



**NOTICE AND AGENDA OF A
WORK SESSION**

**Idaho Springs City Council
Council Chambers, City Hall
Monday, December 02, 2019
6:00 P.M.**

- ❖ **Historic Sites and Facilities**
- ❖ **HSF Preservation Plan**
- ❖ **W/S multipliers**

Idaho Springs City Council Communication



Meeting Date: December 2, 2019
Presented By: Jonathan Cain, Administrative Intern
Item: Historic Sites and Facilities Agreement Update

Summary

City Staff has been working with the Idaho Springs Historical Society to review and update the Sites and Facilities Agreement that governs the maintenance, restoration, and operation of historic sites and facilities owned by the City of Idaho Springs.

Following an initial meeting between City Staff and the Historical Society, the Sites and Facilities Committee was asked to give feedback on the original agreement (Attachment 1). City and Historical Society Administrative Staff then met to discuss the current agreement and how it might be amended and updated.

There is general consensus among City Staff, the Historical Society, and the Sites and Facilities Committee that the current agreement is needlessly cumbersome and does not result in the best management of the historic sites and facilities owned by the City, and that a new, more streamlined agreement should be created.

Conversations between City and Historical Society Staff have also established that changes to the structure of the committee that executes the agreement between the parties may result in better outcomes for the management of City owned historic infrastructure.

Background

In 2005, the City of Idaho Springs and the Historical Society of Idaho Springs entered into an agreement to manage the Historic and Designated Sites and Facilities owned by the City. This agreement was intended to allow for the “maintenance, restoration, and operation of each Property” (Historic Sites and Facilities Agreement (HSFA), 2007, p.2).

It “established a formal mechanism for the long-term collaboration between the City and the Historical Society for the mutual benefit of the Parties and the long-term benefit of the businesses and citizens of Idaho Springs” (HSFA, 2007, p.2). This mechanism is the “Historic Sites and Facilities Committee”, which is tasked with the following:

- 1) To “operate, manage, improve and maintain each Property” (HSFA, 2007, 1.1)
- 2) To “cause to be developed an operational plan outlining the framework for the financing, operation, and maintenance of each Property, (to) develop plans for modifications and improvements to each Property, and (to) provide for the activities and operations of each property consistent with the mission of the Historic Society for historical preservation [...] and the City’s obligation to its citizens to care for publicly owned property” (HSFA, 2007, 1.2)

Alternatives

- 1) Update the current agreement, and the Historic Sites and Facilities Committee (HSFC) could continue to manage the Sites and Facilities owned and operated by the City.
- 2) Update the current agreement and combine the Historic Sites and Facilities Committee with the Historic Preservation Review Commission (HPRC) which would then oversee the duties of both groups.

HPRC Meeting on November 19, 2019

The Historic Preservation Review Commission discussed Alternative 2 at their regularly scheduled meeting on November 19, 2019. Present at the meeting was members of the Historic Sites and Facilities Committee, Administrative Staff from the City and from the Historical Society. Two members of the HPRC are also board members of the Historical Society.

The group discussed these two alternatives and agreed that a new agreement should be made to govern the maintenance, restoration, and operation of the historic sites and facilities owned by the City, and that more discussion between the Stakeholder groups was necessary to decide between the two alternatives.

Next Steps

HPRC will be discussing these alternatives at their next regularly scheduled meeting on December 17, 2019. The Historical Society will be discussing them at their next board meeting as well. City Staff would like to convene a “work session” between the HPRC, Historical Society and the Sites and Facilities Committee in January to create a recommendation to City Council in regard to a new agreement to manage the Sites and Facilities owned by the City and the best body to execute that agreement (HPRC or the HSFC) in the future.

IDAHO SPRINGS HISTORIC SITES AND FACILITIES AGREEMENT

THIS AGREEMENT is made effective the 16th day of November, 2007, by and between THE CITY OF IDAHO SPRINGS, a Colorado municipality (the "City"), and THE HISTORICAL SOCIETY OF IDAHO SPRINGS, INC., a Colorado non-profit corporation (the "Historical Society"). The City and the Historical Society are also called "Parties" herein. Effective on the date stated above, this Agreement voids and replaces, in its entirety, a similar agreement dated January 24, 2005 between the Parties.

