CONTRIBUTING STRUCTURES**

1. **Architectural Character.** Buildings should be visually compatible with other structures in the District or neighborhood. Use styles appropriate to the District or neighborhood.
  - a. *Avoid stylistic ornamentation that confuses the history of Idaho Springs.*
    - 1) Use ornamental details with constraint.
    - 2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
    - 3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate.
2. **Scale and Proportion.** The height, width and proportions of a building should conform generally with other buildings in the District or neighborhood. *Scale and proportion of a structure will be a primary consideration of the HPRC.*
  - a. *Large façade designs should be divided into segments to conform with established façade patterns.*
  - b. *Cornice and clerestory alignment should be maintained wherever possible.*
  - c. *Ratio of wall surface to openings should also be consistent within the District or neighborhood.*
3. **Vertical and Horizontal Emphasis.** The vertical or horizontal appearance of a structure is created by its proportion and scale, door and window openings.
  - a. *Buildings should generally have a vertical emphasis.*  
Deviations will be considered on a case-by-case basis.
  - b. *Window and door openings should reinforce the vertical emphasis of a building.*
4. **Preservation of Historic Features.** Historic features, including building and architectural details, along with building form and scale contribute to the character and significance of a structure and should be preserved. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. Continued maintenance is the best preservation method. *Rehabilitation work should not destroy or detract from the distinguishing qualities or character of the property and its environment.*
  - a. *Protect and maintain significant stylistic features.*
    - 1) The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
    - 2) Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
    - 3) Retain the original shape of the clerestory as glass, a sign band or a decorative panel.
    - 4) Where it exists, maintain the pattern created by recessed entrances.
    - 5) Retain or restore the kickplate as a decorative or simple panel, coordinated with the rest of the façade.
  - b. *Avoid removing or altering any historic or significant architectural features.*
    - 1) Preserve features such as original doors, windows and porches in their original form and position.
  - c. *Limit intervention with historic features.*
    - 1) Maintain character-defining features. Repair only those features that are deteriorated. Replace only those features that are beyond repair.
    - 2) Patch, piece-in, splice, consolidate or otherwise upgrade the feature, using

recognized preservation methods when feasible.

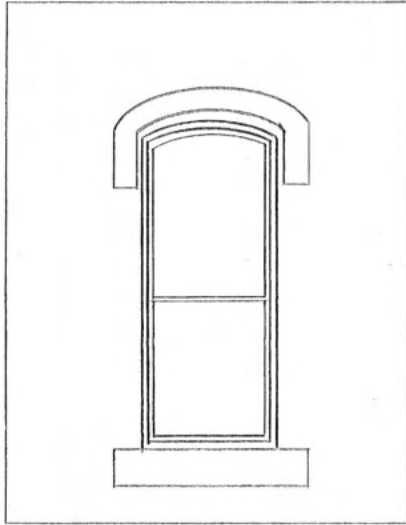
- 3) Protect materials and features that are adjacent to the area being worked on.
  - d. *Parapet or false front walls should not be altered, especially those on primary elevations or highly visible façades.*
    - 1) When a parapet or false front wall becomes deteriorated, there is sometimes a temptation to lower or remove it.
  - e. *Avoid adding features that were not part of the original building.*
    - 1) For example, decorative millwork should not be added if it was not an original feature of that structure.
  - f. *When disassembly of an historic feature is necessary for its restoration, minimize damage to the original materials.*
    - 1) Document the location of an historic feature if disassembly is required so it may be repositioned accurately.
5. **Replacement of Missing Elements.** While restoration is the preferred alternative, replacement with a similar feature is an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should occur only if the existing historic material cannot be reasonably repaired.
- a. *Replacement of missing elements may be included in repair activities.*
    - 1) Replace only those portions that are beyond repair.
  - b. *Replace missing original features in-kind.*
    - 1) Use the same kind of material as the original. A substitute material may be acceptable only if the size, shape, texture and finish conveys the visual appearance of the original material.
  - c. *Replacement of missing or deteriorated architectural elements should be based on accurate duplications of original features.*
    - 1) The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's genuine heritage.
  - d. *When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of the original.*

This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features. The new element should be similar to comparable features in general size, shape, texture and finish.
  - e. *Conjectural designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.*

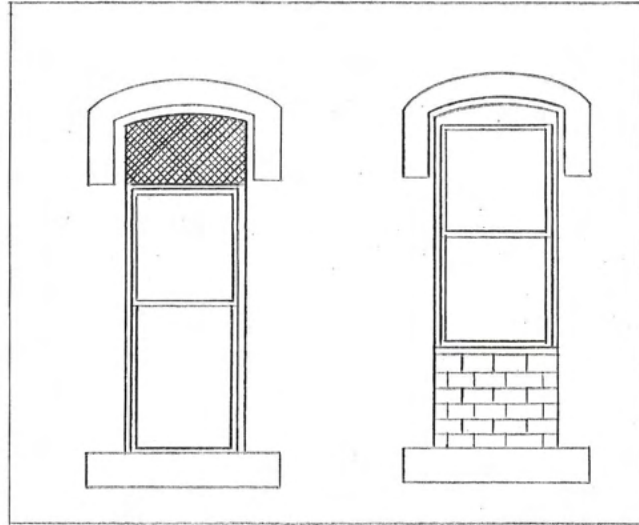
However, consider designs that are based on details from similar buildings within the District or neighborhood, when there is evidence that a similar element once existed. For example, where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of its design, then designs for historic brackets on historic buildings that are clearly similar in character may be used as a model.
6. **Roofs.** Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Because roof forms are often one of the most significant character-defining elements, their preservation is important.
- a. *Preserve the original roof form.*
    - 1) Avoid altering the angle of the roof.

- 2) In general, low gable, shed vaulted, domed, free form, A-frame and geometric shape roofs will be deemed inappropriate.
  - 3) Shed roof may be used for small additions or accessory buildings.
  - 4) All roofs should have appropriate overhangs.
  - 5) Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally not appropriate.
  - 6) Placement of crickets or other snow guard devices should be done in such a way that they do not alter the form of the roof. Preserve decorative roof accessories such as cresting, ridge caps and finials.
- b. *Preserve the original eave depth.*
- 1) The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved.
  - 2) Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.
- c. *Preserve original roof materials.*
- 1) Avoid removing roof material that is in good condition.
  - 2) It is especially important to preserve historic materials, or replace them with similar materials when necessary.
  - 3) Roof materials should be used in a manner similar to that seen historically and chosen based on its compatible appearance to the structure and the neighborhood.
- d. *Replacement roof materials for an historic structure should convey a size and texture similar to those used traditionally.*
- 1) Roof materials should have a matte, non-reflective finish.
  - 2) When choosing a roof replacement material the architectural style of the structure should be considered.
  - 3) Roll roofing, built-up tar and gravel, plastic or fiberglass roofing materials are generally not appropriate; however, on flat roofs which are not visible from public areas, alternative roof materials may be considered.
  - 4) Where replacement is necessary, use similar materials to that seen historically.
- e. *If they are to be used, metal roofs should be applied and detailed in a manner that does not distract from the historic appearance of the building.*
- 1) Metal roof materials should have a matte, non-reflective finish.
  - 2) Seams should be of a thin profile.
  - 3) The edges of a standing seam metal roof should be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters should hide this detail.
7. **Windows, Doors and Other Openings.** Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their size and shape should be preserved on historic structures.*
- 
- a. *Preserve the functional and decorative features of original windows and doors.*
- 1) Repair frames and sash by patching, splicing or reinforcing.
  - 2) If replacement is necessary, replace with similar features, to match the original.
  - 3) Avoid the removal of historic windows and sash.
  - 4) Shutters should be sized to match windows, but will be considered on a case-by-case basis only if photographic evidence can support their use.

- 5) Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. Replacement in accordance with these design guidelines is encouraged.
- b. *Avoid changing the position of historic openings.*
  - 1) This is especially important on significant façades.
  - 2) Avoid adding additional openings or removing existing openings on façades that are visible from the street.
- c. *Maintain original window and door proportions.*
  - 1) Altering the original size and shape is inappropriate.
  - 2) Do not close down an original opening to accommodate a smaller window.
  - 3) Restoring original openings which have been altered over time is encouraged.



*Preserve the shape of original window openings.*



*Avoid closing the original opening to fit new window sizes. If the original opening is blocked, consider restoring it.*

- d. *Maintain the historic subdivisions of window lights.*
  - 1) Replacing multiple panes with a single pane or operable windows with fixed panes is inappropriate.
- e. *Maintain the historic ratio of window and door openings to solid wall.*
  - 1) Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
  - 2) If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.
- f. *Preserve original exterior storm windows.*
  - 1) Where exterior storm windows are necessary, or when replacing originals, wood windows with a sash matching that of the original windows are appropriate.
  - 2) If storm windows were not an historic feature of a building, install new storm windows on the interior when feasible.
  - 3) Exterior storm windows may be considered only if the frames match the proportions of the original windows.
- g. *When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.*
  - 1) Preserve the original casing, and use it with the replacement.
  - 2) Use the same material (wood) as that used historically.
  - 3) Vinyl clad and aluminum windows are inappropriate.
  - 4) Simple paneled doors were typical.



- 5) For residential buildings, very ornate doors are discouraged, unless photographic evidence can support their use.
  - 6) Match the number and size of divided lights and panels.
  - 7) Glass in a window or door should be clear. Any type of tinting is inappropriate.
- h. *A new opening should be similar in location, size and type to those seen traditionally.*
    - 1) All buildings which face the street should have a well-defined front entrance.
    - 2) A general rule for a window opening is that the height should be twice the dimension of the width.
    - 3) Windows should be simple in shape, arrangement and detail.
    - 4) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
  - i. *Windows and doors should be finished with trim elements similar to those used traditionally.*
    - 1) This trim should have a dimension similar to that used historically.
    - 2) Divided lights should be formed from smaller mullions integral to the window.
8. **Porches and Awnings.** Projecting elements, such as porches and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from rain or snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *Where porches exist on historic structures, they should be maintained in their original condition and form. If a porch no longer exists on an historic structure, then it should be replaced.*
- a. *Preserve an original porch.*
    - 1) Replace missing posts and railings where necessary.
    - 2) Match the original proportions and the spacing of balusters.
    - 3) Avoid using wrought iron posts and railings unless photographic evidence can support the use.
  - b. *Avoid enclosing porches.*
    - 1) Enclosing a porch with opaque materials that destroy the openness and transparency of a porch is inappropriate.
  - c. *If replacing a porch is necessary, reconstruct it to match the form and detail of the original using materials similar to the original.*
    - 1) Avoid decorative elements that are not known to have been used on the building.
    - 2) If it is known that a building had a porch, efforts should be made to accurately reconstruct it.
    - 3) When it is unknown what the original looked like, it is important that new details be compatible with the design of the porch and the style of the house.
  - d. *The use of an awning on a commercial building may be considered.*
    - 1) The awning should fit the dimensions of the storefront or window opening.
    - 2) It should not obscure ornamental details.
    - 3) Avoid exotic forms that were not traditionally found in Idaho Springs.
    - 4) Coordinate the color of the awning with the color scheme of the entire building.
    - 5) Operable fabric awnings are appropriate.
    - 6) Use of metal, fiberglass or plastic awnings is inappropriate.
    - 7) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.
9. **Building Foundations.** Many of Idaho Springs's historic structures were built on stone foundations. Some of these have deteriorated and must be replaced. *When replaced, foundations should be consistent with the original foundation.*

- a. *When repairing or replacing a visible foundation wall, design it to be compatible with that seen on similar historic buildings.*
    - 1) The form, materials and detailing of a foundation wall should be similar to the original foundation and of nearby historic buildings.
    - 2) Match the mortar in strength, detail, composition and color.
    - 3) New foundation walls should not increase the height of the structure to the degree that the historic character or alignment of building fronts are compromised.
    - 4) If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street façade.
10. **Chimneys and Stovepipes.** The sole purpose of a chimney is the safe removal of smoke and sparks. Any major deterioration of a chimney compromises this purpose, with many implications for the comfort and safety of the building's inhabitants. *The proper maintenance and repair of historic chimneys is therefore important.*
- a. *An historic chimney should not be removed.*
    - 1) A chimney is an important exterior design element.
  - b. *If replacement is absolutely necessary, a chimney should be replaced in the historic style.*
    - 1) The chimney shape should match that of the historic one being replaced.
    - 2) The brick laying pattern and mortar should match that of the historic chimney being replaced.
  - c. *A stovepipe, on any building, should have a matte, non-metallic dark finish.*
11. **Building Materials, in general.** Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*
- a. *Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.*
    - 1) Reflective materials, rustic shakes and imitation or synthetic materials will generally be deemed inappropriate.
    - 2) Corrugated metal may be considered on accessory structures.
12. **Wood Siding.** To preserve wood, its painted or stained finish should be maintained.
- a. *Preserve original siding.*
    - 1) Avoid removing siding that is in good condition or that can be repaired in place.
    - 2) Remove only siding which is deteriorated and must be replaced.
    - 3) If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.
  - b. *Protect wood features from deterioration.*
    - 1) Provide proper drainage and ventilation to avoid rot.
    - 2) Maintain protective coatings to retard drying and ultraviolet damage.
    - 3) If the building was painted historically, it should remain painted, including all trim.
  - c. *Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.*
    - 1) Avoid the removal of damaged wood that can be repaired.
  - d. *Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.*
    - 1) Abrasive methods such as sandblasting are generally not appropriate, as it permanently erodes building materials and finishes and accelerates deterioration. A

firm experienced in the cleaning of historic buildings should be hired to advise on the best, lowest impact method of cleaning appropriate to the project.

- 2) Property owners also should note that early paint layers may be lead-based, in which case, special procedures are required for its treatment.
  - 3) If siding materials that contain asbestos were used to cover original material, it is highly recommended that they be removed. Please note that asbestos is a hazardous material and may require removal by a qualified contractor.
- e. *Remove later covering materials that have not achieved historic significance.*
- 1) If original materials are presently covered, consider exposing them. For example, asphalt siding that covers original wood siding is considered to be inappropriate.
  - 2) Once the non-historic siding is removed, repair the original, underlying material.
  - 3) If a structure has a stucco finish, removing the covering may be difficult and may not be desirable. Test the stucco to ensure that the original material underneath will not be damaged by removing the stucco.
- f. *Original building materials should not be covered.*
- 1) Vinyl, aluminum, imitation brick, stucco or other composite materials are generally inappropriate.
  - 2) If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- g. *Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.*
- 1) New coatings of stucco should not be applied.
13. **Paint.** Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished.
- a. *Always prepare a good substrate.*
- 1) Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.
- b. *Do not allow frequent repainting to obscure architectural details.*
- 1) When this occurs, consider stripping paint layers to retrieve details. However, the buildup of old paint layers is an important historic record of the building.
- c. *Paint experts suggest that the wholesale removal of lead-based paint is not appropriate.*
- 1) Lead-based paint is a toxic material.
  - 2) Remove, control or manage the lead hazard rather than implementing wholesale removal of historic features and finishes.
  - 3) Careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children and lead in soil is a basic approach.
  - 4) Lead-based paint that is not causing a hazard is appropriate to remain on a building.
- d. *Using the historic color scheme is encouraged.*
- The HPRC will not review actual color selections. However, if an historic scheme is not to be used, then consider the following:
- Generally, one muted color is used as a background, which unifies the composition.
  - One or two colors are usually used for accent, to highlight details and trim.

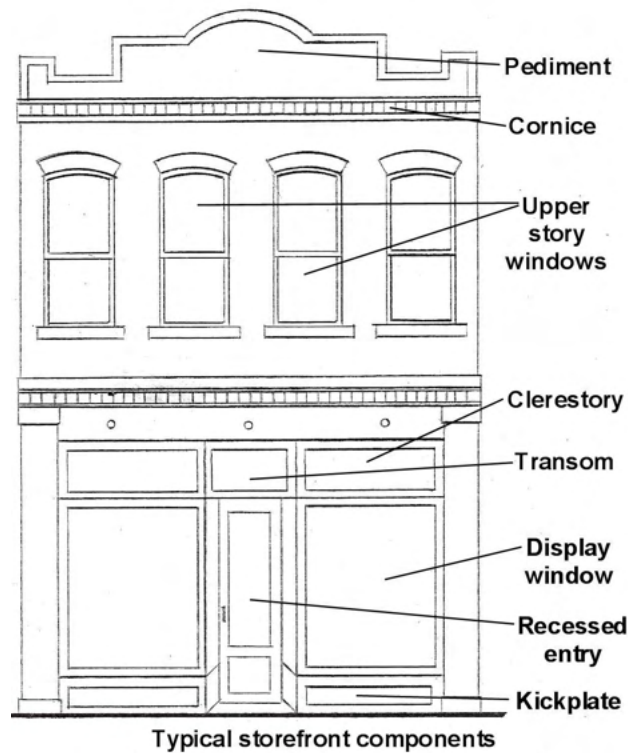


- A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
  - Muted colors can help reduce the perceived size of a building.
14. **Masonry.** Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Masonry construction should be preserved in its original condition.*
- a. *Preserve masonry features that define the overall historic character of the building.*  
Examples are walls, cornices, pediments, steps and foundations.
    - 1) Avoid rebuilding a major portion of exterior masonry walls that could be repaired.
    - 2) Reconstruction may result in a building which is no longer historic and is essentially new construction.
  - b. *Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color.*
    - 1) Original mortar, in good condition, should be preserved in place.
  - c. *Repoint mortar joints where there is evidence of deterioration.*
    - 1) Duplicate the old mortar in strength, composition, color, texture, joint width and profile.
    - 2) Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
    - 3) Avoid using mortar with a high Portland cement content, because it will be substantially harder than the brick and does not allow for expanding and contracting, nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.
  - d. *Brick or stone that was not painted historically should not be painted.*
    - 1) Masonry naturally has a water-protective layer, or patina, to protect it from the elements.
    - 2) Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.
  - e. *Protect masonry from water deterioration.*
    - 1) Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
    - 2) Provide positive drainage away from foundations to avoid rising moisture.
  - f. *Clean masonry with the gentlest methods possible.*
    - 1) Clean masonry only as described below. Test cleaning procedures in sample patches first.
    - 2) Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
    - 3) Abrasive cleaning methods, such as sand blasting, will not be allowed for brick structures. They may remove the water-protective outer layer of the brick and thereby accelerate deterioration.
15. **Metal.** Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications should be maintained where they exist(ed).
- a. *Preserve architectural metal features that contribute to the overall historic character of the building.*  
Examples are columns, roofs, window hoods and storefronts.
  - b. *Protect metals from corrosion.*
    - 1) Provide proper drainage to avoid water retention.



- 2) Maintain protective coatings, such as paint, on exposed metals.
  - c. *Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible.*
  - d. *Use the gentlest cleaning method possible when removing deteriorated paint or rust from metal surfaces.*
    - 1) Harsh abrasive cleaning methods should be avoided.
16. **Existing Additions.** Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and *this significance should be recognized and respected.*
- a. *Preserve an older addition that has achieved historic significance in its own right.*  
For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.
  - b. *A more recent addition that is not historically significant may be removed.*  
For example, a sun room or greenhouse may have been added within the last several decades that has not achieved historic significance. In this case, removal of this addition and restoration of the original façade would be encouraged.
17. **Existing Accessory Structures.** Accessory structures include garages, carriage houses, barns, sheds and mining structures. *Because accessory structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.*
- a. *If an existing accessory structure dates from the City's period of significance, then its preservation is encouraged.*
    - 1) When treating an historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
    - 2) Avoid moving an historic accessory structure from its original location.
    - 3) If an accessory structure does not date from the period of significance, then its preservation is optional.
  - b. *If an existing accessory structure is beyond repair, then replacing it in-kind is encouraged.*
    - 1) An exact reconstruction of the accessory structure is not necessary in these cases.
    - 2) The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.
    - 3) If a new accessory structure is needed, refer to the design guidelines for New Accessory Structures in Part Three of this document.
  - c. *New uses that require minimal change and maintain the utilitarian character of an accessory structure are preferred.*
    - 1) New uses which significantly alter the character or size of an accessory structure are not appropriate.
18. **Storefronts.** A pedestrian oriented storefront format should be maintained, along with typical storefront components of display windows, recessed entrance and clerestory. The overall shape of the storefront establishes the proportions of the building. *Be certain to preserve its original lines.*





- a. *Display windows should be at the same height as other display windows on the street.*
  - b. *The original dimensions of a storefront should be maintained.*
    - 1) Avoid altering the size. If it has already been altered, restore it to its original shape so it will align with others in the District, if possible.
    - 2) In some cases, an original storefront may have been altered early in the history of the building, and may itself have taken on significance. Such alterations should be preserved.
19. **Fences and Walls.** Where fences are used, they should be of wood, iron, stone or plant materials.
- a. *These should not exceed four feet in the front yard.*
    - 1) Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
    - 2) Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
    - 3) Retaining walls should be of dry stone or stone masonry.
    - 4) Log and railroad ties may be used on a limited basis, provided that the horizontal method of construction is utilized.
    - 5) Unfaced concrete or concrete block are not appropriate.
20. **Utilities and Exterior Lighting.**
- a. *All utility lines should be underground and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*
  - b. *All lighting should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*
    - 1) Low wattage systems are recommended and site lighting should be shielded.

c. *Necessary security lighting will be considered on an individual case-by-case basis.*

21. **Sidewalks, Patios and Driveways.** Where walkways, patios and driveways are necessary, asphalt and concrete should be avoided.

a. *Standard brick, flagstone and board are appropriate for walkways and patios.*

b. *In the District, sidewalk materials must match those existing.*

c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

22. **Decks.** Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care should be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

a. *Minimize the appearance of any deck.*

1) Decks should be subordinate in terms of scale and detailing.

