



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

Monday, April 14, 2025

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

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

You must join the Zoom Meeting

(<https://us02web.zoom.us/j/88123857147>)

to participate in a meeting remotely.

1. Call to Order
2. Roll Call
3. Public Comment
4. Conflict of Interest
5. Approval of Minutes

- a. Minutes

Move to approve the minutes from February 24th, 2025

6. General Updates
7. New Business
 - a. Idaho Springs Library Repairs - Water Damage and Main Entryway Restoration and Painting
 - b. Preservation Plan 2025-2028
 - c. Sites & Facilities Signage Plan
8. Old Business
9. Adjourn

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

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 12 p.m. (Noon) the Thursday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to

indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- Council typically does not provide feedback during public comment sessions.
- If you would like to provide materials for Council to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Thursday Deadline.



**HISTORIC SITES AND FACILITIES BOARD
MINUTES
February 24, 2025**

CALL TO ORDER

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

ROLL CALL

Members present were Reba Bechtel, Chair Phyllis Adams, Margaret Smith, Lue Howard and Vice Chair Michael Also present were Community Development Planner Dylan Graves, Assistant City Administrator Guy Patterson, Best and Brightest Fellow Maria Schanhals and Deputy City Clerk Wonder.

APPROVAL OF MINUTES

Vice Chair Davenport moved to approve the minutes from January 13th, 2024. Member Howard seconded. Second followed by an all in favor voice vote. Motion carries.

PUBLIC COMMENT

There were no comments in person or virtually.

CONFLICT OF INTERST

There was no conflict of interest.

GENERAL UPDATE

Mr. Graves stated that he did not have a general update.

NEW BUSINESS

Work Plan Review, Discussion and Action

Chair Adams mentioned that Member Howard had sent in a correction on the cemetery. The original document was the Pioneer Cemetery, not the whole cemetery. Pioneer Cemetery was known to have 600 plots, and the Idaho Springs Cemetery has over 4300 spots so that would be updated in this plan. Vice Chair Davenport stated that he had multiple questions/comments.

1. Mr. Davenport stated that the front page should have a date added to it.
2. Add reference to Ordinance #15, Series 2024 the ordinance that created the Historic Sites and Facilities Board and added Article 4 to Chapter 5 as the public will have benefit to know how this board was formed.
3. Add a footer to the document and add page numbers. Community Development Planner Dylan Graves advised the board that he would add that footer and number the pages of this plan.
4. Add a table of contents, maybe on page 3 of the plan.
5. Add a map showing locations of facilities. Mr. Graves advised the board that he could create a map. Chair Adams mentioned that she did not know how beneficial a map would be, in this official work plan document.

6. On the Jackson Monument Page, the last paragraph, 4th line, was, should be replaced with is.
7. The powder house page should add a sentence in the work needed, to mention that the plans show a park. Chair Adams stated that they, as the board have not determined if there will be enough traffic to entertain a park. The plans include a park, but the park has not been funded, and this board has not officially discussed this.
8. For the Cannon, there should be a sentence added at the end of paragraph 1, that the area around the cannon was taken care of as part of the library landscaping project.
9. Vice Chair Davenport asked the board if the Standards, part IV, should list and of the official standards from the Secretary of Interior? Chair Adams stated that the standards listed come from the Ordinance stating that they must be included. Mr. Davenport asked if anything in particular should be listed. Chair Adams stated that she used the general term of National Park Service as it is mentioned in the Ordinance, Section 5-32 or Ordinance #15, Series 2024.

Mr. Davenport asked the board and staff if it is one of the board's responsibilities to try to find funding for these sites. Chair Adams stated that they may not have enough expertise in this. Mr. Davenport asked how involved this board is supposed to get in the finding of funds for preservation. Chair Adams mentioned that she does not think that it was the intent of the ordinance for this board to write or to try to find grants, and that the grant writing would most likely be done by City staff.

Community Development Planner Dylan Graves brought up that they could have a celebration at each site, like a ribbon cutting of sorts. Chair Adams stated that they could do presentations in classrooms and the children could take the information home to their parents as that is a great way to share information. Vice Chair Davenport stated that if the COMP plan is to be updated, that this work plan should be included in the COMP plan. Member Howard stated that her only comments were about the small changes to the cemetery which the board already went over.

Member Smith mentioned that she had a question about the ordinance. This ordinance does not give a format for this strategic plan. She's asking, for example, the background information on each page, as she feels that this information clutters the body of the page. Ms. Smith stated that she doesn't think the background information is not part of the preservation plan, that it's really good information, but maybe it should be placed elsewhere in this document.

