CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
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NOTICE AND AGENDA
HISTORIC PRESERVATION REVIEW COMMISSION
Idaho Springs City Hall
1711 Miner Street
Tuesday, September 17, 2024 – 6:00 p.m.

NOTICE AND AGENDA OF HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING

TUESDAY SEPTEMBER 17TH, 2024 6:00 p.m.

Call to Order
Roll Call
Approval of the Minutes of August 20th, 2024
Public Comments
Conflict of Interest
New Business

- **Public Hearing: Certificate of Appropriateness (COA) for Idaho Springs Powder House**
- **Design Guidelines Update / Discussion + Potential Recommendation for Adoption**
- **CLG Annual Report Update**

Adjournment

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

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

The Public is able to participate in person and remotely by utilizing the link below: https://us02web.zoom.us/j/87554198581?pwd=cDRtWkF5bHE1S25heFQyaWRsaFpMdz09

Passcode: 528946
For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers, each individual that is providing public comment is limited to three (3) minutes.

HPRC
REGULAR MEETING
August 20, 2024

The HPRC of the City of Idaho Springs held a regular meeting on August 20, 2024. Chair Manifold called the meeting to order at 6:01 p.m.

Answering the roll were: Patti Tyler, Chair Lisa Manifold and Vice Chair Michael Davenport. Shannon Glazer was absent. Also present were Community Development Planner Dylan Graves, Best and Brightest Fellow Maria Schanhals and Deputy City Clerk Wonder Martell.

APPROVAL OF MINUTES
Vice Chair Davenport moved to approve the minutes of May 21st, 2024, Chair Manifold seconded followed by an all-in favor voice vote.

PUBLIC COMMENT
No one signed up for virtual or in person for public comments.

CONFLICT OF INTEREST

NEW BUSINESS: Certificate of Appropriateness (COA) 225 15th Avenue Exterior Work

STAFF REPORT - Community Development Planner Dylan Graves went over his staff report with the commission. Mr. Graves stated that this COA is for the replacement of the exterior doors and the glazing of the windows. The interior work is also being done through the building department, separate from HPRC, HPRC will be handling the exterior work only. Mr. Graves advised the commission that this property is in the Historic District and that the doors and window glazing replacement is consistent with the guidelines. The doors are to be replaced with almost like-for-like doors that will keep the historic look of the building. MR. Graves also mentioned that these minor changes complement the existing structure as the current doors are in bad shape. (Mr. Graves also mentioned a small amount of mortar work and brick replacement could be done under maintenance and repair)

APPLICANTS- Joel Jay Oatten owner of Design Build and Co.
Mr. Oatten advised the commission that they are excited to show the entirety of the building, and he hopes that the commission will be proud of their efforts on this old building. 225 15th Avenue used to be the home of the Idaho Springs Mayor back in the early 1900's and it has been nice for Mr. Oatten to learn about this community. Mr. Oatten stated that the bricks on this building need to be maintained and that they have some mortar to repair the brick. This should give a new look to this building without affecting the building, Mr. Oatten mentioned that they do possess seashell mortar from the 1900's to do this repair.
Vice Chair Davenport asked if the mortar was low strength to not crack the brick? Mr. Oatten stated that it is low strength. Mr. Oatten advised the commission that they are not altering the sizes of the windows or the doors and that the proposed window glazing is to reduce the amount of heat generated and that their intention with the doors is to match the finish of the doors that are existing.
Vice Chair Davenport asked if the door lites are to remain the same, and Mr. Oatten advised that they are to remain the same.

COMMISSION DISCUSSION - Vice Chair Michael Davenport mentioned that the main entry photos showing all the wood and elevations show brick and is this just a program thing, as it needs to remain as wood.
Chair Manifold asked if they are doing any more exterior work other than the tuck pointing as there is brick that looks bad on other areas of the building. Mr. Oatten replied and stated yes, there is a plan in the future to fix the brick.
Mr. Graves mentioned to the commission that they could add the tuck pointing to this COA. Mr. Oatten stated that there are only 8 to12 bricks that need to be replaced.

Vice Chair Davenport wanted to add a couple of conditions to the COA.

1. The lites in the new doors match the size of the existing doors, and
2. That the entry materials match the photograph and not the drawings.

Chair Manifold mentioned that she wanted to add the brick-and-mortar work to the COA, in the wording of up to 36 bricks can be replaced with this COA, anymore than 36 would require a meeting with staff and a possible COA amendment. Chair Manifold also mentioned that there are 3 pallets around Idaho Springs full of bricks from the Jacobs house and that brick may be a good candidate for the replacement bricks to this building. Mr. Oatten appreciated that suggestion and has full intention of taking advantage of that resource if possible.

VOTE- Vice Chair Davenport moved to approve the COA for 225 15th Avenue for the replacement of front façade window glazing; and the replacement of the side and front entry doors. This COA also includes the following three (3) conditions:

1. Lites in the new doors must match the size of the existing doors
2. Entry recess material must match the photographs provided, and not the drawings
3. Brick and Mortar work includes tuck pointing and the replacement of up to 36 bricks.

Chair Manifold seconded followed by an all in favor roll call vote. COA passes with the above-mentioned conditions.

ADJOURN

Chair Manifold adjourned the meeting at 6:52 pm to go into work session.

IDAHO SPRINGS
HPRC STAFF REPORT

Meeting Date: Tuesday, September 17, 2024	**Page 1 of 5**	**Item:** **Certificate of Appropriateness (COA) for exterior rehabilitation of Idaho Springs Powder House**
Presented by: Dylan Graves Community Development Planner		

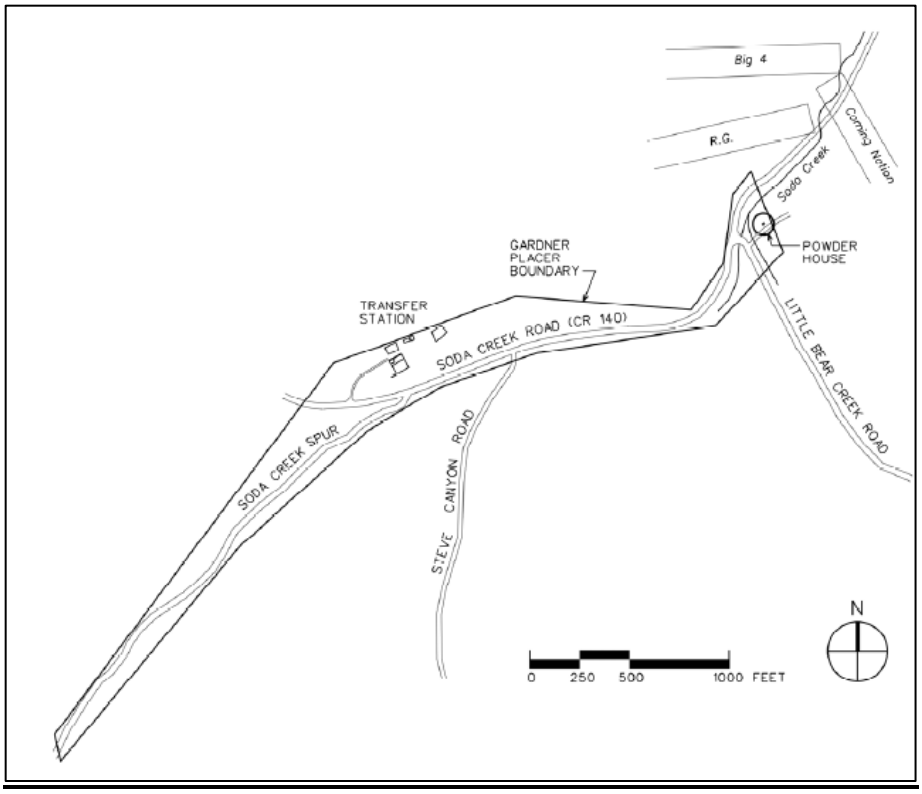
PROPOSAL:

This is a request for a Certificate of Appropriateness (COA) for exterior rehabilitation work at the Idaho Springs Powder House, located on City property at the intersection of Soda Creek Road and Little Bear Road. The proposal is to build a new roof for the structure, install a new door, repair the foundation walls, and re-tuckpoint and mortar the existing walls as needed. The proposal is to turn the area into a small City Park with the powder house standing as a historical "museum" in its center.

ATTACHMENTS:

1. Architectural Details
2. Powder House Project Manual

VICINITY MAP:



BACKGROUND:

The subject property is located at the intersection of Soda Creek Road and Little Bear Creek Road. It is part of a City-owned parcel of approximately 18 acres. Constructed upon land specifically patented for placer mining, the powder house is one of the few remaining structures of its type in Clear Creek County. The Gardner Placer received a patent deed in 1884, and the powder house is depicted in a 1908 survey of the Gardner Placer Mining Claim. This shows that it

was constructed sometime during the City's period of significance dating from 1877 to 1920. The powder house was protected via local historic designation in 2008, via Ordinance #6, Series 2008.

When designating the powder house for local designation, the ordinance stated the following:

"[I.S.M.C. §22-22(A)(1), association with events that have made a significant contribution to the broad patterns of the City's history; (A)(3) embodies the distinctive characteristics of a type, period or method of construction.]

The Property is associated with events that have made a significant contribution to the broad patterns of our history in that it is one of the few remaining powder houses in the area, and powder houses were essential to hard rock mining endeavors. Powder houses were built to house the dangerous blasting materials used to open up access to rich veins of ore and were generally constructed to be purely functional and always in remote and secure locations. This powder house is believed to have served the many mining operations in the Soda Creek and Bear Creek areas. Constructed entirely of native stone, with a metal roof and a single door opening, the Property is an excellent example of this type of sturdy and indispensable structure. This Property has sufficient integrity of design, materials, feeling and association to convey its significance."

Because the subject property is locally designated, the Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before exterior work can be undertaken at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).

Hoehn Architects prepared a historic structure assessment in 2013 to assess the current structure and propose a plan for treatment. This plan includes an existing structure condition assessment, which determined that a few items were necessary to rehabilitate the building:

1. Replace the existing (missing) roof with a period-appropriate wooden rafters and bituminous sheet roofing materials.
2. Rehabilitate the foundation walls and repoint the walls using a mortar mix that is determined to be appropriate based on testing of the existing mortar and replacement of missing stones, as needed.
3. Rehabilitation of exterior stone walls through replacement of missing stones and repointing of existing mortar.
4. Replace the existing (missing) door with a steel plate door that can be opened to allow visitors to look into the structure. Installation of an interior metal screen door is also proposed to stop visitors from going into the structure.

Interior improvements, such as repointing of existing mortar and the replacement and rehabilitation of existing flooring, is also proposed.

HISTORIC PRESERVATION REVIEW COMMISSION ROLE:

Chapter 22, Section 22-4 of the ISMC requires every application for a building permit within the District or at a designated historic site to be submitted to the Commission (HPRC) for consideration as to whether it should be issued a COA. The Commission is the acting body for COA applications.

CRITERIA FOR APPROVAL.

For the Commission to grant a COA for any application, the Commission shall determine that the application meets the following criteria:

1. **The proposed work is consistent with and promotes the purposes of these regulations, as set out in Subsection 22-2(A) of the Municipal Code;**

Section 22-2(A) of the ISMC states the following:

(A) The purposes of these regulations are to:

(1) Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.

(2) Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.

(3) Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.

(4) Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.

(5) Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.

(6) Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:

(a) Adversely affect the desirability of the district or other designated site for business and residential purposes; or

(b) Are hazardous or incompatible with the historic character of the District or other designated site.

The proposed use of the structure, once rehabilitated, is a civic use (museum exhibit) and there are proposed plans to turn the space surrounding the powder house into a small park. This would appear to foster civic pride and promote the powder house in a way that has not been done previously, especially in comparison to its current state. The proposed work clearly will help preserve and protect the continued existence of this important local historic site. This criterion appears to be suitably met.

2. **With respect to an existing structure, the proposed work will not adversely materially affect its historic quality**.

The proposed work is intended to use historically appropriate materials to ensure that no adverse material impacts occur to the powder house structure. The Historic Structure Assessment states that work will be done to test existing mortar to find a suitable modern equivalent to ensure that mortar used on the walls and foundation of the building is appropriate and matches existing historical mortar. Roofing materials are proposed to match existing roofing materials found historically on-site. Given that the proposal is to replace existing features in need of replacement and those that are missing with historically appropriate materials, staff believes that this criterion is suitably met.

The City’s Design Guidelines state that replacement of missing elements with a similar feature is an appropriate option. New materials should match that being replaced in design, color, texture, and other visual qualities. The proposed work takes this into account and it appears that it will match existing materials suitably to meet this criterion. Masonry work appears to meet the Design Guidelines treatment for original mortar. Repointing of mortar is proposed, which will use gentle cleaning methods and match existing mortar as closely as possible.

3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.

The proposed work is unlikely to have an adverse material effect on the historic atmosphere of the designated site. Historically the structure was used as a powder house for the temporary storage of explosives. The proposed use of the powder house, once rehabilitated, will be for a museum exhibit that highlights the historic use of the

property. Historically accurate materials are proposed for construction, which will ensure that the structure maintains its historic character. Additionally, rehabilitation will better protect the structure from the elements and ensure it can withstand another 100 years of weather and use. In its existing state, it would be only a matter of time before the building would no longer be able to be fixed. Since 2013, the building's roof is now collapsed and needs full replacement. Addressing the issue now by rehabilitating the entirety of the structure ensures no further deterioration will occur that could have an impact on the historic character of the site (by losing the historic structure altogether).

4. The proposed work is in compliance with all current, applicable design guidelines.

The proposed work appears to be compliant with all current, applicable design guidelines. The proposed work meets the guidance for the replacement of existing elements, as discussed above.

The roof replacement will preserve the original roof form, with no changes to the historical angle of the roof. The original roof materials will be matched as closely as possible to what was historically installed on-site, with wood rafters and a bituminous roof sheeting system. The original roof eave depth is expected to be maintained. Ultimately, the roof is planned to convey a size and texture similar to those used traditionally.

The proposed door will use the existing opening, so no change in size is proposed. I am unsure what the door precisely looked like historically, but it is thought that it was a wooden door with steep strap hingers and steep attachment points. The proposed door is proposed to be made of steel. While different from the original design, there are examples of powder houses that used steel and other metal doors. Additionally, the proposed steel design is intended to allow additional security on-site. The proposal includes both a "see through" steel security door as well as a secure, steel outer door. The outer door can be opened in good weather to allow visitors to see in, but the security door would be in place to prohibit access to the interior. Staff believes, upon review, that this change is appropriate to maintain functionality and security on-site. It is still in keeping with what might be expected for a powder house and matches the historical character, even if the materials are slightly different than what may have been there previously. The door frame is proposed as wood, in keeping with the original design.

5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission shall consider the following:

a. The effect upon the general historic and architectural character of the structure.

The work improves the general historic and architectural character of the structure. The building currently is in a state of disrepair

b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.

The powder house is of a similar character to other historic powder houses in Colorado and the proposed work ensures that this architectural character is maintained. No other powder houses exist in the City of Idaho Springs, but the proposed architectural style and proposed materials are in keeping with other powder houses found in the area.

c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.

The proposed work seeks to rehabilitate exterior architectural features but not change those features substantially. The proposed work will source matching mortar and stone for the existing walls, as needed, and roofing materials will match what was previously found on the site.

d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.

The proposed work improves the protection, enhancement, and perpetuation of the structure. The rehabilitation work on the bell tower ensures that it will continue to be structurally sound. Deterioration has occurred to the building and the proposed work ensures that this is mitigated.

e. The condition of existing improvements and whether or not they are a hazard to public health and safety.

The existing structure may be a hazard to public safety. The structure has clearly been used informally over the years, as trash and other debris was found inside. The existing structure's walls are stable and structurally sound, but without a roof or door it is not secure. Rehabilitating the structure secures it and will allow it to be viewed from the exterior, but without allowing visitors to enter. This ensures the safety of visitors into the future.

f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.