2) Locate a deck to the rear of the building where feasible.

3) Wherever possible, second-story decks should be incorporated into the roof and mass of the building.

23. **Alley Entrances.** Alley entrances should be preserved.

a. *Consider developing back entrances for public access to new commercial uses.*

1) Back entrances offer great potential for new entrances and store display windows. Development of these areas should be in keeping with the style of the main building from and the simple functional quality of the alley.



24. **Solar Energy and Wind Devices.** Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices should be mounted in a manner that preserves the property's character defining features.

a. *Solar collection devices which are not attached to the building should be located only in the side or rear yards.*

b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*

c. *Wind generators or other energy devices should be located in rear and side yards away from public view.*

1) Their height will be determined by the height of the principal structure and they should be painted to blend with or match the adjacent buildings or natural surroundings.

25. **Security Devices.** Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

a. *Permanently fixed security bars should not be used on windows.*

26. **Other Mechanical Equipment.** The impact of mechanical equipment on the appearance of the building and its surroundings should be minimized.

a. *Window air conditioning units or condenser elements should not be located on the front façades.*

b. *Antennas should be located where they are not visible on the front façade.*

c. *Mechanical equipment on the ground should be screened from view.*

- 1) A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.

d. *Mechanical equipment attached to the side or roof of a building, including heating vents, should be kept as low as possible and covered or painted to blend with the background.*

27. **Hot Tubs.** Hot tubs should be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

28. **Signs.** Although the HPRC will not routinely review sign applications, business and property owners are encouraged to consider the following:

A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. Signs should be developed with the overall context of the building and of the area in mind.

The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application is referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

a. *Coordinate a sign within the overall façade composition and with other signs on the property.*

- 1) A sign should be in proportion to the building such that it does not dominate the appearance.

b. *Position a sign to be a part of the overall building composition.*

- 1) Locate a sign on a building such that it will emphasize design elements of the façade itself.
- 2) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

c. *Preserve an historic painted sign where it exists, when feasible.*

d. *A sign should not obscure or compete with architectural details of an historic building façade.*

- 1) A sign should be designed to integrate with the architectural features of a building, not distract attention from them.

e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*

f. *Sign materials should be compatible with that of the building façade.*

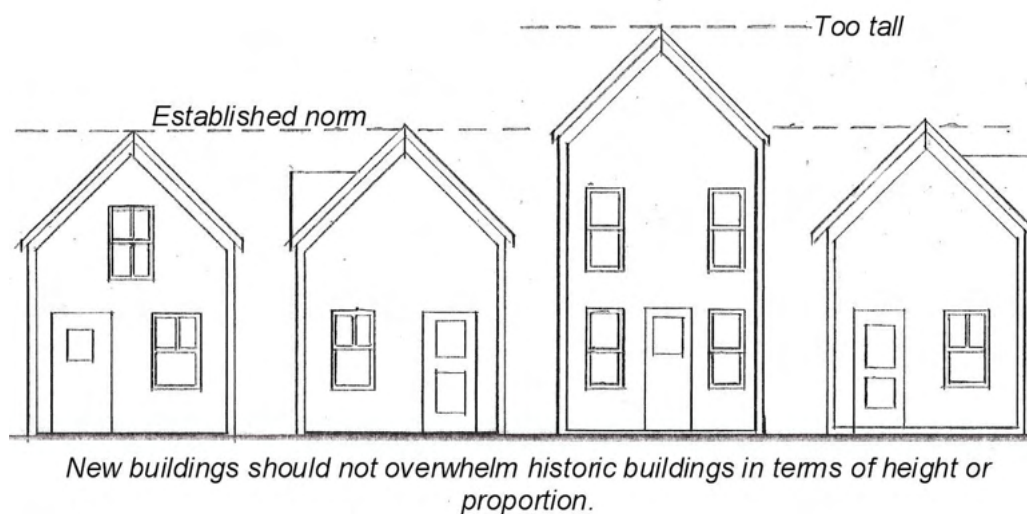
- 1) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
- 2) Highly reflective materials are inappropriate.



- g. *A simple sign design is preferred.*
  - 1) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.
- h. *Flags should not exceed 26 inches by 44 inches.*
- i. *Flag poles attached to building façades should not exceed 60 inches in length.*

**PART THREE – GUIDELINES for NEW CONSTRUCTION and REHABILITATION, RESTORATION or RENOVATION of NONCONTRIBUTING STRUCTURES**

1. **Architectural Character.** Buildings should be visually compatible with other structures in the District without being direct copies of historic buildings.
  - a. *Respect the sense of time and place in all projects.*
    - 1) In all new construction, one should be able to perceive the character of the City as it was historically and how it has changed.
    - 2) Attempts to create an exact perception of a point of time in the past are discouraged.
  - b. *Avoid stylistic ornamentation that confuses the history of Idaho Springs.*
    - 1) Use ornamental details with constraint.
    - 2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
    - 3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate.
  - c. *New interpretations of traditional building styles are encouraged.*
    - 1) A new design that draws upon the fundamental similarities among historic buildings in the District or neighborhood, without copying them, is preferred.
    - 2) This will allow new structures to be seen as products of their own time, yet compatible with their historic neighbors.
    - 3) The exact copying or replication of historic styles is discouraged.
  - d. *New construction should not change the character of the area as seen from a distance.*
2. **Scale and Proportion.** Scale and proportion of a structure will be a primary consideration of the HPRC.



- a. *The height, width and proportions of a building should conform generally with other buildings in the District or neighborhood.*
  - 1) Large façade designs should be divided into segments to conform with established façade patterns.
  - 2) Cornice and clerestory alignment should be maintained wherever possible.
  - 3) Ratio of wall surface to openings should also be consistent within the District or neighborhood.
  - 4) Avoid a blank wall appearance that does not provide interest to pedestrians.
  - 5) New structures should not appear appreciably larger in mass than existing buildings in the area.
  - 6) Similarities in heights among prominent building features, such as cornices and porches, are equally as important as the similarity of overall building heights.

These features often appear to align along the block and this characteristic should be respected.

- b. *Respect the building scale established by historic structures within the District or the neighborhood.*
  - 1) An abrupt change in scale within the area is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.
- 3. **Vertical and Horizontal Emphasis.** The vertical or horizontal appearance of a structure is created by its proportion and scale, door and window openings. *This should be continued in new construction.*
  - a. *Buildings should generally have a vertical emphasis.*
    - 1) Deviations will be considered on a case-by-case basis.
  - b. *Window and door openings should reinforce the vertical emphasis of a building.*
    - 1) Upper story windows in new construction should relate to the window proportions seen historically.
  - c. *Maintain the distinction between the street level and the upper floor of commercial buildings.*
    - 1) Upper floors should be perceived as being more opaque than the lower floor.
    - 2) Express the traditional distinction in floor heights between the street level and upper levels through detailing, materials and fenestration.
- 4. **Windows, Doors and Other Openings.** Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their appropriate use in new construction is a very important consideration.*
  - a. *Windows should be similar in location, size and type to those seen traditionally.*
    - 1) A general rule for a window opening is that the height should be twice the dimension of the width.
    - 2) Windows should be simple in shape, arrangement and detail with dimensions similar to those used traditionally.
    - 3) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
    - 4) Windows should align with others in a block.
  - b. *Windows on the first floor of the primary façade should be predominantly transparent glass.*
    - 1) Highly reflective or darkly tinted glass is inappropriate.
  - b. *Residential buildings that appear to face the street need to be compatible with the established context.*
    - 1) A primary entry that is clearly visible from the street will also help to convey a sense of connection with the neighborhood.
    - 2) In some cases, the front door itself is positioned perpendicular to the street, whereas the entry should still be clearly defined with a walkway that orients to the street.
  - c. *Commercial building entrances should appear similar to those used historically.*
    - 1) Clearly define the primary entrance, i.e., with an awning or other architectural feature.
    - 2) A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.
    - 3) Secondary public entrances are also encouraged on a larger building, on a corner lot and along an alley.

- d. *Windows and doors should be finished with trim elements appropriate to the building design.*
5. **Porches and Awnings.** Projecting elements, such as porches and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *These features should also be provided in new construction, and should be compatible in size and shape and type to those seen historically.*
- a. *The use of an awning on a commercial building may be considered.*
- 1) The awning should fit the dimensions of the storefront or window opening.
  - 2) It should not obscure ornamental details.
  - 3) Avoid exotic forms that are not traditionally found in Idaho Springs.
  - 4) Coordinate the color of the awning with the color scheme of the entire building.
  - 5) Operable fabric awnings are appropriate.
  - 6) Use of metal, fiberglass or plastic awnings is generally inappropriate.
  - 7) Installing lighting in awnings so they effectively act as an internally lit sign is generally inappropriate.
6. **Building Foundations.** Many of Idaho Springs's historic structures were built on stone foundations. *Foundations should be appropriate to the building design.*
- a. *In new construction, a clear distinction between foundation and wall material should be present.*
- 1) For example, wood siding should not extend to the ground.
- b. *Exposed foundation walls on new construction should be as inconspicuous as possible.*
- 1) In general, the maximum exposure of smooth concrete should be ten inches.
7. **Roofs.** Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Roof forms are often one of the most significant character-defining elements of a structure.
- a. *Design a roof form similar to those seen in the District or the neighborhood.*
- b. *In the District, use flat rooflines as the dominant roof form.*
- 1) Parapets on side façades should step down toward the rear of the building.
  - 2) Gable roof forms may be considered if they are obscured by a false front storefront similar to those seen historically.
- c. *In residential areas, consider incorporating dormers in the roof design.*
- 1) Dormers must be in scale with those used traditionally in the neighborhood.
  - 2) Dormers must be in proportion, such that they do not overwhelm the building as seen from adjacent properties.
- d. *Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally inappropriate.*
8. **Building Materials, in general.** Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*
- a. *Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.*



- 1) Reflective materials, rustic shakes and imitation or synthetic materials will generally be deemed inappropriate.
    - 2) Corrugated metal may be considered on accessory structures and as additive forms on commercial buildings.
  - b. *Use materials that appear to be the same as those used historically.*
    - 1) New materials that appear to be the same in scale, texture and finish as those used historically may be considered.
    - 2) Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.
9. **Paint.** Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished. *Similar treatments are preferred for new construction.*
- a. *Using the historic color scheme is encouraged.*

The HPRC will not review actual color selections, however, if an historic scheme is not to be used, then consider the following:

    - Generally, one muted color is used as a background, which unifies the composition.
    - One or two colors are usually used for accent, to highlight details and trim.
    - A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
    - Muted colors can help reduce the perceived size of a building.
10. **Masonry.** Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Similar materials are preferred for new construction.*
11. **Metal.** Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications should be maintained where they exist(ed), and used in new construction where they were seen historically.
- a. *Protect metals from corrosion.*
    - 1) Provide proper drainage to avoid water retention. Maintain protective coatings, such as paint, on exposed metals.
12. **New Additions.** When planning an addition to an historic building, consider the effect the addition will have on the historic building itself. The negative effects that may occur to the historic building fabric as well as to its character should be minimized. Loss of historic materials, when part of constructing an addition, must be avoided to the extent possible. A design for a new addition that would create an appearance inconsistent with the historic character of the building is inappropriate.
- a. *Design an addition such that it will not obscure or destroy the character of the original building.*
    - 1) An addition that seeks to imply an earlier or later period than that of the building is inappropriate.
    - 2) An addition that conveys an inaccurate variation on the historic style is inappropriate. For example, introducing very ornate "Victorian" details is inappropriate on simple homes.
    - 3) An addition should not obscure or damage character-defining features such as windows, doors, porches, brackets or roof lines.
  - b. *An addition should be visually subordinate to the main building.*

- 1) An addition should respect the proportions, massing and siting of the historic building.
  - 2) The form and detailing of an addition should be compatible with the existing building.
  - 3) Simpler details on an addition can help distinguish it from the original structure.
  - 4) When feasible, set an addition back from the primary façade in order to allow the original proportions, form and overall character of the historic building to remain prominent.
  - 5) If an addition would be taller than the main building, set it back substantially from primary character-defining façades.
  - 6) A small "connector" linking the existing building and the addition may be considered.
  - 7) When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.
- c. *A substantial addition should be distinguishable from the existing building so it can be understood as a more recent change.*
- 1) This can be accomplished with a jog in the wall planes, or by using a cornerboard to define the connection, or a subtle change in material or a subtle differentiation between historic and more current styles.
- d. *The materials of an addition should be similar to that of the primary structure.*
- 1) The materials should also be similar to those seen historically in the District or the neighborhood.
  - 2) Match the lap dimension, finish and size of materials on the existing structure.
- e. *Windows in an addition should be generally the same as those of the existing structure.*
- 1) The window-to-wall ratio should be similar to that of the historic structure.
- f. *Preserve historic alignments that may exist on the street.*
- g. *The roof form and slope of a new addition should be in character with the historic building.*
13. **New Accessory Structures.** Accessory structures include garages, carriage houses, barns and sheds. *A new accessory structure should be subordinate to the primary structure on a site.*
- a. *Locate an accessory structure to the rear of a lot when feasible.*
- 1) Locating an accessory structure to the side of a primary structure, but set back substantially may also be considered.
- b. *Construct an accessory structure that is subordinate in size and character to the primary structure.*
- 1) In general, accessory structures should be unobtrusive and not compete visually with the primary structure.
  - 2) While the roof lines do not have to match, it is best that it not vary significantly.
  - 3) An accessory structure should remain subordinate, in terms of mass, size and height, to the primary structure.
  - 4) Tuff Sheds® and other pre-manufactured storage structures are generally not deemed appropriate.
- c. *An accessory structure should be similar in character to those seen traditionally.*
- 1) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- d. *Maintain the traditional range of building materials on accessory structures.*

- 1) Appropriate materials for secondary buildings include but are not limited to: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
  - 2) These materials should be utilitarian in appearance.
  - 3) The use of muted, natural colors and finishes is particularly encouraged.
- e. *Maintain the simple detailing found on accessory structures.*
- 1) Ornate detailing on accessory structures is inappropriate.
  - 2) Avoid details that may give an out building a residential appearance.
  - 3) Accessory structures should not mimic primary structures.
14. **Storefronts.** A pedestrian oriented storefront format should be maintained, along with typical storefront components of display windows, recessed entrance and clerestory.
- a. *Display windows should be at the same height as other display windows on the street.*
15. **Fences and Walls.** Where fences are used, they should be of wood, iron, stone or plant materials.
- a. *These should not exceed four feet in the front yard.*
- 1) Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
  - 2) Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
  - 3) Retaining walls should be of dry stone or stone masonry.
  - 4) Log and railroad ties may be used on a limited basis, provided that the horizontal method of construction is utilized.
  - 5) Unfaced concrete or concrete block are not appropriate.
16. **Utilities and Exterior Lighting.**
- a. *All utility lines should be underground and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*
- b. *All lighting should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*
- 1) Low wattage systems are recommended and site lighting should be shielded.
- c. *Necessary security lighting will be considered on an individual case-by-case basis.*
17. **Sidewalks, Patios and Driveways.** Where walkways, patios and driveways are necessary, asphalt and concrete should be avoided.
- a. *Standard brick, flagstone and board are appropriate for walkways and patios.*
- b. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*
18. **Decks.** Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care should be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.
- a. *Minimize the appearance of any deck.*
- 1) Decks should be subordinate in terms of scale and detailing.
  - 2) Locate a deck to the rear of the building where feasible.
  - 3) Wherever possible, second-story decks should be incorporated into the roof and mass of the building.

19. **Alley Entrances.** New buildings should be developed with public access to commercial uses front and rear. Existing alley entrances should be maintained.



20. **Solar Energy and Wind Devices.** Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices should be mounted in a manner that preserves the property's character defining features.

- a. *Solar collection devices which are not attached to the building should be located only in the side or rear yards.*
- b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*
- c. *Wind generators or other energy devices should be located in rear and side yards away from public view.*
  - 1) Their height will be determined by the height of the principal structure and they should be painted to blend with or match the adjacent buildings or natural surroundings.

21. **Security Devices.** Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

- a. *Permanently fixed security bars should not be used on doors or windows.*

22. **Other Mechanical Equipment.** The impact of mechanical equipment on the appearance of the building and its surroundings should be minimized.

- a. *Window air conditioning units or condenser elements should not be located on the front façades.*
- b. *Antennas should be located where they are not visible on the front façade.*
- c. *Mechanical equipment on the ground should be screened from view.*
  - 1) A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.
- d. *Mechanical equipment attached to the side or roof of a building, including heating vents, should be kept as low as possible and covered or painted to blend with the background.*

23. **Hot Tubs.** Hot tubs should be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

24. **Signs.** Although the HPRC will not routinely review sign applications, business and property owners are encouraged to consider the following:

A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. Signs should be developed with the overall context of the building and of the area in mind.

The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of



signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application is referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

- a. *Coordinate a sign within the overall façade composition and with other signs on the property.*
  - 1) A sign should be in proportion to the building such that it does not dominate the appearance.
- b. *Position a sign to be a part of the overall building composition.*
  - 1) Locate a sign on a building such that it will emphasize design elements of the façade itself.
  - 2) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.
- c. *Preserve an historic painted sign where it exists, when feasible.*
- d. *A sign should not obscure or compete with architectural details of an historic building façade.*
  - 1) A sign should be designed to integrate with the architectural features of a building, not distract attention from them.
- e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*
- f. *Sign materials should be compatible with that of the building façade.*
  - 1) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
  - 2) Highly reflective materials are inappropriate.
- g. *A simple sign design is preferred.*
  - 1) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.
- h. *Flags should not exceed 26 inches by 44 inches.*
- i. *Flag poles attached to building façades should not exceed 60 inches in length.*

## **PART FOUR – DEMOLITION**

### **Idaho Springs Municipal Code, Chapter 22, Section 22-2. Regulations.**

*No person shall demolish a historic building or structure located within the District, or otherwise designated as a historic building or structure, without first obtaining a COA therefor from the Commission and the appropriate permit from the Building Official. Any requests for such demolition permits must be submitted to the Commission and shall be considered by the Commission at its next regularly scheduled meeting, but in any event, within thirty (30) days of submittal. Any application not considered by the Commission within thirty (30) days of submittal shall be deemed approved.*

*Nothing contained herein shall prevent the demolition of any building or structure which the Building Official shall certify, in writing, to the Commission is required for the public health, safety or welfare because of an unsafe or dangerous condition.*

This Part of the guidelines will apply to the demolition, complete or partial, or the relocation of any structure in the Historic District or at any other locally designated site.

### **APPLICATION**

In addition to the standard application form, the application must include the following:

1. A completed Colorado Cultural Resource Survey Architectural Inventory Form for the property, which will be provided by City Staff for completion by the applicant.
2. A report regarding the effect that the removal or demolition of the structure, or portion thereof, will have on the character of the site and the adjacent properties.
3. A report outlining the plan to salvage any reusable materials from the structure and reuse them in proposed reconstruction.
4. A plan for the redevelopment of the property. *Note: Allowing the property lie vacant is not preferred.*

### **INITIAL CONSIDERATION**

Before the HPRC considers whether to issue or deny a COA for any demolition or relocation, the applicant and the HPRC must be equally satisfied that the proposed work is the minimum that will address the needs of the property with respect to its historic significance, the Historic District or neighborhood where the structure is located and still allow the property owner reasonable use and enjoyment of his property. The following issues may be considered:

1. Feasibility of modification of the plans.
2. Feasibility of any alternative use of the structure which would substantially preserve the original character.