Explanatory Statement

The City is the owner of the following historic sites and facilities (each a "City Property"):

CHARLIE TAYLER WATER WHEEL

On the south side of I-70 at approximately Mile Marker 240 (in Cooper Park, a portion of the Montague Placer #450).

JACKSON MONUMENT

On the grounds of Clear Creek Middle School, 320 Hwy 103 (in Jackson Addition No. 1)

HOSE HOUSES

SIXTH AVENUE HOSE HOUSE, northeast corner of Sixth Ave, and Colorado Blvd., (Lot 12 and West ½ Lot 11, Block 103) its appurtenances and equipment.

BRYAN HOSE HOUSE, north side of Virginia St. and Illinois St., (in a vacated portion of Illinois Street between Block 3 and Block C) its appurtenances and equipment.

CENTRAL HOSE HOUSE, 1340 Miner St. (West 11 feet of Lot 3, all of Lots 4 and 5, Block 33), its appurtenances and equipment.

ENGINE No. 60 and COACH No. 70

On the grounds of the Idaho Springs City Hall, 1711 Miner St.

IDAHO SPRINGS CARNEGIE LIBRARY BUILDING and GROUNDS

219 14th Ave. (Lots 1-2 and the East 11 feet of Lot 3, Block 33) and its appurtenances.

BLUE RIBBON TUNNEL

Crossing a portion of the Rickard Placer, US Survey #7248, as shown on the March 22, 1950 survey on file in the office of the City Clerk. Near Mile Marker 240 on I-70.

PIONEER CEMETERY LOTS

Lots 1 through 601 in the Idaho Springs Cemetery, as shown on the undated plat titled "Idaho Springs Cemetery" on file in the office of the City Clerk.

STEVE CANYON STATUE

At the intersection of Colorado Blvd. and 23rd Avenue in Courtney Ryley Cooper Park.

CITY HALL (formerly the GRASS VALLEY SCHOOL)

1711 Miner St. (a portion of Lots 3-5 and all of Lots 6-10, Block 20)

POWDER HOUSE

Northeast corner, Soda Creek Road and Little Bear Road (on a portion of the Gardner Placer)

Each of the City Properties is referred to hereunder as a "Property". Other properties may be added to this Agreement by mutual consent of the Parties hereto and the attachment of an Addendum describing the property and an Exhibit listing any Additional Provisions relative to the property.

WHEREAS:

The City and the Historical Society desire to enter into this Agreement with respect to the maintenance, restoration and operation of each Property.

The City and the Historical Society further desire to establish a formal mechanism for the long-term collaboration between the City and the Historical Society for the mutual benefit of the Parties and the long term benefit of the businesses and citizens of Idaho Springs. It is intended that this collaborative effort will enhance the economy of Idaho Springs while preserving its cultural and historic values and assets. It is further intended that this collaborative effort will be part of a plan of historic preservation involving each Property described in the Agreement.

The City and the Historical Society recognize and value the past collaboration and contributions of the respective Parties, along with the personal contributions, both financial and personal time commitments, of one another. Without such collaboration, commitment and cooperation, each Property described in this Agreement might not exist. It is the intent of both Parties that such collaboration and cooperation will continue in a permanent relationship which will benefit the community of Idaho Springs on an on-going basis.

NOW, THEREFORE, in consideration of their mutual promises, covenants and agreements, and the Explanatory Statement, which Explanatory Statement is incorporated by reference herein and made a substantive part of this Agreement, the Parties hereto do hereby agree as follows:

Section 1. Purpose.

1.1 Purposes. The purposes of this Agreement are to operate, manage, improve and maintain each Property and to engage in any other phase or aspect of such activities as the Parties may from time to time determine in accordance herewith.