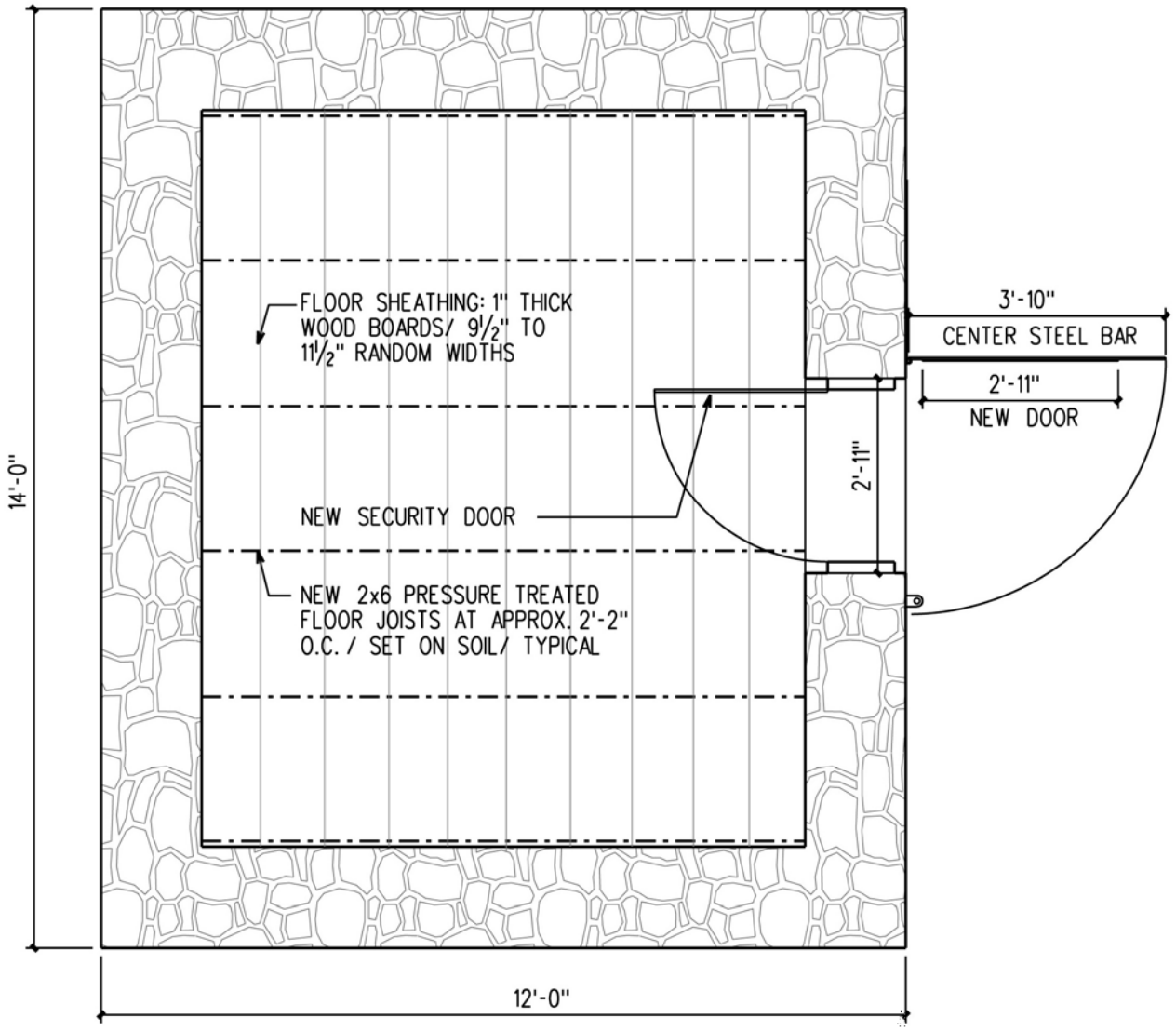
N/A

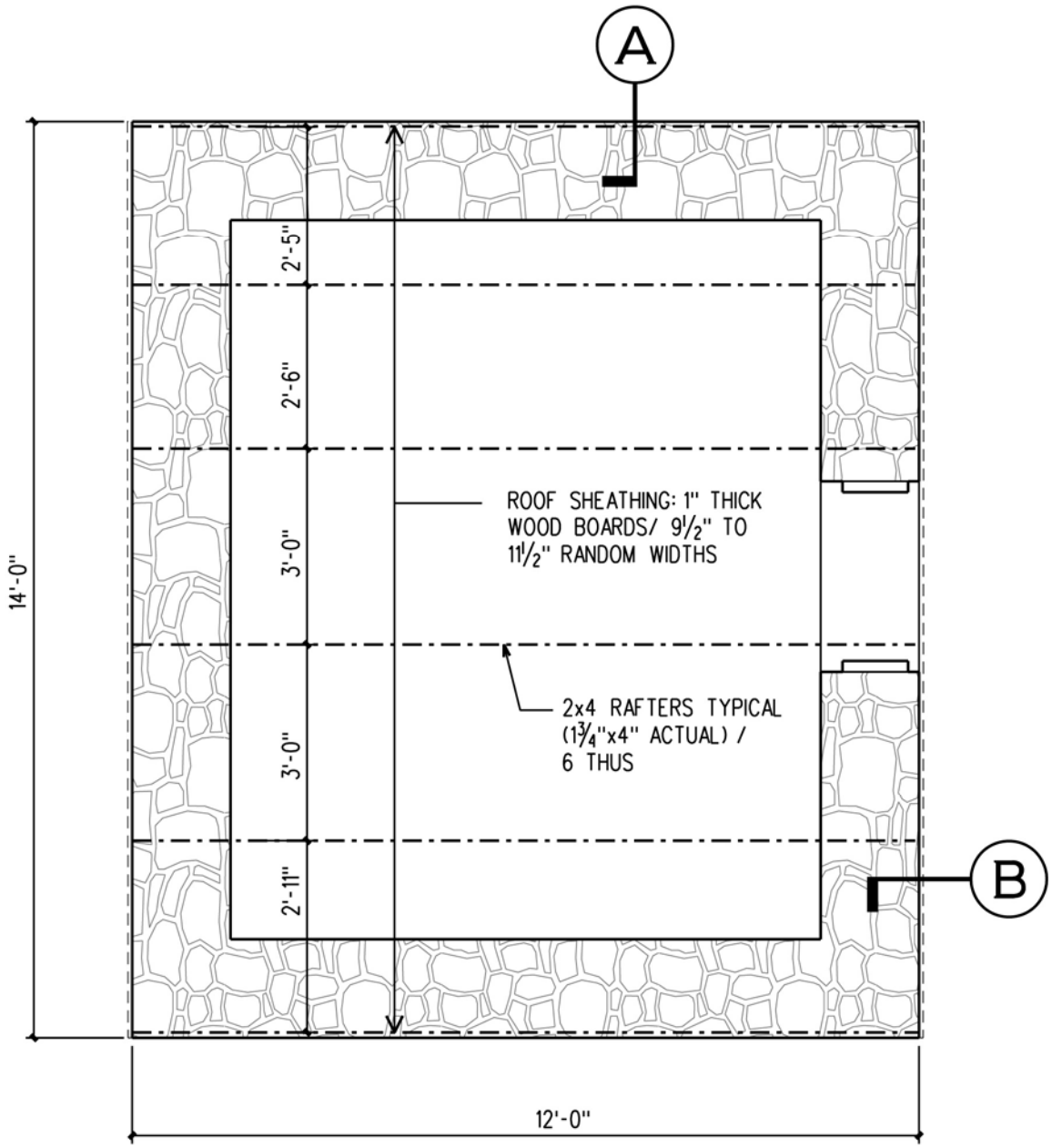
g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.

Staff believes that this criterion is suitably met. One of the Secretary of the Interior's Standards for Rehabilitation is that "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." The use of the powder house as a museum exhibit that reflects the building's original use, with empty boxes of explosives displayed inside, conforms to this Standard. At one stage, discussions about moving the structure occurred, which may have caused problems historically. Rehabilitating the structure in place aligns much better with the Secretary of Interior's standards. All deteriorating features that are able to be repaired will be repaired while those that are missing or beyond repairable condition will be replaced with as close to matching materials and design as possible. Distinctive features will be preserved and rehabilitated.

STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness (COA) for exterior rehabilitation work at the Idaho Springs Powder House, located on City property at the intersection of Soda Creek Road and Little Bear Road.

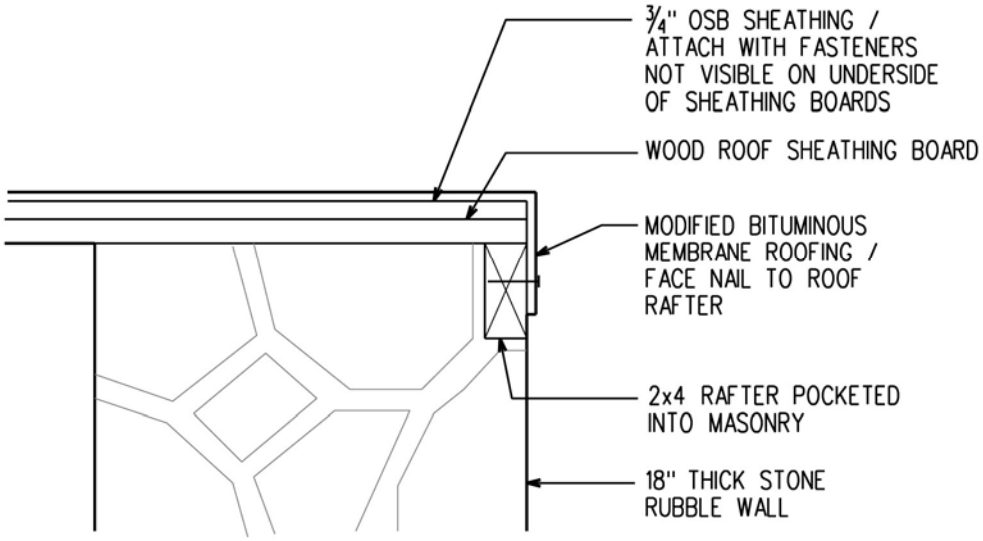

FLOOR SHEATHING: 1" THICK WOOD BOARDS/ 9½" TO 11½" RANDOM WIDTHS
3'-10"
CENTER STEEL BAR
2'-11"
NEW DOOR
2'-11"
NEW SECURITY DOOR
NEW 2x6 PRESSURE TREATED FLOOR JOISTS AT APPROX. 2'-2" O.C. / SET ON SOIL/ TYPICAL
14'-0"
12'-0"
Called North
FLOOR FRAMING PLAN
SCALE 3/8" = 1'-0"
ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS



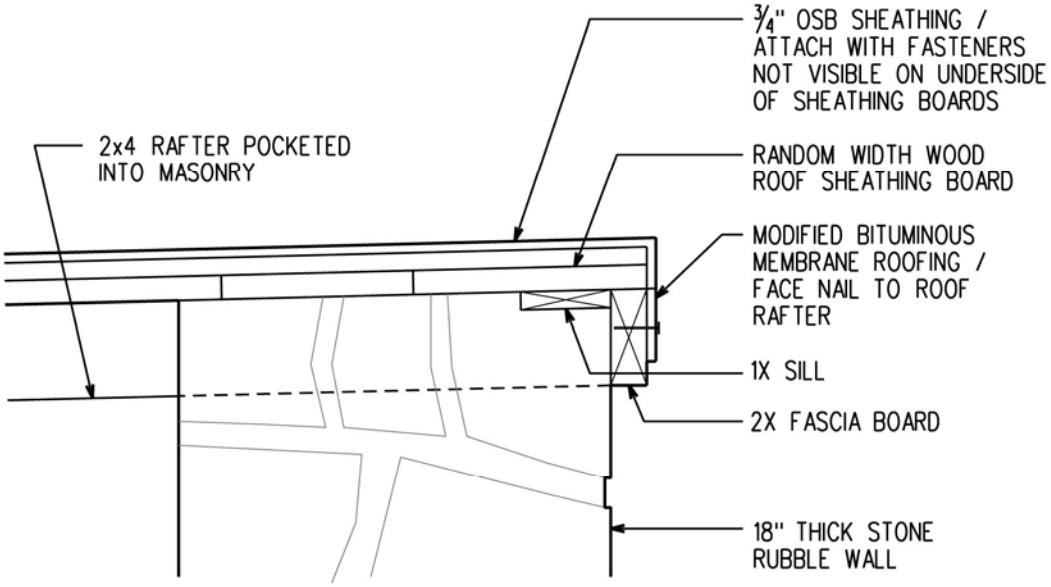
Called North

ROOF FRAMING PLAN

SCALE 3/8" = 1'-0"

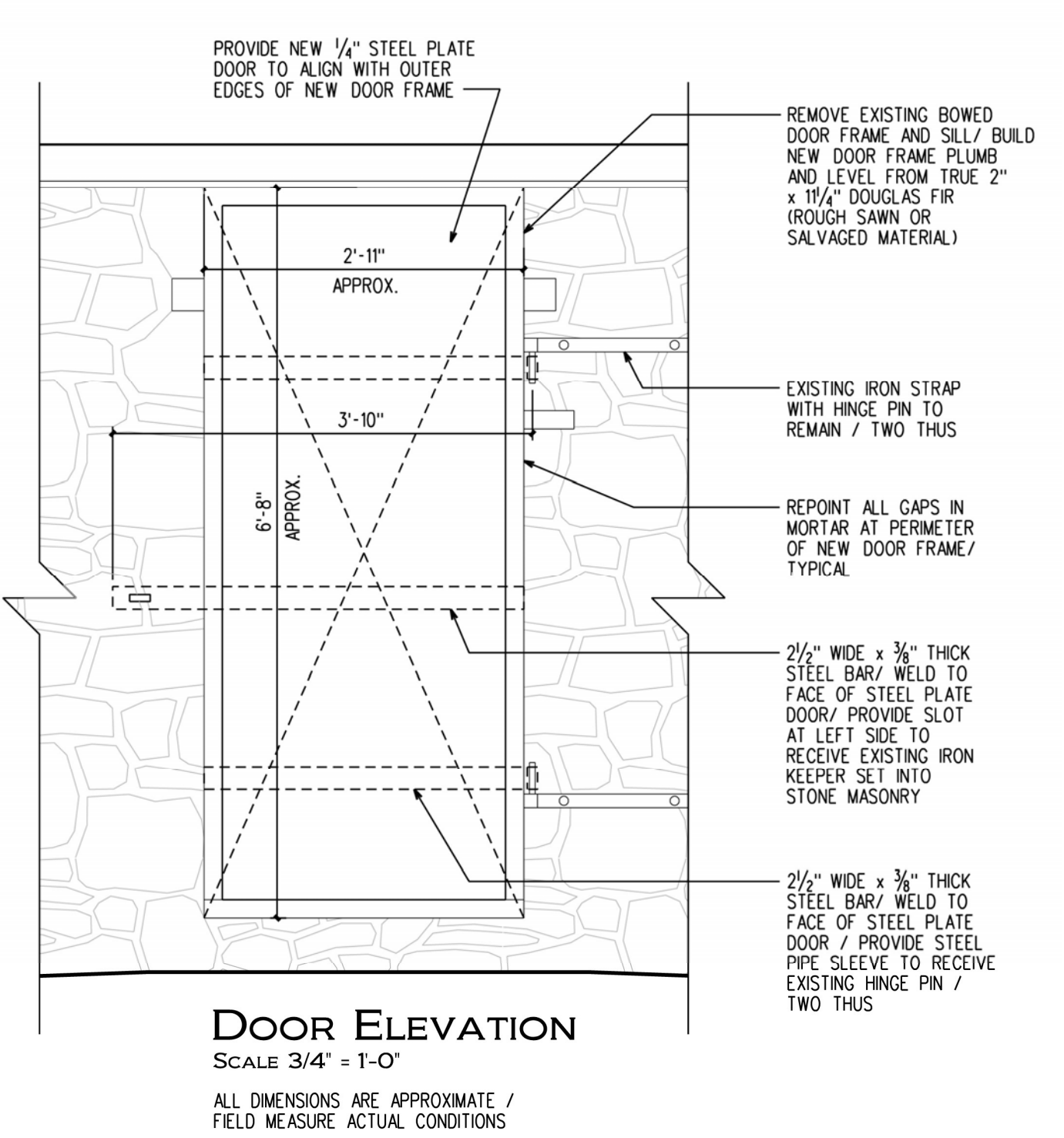


A RAKE DETAIL
SCALE 1 1/2" = 1'-0"



B EAVE DETAIL
SCALE 1 1/2" = 1'-0"