Member Howard stated that it's good to have all of the information in one place. Ms. Smith stated to Chair Adams that Ms. Adams had taken out all of Ms. Smith's details on her report and changed what she had submitted. Chair Adams stated that Ms. Smith's report was on the train, it was a lot of information and to keep that format, one page for each site, the entire document would have to be changed. This plan needs to have structure, this document is not a document that should hold opinions, only facts. Ms. Smith brought up something that was on the cemetery page, that there is a sentence that states "thanks to endless volunteers". Ms. Smith stated that if that sentence stays on the cemetery page, then her report should have stayed in as well.

Member Bechtel asked about the train cover mentioned in Member Smith's report and stated that if the City was going to pay for the canvas cover, then the train should definitely be brought back here. Mr. Graves stated that he's pretty sure that the City is paying for that cover.

Chair Adams mentioned that she has a suggestion for Mr. Davenport and Ms. Smith, Ms. Adams mentioned that they could add supplemental information, for example add a second page to hold the details for the Train and City Hall. Ms. Smith stated that the Train should be first. Ms. Smith stated that she will re-look at this and come up with a supplemental information sheet.

Ms. Smith mentioned that on her waterwheel and Tunnel report, that Chair Adams re-worded her reports, but the information of the report is the same. Chair Adams mentioned that she was pretty sure that she did not re-write them, that she copied and pasted. Member Smith stated that she should not have submitted anything.

Chair Adams stated that was not her intent and asked if there was anything that was not accurate. Member Smith stated that it seems this entire document has a lot of opinions listed, which are supposed to be facts. Member Smith stated that she tried to look at the Hoehns plans to see what type of train cover was suggested but she had a really hard time reading the plans. Member Smith stated that she was going to follow up with Andrew Marsh as she would like to see the full-size set of plans for the train cover to see if they can possibly drive down the cost for the cover. Chair Adams mentioned that it's beside the point of asking to see the plans and to tell the architects how to lower the cost. Member Smith spoke to Chair Adams and stated that they have different perspectives on this and what the board is going to do, this question was pointed to Assistant City Administrator Guy Patterson.

Mr. Patterson stated that this discussion allows staff to know what the board is looking for and can show the governing bodies what the intent is. Mr. Patterson mentioned that there are grants there, probably not any federal ones at the moment. Member Smith stated that the ordinance speaks to an expectation of more than giving just this plan, seems there is more expected from this board. Member Smith wanted to know what the board's responsibilities are, as the ordinance suggests we are to be more involved. Chair Adams mentioned that participation is a vague term and she has concerns about the board reviewing plans that were only a concept, so it would not be appropriate for the board to tell the architects what they need to change, that is not part of the Historic Sites and Facilities Board roles.

Community Development Planner Dylan Graves advised the board that when the Hoehns have plans for construction, that those plans will come to the Historic Sites and Facilities Board first. Member Smith reiterated that it would behoove this board to look at the plans for the train cover. Mr. Graves advised Ms. Smith that he would reach out to Andrew Marsh and the Hoehns about this. Member Bechtel mentioned that on the project plan page, there are a lot of blanks for the cemetery for multiple years and should the sign replacement that is actively occurring be placed in one of the blank sections. Chair Adams agreed that the blanks look a bit strange and maybe they should list routine maintenance in those areas? Member Bechtel stated that it's ok to have some blanks. Member Howard mentioned that the cemetery fund gets \$5,000.00 a year and that sign would come out of those funds.

Community Development Planner Dylan Graves mentioned that the local high school group is looking for projects on sustainability and beautification, and that it's possible to integrate some maintenance/signage with that school group. Mr. Graves advised the board that he would send out a reminder 3 weeks prior to the next meeting in April. The April meeting may contain signage ideas that are consistent and maybe include the city seal, wording, number of signs, material of signage. Chair Adams mentioned that the signage on the billboard on the East end of town is a vinyl wrap, and has lasted at least 15 years, it's a bit faded but it looks really good for as old as it is. Vice Chair Davenport mentioned that he thinks there is a transportation sign grant.

ADJOURNMENT

The meeting was adjourned at 10:46 am. Next meeting will be April 14th, 2025 at 9:00 am.



TO: Historic Sites and Facilities Board
FROM: Dylan Graves, Community Development Planner
SUBJECT: Idaho Springs Library Repairs - Water Damage and Main Entryway Restoration and Painting
MEETING: April 14, 2025

Paul Crain, Public Works Superintendent, and Libby Caplan, Library District Director, have provided information about needed repairs at the Idaho Springs Library, to be presented at today's Sites & Facilities meeting.

The scope of repairs are as follows:

1. The library needs restorative repairs from the water damage that occurred in 2024 on the interior of the building due to a leak in the southwest corner of the building, which was repaired in 2024 once identified but which had allowed water to infiltrate the building and cause damage to existing interior walls.
2. Repair and refinish of the exterior portion of the entrance of the library on the east side of the building is also needed, which is discussed in the 2025-2028 Preservation Plan draft. The City has a quote from Amanda and Mike Kowalewski for the repair and refinish of the entrance of the library on the east side of the building.