The HPRC is not empowered to consider, or pass approval on, the current or proposed use of any property. Such matters are addressed in the City's Zoning Code and questions should be directed to the City Building Official.

### **CRITERIA**

The following criteria will be considered by the HPRC when considering whether or not to grant a COA for demolition or relocation of a structure in the Historic District or on any other locally designated site.

1. The effect of the proposed work on the general historical and/or architectural character of the structure and adjacent properties.
2. The architectural style, design, construction, arrangement and materials of existing and proposed structures.
3. The effect of the proposed work in creating, changing or destroying the exterior characteristics of the structure upon which work is to be done.
4. The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure.

5. The effect of the proposed work on adjacent and surrounding structures and the plans to mitigate such effects.
6. The extent to which the proposed work meets the standards of the City and the United States Secretary of the Interior then in effect for the preservation, reconstruction, restoration or rehabilitation.

Demolition may be considered acceptable only under the following conditions:

1. If the building is so deteriorated that the owner cannot feasibly restore it.
2. No alternative site is available for relocation of the building.

Relocation may be considered acceptable, or even desirable, under the following conditions:

1. If the building is threatened in its present setting because of hazardous conditions and the potential to preserve the building will be enhanced by relocating it.
2. If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism on the original site.
3. If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, and relocation would enhance the ability to interpret the historic character of the building.

The original condition of the building and its setting must be accurately recorded before removal of the structure. Detailed photographs, notes and drawings must be prepared which accurately record the exterior design, character of interiors, finishes and general structural system. Reference measurements should be included of overall building dimensions, set backs and relationships to adjacent buildings. A copy of this documentation must be filed permanently with the City.

## **GUIDELINES FOR THE DEMOLITION OR RELOCATION OF STRUCTURES**

1. **Existing Site Conditions.** Demolition or relocation must be merited because of site conditions.
  - a. *It is not the intent of the City to allow demolition or relocation of historic structures simply to facilitate new construction on the original site.*
2. **Preservation Potential.**
  - a. *Where the current setting has been radically altered from the historic character, the building may be enhanced if the receiving site is more similar to the historic setting.*
    - 1) Adequate historic documentation of the historic condition must be provided.
3. **Moving Procedures.**
  - a. *Removal procedures must minimize damage to the historic materials.*
  - b. *Removal procedures must minimize damage to surrounding buildings.*
4. **Relocation Site.**
  - a. *The new site should convey a character similar to that of the historic site in terms of scale of neighboring buildings, materials, site relationships and age.*
  - b. *The building should be located on the new site in an orientation similar to the historic setting.*
5. **Rehabilitation Plan.**
  - a. *The building cannot be “moth-balled” for later rehabilitation.*
  - b. *A complete rehabilitation plan must be submitted to the HPRC for review using the appropriate guidelines for rehabilitation found elsewhere in this document.*
    - 1) The rehabilitation plan should be submitted at the same time the application for relocation is submitted.
6. **Replacement Materials.**
  - a. *If subordinate additions or trim must be removed during relocation, these materials must be preserved and re-assembled at the new site if feasible.*
  - b. *Replacement materials, if necessary must match the original material.*
    - 1) A substitute material may be acceptable only if the size, shape, texture and finish conveys the visual appearance of the original material.
7. **Original Site.**
  - a. *After the historic building is removed, redevelopment of the historic site should commence within 60 days.*
  - b. *Impact of the demolition or removal on surrounding properties must be minimized.*
    - 1) Plans for impact mitigation will be considered before granting approval for the proposed work.
    - 2) This may involve cooperation of adjacent property owners.



- c. *The redevelopment plan will be reviewed by the HPRC using the guidelines in Part Three of this document.*



*Demolition can create an undesirable impact on an adjoining structure.  
Careful planning for mitigation can prevent similar results.*

## PART FIVE – GLOSSARY OF TERMS

**Addition, substantial.** Any new construction which increases the total square footage or foundation footprint of a structure.

**Alignment.** The arrangement of objects along a straight line.

**Alteration.** Any act or process which changes one (1) or more of the exterior characteristics of a designated site, structure, object, or district or a site, structure, object or district eligible for designation.

**Baluster.** A short, upright column or urn-shaped support of a railing.

**Board and Batten.** Vertical plank siding with joints covered by narrow wood strips.

**Bracket.** A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

**Building.** A resource created principally to shelter any form of human activity, such as a house. (See also, Structure)

**Certificate of Appropriateness (COA).** The official document issued by the Historic Preservation Review Commission approving an application or permit for the erection, moving, demolition, alteration or addition to, or the external construction or external restoration of, any building or structure in the Historic District or any other locally designated site. A COA, once issued, will expire under the same conditions as its associated building permit.

**Character-Defining Features.** A series of design features that, taken together, form the visual identity of an historic district, site or structure. On an historic structure for example, the character-defining features might include the size, materials, details and window and door openings of the building.

**Characteristics.** The visible and tangible attributes of a site, structure, object or district, including but not limited to the architectural design, style, general arrangement and components of all the outer surfaces of a site, object, structure or improvement, including but not limited to the color, texture, materials, type and style of all windows, doors, lights, signs and other fixtures appurtenant to said site, object, structure or improvement.

**Clerestory.** The upper portion of a display window that is separated from the main window by a frame.

**Column.** A slender upright structure, generally consisting of a shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

**Commission (HPRC).** The Idaho Springs Historic Preservation Review Commission.

**Contributing building.** In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A *contributing building* is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

**Cornice.** The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

**Demolition.** Any act or process that destroys in part or in whole an eligible or designated site, structure or object, or a site, structure or object within an eligible or designated district.

**Dentil.** One of a series of small rectangular blocks projecting like teeth from a molding or a cornice.

**Design.** As related to the determination of "integrity" of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

**District.** The Historic Preservation District, as defined in Section 22-3 of the Idaho Springs Municipal Code. (see Appendix A of these guidelines) *District* may also mean a geographically definable area possessing a significant concentration, linkage, or continuity of sites, structures, or objects and their surrounding environs united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

**Eave.** The underside of a sloping roof projecting beyond the wall of a building.

**Elevation.** A mechanically accurate, "head on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

**Façade.** Front or principal face of a building, any side of a building that faces a street or other open space.

**Fenestration.** The arrangement of windows on a building.

**Form.** The overall shape of a structure (i.e., most structures are rectangular in form).

**Frame.** A window or door component. See window parts. Also, describes a structure with wood siding, as opposed to brick or other masonry material.

**Gable.** The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

**Historic Resource.** A building, site, structure or object adding to the historic significance of an historic district.

**In-Kind Replacement.** To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

**Integrity.** Results when a sufficient percentage of a structure dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character-defining features also should remain intact.

**Kickplate.** The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront window area.

**Lintel.** A horizontal structural member, such as a beam or stone, that spans an opening, as between the uprights of a door or window or between two columns. Also referred to as a "header".

**Maintenance.** Work done on a site, structure or object in order to correct any deterioration, decay or damage to any part thereof in order to restore the same as nearly as practical to its condition prior to such deterioration, decay or damage.

**Mass.** The physical size and bulk of a structure.

**Masonry.** Construction materials such as stone, brick, concrete block or tile.

**Mullion.** See Window Parts.

**Muntin.** A bar member supporting and separating panes of glass in a window or door. (*See also*, Window Parts)

**New construction.** Any complete construction of a building or any substantial addition to an existing building. A “substantial” addition is one which increases the total square footage or the foundation footprint of the building.

**Noncontributing buildings.** Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

**Orientation.** Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

**Paneled door.** A door having a sunken or raised portion with a frame-like border.

**Pediment.** A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

**Period of Significance.** Span of time in which a property attained the significance. In Idaho Springs, the original Period of Significance is from 1860 to 1910.

**Preservation.** The act or process of applying measures to sustain the *existing* form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**Property.** Area of land containing a single historic resource or a group of resources.

**Protection.** The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

**Reconstruction.** The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

**Rehabilitation.** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

**Relocation.** Moving all or part of a structure or object to a different location.

**Remodeling (exterior only).** The act or process of making over the design image of a building. The appearance is changed by removing original detail and/or by adding new features that are out of character with the original. A remodeling project is inappropriate in the District or on any other locally designated site.



**Renovation.** The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur.

**Restoration.** The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Roof.** The top covering of a building. Following are some types:

- o **Flat roof** has only enough pitch so that rain water or melting snow can drain.
- o **Gable roof** has a pitched roof with ridge and vertical ends.
- o **Hip roof** has sloped ends instead of vertical ends.
- o **Shed roof** (lean-to) has one slope only and is built against a higher wall.

**Sash.** See window parts.

**Scale.** The size of structure as it appears to the pedestrian.

**Shape.** The general outline of a building or its façade.

**Siding.** The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term “siding” is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

**Size.** The dimensions in height and width of a building's face.

**Soffit.** The underside of a part of a building, such as an arch or overhang or beam etc., most commonly used to define the underside of the eave.

**Standing Seam Metal Roof.** A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

**Structure.** That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. (*See also, Building*)

**Traditional.** Based on or established by the history of the area.

**Transom.** A panel of glass above a door or above a casement or double hung window. A *transom* is usually moveable to allow air flow.

**Vernacular.** This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

**Window Parts.** The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

**IDAHO SPRINGS  
HISTORIC PRESERVATION DISTRICT  
1988**



**APPENDIX B – Additional Locally Designated Historic Sites in Idaho Springs**  
(as of July, 2007)

804 Colorado Blvd., *Private residence*

1520 Virginia Street, *Private residence*

1414 Colorado Blvd. – *Methodist Episcopal Church, United Center*

Charlie Tayler Waterwheel

Illinois and Virginia Streets - *Bryan Hose House*

600 Colorado Blvd. - *Hose House No. 2*

1921 Virginia Street, *Zion Lutheran Church*

## **APPENDIX C – Designated noncontributing structures within the District**

Based on 1976 survey conducted by the Colorado Office of Archaeology & Historic Preservation

1438 - 1446 Miner Street

1534 Miner Street

1536 Miner Street

1601 - 1607 Miner Street

1608 – 1612 Miner Street

1631 - 1633 Miner Street

1743 Miner Street

## **APPENDIX D – Secretary of Interior’s Standards**

### **Standards for Preservation**

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### **Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards for Restoration**

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

*The complete text of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties can be found online at*

[www.cr.nps.gov/hps/tps/Standards/standards\\_complete.pdf](http://www.cr.nps.gov/hps/tps/Standards/standards_complete.pdf)

*or a photocopy of the entire document can be purchased at City Hall.*

## **APPENDIX E – Application Checklist**

**Applications for review by the HPRC must include the following, along with an application for a building or sign permit.**

***Complete applications must be submitted a minimum of 5 working days prior to a meeting date.***

- ☐ Complete list of exterior materials and finishes with samples of all materials that are different in any way from the original.
- ☐ Drawings. Professional drawings are not required as long as the necessary information is adequately conveyed. *All drawings must contain dimensions.* Two sets of drawings must be submitted. One copy will be returned to the applicant upon approval and issuance of a permit. Drawings should include the following:
  - ☐ Each affected elevation must be presented.
  - ☐ Scaled drawings must show the dimensions of all existing and proposed features (i.e., windows, doors, total height and width of façade, spacing of columns, roof pitch, chimneys, porches and decks, placement of signs when applicable).
  - ☐ Scale and relation to neighboring structures.
  - ☐ Requests for amendments must be accompanied by new scaled drawings of all affected elevations.
  - ☐ Site plans are required for any new structure, addition, fence, sidewalk, retaining wall, hard landscaping elements or building relocation. Site plans must show the structure's relation to and location on its building site.

**NOTE:** *This checklist is in reference to applications for Certificates of Appropriateness only. The Idaho Springs Building Department may require additional information. Contact City Staff for details.*

**Copies of this Checklist will be provided by City Staff to all applicants prior to submission of any application for review by the HPRC.**

**HISTORY SUBMISSION FOR BUILDING ASSESSMENTS FOR CHS**

HANSON'S LODGE  
1601 Colorado Boulevard

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Historic Structures Assessment and Preservation Plan

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## TERMS AND DEFINITIONS

The terms used in this report to describe the condition of historic structures comes from the Colorado Historical Society-State Historical Fund document entitled "Historic Structure Assessment-Terms and Definitions".

### CONDITION

The following terms may be used when assessing the condition of a structure and its related features in **PART III - STRUCTURE CONDITION ASSESSMENT**.

An element is evaluated as **GOOD** when:

- the element is intact, structurally sound and performing its intended purpose.
- there are few or no cosmetic imperfections.
- the element needs no repair and only minor or routine maintenance.

An element is evaluated as **FAIR** when:

- there are early signs of wear, failure or deterioration, though the element is generally structurally sound and performing its intended purpose.
- there is a failure of a sub-component of the element.
- a replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **POOR** when:

- the element is no longer performing its intended purpose.
- the element is missing
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired.
- the element shows signs of imminent failure or breakdown.
- the element requires major repair or replacement.



## **PRIORITY**

The following terms may be used when prioritizing the recommended work in  
**PART IV - PRESERVATION PLAN.**

A **CRITICAL** deficiency of an element exists where:

- there is advanced deterioration which has resulted in failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- there is a threat to the health and/or safety of the user, and/or
- there is a failure to meet a legislative requirement.

A **SERIOUS** deficiency of an element exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element and/or
- a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency.

A **MINOR** deficiency of an element exists where:

- standard preventive maintenance practices and building conservation methods have not been followed, and/or
- there is a reduced life expectancy of affected or related building materials and/or systems, and/or
- there is a condition with long-term impact beyond 5 years.

## 1.0 INTRODUCTION

### 1.1 RESEARCH BACKGROUND/PARTICIPANTS

Research Design: Spring 1997. The Historic Structures Assessment and Preservation Plan is based on several visits to participating and respective sites within the City of Idaho Springs, Clear Creek County, Colorado. Owners and representatives of these particular sites were consulted to discuss conditions, concerns and intended future use of the historic properties. Most of the 12 sites being evaluated fall within the proximity of a nationally designated historic district. Building systems and building compositions were studied, and their physical and aesthetic conditions were evaluated as they relate to historic preservation and adaptive reuse.

#### Consultants:

- 1.) Otis Odell, Odell Architects; Architect.
- 2.) Kenny LaGreca, Mountain Design Group; Structural Engineer.
- 3.) Eric Stevens, Mountain Design Group; Structural Engineer.
- 4.) Dave Robinson, Barbalata Cordero Espinosa Robinson Consulting Engineers; Mechanical Engineer.
- 5.) Terry Kirkham, Barbalata Cordero Espinosa Robinson Consulting Engineers; Electrical Engineer.
- 6.) Adrian L. Ducharme, REM, CHMM, Ducharme & Associates, Inc., Environmental & Hazardous Materials; HazMat Consultant.
- 7.) Nana Lea, Rural Development Coordinator, University of Colorado at Denver, Colorado Center for Community Development; Project Coordinator.
- 8.) Mark Thomas Harpe, Intern, University of Colorado at Denver, Colorado Center for Community Development; Historian.
- 9.) Newton R. Klusmire, Architectural Resource Consultants, Inc., Cost Estimator.
- 10.) Marjorie Bell, Mary Jane Loevlie, Christine Bradley and Nina Parentice, Historical Society of Idaho Springs, Local Consultants.

#### Funding partners:

- 1.) State Historic Funds; Colorado Historical Society.
- 2.) The City of Idaho Springs; Local Cash Match, In Kind Local Interests.
- 3.) Colorado Center for Community Development, In Kind.

## 1.2 BUILDING LOCATION

Physical Location: Hanson's Lodge is located in the City of Idaho Springs, the County of Clear Creek, the State of Colorado. Its street address is 1601 Colorado Boulevard, generally on the south side of the street facing north.

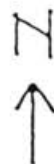
Legal Description: Block 10, Lots 10, 11 & 12, The City of Idaho Springs, Clear Creek County, Colorado.

# 1.2.1 SITE PLAN



■ HANSON'S LODGE

▨ SURROUNDING BUILDINGS



1.3 HISTORIC DESIGNATION

Hanson's Lodge falls within the bounds of (United States) National Designation Idaho Springs Downtown Commercial District (1984) and Local Designation (The City of Idaho Springs) through Ordinance No. 4-1988 (1988). It is also part of the (Colorado) State Register of Historic Properties, No. 5CC201, as all properties listed in the National Register of Historic Places are automatically listed in the State Register.

1.4 CURRENT OWNERSHIP

RKR of Idaho Springs, Inc.  
PO Box 3334  
DBA Hanson Lodge  
Idaho Springs, Colorado 80452

1.5 CURRENT USE

Commercial Lodge.



## 2.0 HISTORY AND USE

### 2.1 ARCHITECTURAL/HISTORICAL SIGNIFICANCE AND CONSTRUCTION HISTORY

#### 2.1.1 ARCHITECTURAL/HISTORICAL SIGNIFICANCE

The building we know today in Idaho Springs as Hanson's Lodge was originally built in 1881. The appearance and character of the original building changed sometime between 1907 and 1931 from a very eclectic Victorian style to that of a mountain lodge. This was accomplished in two ways: one was with the addition of a large rusticated dining hall onto the southwest corner of the building and the other was with a timber veneer siding that was used to cover the original weatherboard skin of the building.<sup>1</sup>

Vintage photographs reveal a building built with classic Victorian features such as Federal or Greek Revival Window details, weatherboard siding with what appear to be decorative quoined corners, a single storey wrap around porch which encompassed all but the east side of the building with gingerbread posts, and a wrought iron fence with masonry piers. A large decorated bay window was located on the second floor north side of the west face of the building, and a flat hipped roof with a widow's walk capped the original structure.

The structure now is much more rustic. The dining hall addition was built in a rustic style with a large quartz stone fireplace and log vaulted ceiling. The double hung one over one windows are relatively consistent throughout the structure. The light in the dormer located on the south side of the roof consists of three side by side five pane stationary windows. The original bay window is still in place on the north side of the west face of the building. The roof is a complete hipped roof with the widow's walk removed and a dormer added.

The configuration of the lodge comes from four basic elements: the kitchen and shed, the dining room, the lobby and a block of rooms. The kitchen, shed, dining room and lobby are all one storey while the block of rooms is two.

The hotel was purchased in 1944 by Yngve E. Hanson, thus the name Hanson's Lodge.

The building appears to be one of Idaho Springs' oldest hotels. Its significance lies in its rich history and use as well as its architecture. "At the turn of the century it was considered the finest Victorian hotel in Idaho Springs. It is said that there was seldom an empty room. The building was very modern, catering to the comforts of commercial men and the traveling fraternity. Local legend maintains that Doc Holliday stayed [in the hotel] during the 1880's

---

<sup>1</sup> The original date of construction was taken from an unpublished document entitled Historic Idaho Springs: Downtown and Cemetery Walking Tours provided by Mary Jane Loevlie, Historical Society of Idaho Springs.

According to Sanborn maps dated July 1886 and October 1900, the building was listed as "Dw'g" [or dwelling]. Sanborn maps dated September 1895 list the building as the "Idaho Springs Club". Sanborn maps dated October 1900, December 1907 and January 1931 list the building as the "Club Hotel". Sanborn maps dated March 1939 list the building as the "Conroy Hotel". The configuration of the building is the same in Sanborn maps dating from July 1886 to December 1907.

Sanborn maps dating from January 1931 and March 1939 show a large dining room added to the southwest corner of the building with part of the original porch removed to accommodate the addition. This gives us a good idea of when the dining room was added on. The veneer of log siding was probably added in 1922 when the city celebrated the gold rush with its Days of '59 celebration. Much of the city was covered in an architectural skin of log veneer to give the community the aura of what it may have been like when the city was first developing.

while he was in the area 'taking the waters'. President Teddy Roosevelt also stayed here."<sup>2</sup>

### 2.1.2 CONSTRUCTION HISTORY

In 1881 the original structure was built. Sometime between 1907 and 1931, the dining hall on the southwest corner of the building was added. The rustic log veneer siding was added c.1922 with the city's days of '59 celebration. Images c.1960 show a rustic Chippendale runner around the perimeter of the roof of the porch, an awning facing Colorado Boulevard providing access to the lobby, electric signage and a rustic fence with low running shrubs.