1.2 Planning. The Parties shall cause to be developed an operational plan outlining the framework for the financing, operation and maintenance of each Property, shall develop plans for modifications and improvements to each Property, and shall provide for the future activities and operations of each Property consistent with the mission of the Historical Society

for historical preservation and display of historical artifacts and the City's obligation to its citizens to care for publicly-owned property.

Section 2. Term.

This Agreement shall commence upon the date as set forth above and shall continue until terminated as provided in Section 8.1 of this Agreement.

Section 3. Responsibilities of the Parties.

3.1 City Responsibilities. During its annual budget process, the City shall refer to the operational plan and appropriate, to the extent possible, enough funds in accordance therewith for the coming year. The City may also appropriate additional funds for other expenditures in connection with the purposes of this Agreement. The City may, with the prior approval of the Committee, apply for grant funding in connection with the purposes of this Agreement and, if received, said grant funds shall be for the sole use of furthering the purposes of this Agreement. It is understood by the Parties that City appropriations are approved annually, and the City shall not be obligated beyond those annual appropriations.

3.2 Historical Society Responsibilities. In accordance with its mission statement, the Historical Society is hereby obligated to insure that achieving the purposes of this Agreement remain one of its primary objectives, and to expend all reasonable efforts to assist in implementation of the operational plan. The Historical Society may allocate funds for expenditures in connection with the purposes of this Agreement. The Historical Society may, with the prior approval of the Committee, apply for grant funding in connection with the purposes of this Agreement and, if received, said grant funds shall be for the sole use of furthering the purposes of this Agreement. It is understood by the Parties that Historical Society appropriations are approved annually, and the Historical Society shall not be obligated beyond those annual appropriations.

3.3 Insurance. The City will purchase and maintain, and pay the premiums upon insurance for public liability, property, casualty and building insurance on each Property and on any objects, artifacts and collections contained therein which are City property. The Historical Society will purchase and maintain and pay the premiums upon insurance on objects, artifacts, collections which belong to the Historical Society.

3.4 Exterior, Systems Maintenance. Routine maintenance of the Properties shall be addressed in the operational plan for the Properties, described in Section 1.2 above. As described in 3.1 above, the City will appropriate enough funds for such expenses annually. The City shall take any reasonable actions and incur expenses to minimize damage to any and all Properties subject to this Agreement which causes or results from emergency conditions.

3.5 Operational Expenses. The City will pay all amounts expended for operational expenses of each Property.

3.6 Historical Artifacts. The Historical Society will be responsible for the collection, development and display of historic artifacts and information as appropriate for each Property.

3.7 Financial Records. Within its financial reporting system, the City will maintain distinct records of revenue and expenditures with respect to the operation of the Properties.

3.8 Additional Provisions. Additional provisions for each Property shall be attached to this Agreement as Exhibits, and the terms of such provisions are incorporated herein by reference as applicable to each Property. Said Exhibits will be prepared and amended as necessary by the Committee and presented to the Parties for approval and attachment hereto.

Section 4. Management of the Properties.

4.1 Committee. The City shall establish a Historic Sites and Facilities Committee (the "Committee") to oversee and coordinate the activities and operation of the Properties and to advise the Parties on policy matters. The Committee shall consist of five (5) members, appointed by the City. The Historical Society may recommend up to two (2) persons to be appointed to the Committee. The members of the Committee shall be appointed annually, and serve a term of two (2) years, except that two (2) of the members shall serve an initial term of one (1) year, in order to create continuity. The City Council shall designate the initial term of each appointee.

The Committee shall report to the City Council. Members shall be subject to removal by a majority vote of the City Council for inefficiency, neglect of duty, excessive absenteeism or malfeasance in office. *Excessive absenteeism* shall mean a failure to attend more than three (3) consecutive regular meetings, or a failure to attend at least sixty (60) percent of the regularly scheduled Committee meetings in any six-month period. Any member subject to removal shall receive written notice of the grounds for his or her removal prior to the hearing thereon.