According to the Kowalewskis, the work would entail the following:

“Due to its ornate and historic nature, our goal will be to repair the existing wood with little to no replacement unless necessary. We will match the stain to the existing color as closely as possible. Due to existing water damage and sun fade, this process usually ends up blending everything to its darkest color point currently. With the age of the building and current condition of the wood needing to be addressed, it is very difficult to have a specifically quoted price as it will require a lot of intricate time consuming hand labor to get it to a suitable point for refinishing. We have put together a quote range based on time and materials. We are hoping to be able to complete the project in 7 to 8 days (weather permitting), but have quoted it between 7 and 11 as you never truly know the condition of the underneath surfaces until you get down to them. At 7 days, we are looking at \$7880 including materials, and at 11 days, \$12, 040. This includes stripping and sanding the current wood, stain matching, finishing, and cleanup. Access through that entrance would have to be closed during the duration of the work. Once we begin, we are willing to work through the weekend to lessen the impact of limited access to the library.”

Other work included in the Preservation Plan does not appear to be contemplated at this time but will be necessary over time in consultation with the Plan, once approved. Photographs of the areas in question are included for consideration. Both Libby and Paul will be in attendance to discuss this topic further but I wanted to provide some initial background in the packet so that the Board had some background information ahead of the meeting.

Interior Repairs:



















Exterior Entryway:







Idaho Springs Historic Sites and Facilities Preservation Plan 2025-2028



Prepared by the Idaho Springs Historic Sites and Facilities Board
April, 2025

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Introduction

In July 2024, the Idaho Springs City Council adopted Ordinance No. 15, Series 2024, adding a new Article IV of Chapter 5 of the Idaho Springs Municipal Code to create a Historic Sites and Facilities Board.

One of the responsibilities of the Historic Sites and Facilities Board is to prepare, present and update a strategic plan for preservation of the fifteen city-owned historic properties.

Since 2008, a number of the properties have been restored and many of the extensive projects are complete. This document is the Board's proposed project plan for 2025-2028.

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

This plan was prepared by the Historic Sites and Facilities Board 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 Board

Phyllis Adams, Chair
Michael Davenport, Vice Chair
Reba Bechtel
Lue Howard
Margaret Smith

Part I
Historic Sites and Facilities

Charlie Tayler Waterwheel



The waterwheel is located on the south side of I-70 just east of Mile Marker 240 and west of the waterfall. Originally a working wheel providing power to Charlie Tayler's mining site on Ute Creek, the impressive waterwheel was relocated to its current site in the 1960s. After standing immobile for a number of years, the Waterwheel was refurbished and put back into operation by a group of volunteers in 1988. At the same time a park area was created. In conjunction with nearby construction in 2016, CDOT expanded the park area with aesthetic upgrades. The area is now known as Waterwheel Park. The waterwheel has long been an Idaho Springs landmark and tourist attraction along I-70. This iconic symbol of our mining heritage is as important to Idaho Springs as our Victorian architecture.

Current Condition: The waterwheel appears to be in fair condition. Closer inspection may prove otherwise.

Work Needed: Conduct a complete inspection in cooperation with a person knowledgeable in such constructions to determine the extent of repairs needed, if any. This should occur every two to three years. At a minimum, staining and application of a waterproofing material is needed annually. Install informational signage in Waterwheel Park.

Suggested Funding Sources: City budget.

Jackson Monument



The monument is located at 320 Highway 103. The monument was constructed and dedicated in 1909 at its present location to commemorate the 50th anniversary of George Jackson's gold discovery; the first significant gold discovery in the territory and the one that started the Colorado Gold Rush in earnest. The site is on the spot of Jackson's discovery, which was by then in the foreground of the Jackson Mill. It is said the large granite rock forming the top of the monument was selected for its similarity to the first nugget found by George Jackson. In anticipation of the 2009 celebration of the 150th Gold Rush Anniversary, the monument was refurbished with funding through the Colorado Scenic Byways Grant program. A rededication ceremony was held on September 19, 2009.

Current Condition: The monument remains in good condition. Surrounding weeds have not been cut and low branches of a nearby tree impede access around the monument.

Work Needed: Cut and remove weeds annually. Remove lower tree limbs blocking access. Install directional signage along the highway.

Suggested Funding Sources: City budget.

