



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

Monday, July 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/86062099875>)  
to participate in a meeting remotely.

---

1. **Call to Order (9:00 A.M.)**
2. **Roll Call**
3. **Agenda Approval**
4. **Public Comment**
5. **Conflict of Interest**
6. **Approval of Minutes**
  - a. Minutes- Motion to approve the minutes from April 14th, 2025
7. **General Updates**
  - a. Sites and Facilities Staff Updates
8. **New Business**
  - a. 2026 Budget Requests
9. **Old Business**
  - a. Historic Sites and Facilities Signage Discussion
10. **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](mailto: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  
April 14, 2025**

**CALL TO ORDER**

Chair Adams called the meeting to order at 9:00 am

**ROLL CALL**

Members present were Reba Bechtel, Chair Phyllis Adams, Lue Howard and Vice Chair Michael Davenport. Board member Margaret Smith was absent. Also present were Community Development Planner Dylan Graves, City Administrator Andrew Marsh, Deputy City Clerk Wonder Martell, Public Works Superintendent Paul Crain and Library Director Libby Caplan.

**PUBLIC COMMENT**

There were no comments in person or virtually.

**CONFLICT OF INTEREST**

There was no conflict of interest.

**APPROVAL OF MINUTES**

Member Howard moved to approve the minutes from February 24<sup>th</sup>, 2025. Member Bechtel seconded. Vice Chair Davenport mentioned that the minutes stated approving minutes from 2024, and it should be 2025. Deputy City Clerk Ms. Martell advised the board she would make that correction. Second followed by an all in favor voice vote. Motion carries.

**GENERAL UPDATE**

**UPDATE ON COACH** - Mr. Graves advised the board that there were people from the Georgetown Loop present to give an update on the coach. Mark Graybill, who is with operations for the Georgetown Train and Phil Johnson who is with Historic Rail Adventures. Mr. Johnson advised the board that they are close with finishing the coach, and that they just received the last pieces (window shades) and they were able to get those shades from the original manufacturer, that entity is still in business back east, Pennsylvania or Ohio, and it is still family operated and still supplying materials for historic trains. Once the shades are in, the windows and lamps will go up. Then all that will be left is painting and minor details. Chair Adams asked how much longer until the coach is completed. Mr. Johnson advised that the people working on it are all volunteers and not full-time employees. Mr. Graybill stated that they hired a finishing carpenter for this project, and he has performed a top-notch restoration. The anticipated date for completion is July 2025. The roof and south facing wall of the coach were severely deteriorated and keeping moisture off of the coach moving forward in going to be very important in the future preservation of the coach. Chair Adams asked about the canvas cover and if it will cover the entire coach. Mr. Johnson stated that they are working with Denver Tent custom fabrications. It will be a closely fit cover, made from weatherproof material, it could have a

zipper of some sort if it needed to be opened. Mr. Johnson stated that they are doing a site visit soon and the cover will probably cost from \$3,000.00 to \$5,000.00. Mr. Crain asked to be included with the canvas cover topic, as he would like a door of some kind to try to accommodate some kind of display. Mr. Graybill stated in the summer when it's completed, they would like to hold some kind of event, maybe hold a meeting or two in the coach, maybe have it run for a day, and that they were happy to store the coach if needed. Chair Adams stated that City Council will decide where to keep the coach. Mr. Johnson stated that the coach has been restored to be fully operational. Mr. Graybill advised the board that because of all of the volunteer work on this restoration, it has cost about \$200,000.00 less than anticipated. Vice Chair Davenport suggested that at a future meeting, they should give recognition to all of the volunteers. City Administrator Andrew Marsh suggested that this was a good time to touch on the locomotive. Chair Adams mentioned that she thought that the Loop was not able to restore the locomotive. Mr. Johnson stated that they would need to have a discussion on what type of restoration is wanted, and moving the locomotive will be of a significant expense. Chair Adams stated that City Council would be involved in how/what would be restored. Vice Chair Davenport mentioned there was a steam engine in Nevada that was restored and it cost over 1 million for that restoration. Mr. Graybill stated that once they are done with the coach, they could start on the locomotive, and Asbestos should be step one in that restoration process. Mr. Graves stated the cost at this time is about \$323,000.00 and will probably have an additional \$88,000.00 to go for an anticipated total of \$410,000.00. Board member Bechtel asked how long they have been working on this coach, Mr. Johnson advised since late 2021. Mr. Graves asked the board if they should discuss the locomotive at their next meeting.