The members of the Committee shall elect a Chair to conduct meetings of the Committee. Members of the Committee shall establish regulations for its operation but said regulations shall not contradict anything in this Agreement. The Committee shall meet at least monthly. Special meetings of the Committee may be held by consensus of the members of the Committee or may be called by the City or by at least two (2) Committee members with at least three (3) working days' notice.

The Committee shall be responsible to:

- (a) Develop and update as necessary the operational plan described in Section 1.2 above, for approval by the Parties.
- (b) Coordinate implementation of said operational plan, including by way of illustration and not limitation, overseeing the writing and submission of grant applications and preparation of bid requests.
- (c) Prepare and submit funding requests to the Parties in connection with implementation of the operational plan.
- (d) Draft amendments to this Sites and Facilities Agreement and present same to the Parties for approval and adoption, when deemed appropriate.
- (e) Prepare and present an annual report to the Parties no later than the end of February of the following year.

- (f) Coordinate resolution of any material breach of this Agreement as described in Section 8.1.5 below.

Other general or specific responsibilities may be assumed by the Committee from time to time with the direction of the City.

The Committee will be supported by City Administrative Staff. The Parties shall make available, to the extent practical and, when requested by the Committee, support staff for the Committee. .

4.2 Coordination with the Committee. Any action by either Party, other than emergency repairs to a Property, taken without the advance knowledge and consent of the Committee shall be considered a material breach of this Agreement. In the case of emergency repairs, the Committee shall be notified as soon as possible. Failure of a Party to seek advance approval shall not prohibit the minimum, necessary action to mitigate or prevent damage to any property.

4.3 Agency. Nothing herein contained shall be construed to make any Party the agent of another Party, except as expressly provided herein, or in any manner to limit the Parties in the carrying on of their own respective activities.

Section 5. Banking and Use of Revenues.

5.1 City Funds. The City shall deposit all revenue generated in connection with this Agreement in a bank account of its choosing and may establish additional accounts for this purpose as deemed necessary.

5.2 Historical Society Funds. The Historical Society shall deposit all grant or other revenue obtained in connection with this Agreement and shall retain any funds allocated toward the purposes of this Agreement in a bank account of its choosing. Said funds shall be disbursed as directed by the City, for the benefit of this Agreement.

5.3 Use of Revenues. If revenues exceed expenses related to the purposes of this Agreement, the City shall hold said revenues in reserve for capital improvements, maintenance of facilities and/or payment of matching funds for grants or acquisition of new properties.

Section 6. Books; Fiscal Year; Audits.

The City shall maintain accurate and complete books of account reflecting all revenue and expenditures in connection with the purposes of this Agreement. Said books of account shall be included in the City's financial records and shall be subject to an annual audit as required by law.

Section 7. Transfer of Interest.

Neither Party hereto shall sell, pledge, assign or otherwise transfer with or without consideration any part or all its interest in this Agreement.

Section 8. Termination.

8.1 Causes of Termination. This Agreement shall be terminated upon the first to occur of any of the following events:

8.1.1 the consent of the Parties to terminate the Agreement;

8.1.2 the bankruptcy of either Party;

8.1.3 the dissolution of the Historical Society;

8.1.4 the unilateral determination to terminate the Agreement by the governing body of any Party hereto with ninety (90) days advance written notice to the other Party;

8.1.5 the material breach of this Agreement by any Party which remains uncured after thirty (30) days following written notice, to the other Party and the Committee, specifying the breach, unless such cure is being diligently pursued at the expiration of the thirty-day period, in which case the time to cure shall be further extended in sixty (60) day increments; or

8.1.6 upon occurrence of any event which makes it unlawful for the City or the Historical Society to participate in this Agreement.

8.2 Title and Division of Property. Upon any termination of this Agreement, each Party shall retain title to such property as shall have been held by that Party.

Section 9. Notices.

9.1 Notices. Any and all notices, offers, acceptances, requests, certifications and consents provided for in this Agreement shall be in writing and directed to the designated representative of each Party. The designated representative for the City shall be the Mayor, or his/her designee. The designated representative for the Historical Society shall be the President, or his/her designee. Notices shall be given and be deemed to have been given when personally delivered against a signed receipt or mailed by certified mail, return receipt requested, to the designated representative at the last address which the addressee has given to the other Party. The address of each Party is set under the signature of the designated representative at the end of this Agreement, and each Party agrees to notify the other of any change of address.