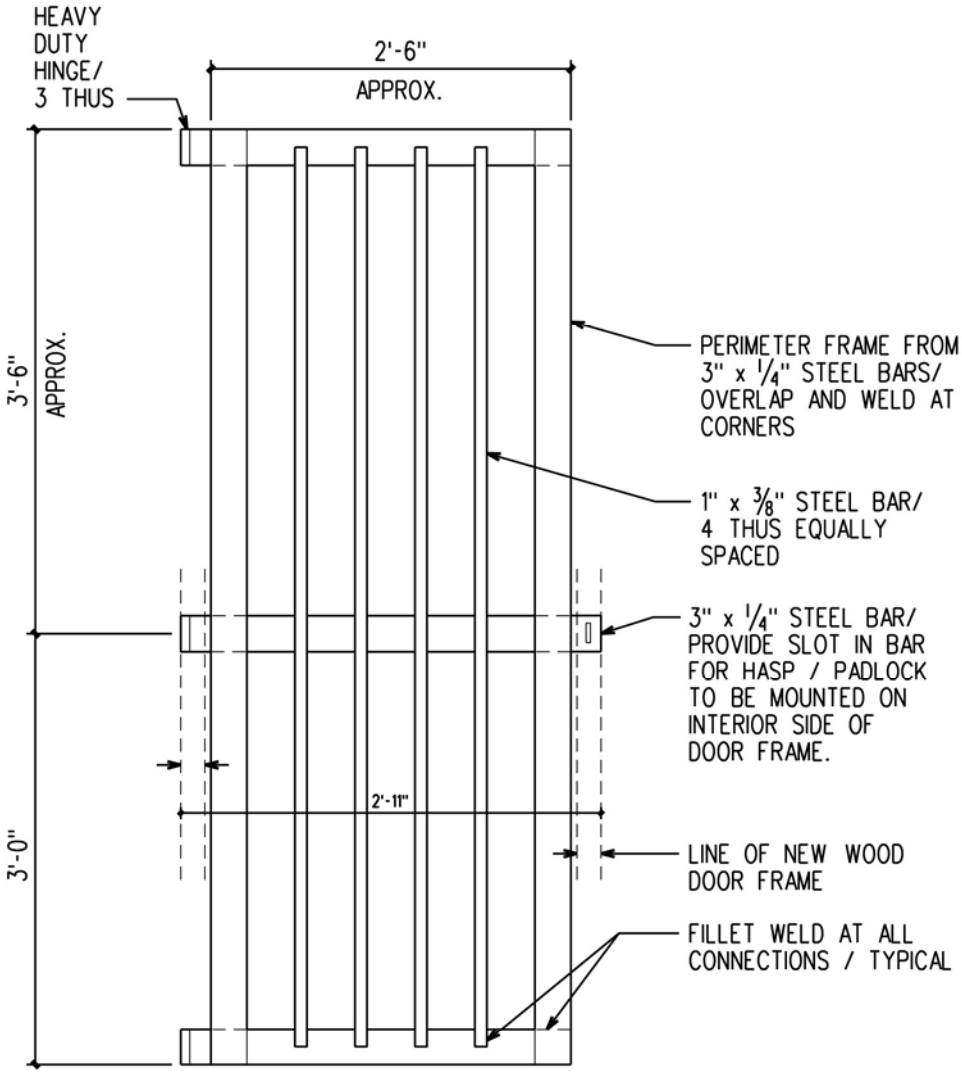
AT EAST SIDE
WEST SIDE SIMILAR



DOOR ELEVATION

SCALE 3/4" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS



SECURITY DOOR ELEVATION

SCALE 3/4" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS

CONFER WITH ARCHITECT REGARDING DOOR CONSTRUCTION AND HARDWARE REQUIREMENTS

HOEHN ARCHITECTS PC

Idaho Springs Powder House

PROJECT MANUAL
SPECIFICATIONS & DRAWINGS

Sept
2024

OWNER

City of Idaho Springs, Colorado
Mr. Andrew Marsh, City Administrator
1711 Miner Street
P.O. Box 907
Idaho Springs, Colorado 80452
Office: 303.567.4421
E-Mail: admin@idahospringsco.com

ARCHITECT

Hoehn Architects PC
Tim and Kris Hoehn, Principals
P.O. Box 3250
Evergreen, Colorado 80437
Office: 303.282.3884
E-Mail: hoehnarchitects@gmail.com

Table of Contents

Part 1 – INVITATION

1.01 Bidders are hereby invited to submit a Stipulated Lump Sum Proposal for furnishing all labor, materials, services, and equipment necessary for construction of the Work as shown on the Drawings and included in the Specifications for: Powder House Rehabilitation Project.

Part 2 – SEPARATE CONTRACTS

2.01 The City of Idaho Springs expressly reserves the right to let other Contracts and to employ other Contractors in connection with this Project. All Contractors on this project shall recognize the condition of mutual responsibility and afford other Contractors reasonable opportunity for the introduction and storage of materials and equipment, and for execution of their work. They shall properly connect and coordinate their work with the work of the other Contractors.

Part 3 – SUBCONTRACTS

3.01 The successful bidder shall be required to submit a list of proposed Subcontractors for review by the City of Idaho Springs and Architect, as outlined in the Proposal Form.

Part 4 – DISCREPANCIES

4.01 If, during the bidding period, a Bidder observes errors, discrepancies, ambiguities, or omissions in or any variance from applicable laws, codes, or regulations, or requires clarification as to the meaning of the Drawings and Specifications, he shall request interpretation or correction by the Architect. The Architect will send written Addenda to all prospective Bidders.

4.02 Requests for clarification shall be made only to the Architect.

4.03 The contents of all Addenda shall become part of the Contract Documents.

Part 5 – PROPOSAL

5.01 Submit Proposal for work and materials as shown and specified on forms prepared by the Architect.

5.02 Submit Proposal in duplicate, with each copy properly signed in longhand, executed by a principal duly authorized to sign contracts. State the Bidder's full legal name. The completed forms shall be without interlineations, alteration, or erasures.

5.03 Complete all blank spaces on forms in full.

Part 6 – SUBSTITUTIONS

6.01 Bidders may recommend substitutions for work and materials shown and specified but recommendations shall be made only in the form of a letter, independent of the basic lump sum Proposal. The recommendations shall state the specifically related Specification Sections or Drawings involved and shall state the corresponding proposed changes in the Base Bid. Recommendations for substitutions may be made at the time of receipt of proposals. The proposal shall be based on the specified products and shall not include the proposed substitutions. Substitutions will be reviewed with the successful bidder, after the contract is signed and upon request of the successful bidder within 15 days of that date. In making a request for substitution, the Bidder shall represent that he has investigated the proposed substitution and has determined that it is equal to or superior in all respects to that specified, including warranties, and that the cost data presented with the request for substitution is complete and includes all costs of labor, materials, equipment, profits and overhead as well as any costs required to adapt and/or coordinate the substitution with adjacent or existing construction.

Part 7 – SUBMISSION OF PROPOSALS

7.01 Each Proposal shall consist of the submission of two completed copies of the Proposal Form addressed to the City of Idaho Springs. Alternatively, an emailed proposal is acceptable.

7.02 Submit Proposals at a date and time not later than TBD at the office of the City of Idaho Springs/Attention: Mr. Andrew Marsh/City Administrator. Emailed proposals will be accepted.

7.03 The City of Idaho Springs reserves the right to reject any or all Proposals without explanation, and to waive formalities.

7.04 Proposals submitted as a result of these Instructions to Bidders, shall not obligate the City of Idaho Springs or the Architect in any way.

Part 8 – AWARD OF CONTRACTS

8.01 It is the intention of the City of Idaho Springs that award of Contract will be made within 30 days of receipt of the bids.

Part 9 – PERFORMANCE BOND

9.01 The acceptance of a Proposal will be contingent upon the Contractor's ability to qualify, prior to the execution of a Contract, for a Bond in the full amount of the Contract, written by a Surety company approved by the City of Idaho Springs. This Bond shall guarantee the full, complete and faithful performance of the Contract, and payment in full of all claims and liens for labor, material and services performed in connection therewith.

END OF SECTION 00 21 13

Date_____

To: City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, Colorado 80452
Attention: Mr. Andrew Marsh, City Administrator
Tel.: 303-567-4421

Re: Powder House Rehabilitation Project

City of Idaho Springs:

The undersigned, having carefully examined the General Conditions of the Contract, the Drawings and Specifications for construction of the above named project, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes, permit fees, and other costs necessary to complete the construction in strict conformity with the said Documents and Addenda, if any, numbered as follows:

_____

_____

_____

_____

_____

The undersigned has attached Section 00 45 13 Contractor's Qualification to this Bid Form.

Base Bid: (All work described not part of an Alternate)

Lump Sum Amount_____

Part 1 – ITEMIZED PROPOSAL

The undersigned has attached to this form an itemized breakdown of all applicable trades listed in CSI format, including cost per item, Contractor's General Conditions, profit, and overhead.

Part 2 – BOND

The undersigned agrees that the acceptance of this Proposal will be contingent upon the Contractor's ability to qualify, prior to the execution of a Contract, for a Bond in the full amount of the Contract, written by a Surety company approved by the City of Idaho Springs. This Bond shall guarantee the full, complete, and faithful performance of the Contract, and payment in full of all claims and liens for labor, material and services performed in connection therewith. The cost of such Bond shall be included in the Contractor's Proposal.

The undersigned hereby states that the cost of a Bond, as described above, will not exceed an amount equal to percent (___%) of the contract sum. The undersigned further states that the balance of the Bond capacity of his firm will approximate the sum of _____Dollars ($_____) as of the date of and prior to the acceptance of this Proposal.

Part 3 – COMMENCEMENT OF CONSTRUCTION

If this Proposal is accepted, the undersigned agrees to commence construction within seven (7) calendar days from date of receiving Notice to Proceed with the Work or at a time agreed upon by both parties.

Part 4 – TIME OF COMPLETION

The undersigned further agrees to complete the construction hereunder within _____( ) calendar days from the date of the Notice to Proceed with the Work, in accordance with applicable provisions of the General Conditions and the Contract.

Part 5 – LIST OF SUBCONTRACTORS

The undersigned agrees, if notified of the acceptance of this Proposal, to furnish to the City of Idaho Springs, through the Architect, a list of the names, addresses, and telephone numbers of all Subcontractors and Vendors with whom he intends to enter into contracts for the execution of principal portions of the Work under consideration. He agrees that such list shall be submitted on or before the tenth calendar day following the acceptance of this Proposal, and before execution of the Contract. He also agrees that no substitutions will be made in the employment of Subcontractors or Vendors without written approval having first been obtained through the Architect. The Architect will promptly reply to the list submitted by the Contractor in writing stating whether or not the City of Idaho Springs has reasonable objection to any such proposed person or entity. Failure of the City of Idaho Springs or the Architect to reply within seven (7) calendar days shall constitute notice of no reasonable rejection. Notwithstanding the City of Idaho Spring's right to investigate the suitability of any listed Subcontractor or Vendor, he shall have no duty to do so. The Contractor shall not contract with a proposed person or entity to which the City of Idaho Springs has made reasonable and timely objection.

Part 6 – THE UNDERSIGNED ACKNOWLEDGES

That the preparation and submission of this Proposal, and other quotations herein contained, do not obligate the City of Idaho Springs or the Architect in any way; That the City of Idaho Springs assumes no obligation to enter into a Contract

for the Work; That he/she understands all Contract Documents; and That he/she has the equipment, technical ability, personnel, and facilities to perform the Work in accordance with the Contract Documents.

Part 7 – CONTRACT

If the undersigned is notified of the acceptance of this proposal within thirty days after its date, he agrees to execute a Contract for the above stated Work and conditions for the above-stated compensation.

Part 8 – STATUS

The status of Bidder must be given, whether individual, co-partnership, or corporation. (If co-partnership, give full names of all partners; if corporation, give State in which incorporated.)

TYPE OF ORGANIZATION: _____
(Individual, Co-Partnership, Corporation, or Other)

NAME OF INDIVIDUAL FIRM MEMBERS: _____

_____

FIRM NAME: _____

CONTRACTOR'S SIGNATURE: _____

ADDRESS: _____

STATE LICENSE NUMBER: _____ TELEPHONE NUMBER: _____

DATED THIS: _____ DAY OF: _____ IN THE YEAR OF: _____

END OF SECTION 00 41 13

Name _____ Date _____

Company _____ Title _____

Address _____ City/State/Zip Code _____

Telephone Number _____ E-Mail Address _____

Signature: _____

1. Provide the names of three or more projects listed on the National Register of Historic Places, the Colorado State Register of Historic Properties, or locally designated and of similar nature and scope to this project that you have completed within the past ten years and that were in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Similar scope items include stone restoration/rehabilitation, roof framing/reroofing, floor framing, and historic door reconstruction. List the similar historic preservation trade skills and construction practices involved with each project.

a. Project Name **Location** **Year** **Cost** **Owner Name/Phone #**

List similar trade skills or practices: _____

b. Project Name **Location** **Year** **Cost** **Owner Name/Phone #**

List similar trade skills or practices: _____

c. Project Name **Location** **Year** **Cost** **Owner Name/Phone #**

List similar trade skills or practices: _____

d. Project Name **Location** **Year** **Cost** **Owner Name/Phone #**

List similar trade skills or practices: _____

2. Provide names of key personnel and subcontractors to be employed on this project. Indicate the projects listed in Item 1 in which they were involved. On attached sheets, provide brief resumés of each person, describing specific experience and qualifications that will indicate ability to perform work required on this project.

Names	Years of Experience	No. of years associated with you or as your subcontractor	Projects in Item 1 that they have worked	Project Role
a.				
b.				
c.				
d.				
e.				

3. Provide name and address of subcontractor(s). Provide required information about the subcontractor(s) in Section 2.

_____

_____

_____

_____

END OF SECTION 00 45 13

The Agreement Form shall be AIA Document A105 - 2017, Standard Short Form of Agreement Between Owner and Contractor, unless otherwise agreed to by the City of Idaho Springs and the Architect.

END OF SECTION 00 52 13

The bond forms shall be the Performance Bond and Payment Bond, AIA Document A312, Latest Edition, which is included in these Specifications by reference as if written out in full.

END OF SECTION 00 61 13

AIA Document A105 – 2017 Standard Short Form of Agreement Between Owner and Contractor incorporates its own General Provisions.

The Contractor is hereby specifically directed, as a condition of the Contract, to acquaint himself with the Articles contained therein, and to notify and apprise all subcontractors and any other parties to the Contract of, and bind them to, its conditions.

Where conflicts occur concerning the Architect's duties and responsibilities between the General Conditions and the Agreement between the Architect and the City of Idaho Springs, the Agreement shall take precedence.

If not otherwise included in the Owner Contractor Agreement or specifically included in the bidding documents, the Contractor shall obtain the City of Idaho Springs' insurance requirements prior to submitting a bid.

END OF SECTION 00 72 13

Part 1 – GENERAL

1.01 Summary

A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
B. This section describes conditions affecting the Work, such as:
    1. Quality Assurance: Project identification/Project summary.
    2. Work covered by Contract Documents.
    3. Contractor use of site and premises.
    4. Work sequence.

1.02 Quality Assurance

A. Project identification: Powder House; Located near intersection of Soda Creek Road and Little Bear Creek Road; Idaho Springs, Colorado 80452.
B. Project summary:
    1. Abbreviated written summary: Rehabilitation Project; Building will be used as a mining museum exhibit (Group A-3)
        a. One story (approx. 8'-0"); 168 gross square feet
    2. Construction Type (per 2018 IBC):
        a. Museum A-3: Type III-B
            i. Allowable height: 55 feet or 2 stories above grade plane. Therefore, the existing building meets the requirement for allowable height. (Tables 504.3 & 504.4)
            ii. Allowable area: 9,500 square feet. Therefore, the existing building meets the requirement for allowable area. (Table 506.2)
    3. Major systems: Architectural.
C. Particular project requirements:
    1. Preservation of Historic Structures
        a. Every precaution shall be taken to prevent damage to the existing structure and surrounding areas. Should any damage occur, it shall be repaired to the satisfaction of the City of Idaho Springs at no cost to the City of Idaho Springs.
        b. Attempts should be made to retain and reuse existing original work wherever possible.
        c. Removal or cutting of historic materials shall be done with great care. Original materials specifically required by other sections of these specifications or by the drawings to be retained and/or reused shall be removed and carefully labeled and stored until they can be reincorporated into the structure or turned over to the City of Idaho Springs.
    2. Architectural Discoveries:
        a. In the event that features, materials or artifacts are uncovered or discovered during the execution of the Work, and these are determined to be or are considered likely to be historically or archaeologically significant, do not disturb the area of the discovery. The City of Idaho Springs reserves the right to document, or have documented by a qualified professional, the location, surrounding conditions, and any other circumstances that may be pertinent.
        b. Any time lost thereby shall be a condition for which the time of the contract may be extended. All costs incurred for salvaging or documenting such artifacts after their discovery shall be borne by the City of Idaho Springs as an additional cost to the Contract. The City of Idaho Springs reserves the right to retain possession and ownership of the objects, artifacts, and historically or archaeologically significant materials, other than normal building construction materials, discovered during execution of the Work.
    3. Verification of Dimensions:
        a. The Contractor shall verify, by job measurements, all dimensions shown on the Drawings, and make any further measurements necessary for the prosecution of the Work.