### 2.1.3 PHOTOGRAPHS

(Unless otherwise noted, photos from Colorado Center for Community Development, Denver, Summer 1997).

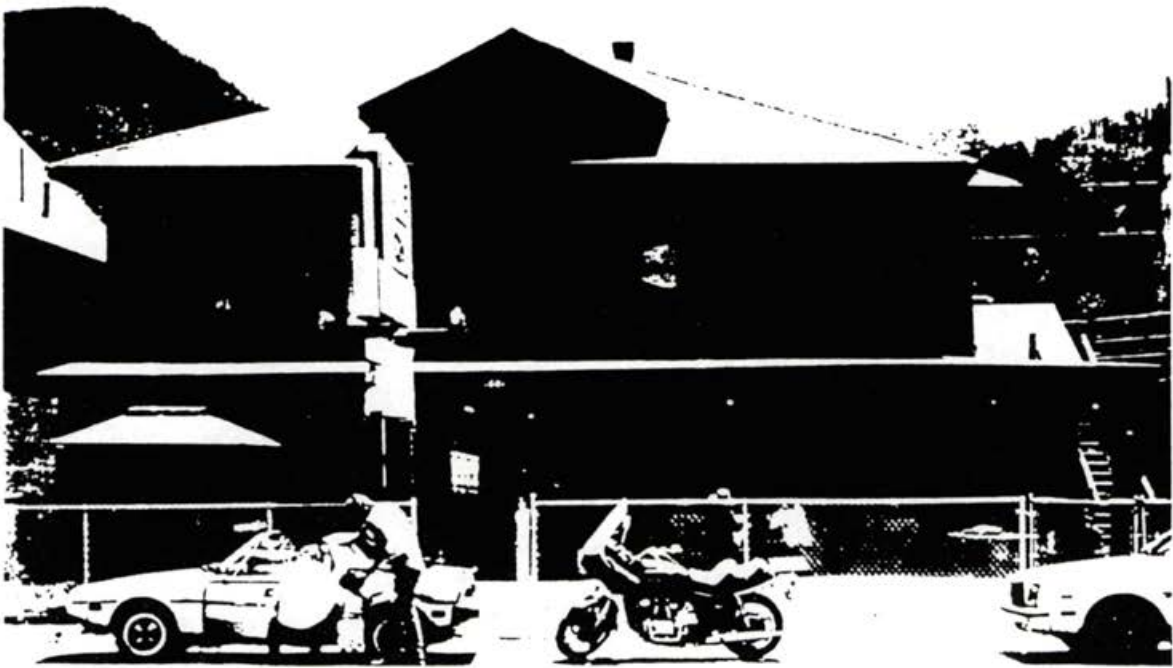
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<sup>2</sup> From Historic Idaho Springs: Downtown and Cemetery Walking Tours, entry no. 24 The Club Hotel.

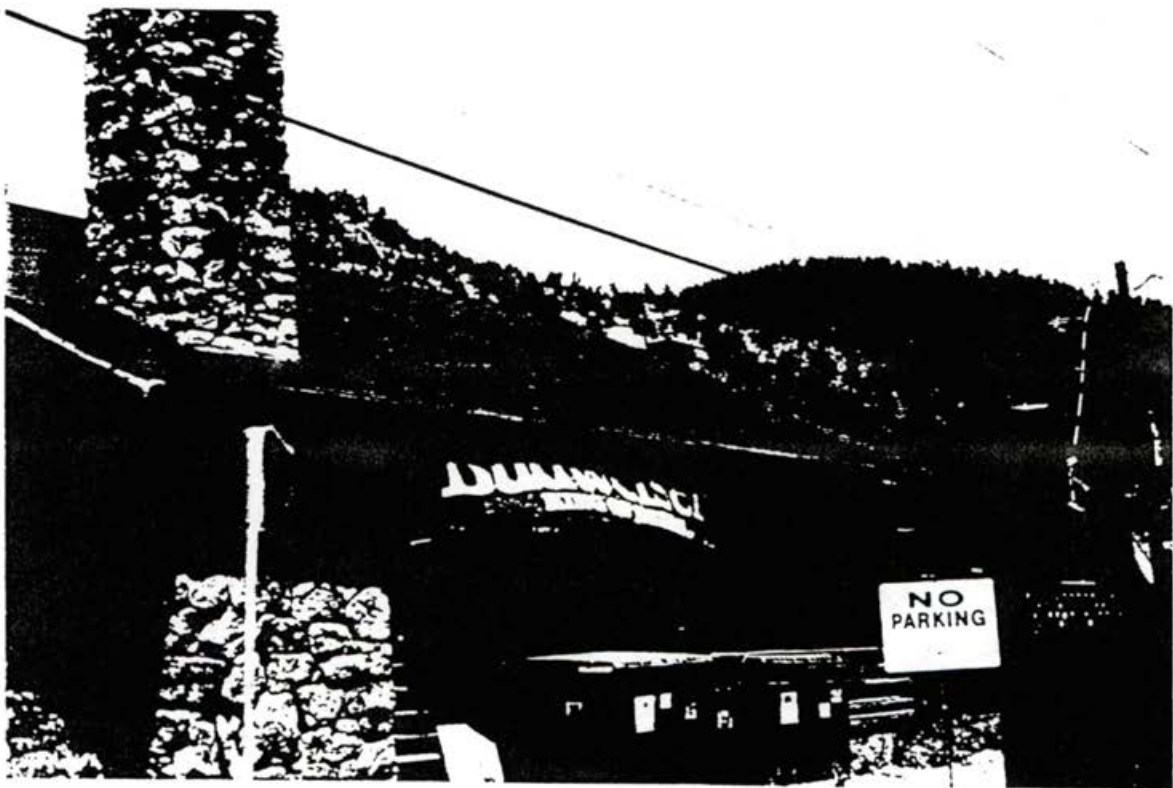


Vintage Photograph of The Club Hotel Now Known as Hanson's Lodge,  
Idaho Springs, Colorado. Photo Courtesy of the  
Historical Society of Idaho Springs.





Front North Facing Side of Hanson's Lodge.  
Idaho Springs, Colorado, Summer 1997.



Rear South Facing Side of Hanson's Lodge.  
Idaho Springs, Colorado, Summer 1997.



West Facing Side Southern Portion of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.



West Facing Side Northern Portion of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.





East Facing Side of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997



Vintage Photograph of The Club Hotel Now Known as Hanson's Lodge,  
Idaho Springs, Colorado. Photo Courtesy of the  
Historical Society of Idaho Springs.



Front North Facing Side of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.



Rear South Facing Side of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.





West Facing Side Southern Portion of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.



West Facing Side Northern Portion of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.



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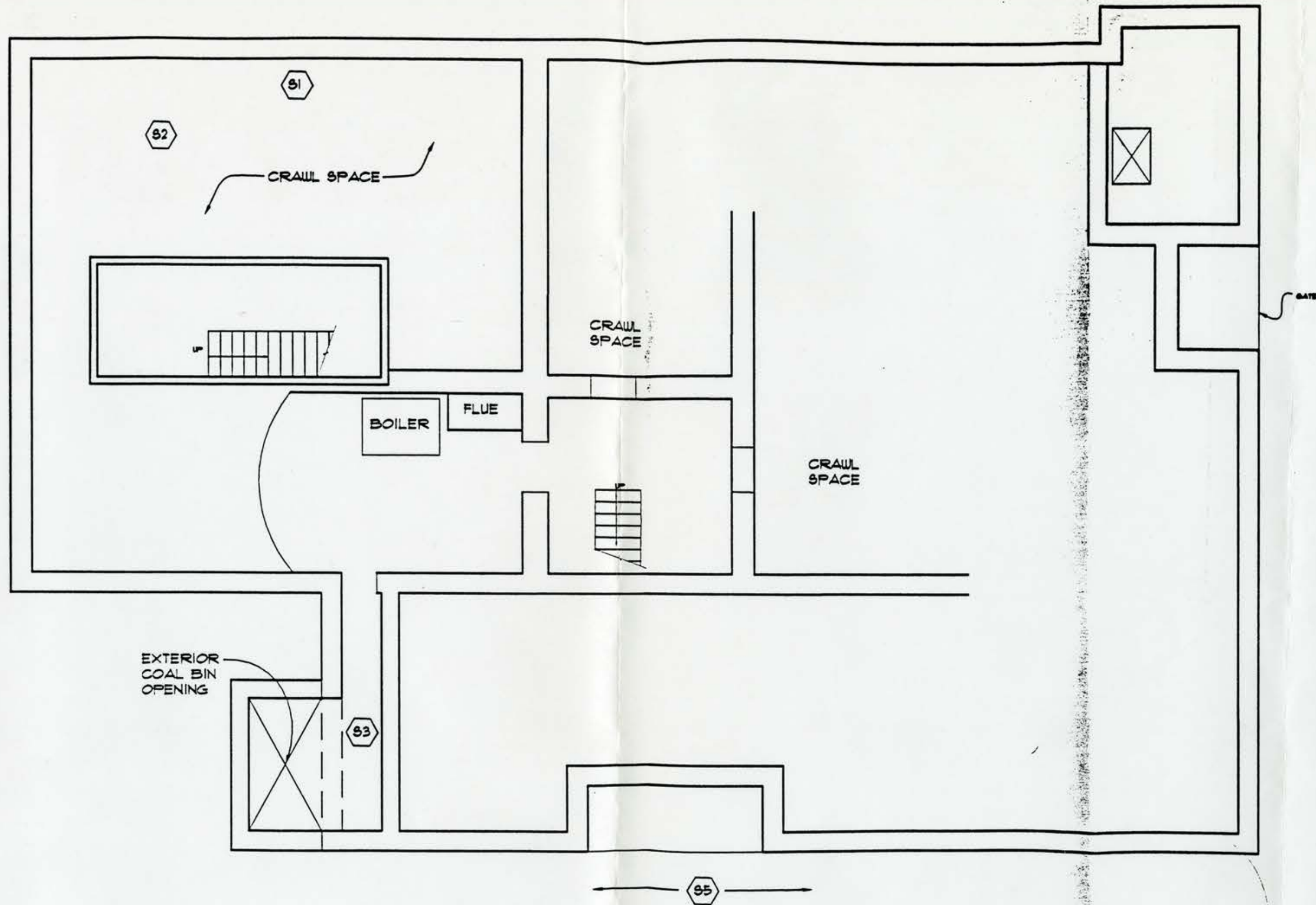
East Facing Side of Hanson's Lodge,  
Idaho Springs, Colorado, Summer 1997.



## 2.2 PROPOSED PROGRAM

### 2.3 EXISTING SKETCH PLAN

Keynotes on plan refer to notes in section 3.0 STRUCTURE CONDITION ASSESSMENT.



1 LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"

| ISSUED FOR           | DATE     |
|----------------------|----------|
| ARCHITECTURAL REVIEW | 3/27/02  |
| FINAL REVIEW         | 10/21/02 |
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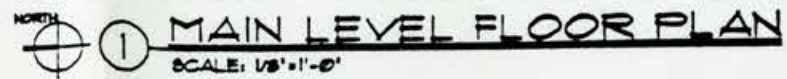


HANSON'S LODGE  
1601 Colorado  
IDAHO SPRINGS, COLORADO

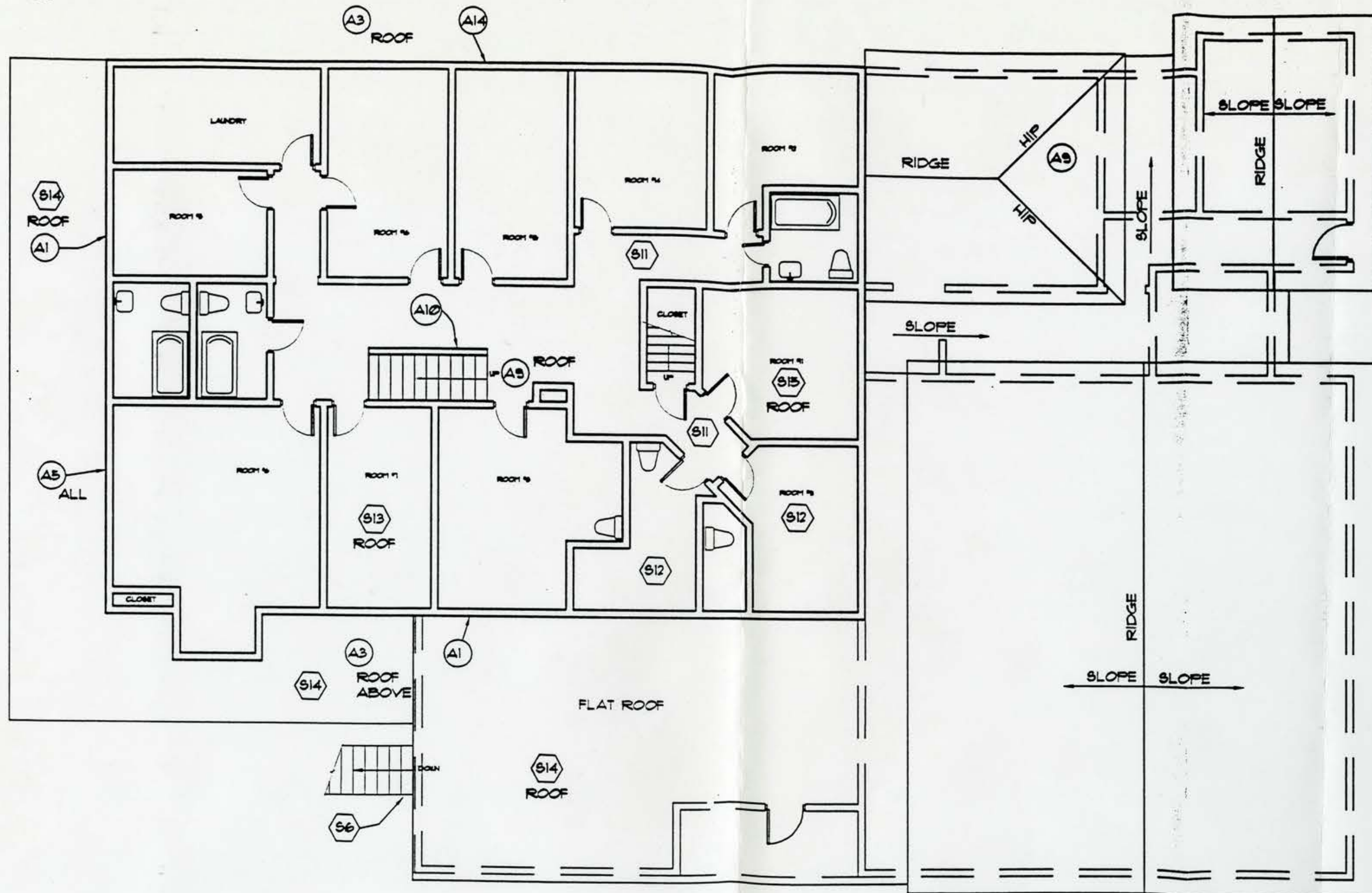
DRAWING  
FLOOR PLAN

|         |               |
|---------|---------------|
| DESIGN  | BY            |
| CHECKED | K. L. ZIEGLER |
| DATE    | MAY 7, 1997   |
| SHEET   |               |

A-1








**UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

|                      |         |
|----------------------|---------|
| ISSUED FOR           | DATE    |
| ARCHITECTURAL REVIEW | 5/17/97 |
| FINAL REVIEW         | 5/21/97 |

|                      |         |
|----------------------|---------|
| ISSUED FOR           | DATE    |
| ARCHITECTURAL REVIEW | 5/17/97 |
| FINAL REVIEW         | 5/21/97 |

  
**MOUNTAIN DESIGN GROUP**  
 1601 Colorado  
 IDAHO SPRINGS, COLORADO

**HANSON'S LODGE**  
 1601 Colorado  
 IDAHO SPRINGS, COLORADO

**FLOOR PLAN**

|             |             |
|-------------|-------------|
| DESIGNED BY | DATE        |
| KLW/PCA     | MAY 7, 1997 |
| CHECKED BY  | SHEET       |
|             | A-3         |



### 3.0 STRUCTURE CONDITION ASSESSMENT

Note:

- Even though some structural recommendations are labeled "minor", they should still be performed.
- Keynotes are referenced to the As-Built drawings on p. 3-17.
- The following keynotes were not used: None

### 3.2 BUILDING FOUNDATION SYSTEM

Description: The existing foundation system for the Hanson's Lodge consists of battered rock walls around the building's perimeter. The rocks are native stones and boulders and are anywhere from 6" to 24" in diameter, and the joints are generally mortared. The average thickness of these walls could not be determined from the inside. These rock walls extend from below the basement level to exterior grade elevation. The basement portions are a bare dirt floor. There is a narrow existing tunnel from the main basement to the building exterior that probably served as a coal chute.

Condition: The condition of the foundations for the Hanson's Lodge is generally fair to poor. The basement was dry at the time of our observation. There were spots in the crawlspaces, however, that were damp. All the building's exterior rock walls were wet, and the east exterior crawlspace wall was very wet (*Keynote S1*). Efflorescence was observed in all of the building's exterior rock walls. There was a large plumbing leak contributing to the overall crawlspace dampness under the hotel portion (*Keynote S2*).

The coal chute tunnel is shored with wood along its sides. Both this wood and the cover at the street opening are rotted (*Keynote S3*).

The middle three front porch columns have settled noticeably (*Keynote S4*) along with the west side of the building (*Keynote S5*). The north window of "Teddy Roosevelt's Room" has sagged approximately 3" over a 4'-0 length.

#### Recommendations:

- 1.) **(Minor)** Parge all of the exterior foundation walls from the interior due to the efflorescence. (*Keynote S1*)
- 2.) **(Serious)** Fix the plumbing in a timely manner in order to help reduce the moisture. (*Keynote S2*)
- 3.) **(Minor)** Achieve more positive site drainage and additional crawlspace ventilation to help with the moisture problem.
- 4.) **(Minor)** Infill the coal chute tunnel with dirt or concrete, or rebuild the walls in order to keep the sides from caving in. (*Keynote S3*)

- 5.) **(Critical)** Repair the cover at street level in order to prevent someone from falling through. (*Keynote S3*)
- 6.) **(Minor)** Mudjack or shore the settled porch columns and subsequently replace them in order to re-level the entry roof. (*Keynote S4*)
- 7.) **(Serious)** Stabilize the west exterior wall by grout injection methods in hopes of arresting the settlement in the rock walls. (*Keynote S5*)

### 3.3 BUILDING STRUCTURAL SYSTEMS

#### 3.3.1 FIRST FLOOR FRAMING

Description: The first floor framing of the Hanson's Lodge consists of either 2"x8" (actual) or 2"x10" (actual) wood joists at an average spacing of 16" on center. The subfloor is comprised of 1"x6" (actual) rough sawn planks spanning perpendicular joist to joist. These planks are covered with a tongue and groove hardwood flooring. Re-used siding was also used as a subfloor as evidenced by the paint which was observed on some of the members. The joists are pocketed into the stone foundation walls with a 2" birdsmouth and span 10' on average. The wood species is unknown, but it is probably Douglas Fir or Colorado Blue Spruce.

Condition: The condition of the first floor framing in the Hanson's Lodge is typically fair to poor.

There are numerous locations of joists which were notched improperly by plumbers (*Keynote S6*). These joists have been individually shored with built up 2"x4" (nominal) columns that bear either directly on the dirt or on pieces of CMU block (*Keynote S6*). There is an area in the crawlspace that is literally a "forest" of 4"x4" (nominal) shoring posts that are supporting individual joists that failed sometime in the past (*Keynote S7*). These joists bear directly on the dirt, and this portion of the crawlspace is very wet in some locations (*Keynote S2*).

Some of the birdsmouthed joists exhibit cracks at their wall pockets indicative of a past shear failure (*Keynote S8*). At some locations, the joists at their pockets display evidence of rotting due to the foundation wall dampness (*Keynote S9*).

A soft spot and noticeable floor dishing was observed in the restaurant portion of the building (*Keynote S10*). Based on our observations of the structural damage under the hotel portion of the building with a code-required 40 psf design live load, it is likely that the floor framing under the bar and restaurant areas is dangerously undersized for the code-required 100 psf design live load.