**POWDER HOUSE UPDATE** – The budget for the powder house restoration is \$60,000.00, and that restoration is happening now. Mr. Crain advised the room that the roof is done, and they are currently putting the mortar up.

## **NEW BUSINESS**

### **1. IDAHO SPRINGS LIBRARY REPAIRS**

Mr. Crain advised the board that the roof leak damaged the interior wall, and the question is do they want modern repair or historic restoration? Chair Adams mentioned that she was aware of damage but not the extent of the damage. Library Director Libby Caplan stated last April there was 16 inches of snow and that snow caused the damage. There was damage to the gutter, presumably from the vandalism that occurred on the roof of the library, and that the leak was hard to find. Chair Adams stated that what they are asking for now, is currently in the Preservation Plan, and that plan has not been adopted by council at this time and that the city should reach out to the Hoehns (architects of record). Ms. Caplan stated that the Hoehn's had already come to the library to look at this damage. Chair Adams stated they should keep to the historic look and ensure that there is no more leakage occurring prior to any renovations. Vice Chair Davenport asked if the exterior work had been finished, Mr. Crain advised that the work was completed and that's where they are at this time. There is a steam line of a radiator in the wall that could be leaking in the stairwell and that they could fix that when they fix the interior wall. Ms. Caplan stated that a council member suggested that they come to this board meeting to ask about this prior to fixing anything. Vice Chair Davenport stated that they don't have any rules for interiors, just to make it match. Chair Adams also stated that this board doesn't have any say on the interior. Ms. Caplan mentioned the Exterior Door at the Library. Chair Adams stated that until the preservation plan is adopted, the changes in said plan cannot move forward. There are plans for the exterior doors in the preservation plan. Chair Adams stated that Council should adopt the plan as soon as possible, and that the other items listed in the plan should not be skipped over and she is surprised that there already have been bids for the exterior door work, as the door is schedule to be completed next year, not this year. Ms. Caplan stated that since July of 2024 there have been no more stained bricks. Vice Chair Davenport asked Ms. Caplan if they were out of the states grant, Ms. Caplan stated in 2029. Chair Adams stated this would just be repaired, like for like, so no state approval. City Administrator Andrew Marsh suggested the board address the refurbishing of the library entrance door. Chair Adams advised Mr. Marsh that the door is addressed in the plan, which has not yet been adopted, and once council adopts the plan, the board can then comment on the door. Mr. Marsh asked the board about the painting of the trim at the library, and Chair Adams replied that the trim painting was in the plan for this year. Chair Adams stated that hopefully council will approve this plan soon.

## **2.PRESERVATION PLAN-**

Chair Adams mentioned that the table of contents has been added, and the date has been updated on the plan, the changes regarding the train have been made and there is one supplemental page from Mr. Davenport. Mr. Davenport stated this is creating record. Board Member Howard had a few suggested changes. On page 13, the Blue-Ribbon Tunnel, 8 lines down it states mid 1950's but she has been in that tunnel as late as the 1960's so she thinks the actual date is around the 1970's and that should be changed. Board member Howard also mentioned page 18, first line, it states the North side, and it should be the South side. Page 19 on the Cannon, it should be southeast not northeast as it currently states, page 20, 3<sup>rd</sup> line down should read "World War II veterans" and not local soldiers, the board had a short discussion on this wording and agreed on "Local Veterans who served during World War II". Chair Adams asked staff to have this preservation plan on the next city council meeting agenda in two weeks, which is 04/28/2025. Vice Chair Davenport moved to approve the Preservation Plan to City Council. Member Bechtel Seconded, second followed by an all in favor voice vote.