1.03 Work Covered By Contract Documents

A. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all;

performance by the Contractor shall be required to the extent consistent with the Contract Documents, reasonably inferable from them and reasonably foreseeable, using the means, methods and procedures necessary to produce the intended results. In the event of question or ambiguity, request clarification from the Architect.

1. Work not particularly detailed, noted, or specified shall be the same as similar parts that are detailed, noted or specified.
2. In the event of inconsistencies among the Contract Documents, the Architect shall interpret them when asked to do so by the City of Idaho Springs or Contractor. The Architect shall not be responsible for the results of such interpretations made by others.
3. The general character of detail work is shown on the Contract Drawings, but subsequent clarifications may be made by additional layouts or large scale or full size details.
4. When the Architect furnishes miscellaneous large scale and full size details, to further clarify the Work, such details shall be considered a part of the Contract. If, in the Contractor's opinion, such details are more elaborate than the Contract Drawings and Specifications tend to indicate, written notice shall be given to the Architect as set forth in the General Conditions. Claims will be considered, and, if justified, details will be modified, or extra work authorized. Non-receipt of such notice shall relieve the City of Idaho Springs from claims for resultant additional cost or extension of the Contract completion time.
5. Unless specifically noted to the contrary, it is the intention of the Drawings and Specifications that all Work be completely installed, made operational and made functional for the purpose such are intended, and that all costs therefore be included in the Contractor's Proposal.
6. Items listed under "WORK INCLUDED" or "RELATED WORK" for each Section of the Specifications are not necessarily all inclusive but listed for convenience. The Contractor shall be responsible for the complete work as shown on Drawings or specified.

1.04 Contractor Use of Site and Premises

A. Schedule use of premises for Work and coordinate construction operations with the City of Idaho Springs.
B. Access to site: Limited to areas defined by the City of Idaho Springs.
C. Comply with applicable codes and ordinances for safety.
D. Perform demolition work and such similar work as will cause excessive noise, dust or odors as approved by the City of Idaho Springs.
E. Assume full responsibility for the protection and safekeeping of products stored on the site under this Contract.

1.05 Work Sequence

A. Coordinate construction schedule and operations with the City of Idaho Springs and the Architect.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01 11 13

Part 1 – GENERAL

1.01 Summary

A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
B. This section includes:
   1. Schedule of Values.
   2. Application for Payment.
   3. Change procedures.

1.02 Schedule of Values

A. Submit typed schedule on AIA Form G703, Application and Certificate for Payment Continuation Sheet, or approved equal.
B. Format: Identify each work item as directed by the Architect. Identify site mobilization and insurance, if applicable.
C. Include in each line item the amounts of allowances specified in each Section, if applicable. For unit cost allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.
D. Revise schedule to list approved Change Orders with each Application for Payment.

1.03 Application For Payment

A. Submit each application on AIA Form G702/703, Application and Certificate for Payment with Continuation Sheet, or approved equal.
B. Content and format: Utilize actual copies of previously approved Schedule of Values for listing items in Application for Payment.
C. Payment period: As mutually agreed by the City of Idaho Springs, the Contractor, and the Architect.

1.04 Change Procedures

A. The Contractor may propose a change by submitting a request for change to the Architect describing the proposed change and its full effect on the Work. Include a statement describing the reason for the change and the effect on the Contract Sum and Contract Time with full documentation, including a statement describing the effect on Work by separate or other contractors, if any.
B. Stipulated sum change order: Based on a Bulletin and Contractor's (maximum) price quotation, or Contractor's request for a Change Order as reviewed by Architect and approved by the City of Idaho Springs.
C. Unit Price Change Order: For pre-determined unit prices and quantities, the Change Order will be executed on a fixed unit price basis. For unit costs or quantities of units of work that are not predetermined, execute Work under a Construction Change Directive. Changes in contract sum or contract time will be computed as specified for a Time and Material Change Order.
D. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract. Architect will determine the change allowable in Contract Sum and Contract Time as provided in the Contract Documents.
E. Maintain detailed records of work done on time and material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.
F. Change Order Forms: AIA G701 Change Order.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01 20 00

Part 1 – GENERAL

1.01 Summary

A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
B. This section includes:
   1. Definitions.
   2. Coordination by Contractor.
   3. Review of Contract Documents by Contractor.
   4. General Coordination.
   5. Alteration project procedures.
   6. Cutting and patching.
   7. Shop Drawings, Product Data and Samples.
   8. Construction Schedule
C. Related Work:
   1. 01 20 00 Price and Payment Procedures
   2. 01 40 00 Quality Requirements
   3. 01 50 00 Temporary Facilities and Controls

1.02 Definitions

A. Where the words "shown", "indicated", "detailed", "noted", "scheduled", or words of similar import are used, reference is made to the Drawings, Specifications, and other Contract Documents, unless stated otherwise.
B. Where the words "designated", "selected", or words of similar import are used, the written direction, designation, selection by the Architect is intended, unless stated otherwise.
C. Where the words "equal", or "approved equal", "equivalent", and words of similar import are used, it shall be understood that such words are followed by the expression "in the opinion of the Architect", unless stated otherwise.
D. Where the words "approved", "approval", "acceptable", "acceptance", "disapproval", "rejected", "rejection", or words of similar import are used, the written approval, acceptance, rejection, or other indications of the Architect is intended.
E. The word "perform" shall be understood to mean that the Contractor, at his expense, shall perform all operations necessary to complete the Work, including furnishing of necessary labor, tools, and equipment, and further including the furnishing and installing of materials that are indicated, specified, or required to complete such performance.
F. The word "product" shall be understood to include materials, systems and equipment.
G. These definitions apply to future, present, and past tenses.

1.03 Coordination By Contractor

A. Coordinate scheduling, submittals, and Work of the various drawings and sections of Specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items scheduled to be installed later.
B. Coordinate completion and clean up of Work of separate Sections in preparation for Substantial Completion.
C. Payment period: As mutually agreed by the City of Idaho Springs, the Contractor, and the Architect.

1.04 Review of Contract Documents by Contractor

A. Before commencing the Work, or any portion thereof at any time during the construction process, submit to the Architect a list of all unresolved errors, inconsistencies or omissions in the Contract Documents affecting such work and recognized at that time by the Contractor.
B. Any discrepancies and omissions shall be resolved with the Architect prior to construction and prior to proceeding.
C. Do not use scaled dimensions.

1.05 General Coordination

A. The contract drawings and specifications represent the finished structure. They do not indicate the means or method or sequence of construction. The Contractor shall be responsible for and provide all measures necessary to protect the structure during construction. These measures shall include, but not be limited to bracing, shoring of loads due to construction equipment, etc. The Contractor shall be responsible for the design and implementation of all scaffolding, bracing, and shoring. Observation visits to the site by the Design Team shall not include inspection of the above items. The Design Team will not be

responsible for the Contractor's means, methods, techniques, sequences or procedures of construction, nor will the Design Team be responsible for construction site safety, or the safety precautions and the programs incident thereto.

B. The Contractor shall comply with all applicable safety regulations.
C. Construction materials shall be spread out if placed on framed floors or roofs so as not to exceed the design live load per square foot.
D. Where any discrepancies occur between plans, details, structural notes and specifications, the greater requirements shall govern. Where no specific detail is shown, construction shall conform to similar work on the project.
E. Not all openings or equipment are shown on the drawings, and it is the General Contractor's responsibility to coordinate with the subcontractors and equipment suppliers/manufacturers. Equipment being supported by or suspended from the structure shall be coordinated with the manufacturer of any pre-engineered framing or components. All openings shall be properly reinforced as approved by the Design Team.
F. Approved equal options are for the Contractor's convenience and are subject to approval by the Design Team. If an option is chosen, the Contractor shall be responsible for all changes and costs necessary and for coordination of all details as required to incorporate the option into the work.
G. All pre-engineered/prefabricated items and materials shall be installed in strict accordance with the manufacturer's requirements and alterations are allowed only in writing.
H. All details shown shall be incorporated into the project at all appropriate locations, whether specifically indicated or not. Typical details may or may not be cut on the drawings, and details may or may not be cut at all specific locations but shall apply unless noted otherwise.
I. Where reference is made to various test standards for materials or performance, such standards shall be the last edition and/or addendum.
J. Coordinate all shop drawing submittal requirements with the Design Team.
K. The Contractor shall thoroughly inspect and survey the existing structure including but not limited to framing, foundations, direction of framing members, sizes of members and associated existing drawings to verify that no conflict exists between information contained in these drawings and field conditions.
L. The Contractor shall report any variations or discrepancies found between construction documents and between all conditions shown/noted on construction documents and actual field conditions to the Architect before proceeding with construction so that the design and associated drawings can be modified as required and construction costs can be adjusted by the contractor before submitting bids to reflect modifications made.

1.06 Alteration Project Procedures

A. Materials: As specified in product Sections; match existing products and work for patching and extending work.
B. Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
C. Remove, cut, and patch work in a manner to minimize damage and to provide a means of restoring products and finishes to original condition.
D. Where new work abuts or aligns with existing, perform a smooth and even transition. Patch work to match existing adjacent work in texture and appearance.
E. Patch or replace portions of existing surfaces that are damaged, lifted, discolored, or showing other imperfections.
F. Finish surfaces as specified in individual product Sections.

1.07 Cutting and Patching

A. The Architect and the City of Idaho Springs have no knowledge of the presence of, or exposure of any persons to, any asbestos or other hazardous substance on the job site that will be disturbed by this Project and shall not be held liable, therefore. If asbestos or another hazardous substance is discovered during construction, the Contractor shall contact the City of Idaho Springs for further instructions before proceeding.
B. Provide notice to the Architect in advance of cutting or altering elements or portions of the existing building which affects:

1. Work of any separate Contractor,
2. Structural integrity of any element of the project,
3. Integrity of weather-exposed or moisture-resistant elements or systems,
4. Efficiency, maintenance, or safety of any element, and
5. Visual qualities of sight-exposed elements.

C. Report unsatisfactory or questionable conditions to the Architect; do not proceed with work until unsatisfactory conditions have been corrected or otherwise resolved.
D. Employ skilled and experienced installer to perform cutting and patching.
E. Execute work by methods that will not damage other Work. Provide proper surfaces to receive patching and finishing.
F. Restore work with new products in accordance with requirements of Contract Documents.
G. Fit work tight to new or existing penetrations through surfaces.
H. Maintain integrity of wall, ceiling, or floor construction.
I. Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit.

1.08 Shop Drawings, Product Data and Samples

A. The General Contractor shall review and stamp all shop drawings and product data for conformance with the construction documents prior to submittal. Any shop drawings or product data not reviewed and stamped by the General Contractor will be returned without review. The Contractor shall cloud or flag all items not in accordance with the contract documents.
B. The manufacturer or fabricator shall cloud any changes, substitutions, or deviations from the original contract drawings. Any changes, substitutions, or deviations that are not clouded or flagged by submitting parties shall not be considered allowed after the Architect's review, unless noted accordingly by the Design Team.
C. The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly, and which are not noted as allowed by the Architect, are not to be considered changes to the original contract drawings. It is the Contractor's responsibility to ensure that items omitted or shown incorrectly are constructed in accordance with the original contract drawings.
D. Reviewing submittals is intended only as an aid to the Contractor in obtaining correct shop drawings. Responsibility for correctness and completeness shall rest with the Contractor.
E. Shop drawings will be returned for resubmittal if major errors are found during review.
F. Shop Drawings:
    1. Three sets plus the number the Contractor requests to be returned. Alternatively, emailed shop drawings are acceptable.
    2. All sets collated and unbound in sequence.
    3. The Architect will mark up the shop drawings and distribute one set to the City of Idaho Springs and the number of sets the Contractor has requested to the Contractor.
G. Product Data: Including, but not limited to, brochures, manufacturer's technical literature and specifications, material lists and product design criteria.
    1. Submittal requirements: Three sets each, bound in sequence plus the number of sets the Contractor requests to be returned.
H. Samples:
    1. Submittal requirements: Three each plus the number the Contractor requests to be returned.

1.09 Construction Schedule

A. Prepare and submit a Construction Schedule for the Work. Relate the schedule to the entire Project to the extent required by the Contract Documents, to provide for expeditious and practicable execution of the Work.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01 30 00

Part 1 – GENERAL

1.01 Summary

A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
B. This section includes:
   1. Quality assurance and control of installation.
   2. Inspection and testing laboratory services.
   3. Standards.
   4. Codes.
   5. Abbreviations.
C. Related Work:
   1. 01 30 00 Administrative Requirements.

1.02 Quality Assurance / Control of Installation

A. Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship, to produce Work of specified quality.
B. Comply with manufacturers' instructions, including each step in sequence.
C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding with work.
D. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
E. Perform work by persons qualified to produce workmanship of specified quality.
F. Secure Products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement.

1.03 Standards

A. Materials or workmanship specified by reference to title, symbol, or number of a Commercial or Industry Standard, Federal Specification, ASTM designation, ANSI designation, Manufacturer's data, or other similar reference standard shall comply with requirements in the latest edition thereof and any amendments or supplements thereto in effect on date of Contract Documents.
B. Standards referred to, except as modified herein, shall have full force and effect as though printed in these Specifications. These standards are not furnished herein to the Contractor, since Contractors, trades and manufacturers involved are expected to be familiar with their requirements.
C. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding with work.
D. Standards that apply to this Project include, but are not limited to, the following: The Secretary of the Interior's Standards for the Treatment of Historic Properties.

1.04 Codes

A. Perform Work in accordance with the applicable editions of the respective codes and regulations adopted by the governing agencies having jurisdiction.
B. Where codes or regulations, other than those listed in this Section, are referred to in various Sections of the Specifications, it shall be understood that they apply to this Work as fully as if cited here.
C. Conflicts: In case of conflict in the requirements of authorities having jurisdiction, the most restrictive requirements shall govern.
D. Codes which apply to this Project include, but are not limited to, the following:
   1. 2018 International Building Code
   2. 2018 International Existing Building Code
   3. Idaho Springs Municipal Code, Chapter 19 "Buildings and Building Regulations"

1.05 Abbreviations

A. In addition to the abbreviations indicated on the Drawings, references in the Contract Documents to trade associations, technical societies, recognized authorities and other institutions may include the following organizations that are sometimes referred to by only the corresponding abbreviations:

AA	Aluminum Association
AAMA	Architectural Aluminum Manufacturer's Association
ACI	American Concrete Institute
ACIL	American Council of Independent Laboratories

AGC	Associate General Contractors of America
AI	Asphalt Institute
AIA	American Institute of Architects
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
ALI	Associated Laboratories, Inc.
ALSC	American Lumber Standards Committee
ANSI	American National Standards Institute
APA	American Plywood Association
ARMA	Asphalt Roofing Manufacturers Association
ASC	Adhesive and Sealant Council
ASTM	American Society for Testing and Materials
AWI	Architectural Woodwork Institute
AWPA	American Wood-Preservers' Association
AWPB	American Wood Preservers Bureau
AWS	American Welding Society
BHMA	Builders Hardware Manufacturers Association
BIA	Brick Institute of America
CDA	Copper Development Association
CRA	California Redwood Association
CRSI	Concrete Reinforcing Steel Institute
CS	Commercial Standard
DHI	Door and Hardware Institute
EJMA	Expansion Joint Manufacturers Association
FM	Factory Mutual System
GA	Gypsum Association
ICBO	International Conference of Building Officials
IFCI	International Certified Floorcovering Installers Association
IMIAC	International Masonry Industry All-Weather Council
MIA	Masonry Institute of America
NAAMM	National Association of Architectural Metal Manufacturers
NCMA	National Concrete Masonry Association
NEBB	National Environmental Balancing Bureau
NEC	National Electric Code
NEMA	National Electrical Manufacturers' Association
NFPA	National Fire Protection Association
NFPA	National Forest Products Association
NWMA	National Woodwork Manufacturers Association
PCA	Portland Cement Association
PCI	Prestressed Concrete Institute
PS	Product Standard
RIS	Redwood Inspection Service
RCSHSB	Red Cedar Shingle and Handsplit Shake Bureau
UBC	Uniform Building Codes
UL	Underwriters' Laboratories, Inc.
WWPA	Western Wood Products Association

B. References to other organizations or listing of other abbreviations may be included in various Sections of the Specifications. It shall be understood that they apply to this Work as fully as if cited here.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01 40 00

Part 1 – GENERAL

1.01 Summary

A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
B. This section includes:
   1. Temporary Facilities: General
   2. Temporary Utilities: Electricity, lighting, ventilation, water, and sanitary facilities.
   3. Temporary Controls: Barriers, enclosures, and protection of the Work.
   4. Construction Facilities: Parking and progress cleaning.

