



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
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NOTICE AND AGENDA
HISTORIC SITES AND FACILITIES BOARD
Idaho Springs City Hall
1711 Miner Street
Monday, September 30, 2024 – 9:00 a.m.

NOTICE AND AGENDA OF SITES AND FACILITIES BOARD REGULAR MEETING

Call to Order
Roll Call
Public Comments
Conflict of Interest
General Updates
New Business

- ❖ **Elect Chair and Vice Chair**
- ❖ **Sites and Facilities Work Plan**
- ❖ **Organization and structure of board**
- ❖ **Update on Library, Train Cover, West Hose House, Powder House, and Other Historic Facilities**
- ❖ **Next meeting date**

Adjournment

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

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

The Public is able to participate in person and remotely by utilizing the link below:
<https://us02web.zoom.us/j/84023997524>.

For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers, each individual that is providing public comment is limited to three (3) minutes.



CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 15, Series 2024

AN ORDINANCE ADDING A NEW ARTICLE IV OF CHAPTER 5 OF THE IDAHO SPRINGS MUNICIPAL CODE TO CREATE A HISTORIC SITES AND FACILITIES BOARD

WHEREAS, pursuant to C.R.S. § 31-15-201, the City Council ("Council") of the City of Idaho Springs ("City") possesses the authority to create City boards, including the authority to specify the appointment process, qualifications, terms of office, powers and duties of officers sitting on such boards; and

WHEREAS, the City has historically obtained input concerning the identification, conservation, restoration and other work and issues related to historic sites and facilities through the Historic Sites and Facilities Committee (the "Committee"), founded in 2007; and

WHEREAS, the Committee has played a pivotal role in stewarding the City's heritage, marking a period of fruitful collaboration with the Historical Society of Idaho Springs (HSIS) and their shared commitment to preserving the City's historic resources; and

WHEREAS, the Council finds that the time is now appropriate to convert the Committee to an official City board, thereby extending to that group the benefits of being an officially-constituted City body, such as access to City staff support and City resources; and

WHEREAS, the City has codified the details of its boards and commissions within Chapter 5 of the Idaho Springs Municipal Code ("Code"); and

WHEREAS, the City Council therefore desires to add a new Article IV to Chapter 5 of the Code to establish the Historic Sites and Facilities Board, including the purpose, powers and responsibilities of such Board and the qualifications and terms of those who are appointed to it.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, Colorado, as follows:

Section 1. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the City Council.

Section 2. Chapter 5 of the Code is hereby amended by the addition of a new Article IV, to read in its entirety as follows:

ARTICLE IV - Historic Sites and Facilities Board

Sec. 5-31. Creation; membership.

- (A) There is hereby created the Historic Sites and Facilities Board of the City of Idaho Springs ("Board"). The Board shall consist of five (5) members appointed by the City Council.
- (B) Members shall serve staggered terms of four (4) years.
- (C) Members shall preferably be qualified by training or experience in history, architecture, preservation or community development. While preference will be given to candidates with such qualifications, the qualifications are not a mandate. The City Council retains the ability to appoint Board members based on their individual qualities and in Council's sole and absolute discretion.

Sec. 5-32. Authority; duties.

- (A) The Board shall have the following authority and duties:
 - (1) Strategic Plan: The Board shall develop a strategic plan, to be referred to the City Council for possible adoption, which shall include at least the following elements:
 - a. Rehabilitation Projects: Detailed proposals for the restoration and rehabilitation of historic sites and facilities, prioritizing projects based on urgency, historical significance, and potential impact on community engagement and education.
 - b. Planned Maintenance: A scheduled maintenance program that outlines routine and periodic maintenance tasks essential for the preservation of structural integrity and historical authenticity of the sites and facilities.
 - c. Site Enhancements: Identification of opportunities for enhancements that increase accessibility, interpretive potential, and public engagement with the historic sites, while maintaining the historical character and integrity of each site.
 - d. Funding Strategies: Development of a funding and resource allocation strategy that identifies potential sources of funding, including grants, partnerships, and city resources, to support the execution of the strategic plan.
 - e. Compliance and Standards: Assurance that all proposed projects and activities within the strategic plan comply with local historic preservation guidelines, as well as the standards set forth by the National Park Service, ensuring that Idaho Springs' historic assets are preserved and celebrated according to the highest preservation standards.



