



Historic Sites and Facilities Board City Hall - 1711 Miner Street, Idaho Springs, CO 80452 Agenda

Monday, July 13, 2026

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

**You must join the Zoom Meeting
(<https://us02web.zoom.us/j/86062099875>)
to participate in a meeting remotely.**

- 1. Call to Order (9:00 AM)**
- 2. Roll Call**
- 3. Public Comment**
- 4. Conflict of Interest**
- 5. Approval of Minutes**
 - a. Motion to approve the minutes of April 13th, 2026
- 6. General Updates**
 - a. Staff Updates — Waterwheel, Window Workshop, Brass Plaques, etc.
- 7. Discussion Items**
 - a. Policies and Procedures Discussion
 - b. Cemetery Work Plan
 - c. Library & Central Hose House Work Plan
 - d. Coach No. 60 - Potential Future Operation on Georgetown Loop
- 8. Adjourn**

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, you are welcome to attend the meeting in person, or you may join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- If you would like to provide materials for the Board to review along with your

comment, please provide those materials to the City Clerk by 6 p.m. the Wednesday before the meeting.



**HISTORIC SITES AND FACILITIES BOARD
MINUTES
April 13, 2026**

CALL TO ORDER

Chair Adams called the meeting to order at 9:01 am

ROLL CALL

Members present were Lue Howard, Reba Bechtel, Vice Chair Michael Davenport Board and Chair Phyllis Adams. Member Margaret Smith was absent. Also present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell.

AGENDA APPROVAL

Chair Adams stated that the agenda needs to be amended to add a section to elect the officers of the board. Board member Howard moved to approve the amended agenda, Board member Bechtel seconded, second followed by an all in favor voice vote. Motion carries.

PUBLIC COMMENT

There were no comments in person or virtually.

SELECTION OF CHAIR & VICE CHAIR

Board member Bechtel nominated Phyllis Adams to remain Chair, Board member Howard seconded, second followed by an all in favor voice vote. Motion carries. Phyllis Adams will remain Chair.

Chair Adams nominated Michael Davenport to remain Vice Chair, Board member Howard seconded, second followed by an all in favor voice vote. Motion carries. Michael Davenport will remain Vice Chair.

CONFLICT OF INTEREST

There was no conflict of interest.

APPROVAL OF MINUTES

Board member Bechtel moved to approve the minutes from January 12, 2026, Vice Chair Davenport seconded, second followed by an all in favor voice vote. Motion carries.

GENERAL UPDATES

BRASS PLAQUES - Community Development Planner Mr. Graves advised the Board that the Brass Plaques have been ordered and are currently being constructed, and the brass plaque on the Steve Canyon Monument has been rehabilitated. Public Works will be the entity that will be installing these plaques once the city receives them and there have been poles/posts ordered for the plaques that needed one. Mr. Graves advised the board that the Cemetery

Clean Up is scheduled for May 20th, 2026. Chair Adams asked Board member Howard to put together a list of things that needed attention at the cemetery so that list could be reviewed and approved by this board in its entirety. Mr. Graves advised the board that the poles are nicer than the stop sign poles and that the poles work with the angles of the plaques.

LIBRARY – Mr. Graves advised the board that the interior work at the library has been completed. There was damage from the leaking roof and damage near the stairs that was also fixed. The contractor who completed this work is one out of Silver Plume and that Libby from the library coordinated with this contractor to get the work completed. Mr. Graves mentioned that there is still work to be done, like the doors and painting of the trim. Chair Adams suggested that the city reach out to Spectrum Contracting as they had some resources for some woodworking companies that could possibly complete the doors. Board member Bechtel reminded staff that she had sent a list of resources also.

MINER STREET BRIDGE-

Board member Davenport brought up that the Miner Street Bridge was mentioned as a national historic facility, but it was not included on the register. Chair Adams stated it may not have been on the register because of a change of personnel. Vice Chair Davenport stated it was worth noting for visitors as it was part of an original nomination. Chair Adams stated she would need to do some research on the history of the bridge.