#### Recommendations:

- 1.) **(Serious)** "Sister" new joists to the sides of the rotted joist pockets, and/or install steel flitch plates on a joist by joist basis. (*Keynote S9*)



- 2.) **(Serious)** "Sister" new joists to the sides of the joists with shear failures, and/or install steel flitch plates on a joist by joist basis. (*Keynote S8*)
- 3.) **(Serious)** "Sister" new joists to the sides of the notched joists with "plumber damage," or install steel flitch plates on a joist by joist basis. An option for this repair is the installation of new beam and post bearing lines in order to reduce the spans and loads of the existing joists. (*Keynote S6*)
- 4.) **(Serious)** Replace the shoring posts with a more permanent system if the building is to continue to be in service for many more years. The untreated wood placed directly on the dirt will rot in the future. The most cost-effective solution is, probably, the installation of new beam and post bearing lines along the shored joists in lieu of shoring individual joists as currently constructed. (*Keynotes S6 and S7*)
- 5.) **(Critical)** Structurally evaluate the floor under the bar and restaurant areas as the crawlspace in this area of the building could not be accessed. (*Keynote S10*)

### 3.3.2 SECOND FLOOR FRAMING

Description: The second floor framing of the Hanson's Lodge could not be observed due to the presence of the plaster and lath ceiling above the first floor.

Condition: The condition of the second floor framing of the Hanson's Lodge is unknown with a few exceptions. There is evidence of structural movement in the second floor bedroom transoms and door frames (*Keynote S11*). There is a large amount of movement in the common bathroom (*Keynote S12*). We believe a bearing wall was probably removed in the first floor office, and the large rotations of the second floor joists are the result. The attic ceiling joists are noticeably rotated in this same location.

#### Recommendations:

- 1.) **(Critical)** Uncover the ceiling in the area of the largest second floor movement in order to determine whether or not a bearing wall was removed. If it is determined that a bearing wall was removed, install a new bearing line at the location from which the wall was removed. (*Keynotes S11 and S12*)

### 3.3.3 ROOF FRAMING

Description: The roof framing of the Hanson's Lodge could only be observed in a couple of locations due to a plaster and lath ceiling covering under the ceiling joists. It appears that both the roof over the main hotel portion of the building and the roof over the bar portion of the building originally had flat "widow's walks" that were over framed to achieve a peaked roof sometime in the past probably because of roof leaks.

The roof over the bar is supported by two exposed log trusses. The wood species appears to be either Colorado Blue Spruce, Douglas Fir, or Ponderosa Pine. The truss chords are approximately 16" in diameter, and the truss webs are approximately 10" in diameter. There is

an approximately 1" diameter iron or steel hanger rod through the vertical web members. Neither the existing original roof joists or the newer peaked over framing could be observed.

The newer over framing at the roof over the hotel portion could be observed from inside the attic. The hip beam is a 2"x12" (nominal) with 2"x6" (nominal) jack rafters framing to it at 24" on center. The ceiling joists over the second floor are 2"x8" (actual) at 16" on center covered with plaster and lath underneath. The ceiling joists were noticeably sagged over the location of the suspected removed bearing wall (*Keynote S12*).

Condition: The condition of the roof framing for the Hanson's Lodge appears to be good to poor, depending on which part of the building the roof covers. Although we could not observe the framing directly, the roof over the bar, the kitchen, and the walk-in cooler were not noticeably sagged or bouncy. These three roofs are probably in good to fair condition.

The roofs over the main hotel portion and the restaurant portion are probably in fair to poor condition. Numerous sags and dips were observed in the roof over the main hotel portion (*Keynote S13*). The perimeter low roof over the porch below and the flat roof over the restaurant are bouncy which is possibly indicative of failed joists (*Keynote S14*).

The chimney projecting from the hotel roof has some masonry damage (*Keynote S15*). The exterior fire escape stair stringers and their connection to the roof are unsafe (*Keynote S16*).

Recommendations:

- 1.) **(Serious)** Remove small areas of the ceiling below the sagged and bouncy portions of the roof in order to determine if any joists have failed. If this examination proves that any joists have failed, "sister" new rafters on to the existing rafters. (*Keynotes S13 and S14*)
- 2.) **(Critical)** Rebuild the exterior fire stair to ensure public safety. (*Keynote S16*)
- 3.) **(Minor)** Repair the damaged brick at the chimney. (*Keynote S15*)

### 3.4 BUILDING ENVELOPE – EXTERIOR WALLS

#### 3.4.1 EXTERIOR WALL CONSTRUCTION

Description: The exterior construction of the original Victorian guest house could not be directly observed due to plaster finishes but is probably 2"x6" wood stud framed. The lodge style dining hall addition consists of horizontal log construction with mortar.

Condition: Both wall conditions appear to be in fair to good condition.



### 3.4.2 EXTERIOR FINISHES

Description: The Victorian building was originally finished with horizontally clad wood siding, but has since been wrapped with a log siding some time after the dining hall was built.

The dining hall's exterior finish is the exposed log wall construction itself. The logs are joined together with a fairly thick band of mortar. (See Figures 1 and 2).

Condition: It is difficult to see what condition the original wood siding is in since it is covered by the log siding.

The logs on the dining hall building area are in fair condition. However, some of the mortar is cracked. The ends of the logs at the corners have been painted.

Recommendations:

- 1.) **(Critical)** Remove log siding from main building on the main and upper levels to restore the original historical appearance. This would include removal of material from exterior walls, columns and soffits. Inspect condition of wood siding after the log siding has been removed. Patch nail holes and any other penetrations. Allow cost for staining or painting to match original historical character. (*Keynote A1*)
- 1.) **(Serious)** Replace the seven log siding clad columns with 10 square wood columns with standard base and capital (7 on south elevation, 3 along the east, approximately 8'-4" on center) to match original appearance as shown in Figure 1. Include decorative metal work at column capitals and a molded wood cornice at the widow's walk. (*Keynote A2*)
- 2.) **(Serious)** Restore original Victorian eave condition at the upper level roof. Replace fascia with molded wood cornice, and re-introduce decorative wood brackets at eaves per historic photos. (See Figure 1) (*Keynote A3*)

### 3.4.3 EXTERIOR MASONRY

Description: N/A.

Condition: N/A.

Recommendations: N/A.

### 3.4.4 EXTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Description: The main entrance on the north elevation is comprised of a single wood door with one sidelight on each side. The upper two-thirds contains a single pane of glazing. The sidelight glazing contains decorative stained glass. There is also transom glass above the whole assembly. The windows on the main building are comprised of double hung full height

assemblies. The sills are at floor height on both levels. The windows on the main level have an additional layer of removable screen that was applied to the outside of the windows. The log siding has either covered the original window trim or it no longer exists.

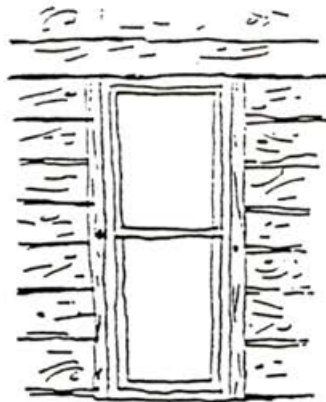
The west entry into the dining area contains a single wood French door with true divided light glazing and sidelights on either side. The other two exterior doors are standard in style. Casement windows adorn the exterior of the dining hall addition, and they all include true divided light glazing.

Condition: All the doors and windows on both buildings are in fair to good condition. The door hardware on the main north entry is in poor to fair condition.

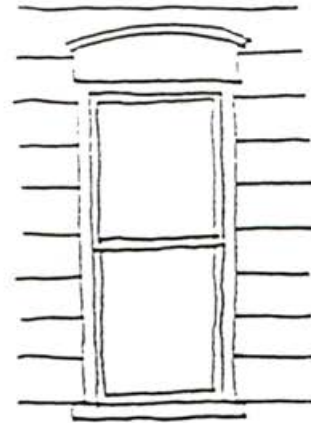
Recommendations:

- 1.) **(Serious)** Repair or replace vent panel under the right sidelight at the main entry. Replace door hardware and locate at proper building code height. Replace threshold as well. In addition, the whole assembly needs repainting to match existing. (*Keynote A4*)
- 2.) **(Critical)** After log siding has been removed from the window surrounds on the main building, evaluate condition of trim and repair and restore if necessary. If original trim does not exist, construct new arched window surrounds and trim according to historic photos and architect's sketches. (*Keynote A5*)

Sketch of current condition:



Sketch of suggested condition:



### 3.4.5 EXTERIOR APPENDAGES – PORCH, STOOP, PORTICO, ETC.

Description: There are several conditions along the north and west sides of the main building that are not part of the original building and site. A chain link fence surrounds the north patio where an iron fence with corner posts used to stand. A hot tub was introduced to the site just



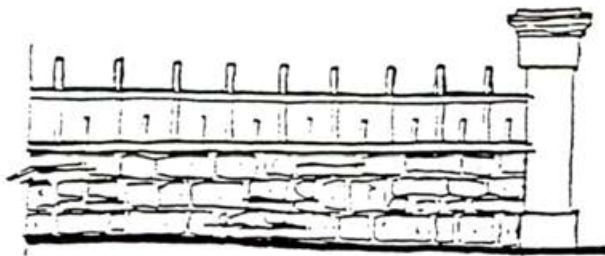
left of the main north entrance. Presently, the patio is undergoing resurfacing with new brick pavers and stone material. Some time ago, a wood stair was also added to the patio area that goes up to the roof.

Condition: The chain link fence is in fair condition; however, it a poor design solution and contributes to the deterioration of the landmark. The hot tub is in good condition as it was introduced only a short time ago. Its presence is somewhat questionable as it did not improve the appearance of the main entry in any way and does not currently match any adjacent materials. The brick and stone paving materials are in good condition since they are new construction. The wood stair is in fair condition, but it is not currently code compliant and appears to slightly invade the northwest part of the patio.

Recommendations:

- 1.) **(Critical)** Replace chain link fence with new stone veneer wall with decorative metal railing that simulates the original historical design intent. Use concrete site wall construction with stone veneer for added structural durability and privacy. (*Keynote A6*)

Sketch of suggested site wall:



- 2.) **(Serious)** Remove concrete pad and wood stair that goes up to the roof from the northwest part of the patio. Introduce a ladder for roof access near the rear of the building as a replacement. (*Keynote A7*)
- 3.) **(Minor)** Install stone paving in remaining west patio area. (*Keynote A8*)

### 3.5 BUILDING ENVELOPE – ROOFING AND WATERPROOFING

#### 3.5.1 ROOFING SYSTEMS

Description: The roof over the main lodge was changed from a mansard style to a four-sided hip roof that meets at a peak at the center. It has fairly new asphalt shingles and two gabled dormers at the north and south elevations. The original dining hall roof is a standard gable with asphalt shingles to match the lodge building.

Condition: The roof systems are in good condition.

Recommendations:

- 1.) **(Minor)** Remove hipped roof structure and dormers. Replace with mansard style roof to match original historical character (with railing). See original photographs.

### 3.5.2 SHEET METAL FLASHING

Description: There is sheet metal flashing at the chimney over the kitchen area.

Condition: The flashing is deteriorating and in poor condition.

Recommendations:

- 1.) **(Critical)** Replace flashing at the chimney over the kitchen with copper stepped flashing. Also, remove existing tar flashing at the chimney over the main lodge. Replace with copper stepped flashing. (*Keynote A9*)

### 3.5.3 DRAINAGE – GUTTERS, DOWNSPOUTS

Description: There are metal gutters and downspouts at various locations around the perimeter of both buildings.

Condition: The gutters and downspouts are in fair to good condition.

Recommendations: N/A.

## 3.6 INTERIOR FINISHES

### 3.6.1 WALL FINISH MATERIALS

Description: There are numerous wall finish materials throughout both buildings: painted gypsum wallboard, stained and painted wood paneling, and vinyl paneling.

Condition: All wall finishes appear to be in fair to good condition.

Recommendations: N/A.

### 3.6.2 CEILING FINISH MATERIALS

Description: The ceiling finish materials consist of textured plaster and painted gypsum board near the guest rooms and stained wood plank and acoustical ceiling tiles at the main level.

Condition: The ceiling finishes are in fair to good condition.



Recommendations: N/A.

### 3.6.3 FLOOR FINISH MATERIALS

Description: The floor is finished with carpet in the guest room areas and some tile in the bathrooms. There is wood flooring throughout most of the dining hall areas and near the office.

Condition: The various floor materials are in fair to good condition.

Recommendations: N/A.

### 3.6.4 INTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

Description: Most of the interior doors are panelized wood doors. There are a few French doors with divided light panes near the dining hall.

Condition: The interior doors are in good condition.

Recommendations: N/A.

### 3.7 BUILDING MECHANICAL SYSTEMS

Description: The building heating system consists of a natural gas fired heating water boiler, heating water pump, four zone control valves, a single open zone and hot water baseboard. This system is fairly new and in good operational condition. Combustion air is taken from the former coal chute, but should be ducted to the boiler/water heater room. The heating water piping has been replaced using insulated copper pipe and is fairly new.

The plumbing system consists of a 4 inch cast iron sewer, 1-1/4 inch domestic service and two natural gas fired domestic water heaters. These systems are fairly new and appear in relatively good condition.

Condition: The heating system and the domestic water system are in good condition, and we would not anticipate major concerns with this system.

Recommendations:

- 1.) **(Critical)** Provide combustion air to the boiler room.
- 2.) **(Serious)** Sprinkler the basement utilizing the domestic water supply.

### 3.8 BUILDING ELECTRICAL SYSTEMS

Description: The Lodge is fed from an overhead service to a meter in the alley at the back of the building, then to a 120/240 volt, 200 amp load center located in the kitchen. There is an additional panel in one of the guest bedrooms which feeds the front part of the building. This panel was not accessible. The existing branch circuit wiring is a combination of flex, Romex, and conduit. The building lighting consists of fluorescent and incandescent lighting. There is neon signage, which is intended to be replaced, and some conduit and controls on the building exterior which will have to be relocated when the facade is removed. The fire alarm system appears to be a residential type system interconnected with surface wiring to a master control panel manufactured by Napco Alarm Sytems, model M500R.

Condition: The building fire alarm system is presently disconnected due to numerous false alarms. This a safety concern, as is the fact that the interconnection wiring is exposed.

#### Recommendations:

- 1.) **(Critical)** Replace the exposed fire alarm system wiring with wiring in conduit.
- 2.) **(Critical)** Track down the problem which is causing the false alarms, and resolve it in cooperation with the fire department.
- 3.) **(Serious)** Perform electrical work necessary for facade. As the building facade is being replaced to the original appearance, provide indirect lighting on the building facade.
- 4.) **(Minor)** Replace the Romex branch circuits with raceway and wire as required by code.

### 4.0 PRESERVATION PLAN

The repair recommendations included in Section 3, The Structure Condition Assessment, are placed in the prioritized work categories below. Work items are arranged in the order of their relative priority, with the highest priority items listed first. Estimated costs are for 1997. Escalation costs should be added to the costs listed below if the work is not performed in 1997. Design fees are not included in the estimated costs.

A contingency should be carried for discovery of repair items which cannot be directly observed at this time due to being covered by architectural finishes.

#### 4.1 PRIORITIZED WORK

##### Critical Work

|                                                          |             |
|----------------------------------------------------------|-------------|
| -S3: Rebuild cover at street level and infill coal chute | \$ 2,400.00 |
| -S11, S12: Demolition of ceiling at severe floor sag     | 700.00      |
| (Repairs to this area cannot be estimated at this time)  |             |
| -S16: Rebuild exterior fire stair                        | 1,200.00    |

|                                                  |                  |
|--------------------------------------------------|------------------|
| -A1, A5: Remove log siding, new window surrounds | 33,800.00        |
| -Install new combustion air to boiler            | 700.00           |
| -Replace fire alarm                              | 1,600.00         |
| -A9: Reflash chimneys                            | 2,500.00         |
| -A10: Code compliant stair                       | 2,500.00         |
| -A6: Historical site work                        | <u>44,900.00</u> |
|                                                  | \$ 90,300.00     |

#### Serious Work

|                                                                                                                                       |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| -A2, S4, S5: Restore log siding columns to historical                                                                                 | \$ 20,100.00    |
| -S2: Repair plumbing leaks                                                                                                            | 200.00          |
| -S6, S7, S8, S9, S10: First floor framing repairs<br>(Evaluation and repair of restaurant floor cannot<br>be estimated at this time.) | 25,200.00       |
| -S13, S14: Roof framing evaluation of existing structure<br>(Repairs to this area cannot be estimated at this time.)                  | 700.00          |
| -A3: Restore historical eaves and fascia                                                                                              | 10,800.00       |
| -A4: Repair door vent panel, door hardware, and paint                                                                                 | 3,200.00        |
| -A7: Remove and replace roof stair                                                                                                    | <u>1,700.00</u> |
|                                                                                                                                       | \$ 61,900.00    |

#### Minor Work

|                                  |                  |
|----------------------------------|------------------|
| -S1: Tuck point foundation walls | \$ 4,700.00      |
| -S15: Repair brick at chimney    | 500.00           |
| -Replace wiring                  | 2,200.00         |
| -Interior lighting               | 2,100.00         |
| -Restore historic roof           | <u>33,100.00</u> |
|                                  | \$ 42,600.00     |

## 4.2 PHASING PLAN

In general, the phases for the work should follow the order of the priorities listed in Section 4.1. Without knowing the amount of funding that will be available, exact phasing is impossible. Some obvious combinations of work that should be done together have been listed in the priorities of Section 4.1, and some other combinations are listed below if the amount of funding allows adding less important work into more critical priorities.

-If funding allows, it will probably be easier and less expensive to infill the coal chute tunnel prior to rebuilding the cover at street level.

-The architectural work on the porch columns should be done after these columns are structurally stabilized. Although the architectural restoration of the porch columns is not listed as critical, it seems logical to restore their historical character while the major portion of the building's exterior is being restored.