- f. Community Engagement and Education: Initiatives designed to engage the community with its historical heritage, including educational programs, events, and materials that highlight the significance and stories of the historic sites and facilities.
 - g. Sustainability and Resilience: Consideration of sustainability practices and resilience planning in the preservation and enhancement of historic sites, ensuring that they are protected from environmental and climatic threats, and are preserved for future generations.
- (2) Oversight of Maintenance Practices and Project Review: The Board shall participate in the maintenance, repair, capital improvements, and any forms of work carried out on the City's historic sites and facilities as follows:
- a. Projects Requiring a Certificate of Appropriateness (COA): For projects requiring a COA, the Board shall serve as the project applicant during the Historic Preservation Review Commission process.
 - b. Minor Projects Not Requiring a COA: Projects not requiring a COA shall be presented to the Board for review and recommendation to City staff. The Board shall evaluate such projects against historic preservation standards.
 - c. Emergency Stabilization Work: In emergencies where immediate action is required to safeguard a property's structural integrity or historical significance, such work may proceed without prior Board review. Emergency work shall be reported to the Board as soon as practical.
 - d. Demolition Approval: No historic site or facility owned by the City shall be demolished without the approval of the Board.
 - e. Documentation and Maintenance of Records: The Board shall work with City staff to maintain detailed records of all projects related to the City's historic sites and facilities, helping maintain an archive of the preservation activities for each property.
 - f. Guidelines and Standards: Reviews conducted by the Board will adhere to the City's historic preservation guidelines and the standards and recommendations of the National Park Service and other authoritative bodies in historic preservation. The Board shall incorporate sustainable and resilient practices into all projects with the goal of safeguarding the lasting integrity and legacy of Idaho Springs' historic assets.



- (B) The Board shall have any other duties as established by the City Council from time to time and shall have all powers necessary to perform its duties.
- (C) The Board's jurisdiction shall extend to the following historic sites and facilities owned by the City:

CHARLIE TAYLER WATERWHEEL (On the south side off-70 just east of Mile Marker 240); JACKSON MONUMENT (320 Highway 103); HOSE HOUSE NO. 2 (Sixth Avenue Hose House) (Northeast corner of 6th Ave. and Colorado Blvd.); BRYAN HOSE HOUSE (North side of Virginia Street at Illinois Street); CENTRAL HOSE HOUSE (1340 Miner Street); ENGINE No. 60, TENDER AND COACH No. 70 (South of City Hall, 1711 Miner Street); IDAHO SPRINGS CARNEGIE LIBRARY (219 14th Avenue); BLUE RIBBON TUNNEL (South Side of Interstate 70; East of the Charlie Tayler Water Wheel); IDAHO SPRINGS CEMETERY (East side of Highway 103, Approximately 1/2 mile south of Exit 240 of Interstate 70); STEVE CANYON STATUE (Northeast corner of Colorado Boulevard and 23rd Avenue); CITY HALL (formerly the Grass Valley School) (1711 Miner Street); POWDER HOUSE (Gardener Placer, on the Northeast Corner of Soda Creek Road and Little Bear Road); ARRASTRA (219 14th Avenue); CIVIL WAR CANON (219 14th Avenue); World WAR II MEMORIAL (219 14th Avenue); and any additional sites and facilities designated by the City Council from time to time.

Sec. 5-33. - Meetings.

- (A) The Board shall meet at least once per calendar quarter. All meetings of the Board shall be open to the public. The Board shall cause a record of its meetings to be kept.
- (B) Three (3) members of the Board shall constitute a quorum for the transaction of business at any meeting, and all official actions shall require the concurrence of a majority of those members present.
- (C) At its first quarterly meeting each year, the Board members shall elect a Chair and Vice-Chair to serve for the ensuing year.

Sec. 5-34. - Removal of members.