NEW BUSINESS

TRAIN STRUCTURE –

Community Development Planner Mr. Graves reminded the board that at the last meeting they had requested that staff get a list of what quotes had already been received for the train structure. The concept plan that the architects came up with had a cost estimate between \$1,400,000 and \$1,450,000. The costs are roughly broken out as follows:

1. Project / Construction Management: ~\$111,177.00
2. Landscaping and Demolition Work: ~\$202,620.00
3. Structure Costs: ~\$761,753.50

City staff will be meeting with Scott Wallace, who has done maintenance on the waterwheel and built the wooden structure in the Exit 241 roundabout, in the next two weeks to have him review the project and put together an estimate for a wooden structure. A metal structure could cost as much as \$750,000.00. Another option could be a permanent structure without the viewing platform; we could not move the train and that would eliminate the moving costs. Board Member Bechtel mentioned maybe some Plexi glass to protect the train from the chemicals coming from the highway.

Mr. Graves advised the board that the goal is to have the utilities moved underground and there is a fund for this. Chair Adams advised the board that until there is a known monetary amount, council cannot answer without knowing what the cost is. The structure needs to be functional, not fancy and maybe this could be a work session for City Council, for a simpler wooden structure. Vice Chair Davenport stated he would not suggest a pole structure, but historically there have been barn-like structures. Board member Bechtel asked Vice Chair Davenport to show on the plans what he thinks could be simplified as he has an architectural background. Vice Chair Davenport mentioned that there is what is called value engineering that could be accomplished. Chair Adams stated that a decision needs to be made on how much can be spent on this item and then this could move to the architects.

Chair Adams also mentioned that once the board knows how much they have to spend they can look into obtaining a grant to match so the money would go twice as far. Chair Adams wished Mr. Graves a good meeting with Scott Wallace and asked to have Mr. Wallace also look at the deck at City Hall. Chair Adams reiterated that without knowing what council will pay, they cannot move forward. Historic Sites and Facilities Board need an idea of what council is willing to spend on the train shelter. Chair Adams also mentioned that the people from Georgetown Loop came to their meeting and stated that the work on the engine could mostly be completed on site, and now they want it moved to Georgetown. Why the change?

OUTREACH

Chair Adams reminded the board about her wanting to reach out to the 4th grade class to do some outreach. Chair Adams stated that she has not been in contact with the school yet and that there is only one 4th grade class at Carlson, maybe a walking field trip with the teacher could be done to look at some of the walkable to historic sites. Chair Adams asked the board if they had any other outreach ideas. Chair Adams asked Board member Howard how the walking tour was going. Board member Howard advised the group that it was done and there are 4 copies. There are booklets for sale at the Visitors Center, so the booklet is not placed on the website as they are trying to make some money. Chair Adams stated that she wished that the Historic Society and this Board would have worked together on that. Board member Howard mentioned that she was not sure that was ever proposed. Board member Howard mentioned that Georgetown has a 4th grade class and King Murphy also has a 4th grade class as well. Chair Adams mentioned that she would like to start with Carlson.

Mr. Graves advised the board that the Rotary Club is always looking for speakers to give presentations, and they meet on Wednesday mornings at Marions of the Rockies. Board member Howard also mentioned the Social Ethics and the Garden Club are also always looking for presentations. Chair Adams stated that she has created a power point but it's more geared toward 4th graders, hopefully by the next meeting, she should have an outreach scheduled. Vice Chair Davenport asked if the library had any space for some kind of display. Chair Adams advised that they most likely do, but she doesn't know where a display could be set up in the library, she said she would get with Libby from the Library and ask about setting up some kind of display. Community Development Planner Mr. Graves mentioned that there could be a history wall created inside City Hall, and that he is also willing to set up a booth at any event (not the 4th of July) to communicate on the history.

ADJOURNMENT

The meeting was adjourned at 10:05 am.



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

Community Development Planner Communication

Meeting Date: July 13, 2026
To: Historic Sites and Facilities Board
From: Dylan Graves, Community Development Planner
RE: Community Development Report

General Updates:

- **Waterwheel**

Work continues on the waterwheel rehabilitation. Scott Wallace is performing the work. The work is expected to be completed by the end of the summer.

- **Window Rehabilitation Workshop**

Erica Duvic from the city's HPRC is hosting a window rehabilitation workshop at the Hose House No. 2 on July 18th, 2026 at 10 A.M. City staff thought it would be a good opportunity to combine education and outreach with the city's historic sites and facilities. We figure that the Hose House No. 2 has adequate parking nearby, is located near local residents who might be interested in learning how to maintain their older windows, and provides a use for the building for the morning.