# Hanson's Lodge at Idaho Springs, Colorado

## Cost Estimate Outline based on Building Condition Assessment and Conservation Plan

30-Jun-97

| Assessment Keynote<br>Classification Designation | Recommendation | Qty | Unit<br>Price | Estimated<br>Cost |
|--------------------------------------------------|----------------|-----|---------------|-------------------|
|--------------------------------------------------|----------------|-----|---------------|-------------------|

### 3.4.1 EXTERIOR WALL CONSTRUCTION

Minor no recommendations  
 Serious no recommendations  
 Critical no recommendations

### 3.4.2 EXTERIOR FINISHES

|          |    |                                                                                                 |         |            |            |
|----------|----|-------------------------------------------------------------------------------------------------|---------|------------|------------|
| Critical | A1 | Remove log siding from main building...                                                         |         |            |            |
|          |    | demo labor                                                                                      | 72 hr   | \$23.24    | \$1,673.28 |
|          |    | haul/dispose                                                                                    | 4 load  | \$275.63   | \$1,102.52 |
|          |    | disposal fee                                                                                    | 3 ton   | \$25.00    | \$75.00    |
|          |    | cut/patch allowance                                                                             | 1 ls    | \$4,593.20 | \$4,593.20 |
|          |    | Allow cost for stain or paint to match original...                                              | 3175 sf | \$1.09     | \$3,460.75 |
| Serious  | A2 | Replace the 7 log siding columns with 10" square wood columns with standard base and capital... |         |            |            |
|          |    | shoring allowance                                                                               | 1 ls    | \$2,755.61 | \$2,755.61 |
|          |    | pad footing concrete                                                                            | 2.3 cy  | \$345.66   | \$806.54   |



|                           |       |         |          |
|---------------------------|-------|---------|----------|
| hand excav allowance      | 18 hr | \$23.24 | \$418.32 |
| 10" wood columns-material | 84 lf | \$11.53 | \$968.52 |
| 10" wood columns-labor    | 36 hr | \$26.61 | \$957.96 |

|                                              |        |          |            |
|----------------------------------------------|--------|----------|------------|
| Include decorative metal work at capitals... | 7 ea   | \$641.28 | \$4,488.96 |
| molded wood cornice at widow's walk...       | 127 lf | \$31.28  | \$3,972.56 |

|         |    |                                                                                                                 |        |          |            |
|---------|----|-----------------------------------------------------------------------------------------------------------------|--------|----------|------------|
| Serious | A3 | Restore original Victorian eave condition at the upper level roof...                                            |        |          |            |
|         |    | Replace fascia with molded wood cornice and re-introduce decorative wood brackets at eaves per historic photos. | 164 lf | \$31.28  | \$5,129.92 |
|         |    |                                                                                                                 | 25 ea  | \$104.22 | \$2,605.50 |

### 3.4.3 EXTERIOR MASONRY

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.4.4 EXTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

|         |    |                                                                    |       |          |          |
|---------|----|--------------------------------------------------------------------|-------|----------|----------|
| Serious | A4 | Repair or replace vent panel under the right sidelight...          |       |          |          |
|         |    | demo labor                                                         | 15 hr | \$23.24  | \$348.60 |
|         |    | carpentry labor                                                    | 18 hr | \$26.61  | \$478.98 |
|         |    | carpentry material allowance                                       | 1 ls  | \$455.28 | \$455.28 |
|         |    | Replace door hardware and locate at proper building code height... |       |          |          |
|         |    | hardware allowance                                                 | 1 ls  | \$654.22 | \$654.22 |
|         |    | Repaint to match existing...                                       |       |          |          |
|         |    | paint/prep labor                                                   | 12 hr | \$23.24  | \$278.88 |

|          |    |                                   |       |          |             |
|----------|----|-----------------------------------|-------|----------|-------------|
|          |    | material                          | 1 ls  | \$49.52  | \$49.52     |
| Critical | A5 | ...new arched window surrounds... | 29 ea | \$455.29 | \$13,203.41 |

### 3.4.5 EXTERIOR APPENDAGES - PORCH, STOOP, PORTICO

|          |    |                                                                                                                                                                                                |        |          |             |
|----------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|-------------|
| Critical | A6 | Replace chain link fence with new stone veneer wall with decorative metal railing that simulates the original historical intent...<br>Use concrete site wall construction with stone veneer... |        |          |             |
|          |    | demo chain link fence                                                                                                                                                                          | 129 lf | \$2.51   | \$323.79    |
|          |    | footing concrete                                                                                                                                                                               | 9.6 cy | \$321.58 | \$3,072.88  |
|          |    | cmu backup wall - 4"x 3'                                                                                                                                                                       | 387 sf | \$12.37  | \$4,787.19  |
|          |    | faux stone veneer                                                                                                                                                                              | 774 sf | \$14.59  | \$11,292.66 |
|          |    | decorative metal rail                                                                                                                                                                          | 129 lf | \$97.46  | \$12,572.34 |
| Serious  | A7 | Remove concrete pad and wood stair...                                                                                                                                                          |        |          |             |
|          |    | demo pad and stair                                                                                                                                                                             | 41 hr  | \$23.24  | \$952.84    |
|          |    | haul/dispose                                                                                                                                                                                   | 1 load | \$275.63 | \$275.63    |
|          |    | disposal fee                                                                                                                                                                                   | 2 ton  | \$25.00  | \$50.00     |
|          |    | Introduce ladder for roof access...                                                                                                                                                            |        |          |             |
|          |    | steel access ladder                                                                                                                                                                            | 19 lf  | \$21.58  | \$410.02    |

### 3.5.1 ROOFING SYSTEMS

|       |  |                                                                                                            |        |         |            |
|-------|--|------------------------------------------------------------------------------------------------------------|--------|---------|------------|
| Minor |  | Remove hipped roof structure and dormers. Replace with mansard style roof structure to match historical... |        |         |            |
|       |  | demo labor                                                                                                 | 280 hr | \$23.24 | \$6,507.20 |

|                      |         |          |            |
|----------------------|---------|----------|------------|
| haul/dispose         | 7 load  | \$275.63 | \$1,929.41 |
| disposal fee         | 9 ton   | \$25.00  | \$225.00   |
| new framing labor    | 2820 sf | \$2.97   | \$8,375.40 |
| new framing material | 2820 sf | \$3.51   | \$9,898.20 |
| new roofing          | 2820 sf | \$2.19   | \$6,175.80 |

NOTE: THIS RECOMMENDATION IS IMPRACTICAL FROM A HOTEL CLOSURE AND DOWNTIME PERSPECTIVE. ANTICIPATE THIS WORK TO RESULT IN A 4 TO 6 WEEK CLOSURE OF BUSINESS - MINIMUM.

### 3.5.2 SHEETMETAL FLASHING

|          |    |                                                      |       |       |            |
|----------|----|------------------------------------------------------|-------|-------|------------|
| Critical | A9 | Reflash all chimneys with stepped copper flashing... | 72 lf | 24.53 | \$1,766.16 |
|----------|----|------------------------------------------------------|-------|-------|------------|

### 3.5.3 DRAINAGE - GUTTERS, DOWNSPOUTS

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.6.1 WALL FINISH MATERIALS

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.6.2 CEILING FINISH MATERIALS

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.6.3 FLOOR FINISH MATERIALS

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.6.4 INTERIOR DOORS, WINDOWS, HARDWARE AND TRIM

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### APPENDIX A - ACCESSIBILITY COMPLIANCE

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### APPENDIX C - BUILDING CODE COMPLIANCE

|          |     |                                                                                                     |
|----------|-----|-----------------------------------------------------------------------------------------------------|
| Critical | A10 | Remove main hotel stair railing and re-construct<br>at code-compliant height to match historical... |
|----------|-----|-----------------------------------------------------------------------------------------------------|

|              |        |          |          |
|--------------|--------|----------|----------|
| demo labor   | 26 hr  | \$23.24  | \$604.24 |
| haul/dispose | 1 load | \$275.63 | \$275.63 |
| disposal fee | 1 ton  | \$25.00  | \$25.00  |
| new rail     | 18 lf  | \$47.59  | \$856.62 |

Note: new rail not historical

### 3.2 BUILDING FOUNDATION SYSTEM

|       |    |                                  |        |        |            |
|-------|----|----------------------------------|--------|--------|------------|
| Minor | S1 | Tuckpoint at foundation walls... | 955 sf | \$3.48 | \$3,323.40 |
|-------|----|----------------------------------|--------|--------|------------|



|          |    |                                     |           |                |         |            |
|----------|----|-------------------------------------|-----------|----------------|---------|------------|
| Serious  | S2 | Repair plumbing leak...             | allowance | 5 hr           | \$26.61 | \$133.05   |
| Serious  | S3 | Infill coal chute tunnel...         | gravel    | 59.3 ton       | \$24.58 | \$1,456.59 |
| Critical | S3 | Rebuild cover at street level...    |           | 8 hr           | \$23.24 | \$185.92   |
|          |    |                                     |           | 1 ls           | \$85.00 | \$85.00    |
| Minor    | S4 | Shore/demo/replace porch columns... |           | INCLUDED ABOVE |         |            |
| Serious  | S5 | Grout inject - NOT TO BE DONE.      |           |                |         |            |

### 3.3.1 FIRST FLOOR FRAMING

|         |     |                                                                                                                     |        |          |             |  |
|---------|-----|---------------------------------------------------------------------------------------------------------------------|--------|----------|-------------|--|
| Serious | S6  | New beam and post bearing lines along existing<br>shored joists, including precast concrete<br>foundation blocks... |        |          |             |  |
|         | S7  |                                                                                                                     |        |          |             |  |
|         | S8  |                                                                                                                     |        |          |             |  |
|         | S9  |                                                                                                                     |        |          |             |  |
|         |     | material - lumber joists                                                                                            | 295 lf | \$2.36   | \$696.20    |  |
|         |     | material - precast foundation                                                                                       | 20 ea  | \$159.63 | \$3,139.39  |  |
|         |     | material - timber columns                                                                                           | 20 ea  | \$29.66  | \$593.20    |  |
|         |     | material - connections/fasten                                                                                       | 1 ls   | \$795.21 | \$795.21    |  |
|         |     | labor                                                                                                               | 480 hr | \$26.61  | \$12,772.80 |  |
|         | S10 | ...bar & restaurant floor evaluation - NOT ESTIMATED                                                                |        |          |             |  |

### 3.3.2 SECOND FLOOR FRAMING

|          |     |                                                          |      |          |          |
|----------|-----|----------------------------------------------------------|------|----------|----------|
| Critical | S11 | Uncover (& replace) ceiling to determine bearing wall... | 1 ls | \$509.00 | \$509.00 |
|          | S12 | (see S11)                                                |      |          |          |

### 3.3.3 ROOF FRAMING

|         |     |                                        |      |          |          |
|---------|-----|----------------------------------------|------|----------|----------|
| Serious | S13 | Remove & replace ceiling to observe... | 1 ls | \$509.00 | \$509.00 |
|         | S14 | New sistered rafters - NOT ESTIMATED   |      |          |          |

|          |     |                                    |          |        |          |          |
|----------|-----|------------------------------------|----------|--------|----------|----------|
| Minor    | S15 | Repair damaged brick at chimney... | labor    | 8 hr   | \$26.61  | \$212.88 |
|          |     |                                    | material | 1 ls   | \$114.22 | \$114.22 |
| Critical | S16 | Rebuild exterior fire stair...     |          | 18 rsr | \$45.81  | \$824.58 |

### 3.4 BUILDING ENVELOPE-EXTERIOR WALLS

|          |                    |
|----------|--------------------|
| Minor    | no recommendations |
| Serious  | no recommendations |
| Critical | no recommendations |

### 3.7 BUILDING MECHANICAL SYSTEMS

|          |                                      |        |          |            |
|----------|--------------------------------------|--------|----------|------------|
| Critical | Install new combustion air to boiler | 1 ls   | \$481.22 | \$481.22   |
| Serious  | Sprinkler the basement               | 832 sf | \$3.57   | \$2,970.24 |

### 3.8 BUILDING ELECTRICAL SYSTEMS

|          |                                |      |            |            |
|----------|--------------------------------|------|------------|------------|
| Critical | Replace fire alarm wiring      | 1 ls | \$1,159.62 | \$1,159.62 |
| Minor    | Add indirect interior lighting | 1 ls | \$1,494.41 | \$1,494.41 |
| Minor    | Replace old wiring throughout  | 1 ls | \$1,564.58 | \$1,564.58 |
|          | Electrical Indirect Cost       | 1 ls | \$939.66   | \$939.66   |

### TOTAL DIRECT CONSERVATION COST

\$145,369.71

### INDIRECT COST:

|                                           |             |
|-------------------------------------------|-------------|
| General Contract General Conditions @ 15% | \$21,805.46 |
| Performance & Payment Bond @ 1%           | \$1,671.75  |
| General Contract Fees @ 12%               | \$20,261.63 |
| Contingency @ 12%                         | \$22,693.03 |
| Escalation                                | EXCLUDED    |
| Permits & Fees                            | EXCLUDED    |
| Design, Engineering, Materials Testing    | EXCLUDED    |
| Special Inspections & Measurement         | EXCLUDED    |
| Owner's Other Indirect Cost               | EXCLUDED    |

**GRAND TOTAL CONSERVATION COST**

**\$211,801.57**

## **APPENDICES**

### **APPENDIX B: HAZARDOUS MATERIALS**

#### **SUMMARY**

Based on our Hazardous Materials Survey (HMS), D&A believes that there are no significant environmental conditions associated with the subject properties. However, based on the results of our Visual Survey for asbestos containing materials (ACM) various environmental regulations will pertain to future renovation or construction activities on these properties. Any Presumed Asbestos Containing Materials (PACM) that would be disturbed by renovation activities would require abatement prior to renovation.

#### **PROJECT DESCRIPTION**

D&A has completed a Phase I Hazardous Materials Survey (HMS) including a Visual ACM Survey for six sites in the city of Idaho Springs, Colorado. These sites include:

- 1) Ornamental Resources, 1427 Miner Street
- 2) Methodist Church, 1440 Colorado
- 3) Underhill Museum, 1416 Miner Street
- 4) Elk's Lodge, 1600 Colorado
- 5) Hanson's Lodge, 1601 Colorado
- 6) Jackson's Monument, 320 Highway 103

The HMS involved a review of readily available federal and state environmental records, site reconnaissance by an environmental professional, and interviews with property owners and personnel from specific regulatory agencies. Information gathered during these activities is incorporated into the findings of this letter report.

The Visual ACM Survey activities did not include any sampling activities. Sampling activities are required to verify that PACM do not contain asbestos. This Visual ACM Survey identifies PACM at the sites that would require testing and analysis before renovation activities could occur. This Visual ACM Survey was completed by an AHERA- and State-certified Asbestos Inspector (Mr. Adrian L. Ducharme, ID#050584317).

#### **FINDINGS**

Based on our review of federal and state environmental records, our site reconnaissance activities, and interviews with property owners and Mr. Peter Laux with the Solid Waste Division of the Colorado Department of Public Health and Environment (CDPHE), D&A believes that there are no significant environmental conditions associated with the subject properties. Some possible groundwater contamination sources were identified in the environmental records, but the sites themselves were not listed on these records. The U.S. Environmental Protection Agency on July 3, 1995 ruled that property owners impacted by off-site groundwater contamination are not responsible for the remediation of these contaminants from their groundwater (Federal Register Vol. 60, No. 127, p. 34790). Based on this



ruling, and our observations that the daily operations of these sites did not contribute to any groundwater contamination, groundwater contamination is not a significant environmental condition for the subject properties.

Based on the our Visual ACM Survey, PACM was identified at all sites except the Jackson's Monument site. Therefore, any building components installed prior to 1980 must be sampled by a certified Asbestos Inspector and analyzed by an accredited laboratory to determine if ACM is present. This must be completed prior to any renovation or demolition activities undertaken.

Federal and state regulations pertaining to PACM and ACM at the site include:

- the National Emission Standard for Hazardous Air Pollutants (NESHAP) - 40 CFR 61 Subpart M, which controls airborne asbestos emissions during demolition/ renovation;
- the Toxic Substances Control Act, Title II "Asbestos Hazard Emergency Response Act" (AHERA) - 40 CFR 763 Subpart E, which establishes federal regulations requiring inspection, assessment, and completion of response actions for schools;
- the EPA Worker Protection Rule - 40 CFR 763 Subpart G, designed to protect state and Federal employees from exposure to asbestos during abatement projects;
- various Occupational Safety and Health Act (OSHA) requirements, including 29 CFR 1910, 1915, and 1926, which protect workers in the construction industry from asbestos exposure; and,
- the "Emission Standards for Asbestos" - Regulation No. 8 of the Colorado Air Quality Control Commission.

According to 29 CFR 1926.1101(k)(1), August 10, 1994, defines 'Presumed Asbestos Containing Materials (PACM)' as various building materials installed not later than 1980. PACM must be sampled and analyzed to verify that there is no asbestos in the material. Any building material with greater than 1% asbestos is considered to be an asbestos containing material (ACM).

## RECOMMENDATIONS

Based on the information reviewed during this HMS, D&A believes that there are no significant environmental conditions associated with the subject properties. Future renovation activities that may disturb any building components installed prior to 1980 must be sampled by a certified Asbestos Inspector and analyzed by an accredited laboratory to determine if ACM is present, as required by federal and state regulations. The responsibility for ACM in buildings is specified in 29 CFR 1926 et. al. as the property owner, who has the best opportunity to identify ACM before these materials are disturbed.

## APPENDIX C: BUILDING CODE COMPLIANCE

### Recommendations:

- 1.) **(Critical)** Remove main hotel stair railing and re-construct code-compliant rail to match existing historical character. (*Keynote A10*)

## BIBLIOGRAPHY/POTENTIAL SOURCES OF INFORMATION

### Organizations:

- 1.) Historical Society of Idaho Springs, Idaho Springs, Colorado.
- 2.) Colorado Historical Society, Denver, Colorado.
- 3.) Denver Public Library, Department of Western History, Denver, Colorado.
- 4.) Clear Creek County Archives, Georgetown, Colorado.

### Publications:

- 1.) History of Clear Creek County Tailings, Tracks & Tommyknockers, Historical Society of Idaho Springs, Specialty Publishing, Inc. Denver, Colorado, 1986.
- 2.) Noel, Thomas J., Buildings of Colorado, Series Society of Architectural Historians Buildings of the United States; Oxford University Press, New York, Oxford, 1997.
- 3.) Stoehr, C. Eric., Bonanza Victorian Architecture and Society in Colorado Mining Towns, University of New Mexico Press, Albuquerque, 1975.

### Other Sources of Info:

- 1.) Contact Marjorie Bell, Historical Society of Idaho Springs, Idaho Springs, Colorado, 303-567-2446.
- 2.) Research done to complete statements on architectural significance and historical background came from a work in progress, entitled Historic Idaho Springs: Downtown and Cemetery Walking Tours and Sanborn Fire Insurance Maps were also referred to. These maps are on microfilm at the Denver Public Library, the Western History Department.

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National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

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DEC - 9 1983

date entered

## 1. Name

historic Idaho Springs Downtown Commercial District

and/or common Idaho Springs Downtown Commercial District

## 2. Location

*Roughly bounded by Center Alley, 14th Ave., Riverside Dr., and Idaho St.*

street & number Bounded by Miner Street on the south; Center Alley on the north; Elementary School on west; Clear Creek on east. (225 15th and Idaho Springs n/a vicinity of and 1601 Col. Blvd also included) n/a not for publication

state Colorado code 08 county Clear Creek code 019

## 3. Classification

|                                              |                                          |                                                     |                                                   |                                                       |
|----------------------------------------------|------------------------------------------|-----------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| <b>Category</b>                              | <b>Ownership</b>                         | <b>Status</b>                                       | <b>Present Use</b>                                |                                                       |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public          | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture              | <input checked="" type="checkbox"/> museum            |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private         | <input type="checkbox"/> unoccupied                 | <input checked="" type="checkbox"/> commercial    | <input checked="" type="checkbox"/> park              |
| <input type="checkbox"/> structure           | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress           | <input checked="" type="checkbox"/> educational   | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                | <b>Accessible</b>                                   | <input checked="" type="checkbox"/> entertainment | <input type="checkbox"/> religious                    |
| <input type="checkbox"/> object              | n/a in process                           | <input checked="" type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government    | <input type="checkbox"/> scientific                   |
|                                              | n/a being considered                     | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial               | <input type="checkbox"/> transportation               |
|                                              |                                          | <input type="checkbox"/> no                         | <input type="checkbox"/> military                 | <input type="checkbox"/> other:                       |

## 4. Owner of Property

name (multiple -- see continuation sheet)

street & number

city, town n/a vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Clear Creek County Courthouse

street & number 405 Argentine Street

city, town Georgetown state Colorado 80444

## 6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? ☐ yes ☒ no

date 1976 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203



## 7. Description

### Condition

☒ excellent

☒ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

### Check one

☒ unaltered

☒ altered

### Check one

☒ original site

☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The city of Idaho Springs, Colorado, is in the Clear Creek valley at an elevation of 7540 feet, about 30 miles west of Denver in the central Rocky Mountains of Colorado. The Miner Street Commercial District, which forms the heart of the two mile long and one-quarter mile wide city, is a collection of one-story and two-story brick and a few frame buildings that housed the markets, hardware stores, banks, offices and saloons of the 19th century mining center. Only one structure in the district is a residence. Of the 60 buildings within the district, 46 are considered contributing and 14 non-contributing.

Only a few clapboarded frame structures, such as the McKinley Building (54), the frame portion of the Queen Hotel (3), and the Gaubatz residence (25), survive from the early commercial district which was composed mostly of false-fronted wood frame buildings constructed between 1868 and 1877. Although there was never a major fire, the coming of the railroad in 1877 made it easier to obtain bricks, iron and other durable construction materials and the frame buildings were gradually replaced.

The newer brick buildings reflect the late 19th century commercial style characterized by recessed entrances, large display windows, elaborate metal cornices, and cast-iron pilasters. (Much of this iron was cast by the Colorado Iron Works.) Intricate patterns of decorative brickwork, is especially well displayed in the upper facades and cornices on the Underhill Museum (4), the Clear Creek Pharmacy (10), and the Queen Hotel(3).

Only a few round-arched windows, such as on the Hanchett Building (33) and the Canyon's Claim (18) reflect the Romanesque Revival Style. Colonial Revival characteristics are rare, appearing only on the columned Idaho Springs Library, (2), and the pressed metal swage across the frieze of the Mining Exchange Building (39) and the Buffalo Bar (47).