Members shall be subject to removal by a majority vote of the membership of the City Council for inefficiency, neglect of duty, excessive absenteeism or malfeasance in office. For purposes of this Section, excessive absenteeism shall mean a failure to attend three (3) consecutive meetings. Any member subject to, removal shall receive written notice of the grounds for removal prior to Council's consideration of the same, and shall be provided the opportunity to address the Council



on the topic, should the member so choose, before the Council votes on the matter.

Sec. 5-35. - Vacancies.

Vacancies on the Board shall be filled by appointment by the City Council within a reasonable time after the vacancy occurs. A person appointed to fill a vacancy shall serve the remainder of the term of the member whose seat is vacant.

Sec. 5-36. - Remote meetings; emergency authorization; limitations.

- (A) Notwithstanding any other provision of this Code to the contrary, in the event that a quorum of the Board is unable to meet at the day, hour, and place established for a meeting, because meeting in-person is not practical or prudent due to any emergency affecting the City or the public health, meetings may be conducted solely by audio or audio/visual communications if all of the following conditions are met: (1) All Board members can hear one another and can hear and/or read all discussion and offered documentation; and (2) To the extent possible, full and timely notice is given to the public setting forth the time of the meeting, the fact that some or all members of the Board may participate by audio or audio/visual means of communication, the right of the public to attend the meeting from another location, and the information necessary to allow for such participation; (3) All votes are conducted by roll call; and (4) Minutes of the meeting are taken and promptly recorded, and such records are open to public inspection.
- (B) Notwithstanding any other provision of this Article to the contrary, participation in a meeting by audio or audio/visual means in accordance with this Section shall count towards the calculation of a quorum and shall not constitute an absence for purposes of Section 5-34 hereof.

Section 3. Should any one or more sections or provisions of this Ordinance or of any Code provision enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 4. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code provision or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of June, 2024.



Chuck See Harmon
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece
Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 29th day of July, 2024.

Chuck See Harmon
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece
Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 5, Series 2020

**A RESOLUTION ADOPTING THE IDAHO SPRINGS HISTORIC SITES AND
FACILITIES PRESERVATION PLAN**

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a Colorado statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the City Council of the City of Idaho Springs entered into an Idaho Springs Historic Sites and Facilities Agreement with the Historical Society of Idaho Springs, Inc. effective November 16, 2007; and

WHEREAS, the Agreement states that the City shall establish a Historic Sites and Facilities Committee to oversee and coordinate the activities and operation of the 12 City-owned historic properties and to advise the City and Historical Society on policy matters; and

WHEREAS, the Committee prepared and presented to City Council at a work session on March 2, 2020 the Historic Sites and Facilities Preservation Plan; and

WHEREAS, the City Council desires to formally adopt and approve by Resolution said Idaho Springs Historic Sites and Facilities Preservation Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Idaho Springs, Colorado as follows:

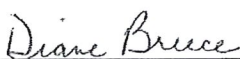
The City Council hereby approves and adopts the Idaho Springs Historic Sites and Facilities Preservation Plan, dated October 2019, attached to this Resolution and incorporated herein by this reference.

RESOLVED, APPROVED, and ADOPTED this 9th day of March, 2020.



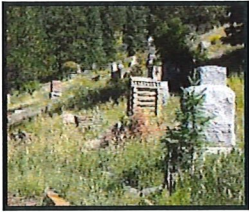
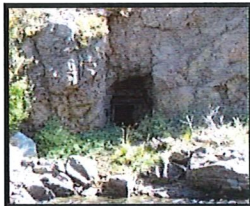
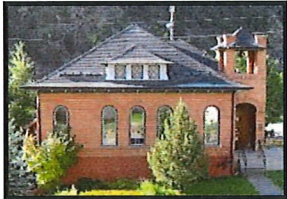
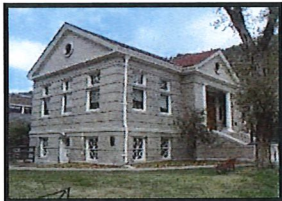
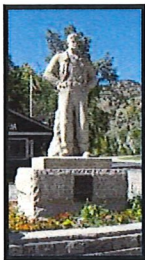
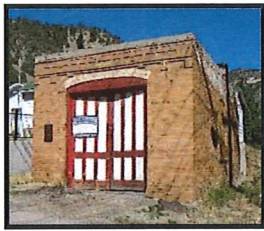
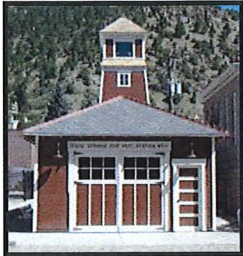
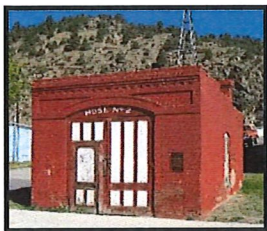
Michael Hillman, Mayor