## **3.SIGNAGE PLAN-**

Chair Adams stated, the 1<sup>st</sup> signs should be at the Powder House and a directional sign pointing to the powder house on Soda Creek Road. There needs to be some kind of study to justify if a park should be created at this location and the first step is a directional sign advising the public of the historic site. Chair Adams mentioned that many properties already have brass plaques, City Hall, Hose House, for example. They should look at the current plaques to see what is missing or what needs to be added to the plaques that currently exist. Chair Adams suggested that the board split up the properties, as they did before, and work on the signs individually. Vice Chair Davenport agreed that dividing them up is a good idea and they can use the background information that currently exists and use some of that for signage. Mr. Davenport stated that the suggested format for historic signs is 5 lines plus a credit (to state who paid for the sign). Chair Adams mentioned maybe a QR code. Board Member Bechtel asked when the signs were originally placed? Board Member Howard thought they were placed in the 1990's. and that at that time, the Historic Society paid for the signs. Chair Adams suggested that the signs should look the same and have the city logo maybe, or state the Historic Society or have a QR code. Member Howard stated that she has pictures of all of the existing signs, and she would email them to Mr. Graves. Mr. Graves stated that he would also go take pictures of all of the current signage and send them out to the group. There needs to be some kind of directional sign placed ASAP directing people to the Powder House and staff needs to ask Council for this signage soon. Chair Adams also mentioned that the property owners close to the powder house may need to move their gate back off city property. Mr. Graves advised the board that they would get invites to the City Council Work Session Monday April 28<sup>th</sup>, 2025 to discuss the preservation plan adopting. That work session is anticipated to start at 5:30 pm

## **ADJOURNMENT**

The meeting was adjourned at 10:33 am. Next meeting will be July 14<sup>th</sup>, 2025 at 9:00 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](http://www.idahospringsco.com)

### Community Development Planner Communication

Meeting Date: July 14, 2025  
To: Sites and Facilities Members  
From: Dylan Graves, Community Development Planner  
RE: 2026 Budget Requests

The city is going to begin working on the 2026 budget in the upcoming months and wants to get the Board's input on budget requests for sites and facilities items. The 2025-2028 Preservation Plan has a detailed table showing proposed action items for 2026, which seems like a good starting point. The items on the table include:

- Construction and installation of signage for each of the sites and facilities (Idaho Springs Historical Site brass signs, informational signs, etc.).
- Hose House No. 2: Address interior wall/plaster issue
- Train: construct shelter, move track, return coach
  - 2027 plan is to start process to restore engine – could this be pushed forward?
- Library: Restore front doors, plus potentially budgeting for 2025 items (masonry repair, scrape/paint wooden elements?)
- City Hall: rebuild and restoration of deck

Staff would like to discuss whether these are still the main priorities for the budget. Further, are there any additional items that should be budgeted for in 2026? Staff was thinking about things like educational and public outreach events, for example.

Mike Davenport suggested that a wayfinding program might be worth considering. A wayfinding program is currently in the works, but specific focus on historic properties and sites should be included as a priority. The program in the works is focused on city-wide wayfinding. If there is still going to be a Bruhn grant program by the National Park Service, a countywide (County, Idaho Springs, Georgetown, Silver Plume, Empire) historic sign program through History Colorado also might be worth investigating.

**Request for Direction:** Are there any specific budget items that the Board would like considered for the 2026 budget cycle? What are the top priorities?