Section 10. Miscellaneous Provisions.

10.1 Inurement. This Agreement shall be binding upon, and inure to the benefit of all Parties hereto, their personal and legal representatives, guardians, successors and their assigns to the extent, but only to the extent, that assignment is provided for in accordance with, and permitted by, the provisions of this Agreement.

10.2 No Restriction on Other Business. Nothing herein contained shall be construed to limit in any manner the Parties, or their respective agents and employees, in carrying on their own respective businesses or activities.

10.3 Further Assurances. The Parties agree that they and each of them will take whatever action or actions are reasonably necessary or desirable from time to time to effectuate the provisions or intent of this Agreement, and to that end the Parties agree that they will execute, acknowledge, seal and deliver any further instruments or documents which may be necessary to give force and effect to this Agreement or any of the provisions hereof, or to carry out the intent of this Agreement or any of the provisions hereof.

10.4 Headings. Throughout this Agreement, the headings herein are inserted only as a matter of convenience and reference, and in no way define or describe the scope of the Agreement or the intent of any provisions thereof.

10.5 Complete Agreement. This Agreement and Exhibits attached hereto set forth all of the promises, agreements, conditions, understandings, warranties and representations among the Parties hereto with respect to the purposes stated herein, and there are no promises, agreements, conditions, understandings, warranties or representations, oral or written, express or implied, among them other than as set forth herein.

10.6 Compliance with Laws. Nothing contained in this Agreement shall be construed as requiring the commission of any act contrary to law. In the event there is any conflict between any provision of this Agreement and any statute, law, ordinance or regulation contrary to which the Parties have no legal right to contract, the latter shall prevail, but in such event the provisions of this Agreement thus affected shall be curtailed and limited only to the extent necessary to conform with said requirement of law. In the event that any part, article, section, paragraph or clause of this Agreement shall be held to be indefinite, invalid or otherwise unenforceable, the entire Agreement shall not fail on account thereof, and the balance of the Agreement shall continue in full force and effect.

10.7 No Third-Party Beneficiary. This Agreement is for the benefit of the Parties and their successors and permitted assigns, and nothing in this Agreement gives or should be construed to give any legal or equitable rights under this Agreement to any person or entity, other than the successors and assigns of the Parties.

10.8 No Multiple Fiscal Year Obligation. Because this Agreement will extend beyond the current fiscal year, the Parties understand and intend that the obligation of the Parties to pay any funds hereunder constitutes a current expense of the Parties payable exclusively from the Parties' funds and shall not in any way be construed to be a general obligation indebtedness of the Parties within the meaning of any provision of Article XI of the Colorado Constitution, or any other constitutional or statutory indebtedness. Neither of the Parties has pledged the full faith and credit of the state or the Parties to the payment of the charges hereunder, and this Agreement shall not directly or contingently obligate the Parties to apply money from, or levy or pledge any form of taxation to, the payment of any funds.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals and acknowledged this Agreement as of the date first above written.

THE CITY OF IDAHO SPRINGS

**THE HISTORICAL SOCIETY OF
IDAHO SPRINGS, INC.**

By: _____
Dennis Lunbery, Mayor
Address: Post Office Box 907
Idaho Springs, CO 80452-0907

By: _____
Robert T. Bowland, President
Address: Post Office Box 1318
Idaho Springs, CO 80452-1318

EXHIBIT A

ADDITIONAL PROVISIONS FOR

THE CHARLIE TAYLER WATER WHEEL

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT B
ADDITIONAL PROVISIONS FOR
THE JACKSON MONUMENT

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT C
ADDITIONAL PROVISIONS FOR
THE SIXTH AVENUE HOSE HOUSE

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT D
ADDITIONAL PROVISIONS FOR
THE BRYAN HOSE HOUSE

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT E
ADDITIONAL PROVISIONS FOR
THE CENTRAL HOSE HOUSE

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT F
ADDITIONAL PROVISIONS FOR
ENGINE No. 60 and COACH No. 70

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT G
ADDITIONAL PROVISIONS FOR
THE IDAHO SPRINGS CARNEGIE LIBRARY BUILDING and GROUNDS

General operation and maintenance of this property shall be governed by the Agreement for Operation and Maintenance of the Idaho Springs Public Library between the City of Idaho Springs and the Clear Creek County Library District, recorded in the real property records of Clear Creek County on June 19, 2007, in Book 775, Page 427.