1.02 Temporary Facilities

A. Furnish materials and perform labor required to execute this Work as indicated on the Drawings, as specified herein, and as necessary to complete this portion of the Contract. Comply with codes and regulations of authorities having jurisdiction.
B. Guard machinery, equipment, and all hazards in accordance with the safety provisions of the authorities having jurisdiction. Protect all hazards with adequately constructed guardrails or barricades and provide lanterns, warning lights, and the like, as necessary. To this end, dispose, store, guard, and protect the premises and all Work, materials, equipment and both permanent and temporary construction so as to preclude the unauthorized use thereof and particularly to eliminate possible consequent injury to all persons.
C. Structural design of all items used in the construction of the building and not a permanent part thereof, including but not necessarily limited to shoring for concrete and masonry work, is the sole responsibility of the Contractor.
D. Furnish and maintain hoists, staging, rigging, scaffolding, and runways required in the execution of the work. Erect, equip, and maintain such temporary work in accordance with statutes, laws, ordinances, rules, and regulations of the governing authorities and insurance companies having jurisdiction.
E. During the life of the Contract, provide effective means of dust control both within the structure and on the surrounding site. Comply with requirements of governing agencies.
F. Maintain for the entire length of the Work all required exits to conform to regulations of authorities having jurisdiction.
G. The intention of the Contract is that, upon completion, the entire Work will be delivered to the City of Idaho Springs in proper, whole and unblemished condition.

1.03 Temporary Electricity

A. Owner will pay cost of energy used. Exercise measures to conserve energy.
B. Connect to existing temporary power service, where available.

1.04 Temporary Lighting

A. Provide and maintain lighting as required for construction operations.
B. Maintain lighting and provide routine repairs.

1.05 Temporary Ventilation

A. Provide ventilation as required to maintain clean air for construction operations, to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases. Owner will pay cost of energy used. Exercise measures to conserve energy.

1.06 Temporary Water Service

A. Owner will provide suitable quality water service for construction operations.

1.07 Temporary Sanitary Facilities

A. Provide temporary toilet facilities for all personnel employed on the project. Maintain toilets in a clean and sanitary condition at all times.

1.08 Barriers

A. Maintain existing barriers to prevent unauthorized entry to construction areas, to allow for Owner's use of site, and to protect existing facilities and adjacent properties from damage from demolition and construction operations.

1.09 Interior Enclosures

A. Provide temporary partitions and ceilings as required to prevent damage to existing materials and equipment.

1.10 Protection of Installed Work

A. Protect installed Work and provide special protection where specified in individual Specification Sections.
B. Provide temporary and removable protection for installed products. Control activity in immediate work area to minimize damage.
C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
D. Protect finished floors, roofed surfaces, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

1.11 Security

A. Provide security and facilities to protect Work and existing facilities from unauthorized entry, vandalism, or theft.

1.12 Parking

A. Arrange for parking areas with the City of Idaho Springs to accommodate construction personnel.

1.13 Progress Cleaning

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
B. Provide containers for the collection of waste materials, debris, and rubbish. Coordinate location of containers with the City of Idaho Springs.
C. Remove waste materials, debris, and rubbish from site weekly and dispose off-site.

1.14 Removal of Utilities, Facilities, and Controls

A. Remove temporary materials, equipment, services, and construction prior to Substantial Completion.
B. Restore existing facilities used during construction to the specified or original condition.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01 50 00

Part 1 – GENERAL

1.01 Summary

A. This section includes:
   1. The cleaning of the stone.
B. Related work:
   1. 04 03 05 Mortar and Pointing
   2. 04 43 00 Stone Masonry

1.02 Quality Assurance

A. Installer's Qualifications: Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.

1.03 Submittals

A. Before commencement of work, the contractor shall complete a 2-foot by 2-foot test area on the masonry, following the manufacturer's application instructions, to test for suitability. Allow the test panel to dry 3 to 7 days before inspection. Keep the test panel available for comparison throughout the cleaning project.
B. Submit Material Safety Data Sheets (MSDS Sheets) indicating health risks, flammability, handling and storage precautions for items required under this Section.

1.04 Delivery, Storage, and Handling

A. Materials are to be delivered, stored, and handled to protect them from damage, extreme temperature, and moisture in accordance with Manufacturer's written instructions.
B. Deliver and store material in Manufacturer's original, unopened containers with the production date shown on the container or packaging.
C. Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45 to 100 degrees Fahrenheit. Do not double stack pallets. Dispose of unused product and container in accordance with local, state, and federal regulations.

1.05 Protection / Site Conditions

A. Cold Weather Requirements: Do not work in temperatures below 40 degrees F, when the substrate is colder than 40 degrees F, or when the temperature is expected to fall below 40 degrees F for 48 hours prior to installation of masonry cleaner. Building an enclosure and heating areas to maintain this temperature may only be done with the written approval of the Architect.
B. Hot Weather Requirements: Application to surfaces exposed to direct sunlight or high winds may cause rapid drying. When possible, clean when surfaces are shaded from direct sunlight. Wet hot surfaces with fresh water immediately before applying cleaner to remove loose soiling and reduce surface temperature. Do not let cleaner dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.

Part 2 – PRODUCTS

2.01 Manufacturer

A. PROSOCO, Inc., 3741 Greenway Circle, Lawrence, KS 66046. Phone: (800) 255-4255; Fax (785) 830-9797. E-Mail: CustomerCare@prososco.com .

2.02 Product Description

A. Stone Cleaner: Prosoco Enviro Klean SafRestorer
   1. Test product on stone masonry for suitability and effectiveness.
   2. Technical Data:
      a. Form: Clear, light yellow liquid
      b. Specific Gravity: 1.11
      c. pH: 2.9
      d. Wt./Gal.: 9.15 lbs.
      e. Total Solids: N/A
      f. Flash Point: N/A
      g. Freeze Point: 28 degrees F
   3. Limitations:
      a. May not be suitable for some polished stone and glazed surfaces
      b. Always test for acceptable results before overall application.

Part 3 – EXECUTION

3.01 Application of Stone Cleaner

A. Prior to application, read "Preparation" section in the Manufacturer's Product Data Sheet. Refer to Product Data Sheet for recommended dilution for intended use.
B. Application - Masonry:
    1. Working from the bottom to the top, thoroughly prewet the surface with fresh water.
    2. Apply the cleaning solution freely from the bottom of the work area to the top. Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray.
    3. Let the cleaning solution stay on the wall 5 to 15 minutes. If the cleaner starts to dry, reapply.
    4. Reapply the cleaning solution to heavily soiled areas. Scrub gently with a non-abrasive brush or synthetic scrubbing pad.
    5. Working from the bottom to the top, thoroughly rinse treated surfaces with clean water. Make sure to flush all spent cleaner and dissolved soiling from the surface, surface pores and adjacent non masonry surfaces. Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400 – 1,000 psi with a water flow rate of 6-8 gallons per minute. Use a 15-45 degree fan spray tip. Heated water (150-180 degrees F) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.
C. Clean-up
    1. Clean equipment with fresh water.
    2. Protect adjacent non-masonry surfaces from contact with cleaner and paint stripper. If contact occurs, rinse immediately.

END OF SECTION 04 03 01

Part 1 – GENERAL

1.01 Summary

A. This Section includes:
   1. Preparation of the proper historic mortar mix for existing building masonry work.
   2. Pointing the existing stone.

B. Related work:
   1. 04 43 00 Stone Masonry: Replacement of cracked/missing stone.

1.02 Quality Assurance

A. Comply with the recommendations of "Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings", which can be viewed online at the following website: http://www.nps.gov/history/hps/tps/briefs/presbhom.htm

B. Installer's Qualifications
   1. Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.
   2. The work of this section shall be executed under the continuous supervision and direction of a competent mason.
   3. Thoroughly experienced, reliable and competent workmen shall be in charge of all mortar mixing for the duration of the job.

1.03 Submittals

A. Before commencement of work, the contractor shall complete one 2-foot by 2-foot test area, in a location selected by the Architect, demonstrating all aspects of the pointing procedure for the stone masonry. The completed panel is to be used as the standard reference for acceptance or rejection of all pointing work on the job.

B. Submit dry labeled samples of all materials to be used on the job. The approved samples shall become the standard materials used on the project. Substitutions shall not be permitted without written approval from the architect.

1.04 Handling

A. All materials are to be kept dry and protected from weather and contamination.

B. Any material that has deteriorated or has been contaminated shall not be incorporated into the work and must be removed from the site.

Part 2 – PRODUCTS

2.01 Materials

A. Portland Cement: ASTM C150, Type I or Type II as required to make mortar color match original with no more than 0.60% alkali and no more than 0.15% water soluble alkali.

B. Lime: ASTM C207, Type S, Hydrated Lime for Masonry Purposes or lime putty.

C. Sand: ASTM C144; Sand color, size and texture should match the original as closely as possible to provide the proper visual characteristics, including color match, without other additives.

D. Water: Clean and potable and free from deleterious amounts of acids, alkalies or large amounts of organic materials.

E. Bonding Agents: The use of chemical agents to increase the bond of the new mortar to the old mortar and masonry units is prohibited.

F. Admixtures: The use of calcium chlorides and/or air-entraining agents is prohibited.

2.02 Mortar

A. Measure dry ingredients by volume and thoroughly mix ingredients before the addition of any water.

B. Add half of the water, followed by mixing for approximately five minutes.

C. Add remaining water in small portions until a mortar of the desired consistency is reached. (The total volume of water necessary may vary from batch to batch, depending on weather conditions.)

D. Use mortar within 30 minutes of final mixing. "Re-tempering" or adding more water after the initial mix is prepared is not permitted.

2.03 Mortar Mix

A. Recommended Mortar Formulations: Match existing mortar in color, texture and strength using only materials specified herein. The following mix is intended as a starting point for the development of an appropriate mortar mix. Several trial mixtures will be required to arrive at a mix that matches the original with respect to color and texture:

Mortar type	Cement	Lime	Sand *
Type N per ASTM C 270 (750 psi strength)	1 part	1 part	6 parts

* The sand/aggregate for the replacement mortar should match the color and gradation of the existing mortar aggregates.

Part 3 – EXECUTION

3.01 Environmental Requirements

A. All materials must be kept above 40 degrees F.
B. No mortar may be placed when the temperature is below 32 degrees F, or below 40 degrees F and falling.
C. Repointing must not be done at temperatures above 80 degrees F unless shading and water-misted burlap over new work is provided.
D. All work must be suspended during frosty weather unless a heated enclosure is provided. Work should not be done in full sun at temperatures above 80 degrees F unless shading of the walls is provided and the masonry wall temperature is kept below this point. Burlap sacking and water misting may be necessary to control evaporation. High temperatures can cause flash setting of cements and rapid evaporation of water in the mix, leading to lack of development of final strength by the cement.
E. All newly laid masonry mortar shall be protected against freezing until it is set and dry.

3.02 Workmanship

A. Joint Preparation for Repointing
   1. Remove old mortar to a minimum depth of 2½ times the width of the joint to ensure an adequate bond and to prevent mortar "pop-outs". For most joints, this will require ½ to 1 inch. Any loose or disintegrated mortar beyond this minimum depth should be removed.
   2. The use of power tools for the removal of mortar is strictly prohibited.
   3. Remove mortar cleanly from the stone, leaving square corners at the back of the cut.
   4. Prior to filling the joints, rinse joints with a jet of water to remove all loose particles and dust.
   5. Any masonry units damaged during joint preparation shall be removed and replaced with new units matching the original.

B. Filling the Joint/Pointing
   1. Immediately before pointing operations commence, the area to be pointed is to be thoroughly flushed with water to remove all dust and to wet the surface well until suction is controlled and the surface stays wet.
   2. Pointing is to be built up in layers not exceeding ¼ inch in depth; the bottom layers must be allowed to set (thumb-print hardness) before subsequent layers of mortar are applied.
   3. After the final layer of mortar has set, the joint is to be tooled lightly to give the final required form. Do not overwork the face of the joint. Head joints must be tooled first.
   4. All masons are to use identical jointing tools.
   5. Tool joint to match the existing historic joint.

C. Workmanship, Replacement of Missing Stone
   1. Lay up new stone to match adjacent existing work.
   2. Lay up stone using a pliable, low water content mortar to avoid lime bloom, runs, or staining of stone. Stone used in this work shall be soaked in clean water and thoroughly drained.
   3. The new joints shall match the original joints in the manner in which they were struck. Tooling of the finished joint should be done at the proper stage of firmness to insure uniform color and texture.

3.03 Cleaning and Protecting

A. Remove excess mortar immediately from adjacent surfaces.
B. As work proceeds, clean all masonry with stiff natural bristle brushes. Metal brushes are strictly prohibited.

C. Confirm that mortar is fully hardened prior to cleaning – 30 days after work is completed.
D. Remove efflorescence with dry stiff natural or nylon bristle brushes and water.

END OF SECTION 04 03 05

Part 1 – GENERAL

1.01 Summary

A. This section includes:
   1. Stone for wall repairs and wall reconstruction.
   2. Accessories.
B. Related work:
   1. 04 03 01 Masonry Restoration and Cleaning
   2. 04 03 05 Mortar and Pointing

1.02 References

A. ACI 530 – Building Code Requirements for Masonry Structures.
B. ACI 530.1 – Specifications For Masonry Structures.
C. IMIAC – International Masonry Industry All-Weather Council: Recommended Practices and Guide Specification for Cold Weather Masonry Construction.

1.03 Quality Assurance

A. Perform Work in accordance with applicable ASTM Standards and the recommendations of "Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings", which can be viewed online at the following website: http://www.nps.gov/history/hps/tps/briefs/presbhom.htm
B. Installer's Qualifications
   1. Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.
   2. The work of this section shall be executed under the continuous supervision and direction of a competent mason.
   3. Thoroughly experienced, reliable and competent workmen shall be in charge of all mortar mixing for the duration of the job.

1.04 Submittals

A. Stone Samples: Submit four samples of proposed replacement stone to illustrate size, shape, texture, color range, and hardness.

1.05 Regulatory Requirements

A. Conform to applicable code requirements for masonry construction.

1.06 Environmental Requirements

A. Cold Weather Requirements: IMIAC – Recommended Practices and Guide Specifications for Cold Weather Masonry Construction.
B. Hot Weather Requirements: IMIAC – Recommended Practices and Guide Specifications for Hot Weather Masonry Construction.

Part 2 – PRODUCTS

2.01 Masonry Units

A. Replacement Stone: Match existing units in size, shape, texture, color range, and hardness.

2.02 Accessories

A. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.

Part 3 – EXECUTION

3.01 Examination

A. Verify that field conditions are acceptable and are ready to receive work.

3.02 Loose and Replacement Units

B. Loose masonry units are to be carefully removed and reset in a full bed of mortar.
C. The unit cavity is to be cleaned out of all loose material and washed with water to remove dust; prewet the adjacent material.
D. Units are to be reset in a solid and evenly filled bed of mortar, notwithstanding current trade practice.
E. Units are to be set matching the existing pattern and coursing throughout.
F. All joint widths are to match existing original work. Joints are to be squeezed tight; slushing of joints is not permitted.

G. Heavy masonry units that are loose are to be wedged tight into position with wooden wedges previously soaked in water; the joints are to be cleaned out and the units repointed in situ.
H. Replacement units are to match the original material in size, shape, texture, color range, and hardness.
I. All masonry repairs must be completed before commencing repointing. Joints in repaired areas are to be raked back ¾" and allowed to set and dry for at least 72 hours to allow shrinkage to take place.

3.03 Cleaning

A. Remove excess mortar and mortar smears immediately from adjacent surfaces.
B. Replace defective mortar. Match adjacent work.
C. As work proceeds, clean all masonry with stiff natural bristle brushes. Metal brushes are strictly prohibited.
D. Confirm that mortar is fully hardened prior to cleaning – 30 days after work is completed.
E. Remove efflorescence with dry stiff natural or nylon bristle brushes and water.

3.04 Protection of Finished Work

A. Without damaging completed work, provide protective boards at exposed external corners that may be damaged by construction activities.