ATTEST:



Diane Breece, City Clerk

**Idaho Springs
Historic Sites and Facilities
Preservation Plan**



Prepared by the Idaho Springs Historic Sites and Facilities Committee

Approved _____

One of the responsibilities of the Historic Sites and Facilities Committee is to prepare, present and update a long-term preservation plan for the twelve city-owned historic properties covered by the agreement between the City and the Historical Society of Idaho Springs.

Since 2008, a number of the properties have been restored and many of the extensive projects are already complete. What follows is the Committee's proposed project plan covering the period 2020 through 2023. At the end of that period all twelve of the properties will have been addressed.

Completion of these projects will bring all the properties into a restored and appropriate condition so they will stand in perpetuity, telling the story of Idaho Springs' history for the benefit of future generations. These properties are the City's irreplaceable historic assets.

None of the properties are such that one-time restoration or repair will suffice over the long term. Once the projects are completed routine maintenance will be required and, barring extraordinary circumstances, major expenses will be unnecessary.

This plan was prepared by the Historic Sites and Facilities Committee and is presented for approval. It is a living document that will require updates in future years so that the plan will remain relevant.

Historic Sites and Facilities Committee

Phyllis Adams, Chair

Dennis Johnson

Reba Bechtel

Scott Pennell

Lue Howard

October 2019

Historical Sites and Facilities Project Plan

2020

Train	Restoration of Engine, Tender and Coach
City Hall	ADA bathroom renovation
Bryan Hose House	Complete the restoration - windows and doors
Library	Landscape
All Properties	Routine maintenance as needed
Hose House #2	Prepare architectural plans Apply for restoration grant

2021

Train	Redesign/reconstruct deck and walkway Design and install informational signage
Hose House #2	Building restoration
City Hall	Reconstruct deck Repair/restore main level windows
All Properties	Routine maintenance as needed

2022

General	Complete any previous years' projects
Blue Ribbon Tunnel	Design and install informational signage
Hose House #2	Install display items Design and install informational signage Landscape
Waterwheel	Major repairs
All Properties	Routine maintenance as needed

2023

Powder House	Relocate into town Set on new foundation, install roof Determine artifacts to display Design and install informational signage
All Properties	Routine maintenance as needed

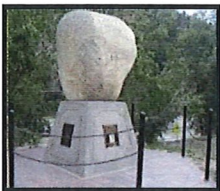
Historic Sites and Facilities Project Plan Notes

Charlie Tayler Waterwheel



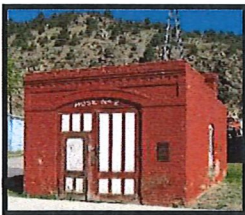
Based on past years, the Waterwheel seems to need major maintenance every 3 to 5 years. The Waterwheel should receive regular attention, both when it is turned on and turned off for the season. This may help defer major maintenance.

Jackson Monument



The Jackson Monument was completely restored in 2009 and nothing has been done to it since. In future years there may be a need to power wash the monument. Weeds should be kept mowed.

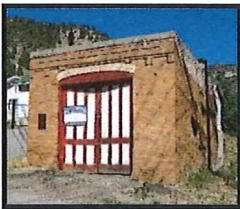
Hose House #2 (Sixth Avenue Hose House)



Some funding is set aside for the restoration project but grant funding will also be needed. Applications should be submitted in 2020 so the building can be restored in 2021. Plans must be drawn for the restoration of Hose House #2 before grant applications can be prepared and the project put out to bid.