The flyer is attached. Let me know if you have any questions!

- **Brass Plaques**

The brass plaques have been received. I will be giving them to the Public Works Department to install, which will occur as they have time over the near future. I will take Ed on a site visit to the sites and facilities that require new plaques, so he knows where to install the signs. I will have a few on hand for your review at the meeting.

- **State Historic Fund Grant for Engine No. 70 Rehabilitation**

The city applied for a State Historic Fund Grant in April for the rehabilitation of the city's Engine No. 70. We recently received word that the grant application was unsuccessful this funding round and that all funding for the cycle was awarded for other projects. The State Historic Fund did invite us to apply for future funding rounds because they believed the application was strong and worthy of consideration in a future cycle. City staff will be meeting with SHF staff to discuss the application in more detail so that we can strengthen it for a better chance of success in the future.

New Business:

- **Policies and Procedures**

City staff would like to discuss the creation of a policy that clearly delineates the kinds of projects that require Sites & Facilities Board review and those that can be completed without Board review.

There has been some confusion amongst city departments about the types of projects that can be completed without bringing the work before the Board for review and recommendation. We want to make sure that the Board is involved but that minor

projects can be efficiently completed when Public Works staff have time to complete work or get a contractor on board to do the work.

I believe that certain items – minor painting work, deck staining, etc. – that do not require building permits or result in any structural changes to the site or facility likely do not need to be brought to the Board. These are routine maintenance items that should be done annually / as needed and are already included in the Work Plan.

Anything that requires structural work should come to the Board for review and recommendation.

There are some nuances, of course, so city staff would like the Board's recommendation on any "exceptions" so that Public Works staff can efficiently complete projects and plan ahead for those items that do need Board review. What types of projects are "routine maintenance" and what types go beyond that by being more complex, taking up city resources, or potentially resulting in significant changes to the sites?

Establishing a list of priorities at the beginning of the year is recommended. At the final meeting of the year, the Board can meet and discuss the routine maintenance projects to be completed the next year so that city staff know which items will need to be added to the budget for the following year. This would be a good way of staying up to date on projects and ensure that city staff know what needs to be worked on that year so they can plan the work for over the summer.

- **Cemetery**

Lue provided a great rundown of items to be completed at the cemetery in 2026, which is attached for review. Staff would like to talk through these items to see what should be prioritized for this summer, ascertain city capacity to complete the work, and otherwise discuss and confirm the work plan for the cemetery over the rest of the summer.

- **Central Hose House**

The city's Public Works Department has begun investigating the repair work needed at the Central Hose House, which includes painting of trim, replacement of several rotting wood pieces, and minor repair work to the roof. Public Works Director Ed Sigward investigated the interior of the building recently and noticed several other issues that likely require attention in the near future. See attached photographs for more details on the state of the building's interior.

The city would like to proceed with painting and minor repairs in 2026 or as soon as practicable and want to ensure that Ed has the chance to get feedback, advice, and direction before proceeding.

- **Library**

Ed has gotten a quote for a full rehabilitation of the gutters at the library, which need attention. Ed noted peeling paint, pooling water in places, and areas where the gutters have started leaking, causing erosion/weathering concerns. The quote is attached for your review.

One item included in the quote is a new downspout to be situated on the northern façade of the building. There currently are no downspouts on that façade and Public Works is concerned that this may continue to lead to pooling water, which could eventually have a negative effect. The downspout would match existing downspouts like-for-like.

Ed also has ideas and hopefully quotes for trim painting and the front door rehabilitation work that he will present at the meeting.

Ed will be at the meeting to discuss this in more detail and answer any questions. The hope is that this work will be completed before the end of 2026.

- **Idaho Springs Coach No. 60**

In the past, we had briefly discussed the near-term plans and/or uses for Coach No. 60 in the interim until it is returned to Idaho Springs for permanent display. City Administrator Andy Marsh recently spoke with Mark Graybill from the Georgetown Loop to discuss whether there might be interest and opportunity to run the coach on the Loop again before it is returned to Idaho Springs. Mr. Graybill has indicated that it would be possible to run it for a few additional special events (community

event, fundraiser, etc.), if the city desires. However, Mr. Graybill also indicated that he would advise against doing this regularly, as there are concerns about wear and tear from routine or frequent use.