END OF SECTION 04 43 00

Part 1 – GENERAL

1.01 Summary

A. This Section includes self-adhering membrane roofing.

1.02 References

A. ANSI / ASTM D41 – Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
B. ANSI / ASTM D95 – Standard Test Method for Water in Petroleum Products and Bituminous Materials by Distillation.
C. ANSI / ASTM D146 – Sampling and Testing of Bitumen-Saturated Felts and Woven Fabrics for Roofing and Waterproofing.
D. ANSI / ASTM D226 – Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
E. ANSI / ASTM D312 – Asphalt Used in Roofing.
F. ANSI / ASTM D2523 – Load Strain Properties of Roofing Membranes.
G. ANSI / ASTM D2626 – Asphalt-Saturated and Coated Organic Felt Base Sheet Used in Roofing.
H. ANSI / ASTM D4073 – Tensile-Tear Strength of Bituminous Roofing Membranes.
I. Factory Mutual (FM) Engineering Corporation – Roof Assembly Classifications.
J. National Roofing Contractors Association (NRCA) – Roofing and Waterproofing Manual.
K. NBSIR-86-3418 – Strain Energy of Bituminous Built-Up Membranes: An Alternative to the Tensile Strength Criterion.
L. Underwriters Laboratories (UL) – Fire Hazard Classifications.

1.03 Submittals

A. Product Data: Provide manufacturer's standard information on membrane and bitumen materials, and other roofing materials.
B. Samples: Submit samples illustrating manufacturer's standard colors of granular surfaced sheet materials.
C. Manufacturer's Installation Instructions: Provide published instructions that indicate preparation required and installation procedures.
D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

1.04 Quality Assurance

A. Manufacturer: Company to have domestically manufactured products specified in this Section for a period of not less than five years.
B. Installer Minimum Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall perform work in accordance with NRCA Roofing and Waterproofing Manual.

1.05 Delivery, Storage, and Handling

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
B. Store products in weather protected environment, clear of ground and moisture. All waterproof tarps shall be opaque.
C. Stand roll materials on end, with labels right side up.

1.06 Environmental Requirements

A. Do not apply roofing membrane during inclement weather or ambient temperatures below 40 degrees F including wind chill factor.
B. Follow manufacturer's special recommendations for installations below 50 degrees F.
C. Do not apply roofing membrane to damp or frozen deck surface.

1.07 Warranty

A. Installer to provide standard two-year workmanship warranty.
B. Manufacturer's Warranty: Furnish manufacturer's warranty for the product listed below:
    1. GAF Liberty SBS Self-Adhering Roofing System

Part 2 – PRODUCTS

2.01 Manufacturers

A. Acceptable Manufacturer: Provide products manufactured by GAF. Contact 877-GAF ROOF or gaf.com/Liberty.

B. Substitutions: An equal system of manufacturer approved by Architect prior to submittal of bid proposal.

2.02 Self-Adhered System

A. General Requirements: All materials shall be produced by the same manufacturer and comply with system specified.
B. Liberty SBS Self-Adhering Roofing System with Self-Adhering Base/Ply Sheet
   1. Liberty SBS Self-Adhering Base/Ply Sheet
   2. Liberty SBS Self-Adhering Cap Sheet
C. Color: Black

2.03 Accessories

A. Liberty Asphalt Primer
B. Liberty Flashing Cement

2.04 Base Flashings

A. General Requirements: Base flashing materials shall be compatible with roofing membrane and produced by the same manufacturer.

Part 3 – EXECUTION

3.01 General

A. Install in accordance with the approved roofing manufacturer's written specifications and recommended details.
B. All components of the roofing system shall be dry when installed. All materials that become wet shall be removed before the end of the day.
C. Install roofing system and all accessory items in strict accordance with the roofing manufacturer's printed recommendations current at date of bidding documents. In the event that these specifications conflict with the manufacturer's printed recommendations, the manufacturer's recommendations take precedence.

3.02 Examination

A. Verify that surfaces and site conditions are ready to receive work.
B. Verify deck is supported and secured.
C. Verify deck is clean and smooth, free of depressions, waves, or projections, and properly sloped.

3.03 Preparation of OSB Deck

A. Confirm that the deck is sound; replace where rotted or damaged.
B. Verify flatness and confirm that the joints meet APA maximum spacing recommendations.
C. Confirm dry deck by moisture meter with 12 percent moisture maximum.

3.04 Installation

A. Install self-adhered roofing system in accordance with manufacturer's instructions for product type, application specified, and as shown in roof details.

3.05 Field Quality Control

A. Correct identified defects or irregularities.

3.06 Cleaning

A. In areas where adjacent finished surfaces are soiled by work of this Section, consult manufacturer of surfaces for cleaning advice and conform to their documented instructions.
B. Repair or replace defaced or disfigured finishes caused by work of this section.

3.07 Protection

A. Protect building surfaces against damage from roofing work.

END OF SECTION 07 52 00

LIBERTY™ Self-Adhering Base/Ply Sheet

Serves as a Base Sheet for LIBERTY™ Self-Adhering Cap Sheet or Ply Sheet for modified-bitumen roofing systems.

- Reinforced with a fiberglass mat coated in a polymer-modifed asphalt
- Designed to use with LIBERTY™ Cap Sheet to help protect the low-slope areas of your roof

GAF LIBERTY™ Self-Adhering **Base/Ply Sheet**

LIBERTY™ Self-Adhering Base/Ply Sheet

Description:

LIBERTY™ Self-Adhering Base/ Ply Sheet is a durable modified-bitumen membrane designed and manufactured to meet relevant industry and code requirements. The product is designed for use as a waterproofing membrane and is reinforced with a glass mat, which is coated with a polymer-modified asphalt.

Advantages:

- **Up to 20-Year Limited Warranty** against manufacturing defects available depending on systems.[1]
- **LIBERTY™ systems are applied** without torches, open flames, or hot asphalt, and are suitable for primed plywood decks and many other substrates.

Uses:

LIBERTY™ Self-Adhering Base/Ply Sheet is designed for use with LIBERTY™ Self-Adhering Cap Sheet to help protect the low-slope areas (¼:12 – 3:12) of your roof such as porches, garages, carports, and sheds.

Application:

LIBERTY™ Self-Adhering Base/Ply Sheet is applied using its unique self-adhering formulation. Technical and sales information can be obtained through Technical Services at 877-GAF-ROOF.

Application Standards:

- **UL Classified to ANSI/ UL790. Can be used as part of a Class A, B, or C Roofing System**[2]
- **FM Approved**[3]
- **Miami-Dade County Product Control Approved**
- **State of Florida Approved**
- **UL ER1306-02**
- **Meets or Exceeds the Requirements of the Texas Department of Insurance**
- **Meets ASTM D4601 Type II Requirements**
- **Meets ASTM D1970 Requirements**

This product meets or exceeds the following ASTM D4601 Type II minimum requirements:

Properties		Criteria (D4601 Type II)
Low-/high-temperature unrolling	40°F	No sticking or cracking
	140°F	
Breaking strength, lbf/in.	MD	≥ 44
	XMD	
Pliability, ½-in. radius mandrel	MD	No failures
	XMD	
Width of roll, in.		As agreed
Area of roll		As agreed
Net dry mass, lb./100 ft.^{2}		≥ 15.5
Moisture, %		≤ 1.0
Mass of desaturated glass mat, lb./100 ft.^{2}		≥ 1.7
Surfacing and stabilizer, %		≤ 65
Asphalt, lb./100 ft.^{2}		≥ 7.0
Ash, %		70 to 88

Note: Data reported based on available independent and in-house resources. GAF reserves the right to change or modify, at its discretion, and without prior notice, any of the information, requirements, specifications, or policies contained in this document.

Product Details:

Roll size	2 squares — excludes laps[4] (216.6 gross sq. ft.) (20.1 m^2)
Roll length	66' (20.1 m)
Roll width	39.375" (1.0 m)
Aprox. roll weight	82 lb. (37.2 kg)
Product thickness	0.068" (1.73 m)

[1] Exclusions apply. See *Limited Warranty on LIBERTY™ SBS Self-Adhering Materials* for complete coverage and restrictions.
[2] Refer to UL Product iQ for actual assemblies.
[3] Refer to FM RoofNav.com for actual assemblies.
[4] Installed coverage will be lower and depend on quantity and width of side and end laps.

For further information on this product, please visit **gaf.com/Liberty**. For questions on application, call **877-GAF-ROOF**.

We protect what matters most™

LIBERTY™ Self-Adhering Cap Sheet

An SBS-modified, granule-surfaced roofing membrane provides durable protection for residential low-slope areas

- Perfect for low-slope roofs such as on porches, garages, carports, and sheds
- Self-adhering installation eliminates the need for open flames, hot asphalt, or dangerous chemicals on your roof

GAF LIBERTY™ Self-Adhering Cap Sheet

LIBERTY™ Self-Adhering Cap Sheet

Description:

LIBERTY™ Self-Adhering Cap Sheet is a durable SBS-modified bitumen, granule-surfaced membrane designed and manufactured to meet relevant industry and code requirements. We reinforced this waterproofing membrane with a polyester mat coated with polymer-modified asphalt.

Advantages:

- **LIBERTY™ systems are applied** without torches, open flames, or hot asphalt, and are suitable for primed plywood decks and other substrates.
- **Available in seven popular colors** to help complement Timberline® and other GAF asphalt shingle colors. (Black, Hickory, White, Weathered Wood, Shakewood, Tan, and Slate.)
- **Up to 20-Year Limited Warranty** against manufacturing defects available, depending on systems.[1]

Uses:

LIBERTY™ Self-Adhering Cap Sheet is designed to be used with LIBERTY™ Self-Adhering Base/Ply Sheet to help protect low-slope areas (¼:12 – 3:12) of your roof such as porches, garages, carports, and sheds.

Application:

LIBERTY™ Self-Adhering Cap Sheet is applied to approved substrates using its unique self-adhering formulation. Technical and sales information can be obtained through Technical Services at 877-GAF-ROOF.

Application Standards:

- **UL Classified to ANSI/ UL790[2], Class C Roofing Fire Rating**
- **Miami-Dade County Product Control Approved**
- **State of Florida Approved**
- **Meets or Exceeds the Requirements of the Texas Department of Insurance.**
- **ASTM D6164 Type I, Grade G**
- **UL Evaluation Report UL ER1306-02**

This product meets or exceeds the following ASTM D6164 Type I, Grade G minimum requirements:

Properties	Test Method	Value
Tensile strength @ 0°F (min.), lbf/in.	ASTM D5147	70
Elongation @ 0°F (nom.), %	ASTM D5147	20
Low-temperature flexibility (max.), °F	ASTM D5147	0
Tear strength (min.), lbf	ASTM D5147	55
Dimensional stability, (max.) %	ASTM D5147	1

Note: Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. GAF reserves the right to change or modify, at its discretion, any of the information, requirements, specifications, or policies contained in this document.

Product details:

Roll size	1 square — excludes laps[3] 111.6 gross sq. ft. (10.4 m²)
Roll length	34.0' (10.4 m)
Roll width	39.375" (1.0 m)
Aprox. roll weight	96.4 lb. (43.7 kg)
Product thickness	0.157" (4 mm)

[1] Exclusions apply. See *Limited Warranty on LIBERTY™ SBS Self-Adhering Materials* for complete coverage and restrictions.
[2] Refer to UL Product iQ for actual assemblies.
[3] Installed coverage will be lower and depend on quantity and width of side and end laps.

For further information on this product, please visit **gaf.com/Liberty**.
For questions on application, contact GAF at **877-GAF ROOF**.

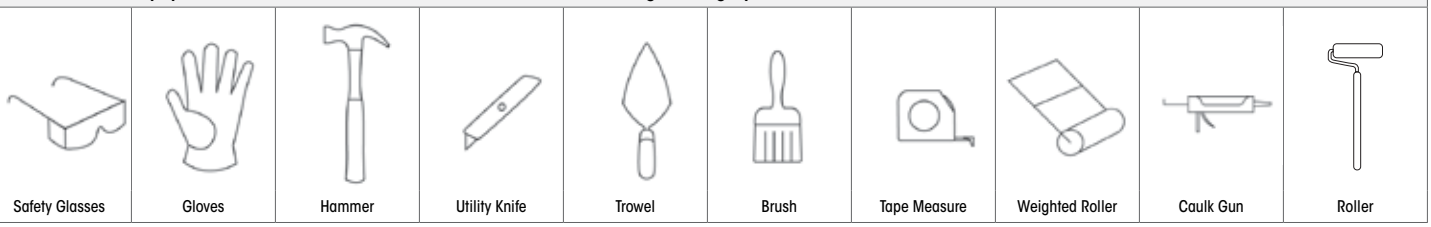
We protect what matters most™

GAF LIBERTY™
SBS Self-Adhering Roofing System

INSTRUCTIONS

LIBERTY™ SBS Self-Adhering 2-Ply Roofing System:

What Tools and Equipment Do I Need to Install a LIBERTY™ SBS Self-Adhering Roofing System?



How to Prepare for Your LIBERTY™ Project

Before you begin, read these instructions thoroughly to understand how the entire system works, when and where to use each component, and how to avoid common mistakes. For more information, please visit gaf.com/LIBERTY or call GAF Technical Services at 877-GAF-ROOF.

Where and How to Use the LIBERTY™ SBS Self-Adhering Roofing System

- For 2-ply system, install on appropriate substrates with slopes between ¼:12 and 3:12.
- Roof area should be 2,500 sq. ft. [185.8 sq. m] or less.
- Ideal installation temperatures should be between 45°F (7°C) and 95°F (35°C) to ensure proper adhesion.
- Install over clean, smooth, dry surfaces free of dirt, debris, and damage.
- **Appropriate substrates include:**
  - Untreated, Exposure 1, Exterior Grade APA–rated plywood or OSB.
  - Tongue and groove edges or full blocking required.
  - Dimensional tongue and groove wood plank.
  - Should be compliant with local building codes.

Safety First[1]

To protect yourself and others, follow common-sense safety precautions, including:

- **Work with a partner;** GAF recommends at least 2 people install LIBERTY™ SBS Self-Adhering Roofing.
- **Follow all applicable OSHA and local safety requirements,** including fall protection.
- **Follow local building codes.**
- **Wear appropriate (PPE) personal protective equipment,** including but not limited to protective footwear, eyewear, and gloves.
- **Be aware of your surroundings;** identify and stay clear of power lines and other potential hazards.
- **Be familiar with the product data sheets.**

LIBERTY™ Roof System Materials Required

- **LIBERTY™ Asphalt Primer or MATRIX™ 307 Asphalt Primer complying with ASTM D41.**
- **LIBERTY™ Self-Adhering Base/Ply Sheet;** each roll is approximately 200 sq. ft. (18.6 sq. m).
- **LIBERTY™ Flashing Cement or MATRIX™ 201 Premium SBS Flashing Cement complying with ASTM D4586** seals laps and T-joints.
- **LIBERTY™ Self-Adhering Cap Sheet;** each roll is approximately 100 sq. ft. (9.3 sq. m).
- **Metal Edge Flashing** for covering roof perimeter edges. Metal flashings are typically sold in 10-foot (3.0 m) sections and must be primed with asphalt primer.
- **Wood Fiber Cant Strips**
- **Roofing nails**

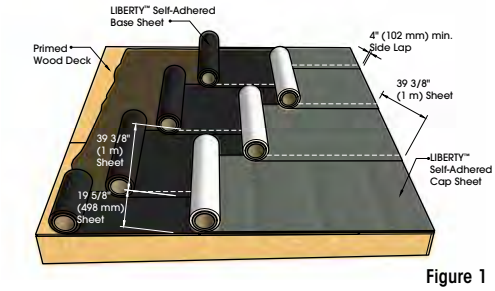


Figure 1

Step 1: Prepare/Repair the Roof Deck

- **Remove the existing roof(s)**

1. **Inspect the roof deck** to verify it meets the minimum deck requirements identified above.
2. **Replace** the damaged deck with like materials as necessary.

- **New construction installations**

1. **Inspect the roof deck** to verify it meets the minimum deck requirements identified above.

Step 2: Prime the Roof Deck

1. **Apply LIBERTY™ Asphalt Primer (or ASTM D41 equivalent)** at the rate of ½ gallon per 100 sq. ft. (0.20 liters/100 m^2).
2. Allow the primer to dry.