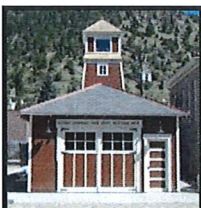
In 2022, decisions can be made regarding what is to be displayed in the building as well as how it will be displayed. At that time, informational signage should be designed and installed and the grounds should be landscaped, perhaps as a small park area.

Bryan Hose House



The bulk of the needed work on the Bryan Hose House was completed in 2012 but there was insufficient funding to restore the windows and front doors. This is long overdue and should be completed in 2020. Upon completion, a decision can be made regarding the use of the building. Given its location, it may not serve well as any sort of museum due to parking limitations.

Central Hose House



Central Hose House is holding up well after its complete restoration and opening as a firefighting museum. Due to its southern exposure however, exterior paint tends to peel. Regular touch up painting should be scheduled every 2 to 3 years.

Engine #60 and Coach #70



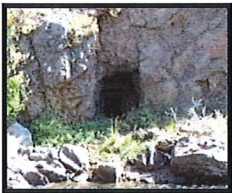
Prior to restoration, simple measures must be taken to protect the train from the elements in the interim. With hopes of a successful grant application to be submitted in 2020, the train can be completely restored in 2020-21. Upon its completion, a new deck and walkway should be constructed and informational signage installed. This can be completed in 2021. Thereafter, it is important that the train and decking receive regular attention and maintenance as need. There may be interest in designing and constructing a pavilion or cover to protect the train from the elements. While this is not included in the proposed Project Plan, it might be done upon completion of the deck and walkway. It should not, however, be constructed until the train, deck and walkway have been restored.

Carnegie Library



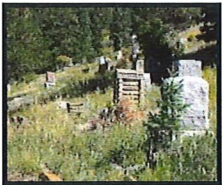
The exterior restoration and interior renovation of the Library was completed in 2009-2013, leaving only the landscaping to be completed. The Library District has plans prepared for the landscape design and it is hoped the project will move forward in 2020. The 2006 agreement between the City and the Library District sets forth each party's responsibility for maintenance of the property.

Blue Ribbon Tunnel



All that can reasonably be done to draw attention to this property is the installation of informational signage along the walkway across the creek from the tunnel opening. This can be done in 2022.

Cemetery



Work is completed annually on the Cemetery grounds; new steps are poured and weeds are cut. In addition, a select few of the older, failing headstones are restored each year. At present, some of the work is funded by a private contribution managed through the Historical Society and the City covers other costs. All the current work should be continued.

At some point it may be wise to replace the existing perimeter fence with a more substantial material.

Steve Canyon Statue



The Steve Canyon statue is in good condition after its recent move. In future years, there may be a need to power wash the statue and clean the brass signage on its base.

City Hall



Plans have been drawn for the needed ADA upgrade of the upstairs restrooms. This is proposed to be completed in 2020. Grant funding may be available and, if so, should be applied for as soon as possible. The historic windows at the main level should be restored and reinstalled, proposed to be completed in 2021. At the same time, the exterior deck and stairs should be reconstructed.

Thereafter, it will be important that the exterior wood surfaces (windows, deck, doors and stairs) receive regular treatment with an appropriate wood protectant.

Powder House



The Powder House sits at Little Bear Creek Road and Soda Creek Road, out of the way and severely underappreciated. It should be moved into town to a location where it can be seen and its history better understood. Possible locations for the Powder House are at the Museum, in Courtney Ryley Cooper Park or on the grounds at City Hall. It needs a roof and some protection at the doorway opening. Once at its new location on a new foundation, the relatively minor restoration can be completed and informational signage should be installed. A History Colorado-funded Historic Structure Assessment has been completed for the property.

All Properties

Annual routine maintenance is important for all the Historic Properties. Annual budget amounts for maintenance should be determined based on what work will be needed in a given year with a minimum amount budgeted each year to cover unanticipated needs.