Hose House No. 2



Also known as the Sixth Avenue Hose House, it sits on the northeast corner of 6th Avenue and Colorado Blvd. Built in 1893 of local brick, this hose house contained Idaho Springs’ second hose cart. It was built to replace a small frame structure at 6th Avenue and Colorado Blvd., in order to better protect the growing number of homes on the west end as the city grew. When the fire department was reorganized and the independent hose companies consolidated, the hose house was no longer needed as an integral part of the Idaho Springs fire protection system. To address the effects of time, the small brick building’s exterior was restored in 2024. In addition, there is a siren tower located approximately six feet behind the building. It was once part of a city-wide system to alert firefighters when a fire was reported. It is the only remaining tower in town.

Current Condition: The building’s exterior is in very good condition. The interior, however, still has issues to be resolved. Plaster skim coated on the walls has failed to dry due to moisture continuing to seep through the porous nature of the local brick. Current air circulation measures do not appear to be of any real help. At the double doors, there is a trip hazard due to uneven flooring and there is a significant gap at the bottom of the doors.

Work Needed: Design and install additional informational signage on the property. Address the trip hazard and gap at the double doors to ensure safe access and prevent rodents from entering the building. Mow or otherwise control grass and other plant growth on the property. Determine the future use of the building as well as the rear of the property.

Suggested Funding Sources: City budget.

Bryan Hose House



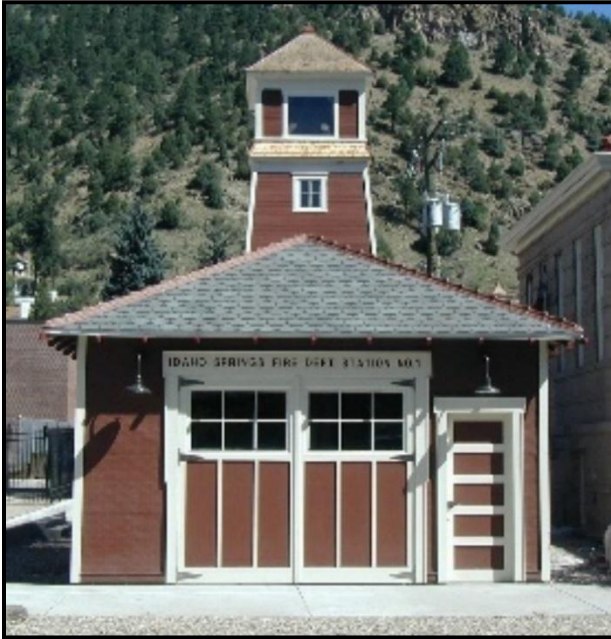
This hose house sits on the north side of Virginia Street at Illinois Street. Built in 1903 as a duplicate of Hose House No. 2, Bryan Hose House held Idaho Springs' third hose cart, manned by independent Hose Company No. 2. Nestled in a residential area, the Bryan was the third hose house built to protect the growing community. Like Hose House No. 2, the Bryan was no longer an integral part of the Idaho Springs fire protection system after the fire department was reorganized and the hose companies consolidated. Time and neglect, along with minor encroachment and earth settling, resulted in the failure of the rear wall. In 2004, the City obtained emergency funds from the State Historical Fund for stabilization of that wall. Property line issues have also been resolved. In 2012 the rear wall was reconstructed, parapet walls were repaired, all the masonry was repointed and a new roof was installed. Windows were rehabilitated and new doors were built and installed in 2023.

Current Condition: The building is in very good condition.

Work Needed: Control grass and other plant growth on the property. Design and install additional informational signage.

Suggested Funding Sources: City budget.

Central Hose House



This largest of the three hose houses is located at 1340 Miner Street. The original Central Hose House was built in 1878 and served not only as the home for the city's first hook and ladder cart, but as a meeting place for the firemen from all the city's independent hose companies as well as other social functions. When the fire department was reorganized and the independent hose companies consolidated, the hose house remained the center for the city's firefighting efforts. The original building was replaced in 1925 with the current structure. When the fire department relocated to a new location in the 1960s, the hose house no longer served any direct firefighting purpose and was used as the city's maintenance building. Eventually, the building's use was given to the fire department for storage. Time and neglect took a severe toll on the building. In 2007 the Historical Society obtained an architectural assessment grant from the State Historical Fund and a restoration grant from the same source in 2008. Exterior and structural restoration was completed in 2010 and the building was rededicated on June 12, 2010. The building now operates as a self-guided firefighting history museum replete with historic firefighting equipment and important artifacts related to early firefighting history in Idaho Springs.

Current Condition: Paint is peeling in many places, particularly along the eaves and the tower. The sign above the double doors has faded. Some of the shingles have curled and lifted, especially on the tower.

Work Needed: Scrape, sand and repaint areas in need. Repaint the sign. Replace shingles that have failed. Consider the possible need for additional informational signage.

Suggested Funding Sources: City budget. Local fundraising efforts.