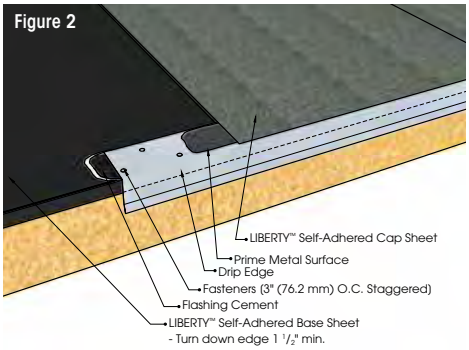
Step 3: Install LIBERTY™ Self-Adhering Base/Ply Sheet

1. **Cut length to manageable length** (a length that allows for a wrinkle-free installation), 10′ suggested.
2. **Cut the first roll (starter course)** to ½ width of the roll; 19 $^{11}/_{16}$.
3. **Starting at the low point of the roof,** install the first course off Base/Ply Sheet overlapping 6″ (152 mm) on ends to complete the first course.
4. **Extend past all roof edges** and cover the exposed vertical edges 1½″.
5. **While holding the membrane in position,** remove the release film from left to right or right to left. Carefully hand-press the sheet into place, avoiding wrinkles and trapped air while maintaining proper alignment.
6. **Continue with the first course,** across the length of the roof, overlapping each 10 foot length by 6″ (152 mm).
7. **At each 6″ (152 mm) end lap,** cut the top and bottom corners of the bottom sheet at a 45-degree angle, and cut the top corner of the top sheet at a 45-degree angle. Install the upper portion of the roll just as the bottom half was installed, working from the center of the sheet outward toward the ends. Firmly hand-press the sheet to avoid wrinkles and trapped air.

8. **Complete the installation of the first course** with a weighted roller over the entire sheet to ensure full contact with the deck.
9. **Align the next sheet (second and succeeding courses),** as needed, to complete the roof, overlapping the previous Base/Ply sheet by a minimum of 3" (76.2 mm). Install as above. Stagger or offset end laps from adjacent sheet to a minimum of 36" (914 mm).
10. **Carefully work each sheet into the laps** without wrinkles or trapped air. Firmly hand-press the sheet and complete the side lap by rolling with a weighted roller.

~~Step 4: Install Metal Edge Flashing~~ N/A

Figure 2



1. **Prime** the top and bottom of the horizontal flange of the edge metal and allow it to dry.
2. **With a trowel, apply LIBERTY™ Flashing Cement** to the Base/Ply Sheet where the top flange of the edge metal will be nailed.
3. **Set the edge metal into the** Flashing Cement.
4. **Fasten the edge metal** with two rows of roofing nails staggered at 4" (101.6 mm) on center. Do not nail through the overlap.
5. **Overlap each 10-foot length of edge metal** approximately 2" (50.5 mm). Do not nail through the 2" overlap.
6. **Install the LIBERTY™ Cap Sheet,** over the primed edge metal, approximately ¼" from the edge of the metal.

~~Step 5: Curb, Wall, and Shingle Transitions and Flashings — Base/Ply Sheet~~ N/A

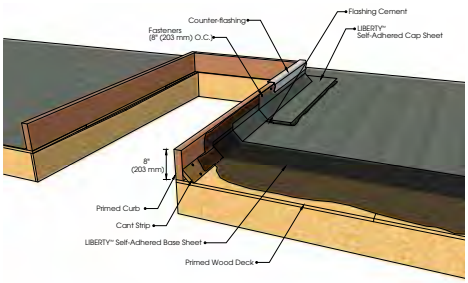


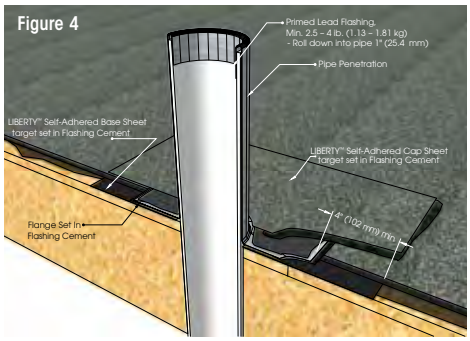
Figure 3

1. **Prior to installing the LIBERTY™ Cap Sheet,** the Base/Ply Sheet is to be installed at all flashings.
2. **Walls, curbs, and shingle roof decks** must be primed with an Asphalt Primer complying with ASTM D41.
3. **Cant strips are to be installed** at all 90-degree transitions, such as walls and curbs. Transitions greater than 90-degrees, such as shingle tie-in, do not require a cant strip.
4. **Cant strips to be set in place** without any securement, loose laid.
5. **Cut the Base/Ply Sheet** to extend 4" out onto the roof deck and a minimum of 8" up or to the top of curbs and walls.
6. **Remove the release film** and firmly hand-press the sheet to avoid wrinkles and trapped air.
7. **Continue the length** of wall, curb, and shingle transition, overlapping the selvage edge 4".

~~Step 6: Pipe Penetration Flashing~~

When necessary N/A

Figure 4

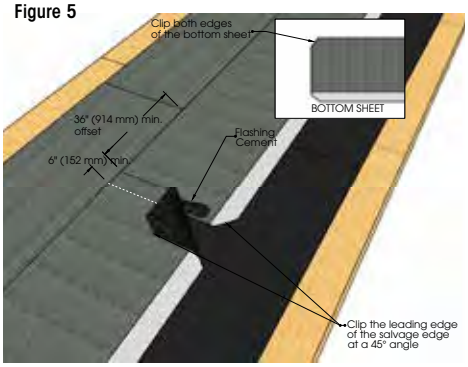


1. **Prime the top and bottom** of the horizontal flange of lead flashing with an Asphalt Primer, complying with ASTM D41.
2. **With a trowel, apply LIBERTY™ Flashing Cement** to the Base/Ply Sheet where the top flange of the flashing metal will be installed.
3. **Install the lead flashing** over the penetration and into the Flashing Cement on the Base/Ply Sheet.
4. **Install a target of LIBERTY™ Base/Ply Sheet** over the lead flange, extending 6" beyond all edges.
5. **Install the LIBERTY™ Cap Sheet** over the Base/Ply Sheet.

Step 7: Install LIBERTY™ Self-Adhering Cap Sheet

1. **Cut a full-width roll (39 5/8")) of the first Cap Sheet** to a manageable length. Make sure the length is 36" shorter than the Base/Ply Sheet to create the required 36" stagger.
2. **Start at the low point of the roof** and align with the edge metal, with the selvage edge (see figure 1) at the high side of the roof.
3. **Fold back the top half of the Cap Sheet** and remove the split-release film (upper half only) from the underside of the Cap Sheet. Do not remove the release film from the selvage edge.
4. **Gradually roll the upper half of the Cap Sheet** back into place, making sure that the lower edge remains aligned with the drip edge.
5. **Remove the release film** from the folded-back Cap Sheet. Gradually roll the Cap Sheet back into place, making sure it aligns with the metal drip edge.
6. **Apply even pressure** with a weighted roller, over the entire area of the Cap Sheet (from center to edges) to eliminate air bubbles and wrinkles.
7. **Align the next sheet** of Cap Sheet as needed, to complete the first course across the roof, overlapping the previous Cap Sheet a minimum of 6" (152mm). Prepare the end lap just as the Base/Ply Sheet end lap was prepared above, except do not adhere to the overlapping area. Stagger the end laps from adjacent courses by a minimum of 36" (914 mm).

Figure 5



8. **Lightly trowel Flashing Cement** to the 39 3/8" x 6" (1 m x 152 mm) end lap and set the overlap back into place.
9. **Complete the installation of the first course** with a weighted roller over the entire sheet to ensure full contact with the deck.
10. **Firmly roll the overlap area**, as well as the entire remaining Cap Sheet.
11. **Set the subsequent courses of Cap Sheet,** overlapping 4" (102 mm) of the previous course. Make sure each following course overlaps the selvage edge flush to the bottom edge of the release film on the previous course.
12. **Remember to apply Flashing Cement** to the top edge of the previous course of the Cap Sheet.
13. **Fold the upper edge of the Cap Sheet** back onto itself, exposing one-half of the split-back release film. Remove the release film and gradually roll the Cap Sheet back into place.
14. **Remove the selvage edge release film** from the lap area.

15. **Going back to the overlapping Cap Sheet**, remove the release film and roll the Cap Sheet into place over the Base/Ply Sheet, and then overlap the lower Cap Sheet selvage edge.
16. **Apply even pressure**, with a weighted roller, over the entire roof area of the Cap Sheet (from center to edges). Thoroughly roll all laps to ensure proper adhesion.
17. **Cap Sheet shall extend up** the face of the cant strip and onto the wall/curb 2″ and up the shingle transition a minimum of 8″.

Step 8: Curb, Wall, and Shingle Transitions and Flashings — Cap Sheet

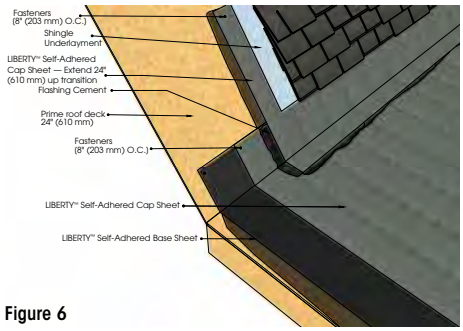


Figure 6

1. **Prime the LIBERTY™ Cap Sheet** installed in the field of the roof 6″ (152 mm) out onto the horizontal surface.
2. **Cut the Cap Sheet into manageable lengths.**
3. **Cut the LIBERTY™ Cap Sheet to the proper width** to extend to the top of the wall, curb, or 8″ up the shingle transition. (See Figure 3 and 6)
4. **Secure with roofing nails** 6″ (152 mm) on center.
5. **If the wall or curb is taller than** the width of the membrane, nail off the top of the membrane 6″ on center.
6. **Apply asphalt primer to the top 6″** (152 mm) of the Cap Sheet, allow to dry, and install another course(s) of Cap Sheet, and secure each course with roofing nails 6″ (152 mm) on center.
7. **Install unit on top of the curb or terminate** the top of the wall with the appropriate metal counterflashing.

Step 9: Cleaning Up and Maintaining Your LIBERTY™ Roof

1. **Remove all tools,** materials, and debris from the roof.
2. **Dispose of materials properly,** following all federal, state, and local laws.
3. **Inspect the roof at least annually**, and remove any leaves, branches, vegetation, or other debris that may be present. Look for other damage and repair as necessary.

[1] Precautionary note: The installation instructions for this product may require the use of primers, adhesives, or cements that contain solvents. Apply solvent-based products ONLY as instructed. Excess application of solvent-based products may affect the performance of this product, delay application of the cap sheet, cause surface blistering of the cap sheet, or result in the asphalt flowing, dripping, or staining. You may notice unpleasant odors from the solvents, which will dissipate when the solvent-based product has dried.

Part 1 – GENERAL

1.01 Summary

A. This section includes:
   1. Preparation of surfaces to be painted.
   2. Exterior painting.

1.02 Quality Assurance

A. Comply with the recommendations of "Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork". The Preservation Briefs can be viewed online at the following website: http://www.nps.gov/hps/tps/briefs/presbhom.htm
B. Coats: The number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply such additional coats as are necessary to produce the required finish, at no extra cost to the Owner.
C. Employ coats and undercoats for all types of finishes in strict accord with the recommendations of the paint manufacturer used unless otherwise specified in this Section. In case of conflict, comply with the most stringent.
D. All paints shall comply with local, state and federal Air Quality mandates.

1.03 Submittals

A. Materials
   1. Submit copies of a complete list of all materials, identified by manufacturer's name and product label or stock number.
   2. Product data: Manufacturer's technical information, paint analysis and application instructions for each proposed material.
B. Submit Material Safety Data Sheets (MSDS Sheets) indicating health risks, flammability, handling and storage precautions for items required under this Section.
C. Color samples:
   1. Submit, using materials accepted for the Project, samples of each color and paint finish.
   2. Size: 8 ½" x 11".

1.04 Product Handling

A. Deliver materials to the Project Site in unopened containers bearing manufacturer's name and product descriptions corresponding to designation on material list.
B. Store materials in a dry, clean, well ventilated area. Store containers closed. Comply with legal requirements.

1.05 Project Conditions

A. Environmental Requirements:
   1. Comply with manufacturer's recommendations for environmental conditions under which coatings and coating systems can be applied.
   2. Apply no paint in direct sunlight, rain, fog or mist, or when ambient or surface temperature is below 50 degrees F.
B. Protection: Protect adjacent surfaces from paint smears, spatters, over spray and droppings. Cover fixtures and non-removable hardware not to be painted. Mask off areas where necessary.
C. Hardware: Ensure that hardware is removed before painting is started and replaced only when paint finishes are thoroughly dry.

Part 2 – PRODUCTS

2.01 Materials

A. Materials necessary to complete the painting as herein specified and listed by material numbers and names are standards for kind, quality and function taken from the list of architectural finishes of Benjamin Moore Paints.
B. Substitutions: Equal products by Sherwin Williams Company may be submitted for consideration as substitutions at "A" above or as noted on the Drawings.
C. Materials for undercoats and finish coats of paint shall be ready-mixed and shall not be changed, except thinning of undercoats (when required), reinforcing, or coloring, any of which shall be in strict accord with the recommendations of the manufacturer.

Part 3 – EXECUTION

3.01 General

A. Condition and prepare surfaces and apply materials in accordance with paint manufacturer's recommendations unless otherwise specified in this Section. In case of conflict, comply with the most stringent.

3.02 Condition of Surfaces

A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence and quality of Work.
B. Do not apply paint or finish until conditions are satisfactory.
C. Application of first coat shall constitute acceptance of surface.

3.03 Surface Preparation

A. Surfaces to receive paint shall be clean, dry, smooth and dust free before application of any material.
    1. Wood: Sand smooth and remove dust. Fill open joints, cracks, nail holes, and other pits or depressions flush and smooth with putty or wood dough after priming. Color putty to match finish paint coat. Touch up knots or sap streaks with shellac or other acceptable sealer before priming.
    2. Plaster: Plaster nibs shall be scraped and sanded smooth. Cracks shall be spackled, smoothed, and sealed. Remove all loose existing paint by scraping and sanding. No paint or sealer shall be applied on plaster when the moisture content exceeds 6% as determined by a reliable electronic moisture meter.
B. Existing Surfaces to be repainted:
    1. Remove mildew by scrubbing with trisodium phosphate or a solution of bleach and water. Rinse with clean water and allow surface to dry completely.
    2. Remove coatings not suitable to receive new applied finishes from surfaces and prime to show defects, if any. Paint only after defects have been remedied.

3.04 Application

A. Apply material evenly, free from sags, runs, or defects. Brush out smooth, leaving minimum of brush marks.
B. Apply paint by brushes, rollers, or sprays as required to obtain specified finish.
C. Tint all pigmented undercoats to approximately same shade as final coat.
D. Allow each coat to thoroughly dry before succeeding coat application.
E. Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to ensure that surfaces, including edges, corners, and crevices receive a dry film thickness equivalent to that of flat surfaces.
F. Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.
G. Prime Coats: Apply prime coat to material, which is required to be painted or finished, and which has not been prime coated by others. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
H. Finish Coats: Completely cover to provide an opaque, smooth surface of uniform finish, color and coverage. Cloudiness, spotting, laps, brush marks, runs, sags, or other surface imperfections will not be acceptable.

3.05 Paint Finish Schedule

A. Finish surfaces in accordance with the following procedure for the surface and finish desired thereon. Catalog names and numbers refer to products as stipulated under paragraph 2.01A, unless otherwise specifically noted. Numbers used to identify paint indicates the paint in white. Same materials shall be color selected.
B. Existing/New Exterior Exposed Wood:
    1. Flat Finish
    2. Primer: Not required with specified paint.
    3. First and Second Coats: Benjamin Moore Regal Select Exterior Moorlife Flat Finish W105.
    4. Color: To be selected by Architect.

C. Steel Doors:
Note: Required if decision is made to paint doors rather than let them weather as indicated on the drawings.
1. Low Lustre Finish
2. Primer: Not required with specified paint.
3. First and Second Coats: Benjamin Moore Ultra Spec HP D.T.M. Acrylic Low Lustre (HP25)
4. Color: To be selected by Architect.

3.06 Clean-Up, Protection and Repair

A. Clean-up: During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day.
1. Upon completion of painting work, clean paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage adjacent finished surfaces.

B. Protection: Protect work of other trades, whether to be painted or not, against damage from painting operations. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.

C. Repair: At the completion of work of other trades, touch up and restore all damaged or defaced painted surfaces.

3.07 Maintenance Materials

A. Provide one gallon of each color and finish of paint, labeled with finish designations indicated on finish schedule. Containers shall be tightly sealed and clearly labeled for color, sheen and manufacturer.