Most of the contributing structures of the commercial district were constructed between 1877 and 1910. Later modifications, particularly on the first floor storefronts, include the use of stucco, board and batten, plywood sheathing and composition stone; but the alterations are, in general, a minor compromise to the automobile and tourist oriented economy of the 20th century.

The following is a list of all properties within the Miner Street Commercial District numbered according to the enclosed map. The letter "C" indicates "contributing" and "NC" indicates "non-contributing."

1. C Hose House (1340 Miner) Central Hose House. One-story frame, garage with gabled roof. Wooden hose-drying tower with clapboard siding behind the garage.
2. C Library (219 14th) Idaho Springs Library. 1904. One-story brick with medium pitch reverse gable roof with triangular pediment in center of front facade. Boxed cornice, circular window in pediment. A wide stairway leads to a recessed central entrance flanked by wooden columns.

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Commercial District

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3. C Rooming House (1404 Miner) Idaho Springs Senior Center, formerly Queen Hotel. Frame structure ca. 1877, brick structure added ca. 1888. Two-story frame portion has clapboard siding and gable roof. Brick portion is two-story, flat roofed with brick cornice and corbelling, and decorated frieze. Windows and doors are topped by brick arches radiating voussoirs. Wood porch with columns and balustrade.
4. C Museum (1416 Miner) Underhill Museum, formerly Underhill home. 1912. One-story brick. Decorative brick detailing on upper facade.
5. NC Store (1420 Miner) Clark Creek Supply. Late 1800's. One-story brick. Large display window, recessed doorway. Upper facade covered by a wooden sign and plywood facing.
6. C Store (1424 Miner) Clear Creek Supply. Late 1800's. One-story brick layered in common bond. Display window, recessed doorway.
7. C Store (1428 Miner) Clear Creek Supply. Late 1800's. One-story stretcher bond brick. Display window, recessed doorway. Upper portion of building has decorative brickwork and corbelled belt course.
8. C Store (1434 Miner) Mountain Bell. Late 1800's. One-story brick. Display window, recessed doorway. Decorative brick cornice at top of upper facade.
9. NC Store (1438-1446 Miner) Late 1800's. One-story, stucco over brick. Original integrity gone.
10. C Store (1502-1506 Miner) Clear Creek Pharmacy ca. 1890. Two-story brick. Modern display windows, recessed doorway. Brick arches with radiating voussoirs over second-story windows. Corbelled brick cornice with decorative sawtooth frieze.
11. C Store (1510 Miner) Clear Creek Courant. Late 1800's. One-story brick. Display windows, recessed doorway. Corbelled brick cornice with decorative sawtooth brick frieze.
12. C Store (1514-1518 Miner) Barber Shop/Main Street Restaurant ca. 1884. One-story brick. Display windows, recessed doorway. Rectangular brick turrets at corners.
13. C Store (1520 Miner) Ferd's Sporting Goods ca. 1885. One-story brick, display windows, recessed doorway, cast-iron sill plate. Corbelled brick cornice with decorative brick frieze.
14. C Store (1524 Miner) Ward's Catalog Store ca. 1885. One-story brick. Display windows, recessed doorway. Corbelled brick cornice with decorative brick frieze.
15. NC Store (1534 Miner) Farris Clothing, formerly Plummer Building ca. 1905. One-story stucco.
16. NC Store (1536 Miner) This and That Shop ca. 1877. One-story. Street level facade of modern brick and glass. Upper facade of wood-frame and stucco, false front on gable-roofed wood structure.

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17. C Store (1542-1546 Miner) Package store and law offices, formerly First National Bank of Idaho Springs. ca. 1880. One-story brick. Tall display windows with dressed sandstone sills and pediment-shaped lintels. Recessed corner door flanked by attached wood columns. Metal cornice with consoles and decorated frieze.
18. C Store (1600-1604 Miner) Canyon's Claim Restaurant, formerly Boston Clothing House ca. 1890. Two-story brick. First-story windows and doors separated by cast-iron pilasters and engaged columns. Metal entablature dentil frieze and end brackets separate first and second story. Upper story has paired round arched windows with drip cap. Cornice missing. Sandstone sills continuous with brick belt course.
19. NC Store (1608-1612 Miner) Idaho Springs Emporium ca. 1883. Two-story stucco over brick.
20. C Store (1614-1620 Miner) ca. 1876. Two-story stretcher course brick. Simple wood entablature separates lower and upper facades. Second-story double-hung wooden sills and two-brick arches with radiating voussoirs. Brick cornice with header-brick corbelling. Formerly Thero Brothers Meat Market.
21. C Store (1624 Miner) Bread Basket Bakery ca. 1880. Recessed doorway with cast-iron pilasters. Second story windows have two-brick arches with radiating voussoirs. Brick cornice with header brick corbelling. Single brick belt course under corbel row.
22. C Stores (1628-1638 Miner) Entrance to Majestic Center second floor offices, Ornamental Resources, Miner Street Antiques. Formerly Faivre Grocery (1634), and Weinberger's Liquor and Cigar Store. Also formerly the Capital Saloon. Two-story brick. Display windows, recessed doorways flanked by cast-iron pilasters. Metal cornice with simple metal brackets.
23. C Store (1640 Miner) Kincannon Heating and Front Range Journal. Early 1900's. One-story wood building sheathed with stamped metal panels resembling stone. Boxed wood cornice with simple wood modillions.
24. C Lodge (210 17th) Idaho Springs Masonic Lodge ca. 1883. Two-story brick. No display windows. Decorated cast-iron pilasters on ends and one in center of first story facade. Decorated cast-iron engaged columns frame recessed doorways with cast-iron sill plates. Brick covered with clapboard on first floor. Metal entablature with end and center brackets separate lower and upper facade. Metal boxed, decorated cornice with brackets.
25. C Residence (1714 Miner) Gaubatz Home. 1874. Two-story with wood clapboard siding, gable roof, and one-story wing with reverse gable and porch. Boxed wood cornice. Stone retaining wall in front.
26. NC Bank (1730-1740 Miner) First National Savings Bank. 1900's. One-story. Cinder block and brick.
27. C Railroad engine, tender and passenger car (Miner and Idaho Streets) Engine built in 1877 by Rhode Island Locomotive Works. B-4-C class with four drive wheels on each side. Served sixty-four years on Colorado & Southern Line.



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28. NC Store (1744 Miner) Vacant. Mid-1900's, two-story frame.
29. C Store (1405 Miner) Placer Inn. 1920's. One-story stucco over brick with large multi-paned windows.
30. C Stores (1405-1419 Miner) Placer Inn ca. 1900. Two-story stucco over brick. Panels between second story windows have brick diamond patterns. Steep-sloping tile roof rises to flat roof on main building. Southwestern adobe appearance.
31. C Store (1421 Miner) Ben Franklin. 1897. Two-story brick. Lower story frame with glass display windows. Bracketed cornice with decorated frieze.
32. C Store (1427 Miner) Ben Franklin. 1898. Two-story brick. Lower story combined with #31. Bracketed cornice and decorated frieze.
33. C Store (1431-1435 Miner) Public Service Co. Hanchett Building. 1890. Two-story brick. Large display windows, recessed doorway, cast-iron pilasters, patterned sill plates, shallow entablature separate lower and upper facades. Narrow, double-hung windows in upper facade topped by semi-circular lunette with stained glass windows in turn capped by brick arches with radiating voussoirs. Decorated metal cornice with ornamental end brackets and decorated frieze. Decorated pediment in center of cornice.
34. C Bank (1427-1441 Miner) First State Bank. ca. 1880. Two-story brick. Display windows, plain doorway, cast-iron pilasters. Upper facade double-hung windows with shaped metal lintels. Bracketed metal cornice with star and crescent design on brackets.
35. C Bank (1447 Miner) First State Bank, formerly Roberts Brothers Grocery. 1886. Two-story brick. Lower-story modern masonry facade. Former corner entrance no longer exists. Second story has large 1 X 1 corner window. Belt course form sill form all double-hung windows. Metal bracketed cornice with triangular pediment on corner.
36. C Store (1501-1503 Miner) Vacant. Formerly Merchants and Miners Bank. 1901. Two-story brick. Metal entablature above display windows. Metal cornice with large corner brackets. Recessed panels on frieze.
37. C Store (1511-1515 Miner) Mountain Electric and Dorothy Shop. ca. 1883. Two-story brick. Two recessed doors with flanking display windows. Double-hung windows with wood sill. Modern sheet-metal cornice.
38. C Store (1517 Miner) Beau Jo's Pizza. Late 1800's. Two-story brick. Recessed doorway, flanked by display windows. Metal entablature with end brackets separates the first and second stories. Upper facade double-hung windows with wood sills and brick arches radiating voussoirs. Bracketed metal cornice with decorated fascia and paneled frieze. Bell-like projections top end brackets.
39. C Store (1523 Miner) Beau Jo's Pizza. Mining Exchange Building. ca. 1890. Two-story brick. Display windows, recessed doorway, cast-iron pilasters and columns. Entablature with decorated frieze marks top of lower story. Concrete belt course forms sills of double-hung windows on second story. Ornate bracketed metal cornice with pressed metal swags on frieze. Cornice capped by balustrade.



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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Idaho Springs Downtown

Continuation sheet Commercial District

Item number 7

Page 5

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date entered

40. C Store (1527 Miner) Vacant. ca. 1880. One-story brick. Recessed centered doorway flanked by cast-iron engaged columns and display windows, which are bordered by iron pilasters. Metal entablature with small end brackets over windows. Elaborate metal cornice with brackets, decorated fascia and stamped swags on frieze. Topped with balustrade.
41. C Theatre (1535 Miner) Miners Theatre. Early 1900's. Two-story brick. First story has board and batten facing below theatre marquee. Second story has rectangular double-hung windows. Brick belt course continuous with masonry sills. Metal bracketed cornice, vertically striated frieze with decorated metal panels below.
42. NC Store (1539 Miner) Laundromat. Late 1800's. One-story brick faced with imitation stone on lower portion of facade and composition material simulating cut stone on upper portion. No cornices.
43. NC Store (1543 Miner) Colorado Bar. ca. 1880. Two-story with lower and upper facade same as #35 except for casement windows in second story.
44. NC Office (1601-1607 Miner) Mountain Bell. c. 1950. One-story cinder block.
45. C Store (1609-1611 Miner) Mountain Leather and Toadstool Haire. Early 1900's. One-story brick. Recessed doorway. Large display windows. Decorated brickwork cornice.
46. C Store (1613 Miner) The Edge. Early 1900's. One-story brick. Clapboards on upper facade. No cornices.
47. C Store (1617 Miner) The Buffalo Bar. 1906. Central door flanked by small fixed windows. Lower portion of front facade altered. Cinder block sheathed with "rock faced" imitation stone laid in stretcher courses. Metal plate with decorated end nuts separate lower and upper facade. Small round arched window with brick arch and radiating voussoirs with keystone in upper facade. Six courses of stepped brick above window. Bracketed metal cornice with large end brackets, and panelled frieze decorated with swags. Central panel on frieze has "J. Rohner 1906." Ball on top of west end bracket, other ball is missing on east end.
48. C Store (1621 Miner) The Other Side. Late 1800's. One-story brick. Recessed doorway, display windows. Metal cornice with four large elaborately decorated brackets. Rectangular recessed panels on frieze.
49. C Office (1625 Miner) Dentist. ca. 1883. Two-story brick. First story faced with board and batten. Central oriel window supported by decorative wood brackets on second story. Metal cornice and decorated frieze.
50. NC Store (1631 Miner) West Winds Lounge. Late 1800's. One-story brick. Horizontal log facing with projecting gables over entrances. Upper portion of facade in brown shakes and capped by molded wood cornice on false front.
51. NC Store (1633 Miner) West Winds Lounge. ca. 1880. One-story brick. Horizontal log sheathing and shake sheathing on lower facade. Metal pilasters on front edges of structure. Brick upper facade with brick cornice and brick corbelling.

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National Park Service

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date entered

Idaho Springs Downtown

Continuation sheet Commercial District

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52. C Store (1637 Miner) Valley Cafe. Late 1800's. One-story frame. Pilasters border windows and door. Clapboard upper facade. Metal cornice with large end brackets. Inverted heart-shaped decoration on frieze. Ball on top of west end bracket.

53. C Store (1639 Miner) Valley Cafe. Late 1800's. One-story frame. Plain door, composition stone below windows. Upper facade clapboard. Wood boxed cornice.

54. C Store (1641-1645 Miner) vacant. McKinley Building, ca. 1876. Two-story frame. Recessed doorway, display windows framed by pilasters. Entablature between first and second stories. Upper facade double-hung windows, clapboard siding. Boxed cornice, gable roof.

55. NC Store (1711 Miner) Clear Creek Rental. Mid-1900's. One-story cinder block building. Soon to be torn down and replaced by one-story brick school house built in 1906. Will be torn down and replaced by one-story brick school house built in 1906. Will be used as City Hall.

56. NC Store (1743 Miner) Cafe. Early 1900's. One-story frame.

57. C Bridge (Miner over Clear Creek) 1902. Single-span steel bridge with wood flooring.

58. C Store (225-229 15th Street) Mountainview Woodworking, Trathen Building. 1906. One-story brick. Recessed doorway, large display windows. Bracketed metal cornice topped by central triangular pediment.

59. C Office (217 16th Street) Dentist and Optometrist office. Late 1800's. Moved to this location in 1920's. One-story, gable roof and clapboard siding.

60. C Store (1601 Colorado) Hanson's Lodge. Late 1800's. Two-story, horizontal log construction. Hip roof with gabled dormer in center front. Oriel window on second story. Porch on front and west side. Several additions to building including dining-room.

## 8. Significance

| Period                                        | Areas of Significance—Check and justify below    |                                                 |                                                 |                                          |
|-----------------------------------------------|--------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------------------------|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce     | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900-     | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|                                               |                                                  | <input type="checkbox"/> invention              |                                                 | <input type="checkbox"/> other (specify) |

Specific dates 1877-1920 Builder/Architect unknown

### Statement of Significance (in one paragraph)

The Idaho Springs Downtown Commercial District has been the center for commercial activity for Idaho Springs since its development in the late 19th century. The district's superb collection of late Victorian structures, such as the Hanchett Building (#33), Mining Exchange (#39), and the Queen Hotel (#3), form the core of a city that is historically significant as the site of the first major discovery of placer gold in Colorado, and as an important milling and supply center for the mining region which initiated the settlement of Colorado.

George A. Jackson discovered gold in Chicago Creek less than ½ mile from the present Idaho Springs commercial district on January 7, 1859. Although this was not the first discovery of placer gold in Colorado, it was by far the most substantial, and together with the Gregory Gulch discovery near Central City, transformed the faltering "Pikes Peak or Bust" gold rush into a bona fide stampede. With this rush of people began not only the mountain communities of Idaho Springs and Central City, but also the initial settlement of Denver, Golden, and much of Colorado.

The first mountain communities were mining camps, and the first governmental units were mining districts. Idaho Springs, the community that developed across Clear Creek from Jackson's bar, was initially called Sacramento because it reminded the miners of the diggings around Sacramento, California. In 1860, it became Idaho Springs to distinguish it from the newly-formed Idaho Territory. The first townsite was marked out in 1860, but it was not until 1873, after two additional surveys, that patent was applied for and, in 1874, received. The 1873 site constituted 105 acres. R. B. Griswold was the first mayor. In 1861, when the territory of Colorado was organized, the city of Idaho Springs became the first county seat of Clear Creek County. It relinquished that title to the more populous Georgetown in 1868.

The development of Miner Street Commercial District paralleled the success of the mines. The first placer operations fostered a temporary community of tents and primitive wood structures. Initial underground operations gave some permanence to the community, but it was not until the problems associated with the smelting of sulfide ores were overcome in 1868 that hardrock mining began in earnest, and population, wealth, and permanence came to Idaho Springs. An excellent example of a direct correlation between mining success and commercial construction is provided by Silas Hanchett who struck high grade ore at the Lamartine Mine in 1887 and built the Hanchett Building (#33) in 1890. The Plummer family made money in the livery and ore hauling businesses and returned that to the community by constructing commercial buildings in the 1500 block of Miner Street.



## 9. Major Bibliographical References

(see continuation sheet)

## 10. Geographical Data

Acreage of nominated property approximately 9 acres

Quadrangle name Idaho Springs & Squaw Pass

Quadrangle scale 1:24000

UTM References

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| 4 | 3 | 9 | 9 | 0 | 0 | 0 |
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Zone Easting Northing

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Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

## 11. Form Prepared By

name/title Willis H. White, President Mary V. Gaubatz, Boardmember

organization Historical Society of Idaho Springs date July 4, 1983

street & number Box 568

city or town Idaho Springs

state Colorado

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Barbara Sudler*

title State Historic Preservation Officer

date 12/7/83

For NPS use only

I hereby certify that this property is included in the National Register

*Alonzo Bryan*  
Keeper of the National Register

Entered in the  
National Register

date 1/5/84

Attest:

date

Chief of Registration



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

Idaho Springs Downtown  
Commercial District

Continuation sheet

Item number 8

Page 2

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received  
date entered

The arrival of the railroad in 1877 strengthened the position of Idaho Springs as a mine supply center. Brick commercial buildings, which form the core of the district, came into being between 1877 and 1920, and reflect the vernacular late Victorian-early twentieth century commercial architecture typical of that period.

The buildings constructed during the prosperous late Victorian period prior to the 1893 Silver Crash display an exuberance of arch detailing, bracketed and heavily corbelled cornices, highly decorated friezes, and elaborate window caps not seen in later buildings. After the Silver Crash, a depression followed when virtually all building activity ceased state-wide for several years. When the economy began its recovery, some construction activity resumed at the end of the late 19th century and early 1900's. The buildings reflected the mood of the times in their design with a sense of cautious optimism and a desire for stability seen in the restrained styles inspired by classical architectures. (Examples in the Idaho Springs district include the Library #2; Mining Exchange Building #39; and the Buffalo Bar #47.)

Mining activity waned after 1910, but enough continued, along with tourism, to maintain a moderate population in the community. With the construction of Interstate 70 and the development of the Henderson Molybdenum Mine, Idaho Springs has again assumed the role as supply center not only for miners, but for skiers, hunters, campers, tourists, travelers, and some residents who are now able to commute to jobs in the Denver area. The Miner Street Commercial District, though constructed for 19th century miners, still supports a viable economic community.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet MINER STREET DOWNTOWN  
COMMERCIAL DISTRICT

Item number 9

Page 2

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet    Miner Street Downtown  
Commercial District

Item number    10

Page 2

See Map 1 for precise boundaries.

The boundary is roughly bounded on the south by the rear property lines of properties facing Miner Street, extending from the east side of 14th Avenue to the west side of Clear Creek. The northern boundary extends from the Hose House (Building #1) along the south side of Center Alley to the west side of Clear Creek; with the boundary extending further north only to include the structures at 225 15th Avenue (Building #50) and 1601 Colorado Blvd. (Building #60).

City blocks and lot numbers are:

Block # 7-Lots    1-12  
Block # 8-Lots    1-12  
Block # 9-Lots    10-12  
Block #15-Lots    1-12  
Block #16-Lots    1-12  
Block #17-Lots    1- 2 (south 1/2)  
Block #20-Lots    1-12  
Block #22-Lots    1-12  
Block #25-Lots    1-12  
Block #28-Lots    1-12  
Block #33-Lots    1- 5

JUSTIFICATION

The boundary is drawn to include that portion of the commercial downtown district that retains integrity. West of the Hose House (Building #1) is a 19<sup>37</sup> school building and contemporary commercial development. The boundary extends east to the boundary that physically and historically marked the commercial limits of downtown. The formal entrance to the downtown from the east is provided by the 1902 metal bridge. North of Center Alley is largely residential; south of Miner Street are more contemporary commercial buildings, with I-70 just south of Water Street.