Engine No. 60, Tender and Coach No. 70



The train sits on the south side of City Hall at 1711 Miner Street. When the Colorado & Southern Railroad ceased operations to Idaho Springs, the Engine and Coach were deeded to the County and left standing on a short length of track next to the property at 1800 Miner Street. The rolling stock was eventually given to the city. The engine, tender and coach were moved to their present location behind City Hall in 1987 and a ramp and walkway were constructed to allow viewing of the equipment. The coach was recently moved to the Georgetown Loop facility in Silver Plume for complete restoration.

Current Condition: The engine and tender appear to be in good condition but it is understood there is asbestos around parts of the boiler. Having been repeatedly repainted over time, the surface is uneven. The coach is presently off site in the final phase of its restoration. The work is expected to be completed in 2025. There is no protection for any part of the train from the elements. The location is partially blocked by City Hall and not as visible as it might be.

Work Needed: Relocate the existing track to the northeast so the engine will face Miner Street and the train will be more visible. Purchase a custom canvas cover as a temporary measure to protect the coach once its restoration is complete. Decide on the design for a protective structure to cover the entire train, considering construction costs compared to the benefits of reduced maintenance costs and other potential benefits. Secure funding for the construction of the structure; contract for the construction. Arrange for on-site removal of the asbestos in the engine, then arrange for the engine to be restored. Design and install extensive informational signage along the walkway that will be part of the protective structure.

Suggested Funding Sources: City budget. Grants.

Supplemental Information

The crew has been diligent in efforts to restore Coach #70 to its original condition. This has required much ingenuity that involved detailed reproduction or repair of its structure (walls, floors, ceiling, windows) and all hardware, trim, and furnishings. In some cases, parts were purchased from the original manufacturers, if they were still in business. Also, the team had to utilize a great deal of creativity to reproduce many items to perfection.

The status, as of December 31, 2024 is as follows:

- All seats are installed, except for one which had to be returned for repair.
- The ceiling is painted.
- Stoves are installed.
- Etched windows are installed.
- Large windows are being reworked.
- Gas lights are finished.
- Window shades are due in 2-3 months.

Idaho Springs Carnegie Library



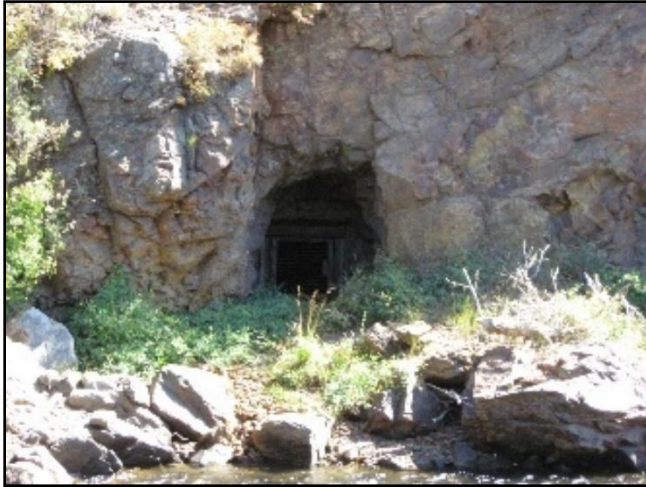
The library is on the corner of 14th Avenue and Miner Street at 219 14th Avenue. Built in 1905 on locally donated land with funding from Andrew Carnegie, the library opened its doors in February 1906 and has continuously served the Idaho Springs community since that time. Originally, city offices occupied the lower level and the upper level served as a library. When the city offices relocated in 1986, the library expanded to the entire building. This grand structure at the corner of 14th Avenue and Miner Street is one of the very few Carnegie Libraries in Colorado that remains a functioning public library. The exterior restoration and interior renovation of the library was completed in 2009-2013. The landscaping was completed in 2024. An agreement between the City and the Library District sets forth each party's responsibility for maintenance of the property.

Current Condition: The structure remains in generally good condition with the exception of one spot immediately below the gutter on the west side where vandalism caused damage to the gutter and slight dislodging of some of the brick. This allowed water to enter the building, damaging the interior wall by causing the painted wallpaper to bubble and peel. A chip in one of the sandstone courses on the west side has been inappropriately patched. Paint on much of the exterior wood elements has deteriorated as has the finish on the massive wooden front doors.

Work Needed: Repoint or replace the damaged brick below the gutter on the west side and correct the repair to the chip in the sandstone course. At the same time, obtain a professional review of the entire structure and make any other repairs that may be discovered. Once it has been determined that no further damage has occurred, repair the damaged surface of the interior wall. Consult a woodworking professional to determine the most effective way to refinish the front doors and protect them from the intense sun; implement the recommendation. Scrape and repaint all the wood elements in need.