This Agreement shall have no impact with respect to the interior or contents of the Property, except as otherwise provided in the above referenced Agreement.

Specifically included with this Property, for the purposes of this Agreement, are the World War Veterans Memorial, the cannon, the arrastra and any other artifacts placed on the grounds at a later date by the City.

EXHIBIT H
ADDITIONAL PROVISIONS FOR
THE BLUE RIBBON TUNNEL

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT I
ADDITIONAL PROVISIONS FOR
THE PIONEER CEMETERY LOTS

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT J
ADDITIONAL PROVISIONS FOR
THE STEVE CANYON STATUE

The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

EXHIBIT L
ADDITIONAL PROVISIONS FOR
THE IDAHO SPRINGS CITY HALL

The effect of this Agreement with respect to this Property shall be limited to matters pertaining to the exterior of the building.

EXHIBIT M
ADDITIONAL PROVISIONS FOR
THE POWDER HOUSE

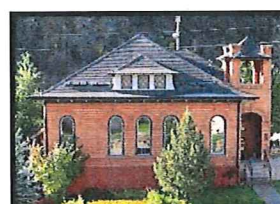
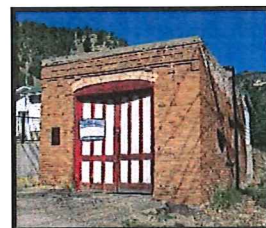
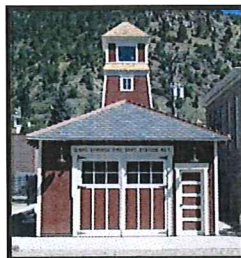
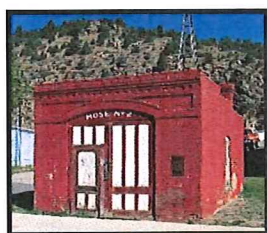
The provisions described below are supplementary to the provisions of the paragraph of the same number in the Agreement. If there is any conflict among such paragraphs and the provisions below, the provisions below shall govern.

No Additional Provisions shall apply to this Property.

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

Hisorical Sites and Facilities Project Plan

2020

Train	Restoration of Engine, Tender and Coach
City Hall	ADA bathroom rennovation
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



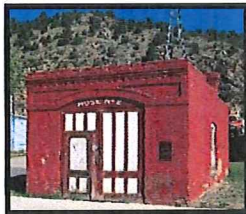
Based on past years, the Waterwheel seems to need major maintenance every 3 to 5 years. The Waterwheel should receive regular attention, both when it is turned on and turned off for the season. This may help defer major maintenance.

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.

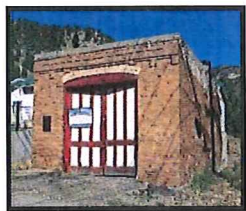
Hose House #2 (Sixth Avenue Hose House)



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.

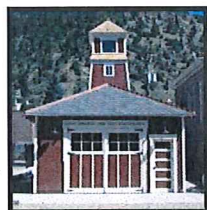
In 2022, decisions can be made regarding what is to be displayed in the building as well as how it will be displayed. At that time, informational signage should be designed and installed and the grounds should be landscaped, perhaps as a small park area.

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.

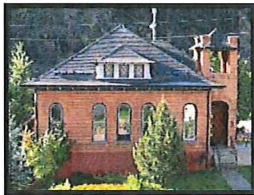
At some point it may be wise to replace the existing perimeter fence with a more substantial material.

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.