City staff would like to solicit the Board's feedback on whether we should consider running the coach on the Loop again for special events, such as a fundraiser or donation-based event that might be able to generate income that could be put towards the Engine restoration or a permanent shelter for the train.

Historic Window Rehabilitation Workshop

**When: Saturday,
July 18th, 2026**

**Time: 10:00
A.M.**

**Location: Hose
House #2
(606 Colorado
Blvd)**

***Light
refreshments will
be available***

**CITY OF IDAHO
SPRINGS
1711 Miner Street
PO Box 907
Phone: 303-567-4421**

Are your windows looking a little rough? Do they not open? Or worse, do they not close? Are you convinced all your money is spent on heat because of your windows? Are you thinking about taking on debt to replace your windows?

If you answered yes to any of these questions, then let local experts help you keep your money by teaching you how to fix your own windows. Let's get together for a workshop on how to take care of historic wood windows. We will cover the basics like glazing, painting, repairs, and hardware. We will also discuss storm windows, lead paint, energy efficiency, and hiring a contractor that won't ruin your windows if you choose to go that route.

Reach out to Dylan Graves at DGraves@idahospringsco.com with any questions!



2026 Idaho Springs Cemetery Wall/Stone Repairs

I have found three titled headstones that need priority attention. They are Edwards, Choate and Aspel.



The next four are much smaller and have no bases, so they need to be dug out and a level ground prepared. They are the Wycoff and Harper lots.



There are many walls that need to be repaired, but knowing it cannot be done in one year, I have chosen a handful of walls that I think with the help of the City Public Works, we could get a good start on them. It will take manpower and in some cases machine power.

The McKinley lot needs the rock slabs put back on the walls.



The projects get more complex and time-consuming but need to be addressed at some point.

Keast lot will require rock slabs and walls put back in place and a stone leveled. The Cruse lot needs the wall made level and the slabs placed back on the wall.



The Ray and Noxon lots are next to each other and the walls on both lots need to be dug out and placed back together. The Ray lot has a large slab on top of the grave and it has sunk and will need to be lifted up and the area filled in with rocks and dirt and the slab put back in place.



The Freeman lot also needs the wall filled, leveled and the stone planks put back in place.



The hardest repair is for the Stroehle lot. I believe that it may be a crypt and the large slabs on top have sunk down and need to be removed and if it is a crypt the wood beams might need to be replaced. Really no way to know what it entails until we can see underneath. The fear is that as the slabs continue to sink, the large headstone will eventually fall over onto the slabs. I am sure we will need machinery for this project.



There are others, but we need to start somewhere. There are smaller stone walls that I can do and Chris (City crew) is willing to teach me how to work on the cement walls that have fallen apart. I am excited to learn a new craft. Chuck, Jerry and I used to use crowbars and prybars to move the slabs and work on the walls, but Chuck can't do it any more and last time Jerry's grandson helped us.

Roof Tech Restoration
10951 W. 71 Pl.
Arvada, CO 80004

6/11/2026

Office: 720-530-3399

Idaho Springs Public Library
219 14 th Ave.
Idaho Springs, 80452

WORK ORDER

1. Prepare and prep gutter ; scrape, grind, clean and fix all corners and areas needed.
2. Remove all existing adhesive as needed.
3. Prime entire gutter system with Red Oxide rust primer. Prevents rust.
4. Apply Terminator coating, Appoimately 33 mil. (white)
5. Apply second coat to add slope ,in areas to help water flow.
6. Fix all end cap and areas needed with sheet metal.
7. Install custom made box downspout to match gutter color.
Downspout will be made as close to existing to match building.
This downspout to be installed on on north elevation.
Water is eroding brick and stone in this area.
This is necessary due to cold weather and ice build up on north face.
8. This work order also includes a two year maintenance program.