Suggested Funding Sources: City budget. Small grant for the doors.

Blue Ribbon Tunnel



The tunnel is located on the south side of I-70, east of the Charlie Tayler Waterwheel and across Clear Creek from the Greenway Trail. The Blue Ribbon Tunnel provided access to the Blue Ribbon Springs, producing cold mineral water. The water was bottled and sold with claims of curative properties and for many years the tunnel was open to the public allowing local citizens and tourists to fill containers directly from the source. Due to public liability and health concerns, the tunnel entrance was fenced off, but access was not completely blocked. With the coming interstate planned to be built so near the tunnel site, in the mid-1950s access was completely and permanently blocked. Today, only a screened opening in the mountainside provides any clue of the tunnel's existence. That opening is visible from the walkway to Waterwheel Park.

Current Condition: The site cannot be safely visited but the gate that blocks the opening appears to be in good condition.

Work Needed: Install informational signage along the walkway across from the tunnel. Consider lighting the sign.

Suggested Funding Sources: City budget.

Idaho Springs Cemetery



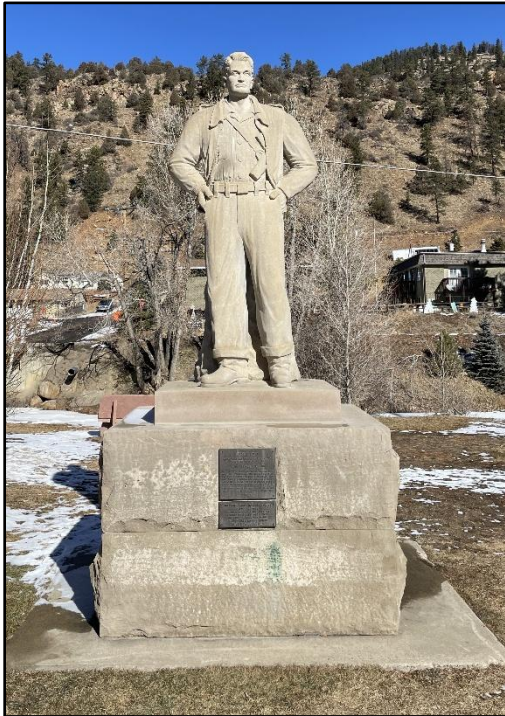
The cemetery is located on the east side of Highway 103, approximately a half mile south of I-70 Exit 240. The present Idaho Springs Cemetery site is the third location since the city was settled. The first burial was at the location of 7th Avenue and High Street in 1860. In 1863, a small plot of land on Colorado Boulevard between 6th and 7th Avenues became the town's official cemetery but filled up quickly. The city next purchased a piece of property in 1873 located about a half mile south of town on Chicago Creek. A high-water table caused problems so higher land was purchased and became the current cemetery property. This platted area includes over 4000 grave spaces, some 80 of which were originally designated as "Potters Field". The cemetery contains a variety of unique grave markers, many dating to the early days in Idaho Springs.

Current Condition: Thanks to the work of volunteers, the cemetery is generally in good condition. Some stone walls need repair.

Work Needed: Repair stone walls. Continue regular road maintenance. Cut weeds, trim or remove bushes and dead trees as needed. Clean headstones when moss or lichen appears. Stain and paint shelter structures every two to three years. Complete and install new sign at the main entrance on Highway 103. Consider changing some traffic patterns to avoid congestion. Repair or reset headstones when needed. Maintain metal fencing and consider replacing the aluminum sections with steel sections to match.

Suggested Funding Sources: City budget. Local fundraising efforts.

Steve Canyon Statue



The statue stands in Courtney Ryley Cooper Park on the northeast corner of Colorado Boulevard and 23rd Avenue. The larger-than-life statue of the cartoon character Steve Canyon was dedicated on July 8, 1950, by Governor Ed Johnson. Colonel Stevenson Button Canyon was the creation of Milt Caniff who personally had the statue carved from Indiana limestone and donated it to Idaho Springs; he also arranged to have it flown to Colorado by military transport. It is one of few statues of cartoon characters outside of Disneyland. While having no connection to Idaho Springs' strong mining history, this iconic statue is nevertheless a unique landmark.

Current Condition: There is a small crack at the right elbow along with wear on the right thumb, left ear and jacket. The brass plaque on the front of the base is missing a screw and is loose. There appears to have been a second plaque, likely also brass, on the rear of the base but it is missing.

Work Needed: Replace screw to secure the front plaque. Design and install a replacement plaque on the rear. Clean the statue with D/2 Biological Solution or a comparable product, but do not power wash. Consider additional informational signage.

Suggested Funding Sources: City budget.