Idaho Springs Downtown Commercial  
District

Clear Creek County, Colorado

Map 1

Boundary of district

Position from which photos were  
taken--keyed to photos

Number of buildings (keyed to  
text)

Intrusions

P-30

21



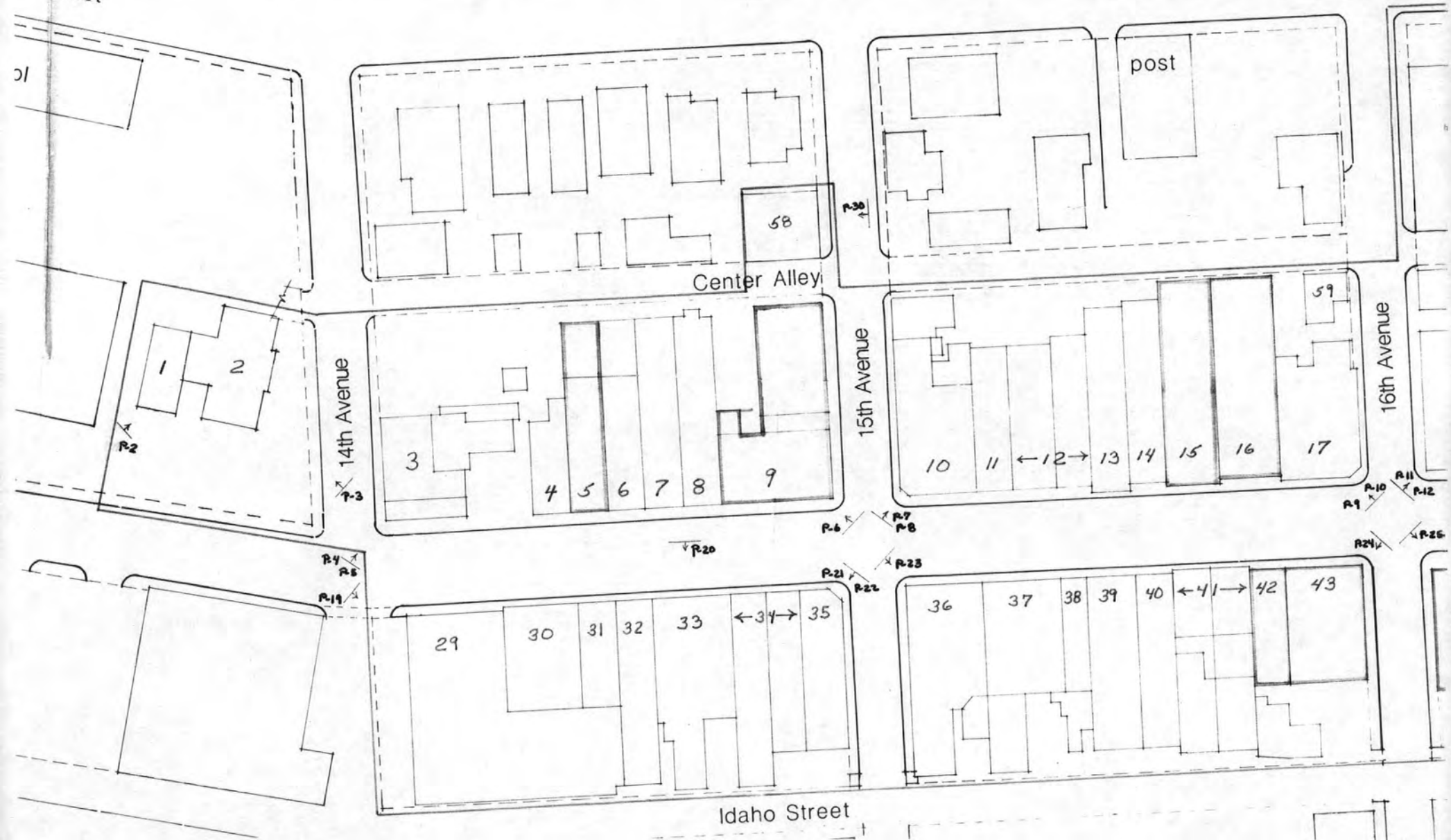
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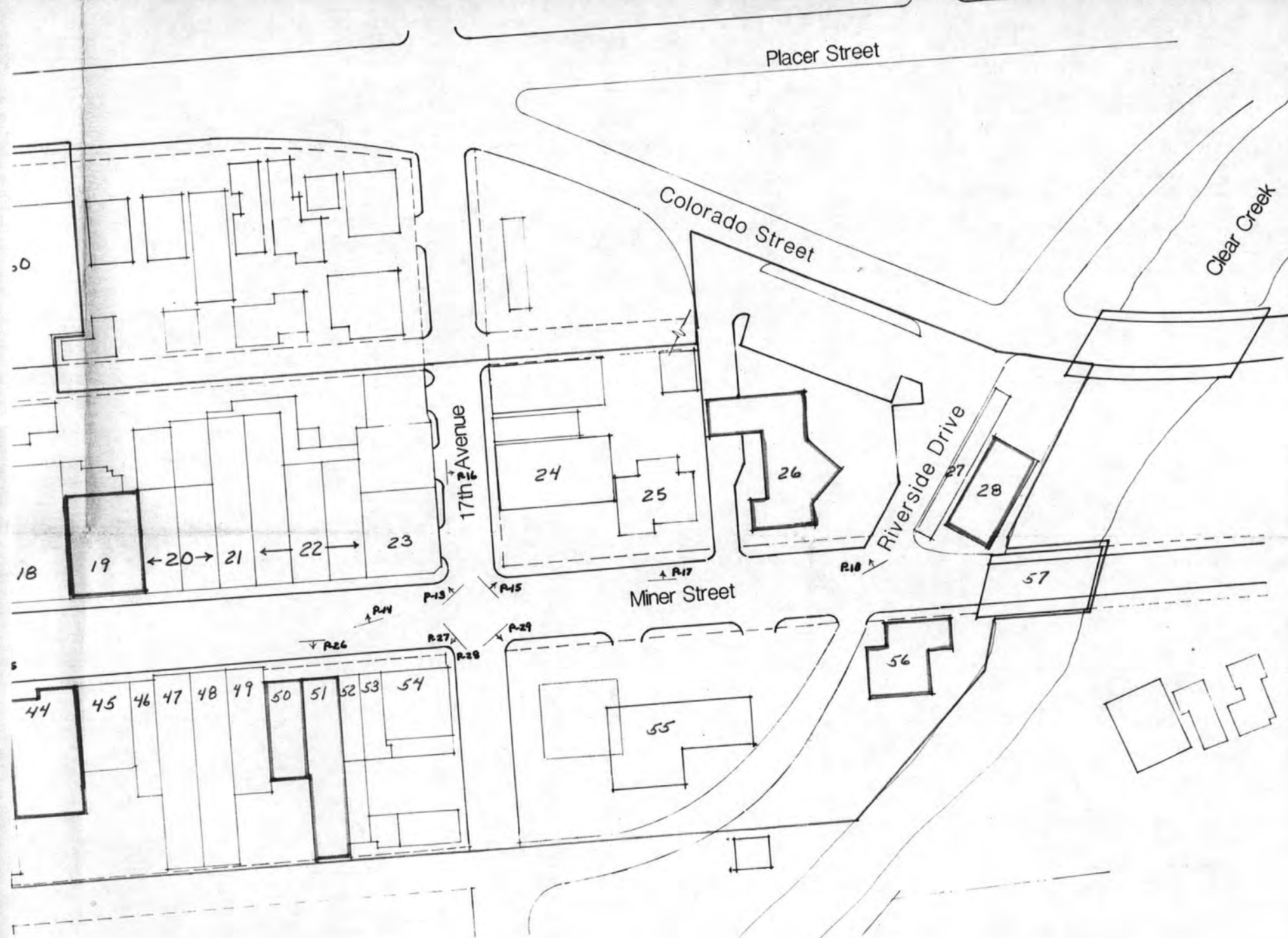
IDAHO SPRINGS  
1350 Miner Street  
P.O. Box 907  
Idaho Springs  
Colorado 80452



to Street

R31





NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Idaho Springs Downtown Commercial District  
Clear Creek County  
COLORADO

Working No. DEC - 9 1983

Fed. Reg. Date 2-5-85

Date Due: 1/3/84 - 1/23/84

Action: ☒ ACCEPT 1/5/84

☐ RETURN

☐ REJECT

Federal Agency: \_\_\_\_\_

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Entered in the  
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

| Category | Ownership          | Status     | Present Use |
|----------|--------------------|------------|-------------|
|          | Public Acquisition | Accessible |             |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

| Condition                          | Check one                             | Check one                                 |
|------------------------------------|---------------------------------------|-------------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered        |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered          |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    | <input type="checkbox"/> original site    |
|                                    |                                       | <input type="checkbox"/> moved date _____ |

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

---

## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

---

## 9. Major Bibliographical References

---

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

## 11. Form Prepared By

---

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_

date \_\_\_\_\_

---

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*





P-1

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 1 North 1300 block looking northeast



P-2

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 2 Central Hose House (#1) Looking north-  
east





P-3

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 3 Idaho Springs Library (#2) looking  
northwest



P-4

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine

POB 68, Empire, CO

June 1983

P- 4 North 1400 block looking northeast





P-5

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 5 Idaho Springs Senior Center (Queen  
Hotel) (#3) looking northeast



P-6

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 6 North 1400 block looking northwest





P-7

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 7 North 1500 block  
looking northeast



P-8

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 8 Clear Creek Pharmacy (#10)  
looking northeast





P-9

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P- 9 North 1500 block  
looking northwest



P-10

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-10 Law office (#17)  
looking northwest





P-11

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-11 North 1600 block  
looking northeast



P-12

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-12 Canyon's Claim (#24) #18  
looking northeast





P-13

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-13 North 1600 block  
looking northwest



P-14

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-14 Store-office complex (#21-22)  
looking north



P-15

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-15 North 1700 block  
looking northeast





P-16

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-16 Idaho Springs Masonic Lodge (#24)  
looking east



P-17

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-17 Gaubatz Home (#25)  
looking north





P-18

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-18 Golden Savings & Loan (#26)  
looking west



P-19

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-19 South 1400 block  
looking southeast



P-20

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-20 Hanchett Building (#33)  
looking south





P-21

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-21 South 1400 block  
looking southwest



P-22

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-22 First State Bank (#34-35)  
looking southwest





P-23

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-23 South 1500 block  
looking southeast



P-24

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-24 South 1500 block  
looking southwest



P-25

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-25 South 1600 block  
looking southeast





P-26

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-26 Buffalo Bar (#47)  
looking South



P-27

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-27 South 1600 block  
looking southeast





P-28

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-28 McKinley Building (#54)  
looking south



P-29

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-29 South 1700 block  
looking southeast



P-30

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Don Allen

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-30 Trathen Building (#58)  
looking west





P-31

Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

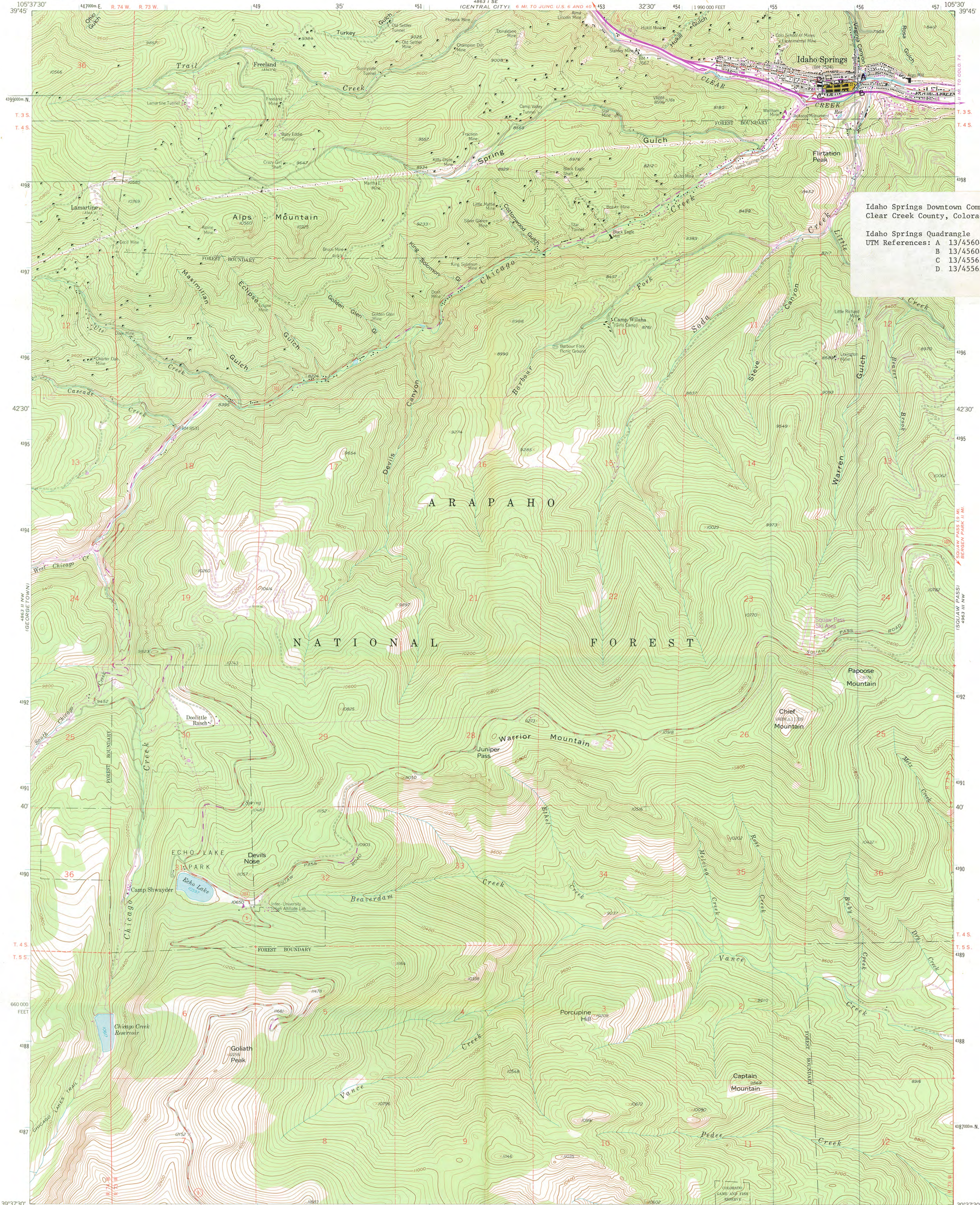
Don A-len

Negatives: Henderson Mine  
POB 68, Empire, CO

June 1983

P-31 Hanson's Lodge (#60)  
looking southeast





Idaho Springs Downtown Commercial District  
Clear Creek County, Colorado

Idaho Springs Quadrangle  
UTM References: A 13/456040/4399140  
B 13/456040/4399000  
C 13/455620/4398980  
D 13/455620/4399120

Mapped, edited, and published by the Geological Survey  
as part of the Department of the Interior program  
for the development of the Missouri River Basin

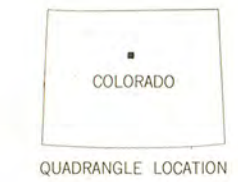
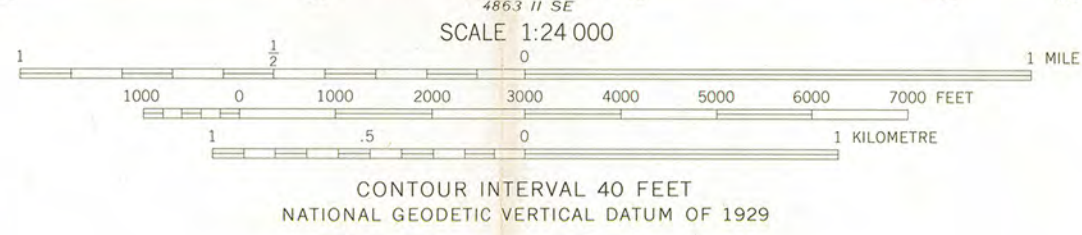
Control by USGS and NOS/NOAA

Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1951 and 1953. Field check 1957

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Colorado coordinate system,  
central zone  
1000-metre Universal Transverse Mercator grid ticks,  
zone 13, shown in blue

Dashed land lines indicate approximate locations  
Land lines unsurveyed in T.3.S.-R.73.W.  
Land lines omitted in T.5.S.-R.74.W. because of insufficient data

Revisions shown in purple compiled from aerial photographs  
taken 1974. This information not field checked



ROAD CLASSIFICATION

Primary highway, hard surface ————  
Secondary highway, hard surface ————  
Unimproved road ————

Interstate Route ————  
U. S. Route ————  
State Route ————

IDAHO SPRINGS, COLO.  
NE 1/4 GEORGETOWN 15 QUADRANGLE  
N3937.5-W10530.7/5

1957  
PHOTOREVISED 1974  
AMS 4863 II NE-SERIES V877

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





# Idaho Springs Downtown Redevelopment Plan



Art by Anthony Delgado





## COLORADO HISTORICAL SOCIETY

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

September 16, 1983

Curtis Lukow  
Box ~~1212~~ 236  
Idaho Springs, Colorado 80452

RE: 1502-1506 and 1524 Miner (Idaho Springs Downtown Commercial District)

Dear Mr. Lukow:

We are pleased to inform you that the properties listed on the attached agenda will be considered by the State Review Board for nomination to the National Register of Historic Places. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register provides the following benefits to historic properties:

- Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.
- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Tax Reform Act of 1976, as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981, contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic structures. Beginning January 1, 1982, the Economic Recovery Tax Act replaces the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitation of certain historic commercial, industrial, and residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings because they are exempt from any requirement to reduce the basis of the building by the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.



**AaLOW CO.**

BOX 236  
IDAHO SPRINGS, COLORADO 80452

Oct. 15, 1983

**curtis lukow**  
**567-4520**

Colorado Historical Society

Denver, Colo.

Barbara Sudler  
State Historic Officer

Dear Barbara,

Concerning Property of Curtis Lukow  
Box 236  
Idaho Springs, Co 80452

RE: 1502-1506 Miner St. &  
1524 Miner St.  
Idaho Springs Downtown Comm. District

I wish to have the above described properties listed in the National Register of Historic Places. They meet the criteria for evaluation by,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history.
- B. That are associated with lives of persons significant in our past.
- C. That embody the distinctive characteristics of a type, period, or method of construction that represent the work of a master, that which posses high artistic values and represents a significant and distinguishable entity.
- D. That have yiedlded, or may be likely to yield, information important in prehistory or history.

Sincerely,



Curtis Lukow  
Box 236  
Idaho Springs, Co. 80452

Encl: Attached, Copy of page one of your letter of Sept. 16, 1983

# County of Clear Creek

## GEORGETOWN, COLORADO

September 29, 1983

OCT 3 1983

Colorado Review Board  
National Register of Historic Places  
The Colorado Heritage Center  
1300 Broadway  
Denver, Colorado 80203

RE: IDAHO SPRINGS DOWNTOWN COMMERCIAL DISTRICT  
APPLICATION FOR HISTORIC DISTRICT DESIGNATION

Dear Board Members:

This is to express the Board of County Commissioners' support of the application of the Idaho Springs Downtown Commercial District for inclusion in the National Register of Historic Places. Clear Creek County speaks in this matter as:

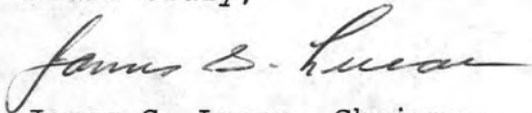
1. The owner of the historic locomotive and coach which is currently on public display within the proposed District and which was donated to the citizens of the County by the Colorado and Southern Railroad in 1942 when that company removed the railroad tracks which had played such a significant part in the history of our area;
2. A local government which desires to promote economic development within its jurisdiction and which recognizes the economic benefit which can accrue from the active preservation of structures within the County with historical significance, particularly in terms of benefit to the local tourist industry; and
3. Community leaders who recognize the educational and aesthetic benefits that are provided through the preservation of the physical evidence of the historic development of Clear Creek County.

Colorado Review Board  
September 29, 1983  
Page Two

The Board of Commissioners recognizes and acknowledges the positive impact that the Georgetown/Silver Plume National Historic District has had in the preservation of that particular area of the County, and has noted that the designation of that District has benefited the County in general beyond the District's boundaries. The Board feels that designation of the Idaho Springs Downtown Commercial District is particularly appropriate at this time as an adjunct to the activities of the Colorado Historical Society in the development of the Georgetown Loop's Devil's Gate Bridge and the related public focus that such activities place on the issue of historic preservation in our area in general.

Thank you for considering our comments in this matter. We urge a positive recommendation by the Colorado Review Board on this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "James G. Lucas".

James G. Lucas, Chairman  
Board of County Commissioners

mw

xc: City of Idaho Springs  
Idaho Springs Development Corporation