TOTAL : \$18,500.00

ROOF-TECH

10951 W. 71 PL. RESTORATION
Arvada, CO 80004

(720) 530-3399
Fax: 1-866-665-8934

Agreement

THIS AGREEMENT IS SUBJECT TO INSURANCE COMPANY APPROVAL

CUSTOMER CITY OF IDAHO SPRINGS

INSURANCE CO. N/A

STREET 219 14th AVE

CLAIM # _____

CITY IDAHO SPRINGS ST ZIP _____

SPECIAL INSTRUCTIONS _____

HOME# _____ CELL _____

E-MAIL _____

LIBRARY GUTTERS
SEE WORK ORDER

☐ Grade/Mfg. of Shingles
☐ Style/Warranty
☐ Shingle Color
☐ Ridge Material
☐ Valley
☐ Vents
☐ Removal/Disposal ☐ # of Layers
☐ Roof Pitch
☐ Permit
☐ 15# Felt ☐ 30# Felt

PAYMENT SCHEDULE

Overhead and profit are property of Contractor.
The first draft check and deductible are due upon signing of this agreement. Any other funds are due upon receipt from the insurance company and completion of work to be done.

☐ Squares
☐ High Roof
☐ Plumbing Jacks
☐ Ice & Water Shield
☐ Roof ☐ Gutters ☐ Yard

Special Attention Areas

- ☐ Gutters (any damage)
- ☐ Skylights: # _____ Size _____
- ☐ Leaks _____ Where _____
- ☐ Damage _____ Where _____

~~Scope~~ \$ 18,500⁰⁰
~~Permit~~ \$ _____
~~Tax~~ \$ _____
~~Overhead~~ \$ _____
Profit \$ 18,500⁰⁰

Terms: This agreement is for FULL SCOPE OF INSURANCE PROCEEDS and is subject to insurance company approval. This does not obligate homeowners or Roof Tech Restoration unless repairs are approved by homeowner's insurance company. By signing this agreement, the homeowner authorizes Roof Tech Restoration to pursue homeowner's best interest for all repairs at the price agreeable to the insurance company and Roof Tech Restoration at (NO COST TO THE HOMEOWNER EXCEPT FOR THE INSURANCE DEDUCTIBLE). The final price agreed upon by the insurance company and Roof Tech Restoration shall become the final contract price. The specifications are set out herein and on the reverse side hereof to accomplish the replacement or repair. I hereby authorize Roof Tech Restoration to negotiate directly with my insurance company for all property damage repairs at the above address and to act as my agent to negotiate the property damage claim settlement. Roof Tech Restoration is hereby authorized to perform at their discretion all insurance prescribed repairs for the price of full scope of insurance proceeds agreed upon my insurance company and Roof Tech Restoration. The terms and specifications stated and special conditions are accepted. I hereby authorize my insurance and/or mortgage company to make payment for completed repairs directly to Roof Tech Restoration and mail directly to the same.

THREE DAY RIGHT OF RECISSION: THIS WRITTEN AGREEMENT HEREBY SERVES AS NOTICE THAT I MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS AGREEMENT.

CUSTOMER: _____ DATE: _____

SALES REP: TRP DATE: 6/11/26

Roof Tech Restoration
10951 W. 71 Pl.
Arvada, CO 80004

6/11/2026

Office: 720-530-3399

Idaho Springs Fire House Station
2000 Colorado Blvd. (Historic Station No.1)
Idaho Springs, 80452

WORK ORDER

Fire Station, Tower and shed

1. Prep and prepare all surfaces for paint.
Scrape and repair any wood necessary for paint.
2. Paint all surfaces base and trim : two colors: red and white
Paint will be matched with existing color to get exact match.
3. Install black metal letters for fire station no.1
4. Install custom made drip edge on all eaves.
2" x 3" for drainage
5. Paint existing fixtures lights and vents . Color: black

TOTAL : \$17,600.00

Central Hose House Photographs indicating interior concerns (courtesy of Public Works Director Ed Sigward):



Jun 24, 2026 4:09:01 PM
219 14th Avenue
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 4:08:59 PM
219 14th Avenue
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 4:08:54 PM
219 14th Avenue
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:57:46 PM
1340 Miner Street
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:57:16 PM
219 14th Avenue
Idaho Springs
Clear Creek County
Colorado





Jun 24, 2026 3:54:39 PM
219 Miner Street
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:52:12 PM
219 Miner Street
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:52:06 PM
219 Miner Street
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:52:00 PM
219 Miner Street
Idaho Springs
Clear Creek County
Colorado



Jun 24, 2026 3:48:36 PM
1340 Miner Street
Idaho Springs
Clear Creek County
Colorado







Jun 24, 2026 3:46:07 PM
219 14th Avenue
Idaho Springs
Clear Creek County
Colorado