City Hall



The former schoolhouse sits at 1711 Miner Street. In 1903, the Grass Valley School was constructed at 2413 Miner Street. To make way for construction of a new Safeway store, the building was moved to its present location at 1711 Miner Street in 1984, set on a new foundation and refurbished. A deck was added on the south and east sides of the upper level in 1987. It has housed the city's municipal offices since 1988. In recent years, some interior renovation has been completed and more is planned. The access ramp was redesigned and constructed in 2020. Restoration of the exterior brick and historic windows on the main level was completed in 2024. The building is a unique landmark serving as the cornerstone of the Historic Downtown District.

Current Condition: Due to recent restoration work, the exterior of the building is in excellent condition. The decking and supporting framing show the effects of neglect and the elements. Some of the wood has been pulled away from the building, likely to facilitate the recent work. Stairs and railing have also suffered.

Work Needed: Obtain a professional opinion to determine if the deck, railings and stairs should be replaced or if repairs are possible. Undertake the work that is recommended.

Suggested Funding Sources: City budget. Grant.

Powder House



The small stone structure sits on the Gardner Placer at the northeast corner of Soda Creek Road and Little Bear Road. Powder houses, an idea borrowed from European mining, were built to house the dangerous blasting materials used to open up access to rich veins of ore. Generally constructed to be purely functional and always in remote and secure locations, few powder houses remain today. This powder house is believed to have served the many mining operations in the Soda Creek and Bear Creek areas. Such a unique structure provides yet another glimpse into this area's rich mining history and the risks involved for many of the miners.

Current Condition: At present the building has no roof, floor or door. Mortar is cracking in some places, possibly due to settling. In other areas, mortar and stones are missing while apparent attempts at repairs resulted in some mortar being incorrectly applied. Trash and construction debris litter the site.

Work Needed: A complete restoration has been budgeted and contracted. Work is expected to be completed in 2025. Design and install informational signage at the site and directional signage on Soda Creek Road. Remove trash and clear the immediate area of plant growth.

Construction plans for the restoration include development of a small park area around the structure. Consider adding the park area in the future.

Suggested Funding Sources: City budget (restoration included in 2025 budget).

Arrastra



The distinctive artifact sits on the north side of the grounds of the Carnegie Library, 219 14th Avenue. Arrastras like this one were used in small mining operations to crush small amounts of ore. A horse was attached to the horizontal bar and as it circled around the base the large rock attached to the bar would be pulled along to crush the ore. Constructed of rough stone and mortar, it is believed this Arrastra came from a local site but no background information is available.

Current Condition: The base shows some chips and cracks but there is no indication the structure's integrity is compromised.

Work Needed: Remove debris that collects from time to time such as stones and leaves. Design and install informational signage.

Suggested Funding Sources: City budget.

Civil War Cannon



This Civil War era replica sits on the northeast corner of the grounds of the Carnegie Library, 219 14th Avenue. The original cannon was presented to the city by representatives of the Grand Army of the Republic in the early 1900s. Time, the elements and a lack of attention eventually took their toll and the original cannon was in danger of collapse. The Historical Society of Idaho Springs took on the project of rehabilitating the relic and, with the proceeds of an extensive fundraising campaign, the cannon was shipped to Pennsylvania where a new carriage was constructed and the original barrel mounted. Upon its return, the cannon was set in place in 2015.

Current Condition: The cannon is stable and appears much as it did when first set in place. Effects of the sun caused paint along the top of the barrel to chip and peel. It was repainted but not scraped first so a close view shows a textured surface while the view from a distance does not reveal the uneven surface.

Work Needed: No work is required at present. However, when the barrel is next repainted it must be thoroughly scraped and sanded before any paint is applied. Investigate the possibility of installing some type of acceptable cover to protect the cannon from the sun and the elements; alternatively, investigate the possibility of another type of paint that would better withstand the elements. Design and install informational signage.

Suggested Funding Sources: City budget.

World War II Memorial



The glass-doored memorial sits on the north side of the grounds of the Carnegie Library, 219 14th Avenue. The Veterans' Memorial was constructed by the community after World War II in honor of local soldiers who lost their lives in the war. The Memorial has always been on the grounds of the Idaho Springs Public Library. The wooden structure has been painted numerous times due to the effects of the sun and was completely restored in 2022.

Current Condition: The memorial is in good condition with the paint still bright and the names listed are still legible. The flags, placed on either side to shade the light reflected from the glass doors that was melting the artificial turf, are fading.

Work Needed: Replace the flags as they fade or consider other options such as adding some sort of extensions to either side of the monument frame to provide equivalent shading or investigating replacement of the glass in the doors with a nonreflective product. Ensure proper scraping and sanding are done before the frame is painted again. Investigate repainting the names as that work will eventually be necessary. Design and install informational signage.