## Part II Project Plan

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Waterwheel</b>	Evaluation. Repairs as needed. Design signage.	Purchase and install signage.		Evaluation. Repairs as needed.
<b>Jackson Monument</b>				
<b>Hose House No. 2</b>	Address threshold issues. Design signage.	Address interior wall/plaster issue. Purchase and install signage. Determine future use.	Implement new use.	
<b>Bryan Hose House</b>	Design signage.	Purchase and install signage. Determine use.		
<b>Central Hose House</b>	Scrape and paint damaged areas. Roof repairs.			
<b>Train</b>	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.
<b>Carnegie Library</b>	Repair masonry. Scrape/paint wooden elements. Repair interior wall. Evaluate front doors.	Rehabilitate front doors.		

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

## Sites and Facilities Signage

### **Hose Houses:**

Since the small hose houses have plaques nothing needed other than adding the Historic Sites designation is needed. The Central Hose info should be as much as we can get on a plaque of the history from our description and combined with info from the Historical Society web page:

#### **Central Hose House**

On January 19, 1878, the Idaho Springs' first fire company was formed as a direct result of the burning of the Humeston House and the Gaw Brewery. The Central Hose House was built for Idaho Springs Hook and Ladder Company No. 1.

The largest of the three hose houses, 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 the new location in the 1960s, the Central 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. 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 and the building was re-dedicated on June 12, 2010 and 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.

#### **Library**

Idaho Springs Historic Site (separate plaque)

The existing plaque's wording is sufficient.

#### **Arrastra**

Idaho Springs Historic Site

Arrastras 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. It is believed this arrastra came from a local site.

#### **Veterans Memorial**

Idaho Springs Historic Site

The memorial was constructed by the community after World War II in honor of local veterans who served during the war.

#### **Cannon**

Idaho Springs Historic Site

The original cannon was presented to the city by representatives of the Grand Army of the Republic in the early 1900s. After over 100 years, the cannon's deterioration eventually brought it close to collapse. With the proceeds of a fundraising campaign by the Idaho Springs Historical Society, the cannon was shipped to Pennsylvania where a new carriage was constructed and the original barrel mounted. It was returned to its former location in 2015.

**City of Idaho Springs**  
**Historic Sites & Facilities Signs – July 8, 2025 draft**

<b>Table 1: Signs at Each Site or Facility</b>			
<b>Site or Facility</b>	<b>Existing Sign Type</b>	<b>Notes</b>	<b>Comments</b>
Waterwheel – Sign 1	Brass plaque	Text, head sculpture	
- Sign 2	Glass display	Text, photos, drawing	
Jackson – Sign 1	Brass Plaque	Text, photo	
- Sign 2	Brass Plaque	Text	
- Sign 3	Brass Plaque	Text	
- Sign 4	Brass plaque	Text	
Hose House No. 2	Brass plaque	Text	
Bryan Hose House	Brass plaque	Text	
Central Hose House	NONE	None on exterior	
Railroad – Engine 60	Wood	Includes graphics	
- Coach 70	Wood	Includes graphics	
- Narrow Gauge	Wood	Includes graphics	
Library – History	Brass plaque	Text	
- Hours	Brass plaque	Text, image	
- Date	Brass plaque	Text, graphics	
- Address no.	Brass plaque	Text	
Blue Ribbon Tunnel	NONE		
Cemetery	NONE		
Steve Canyon – Sign 1	Plaque – no border	Text	
- Sign 2	Plaque with border	Text	
City Hall	Brass plaque	Text	
Powder House	NONE		
Arrastra	NONE		
Civil War Cannon	NONE		
WWII Memorial	Display case	Text, base, flag	

**Table 2: Sign Styles**

			
Waterwheel – Sign 1	Waterwheel – Sign 2	Steve Canyon – Sign 1	Steve Canyon – Sign 2
			
Jackson – Sign 1	Jackson – Sign 2	Jackson – Sign 3	Jackson – Sign 4
			
Hose House No. 2	Bryan Hose House	City Hall	
	 <p>&lt;- Hours</p> <p>&lt;- Date</p> <p>&lt;- Street Number</p>		
Library - History	Library – Signs 2, 3, and 4		WWII Memorial
			
Engine No. 60	Coach No. 70	Narrow Gauge	