Suggested Funding Sources: City budget.

Part II Project Plan

	2025	2026	2027	2028
Waterwheel	Evaluation. Repairs as needed. Design signage.	Purchase and install signage.		Evaluation. Repairs as needed.
Jackson Monument				
Hose House No. 2	Address threshold issues. Design signage.	Address interior wall/plaster issue. Purchase and install signage. Determine future use.	Implement new use.	
Bryan Hose House	Design signage.	Purchase and install signage. Determine use.		
Central Hose House	Scrape and paint damaged areas. Roof repairs.			
Train	Apply for shelter funding. Design signage.	Construct shelter. Move track. Return coach.	Engine asbestos removal. Apply for engine and tender restoration funding.	Send engine and tender for restoration.
Carnegie Library	Repair masonry. Scrape/paint wooden elements. Repair interior wall. Evaluate front doors.	Rehabilitate front doors.		

	2025	2026	2027	2028
Blue Ribbon Tunnel	Design signage.	Purchase and install signage.		
Cemetery	Install entrance sign			
Steve Canyon Statue	Re-attach front plaque.	Design and install rear plaque.	Repair damaged areas. Wash statue and base.	
City Hall	Evaluate deck.	Rebuild/restore deck.		
Powder House	Rehabilitate structure. Design, purchase and install signage.			
Arrastra	Design signage.	Purchase and install signage.		
Civil War Cannon	Design signage.	Purchase and install signage.		
World War II Memorial	Address reflection issues. Design signage.	Purchase and install signage.		

Part III

Annual Maintenance Schedule

The importance of regular inspection and maintenance for all the properties cannot be overstated. This annual schedule is intended to guide planning and scheduling time for city staff.

Most of the properties require only inspection on an annual basis so it is imperative that any findings be reported to the Historic Sites and Facilities Board immediately so that any necessary repairs can be arranged as quickly as possible. It is also important for all staff concerned to understand that inspect means more than a cursory look; rather, it involves a careful viewing from multiple angles with careful attention to detail. It is strongly recommended that a log of the annual inspections be kept to more easily identify changes from year to year.

Waterwheel	Inspect. Apply stain and waterproofing as needed.
Jackson Monument	Inspect base and bench. Cut weeds, remove debris.
Hose House No. 2	Inspect. Cut weeds, remove debris.
Bryan Hose House	Inspect. Cut weeds, remove debris.
Central Hose House	Inspect.
Train	Inspect.
Blue Ribbon Tunnel	Inspect sign.
Cemetery	Coordinate with volunteers. Assist as needed.
Steve Canyon Statue	Inspect.
City Hall	Inspect. Apply protective coating to deck and stairs as needed.
Powder House	Inspect. Cut weeds, remove debris.
Arrastra	Clear debris.
Cannon	Inspect finish on barrel, carriage and wheels.
World War II Memorial	Inspect.

Part IV General Notes

Community Engagement

The board members have briefly discussed with staff the possibility of creating a pamphlet that would include a map to all of the sites along with a brief description of each. This idea will be pursued.

As the Historical Society is currently in the process of updating its Walking Tour map, it may be possible to coordinate the board's information and efforts with the Society.

Staff has indicated willingness to add Historic Sites and Facilities information, including this plan, to the city's website.

In the future, there may be the possibility of offering board presentations to local organizations or in local classrooms.

Compliance and Standards

Although not specified in any of the property sections above, the Board understands and accepts its obligation to ensure that any project undertaken will meet all relevant city standards as well as those set forth by the National Park Service.

Sustainability and Resilience

No project proposed or undertaken under the supervision of the Board will ignore the importance of sustainability. Materials used will be as environmentally friendly as possible. Before any work is proposed, the long-term effects will be taken into account. Whenever possible, recommendations will be for methods that will be both long lasting and cost effective.

Other

Many of the recommendations in this plan include the design and installation of informational signage. The board members agree on the importance that all such signs should be of a matching design. That will mean similar materials and should also mean some logo or other marking to clearly designate the historic importance of the signs' subjects. It will be beneficial, and possibly cost effective, to design and purchase all the signs at the same time even if installation occurs over a longer period.

Part V

Closing Comments

Preparation of this document was a joint effort by all members of the Historic Sites and Facilities Board. Members found the undertaking to be interesting and educational. As a result of this effort, the members now believe they are in an even better position to accomplish the tasks assigned to the Board.

It is agreed that all the sites should be visited by the board members on a regular basis in order to remain aware of the sites' condition and needs. This will involve a group tour, perhaps every other year.

The Board gratefully acknowledges the support and assistance of City Staff in the preparation of this document. Likewise, the Board appreciates the support of City Council in formalizing the Board from a committee to a codified and official board.