END OF SECTION 09 91 00

Idaho Springs Powder House
Conceptual Site Plan

0 20 40 FT.

Hoehn Architects PC

N38°31'57"E 145.26'

N07°56'37"E 349.71'

S21°58'33"E 433.24'

TRANSFER STATION

OVERHEAD ELECTRIC

SODA CREEK

REMOVE ALL TREES LESS THAN 4" CALIPER / TRIM REMAINING TREES TO ALLOW VIEW OF POWDER HOUSE FROM ROAD

PROPOSED FUTURE GATE RELOCATION

23'-0"

POWDER HOUSE

NEW LOG BARRIER ELEVATED ON SHORT LOG POSTS

NEW STONE STOOP

PICNIC TABLES (SF1)

NEW STEPS DOWN TO CREEK

ACTIVITY AREA

SODA CREEK ROAD

LITTLE BEAR CREEK

WATER

DRIVE (UNPAVED)

SODA CREEK

MANHOLE

24" CULVERT

NEW PATH

SF1

ACTIVITY AREA

EXISTING GATE TO BE RELOCATED

NEW BENCHES

SF2

NEW INTERPRETIVE SIGN

OVERHEAD ELECTRIC

ACTIVITY AREA

SF2

SF1 TYP.

LITTLE BEAR CREEK

ACTIVITY AREA

NEW PATH TO WATER INTAKE POND

WATER

NOTE: LOCATION OF NEW OVERHEAD ELECTRIC POWER SERVICE TO SITE TO BE DETERMINED BY OWNER

CULVERT

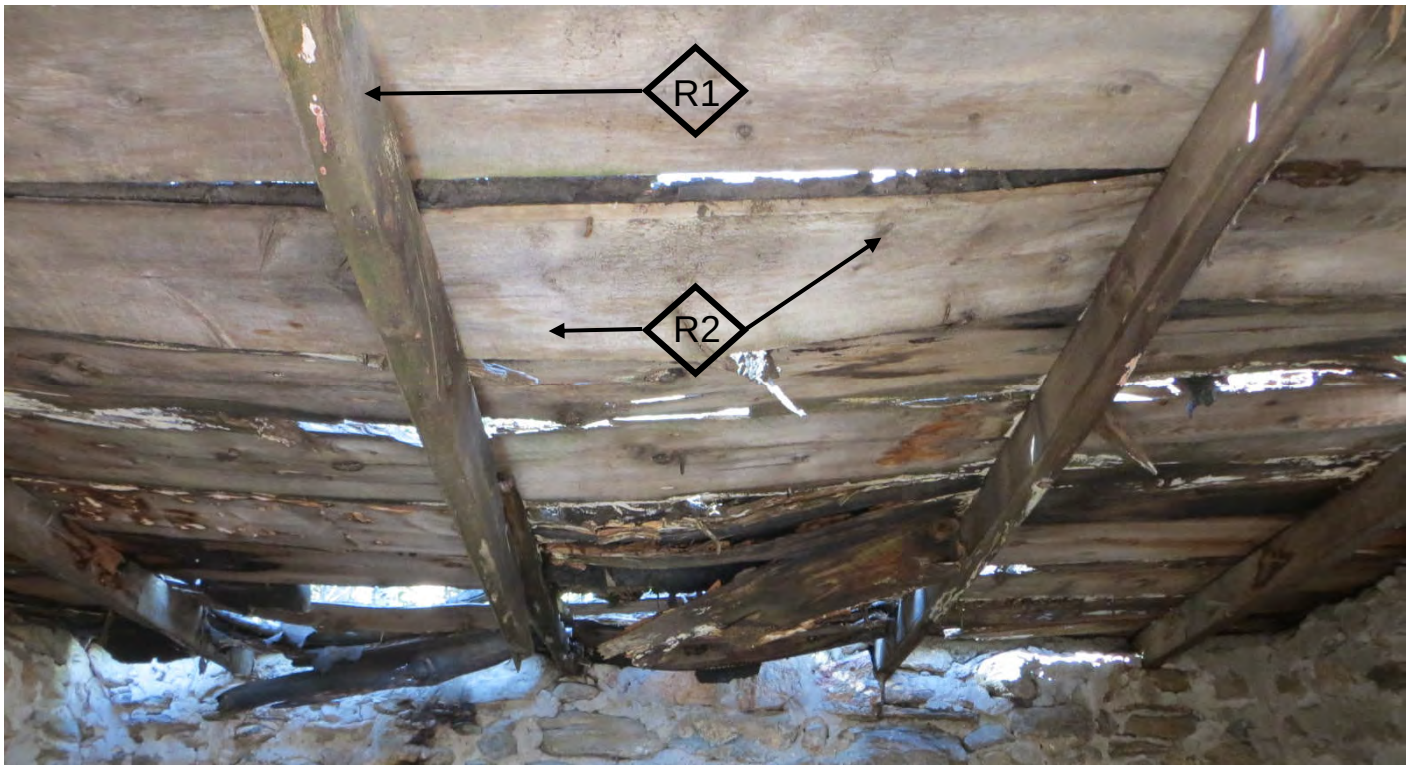
UNPAVED

LITTLE BEAR CREEK ROAD

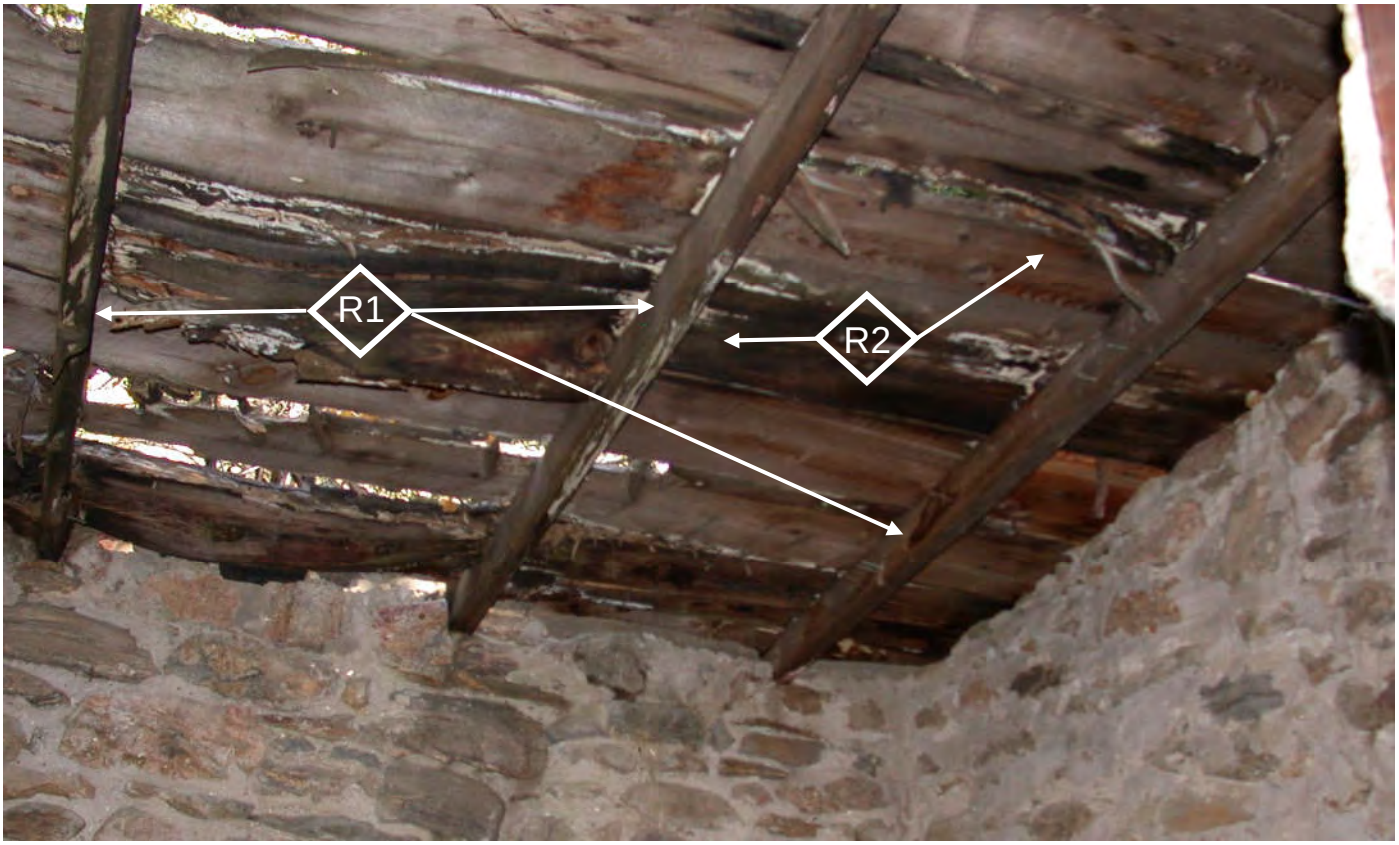
N

7805 7810 7815 7820 7825 7830 7835 7840 7845 7850

1. Interior west wall and underside of roof (May 2024)



2. Close-up view of underside of roof - west end (October 2012)



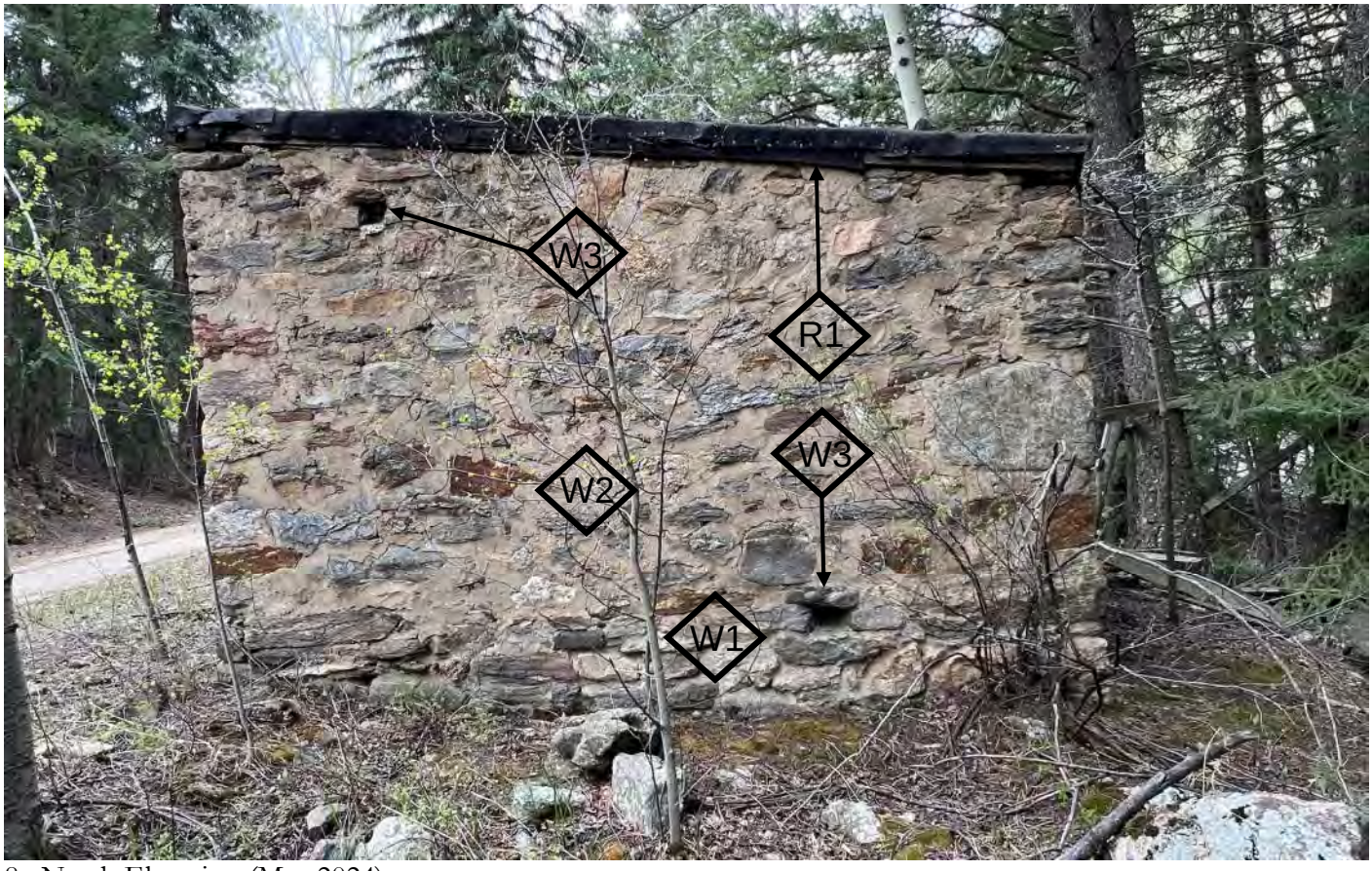
3. Underside of roof – northwest interior corner (September 2011)

4. Underside of roof – southwest interior corner (September 2011)

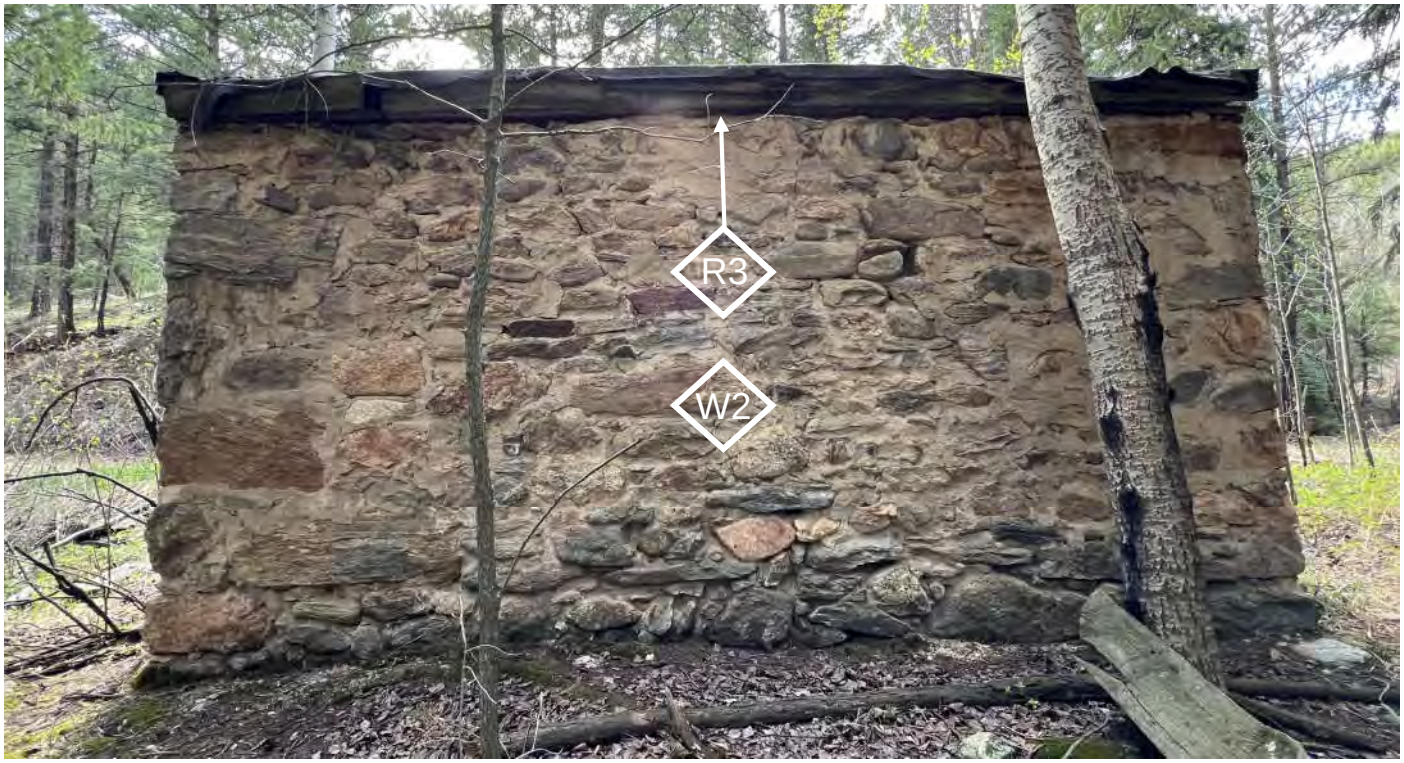
5. Roof looking northeast (October 2013)

6. Roof looking northwest (October 2013)

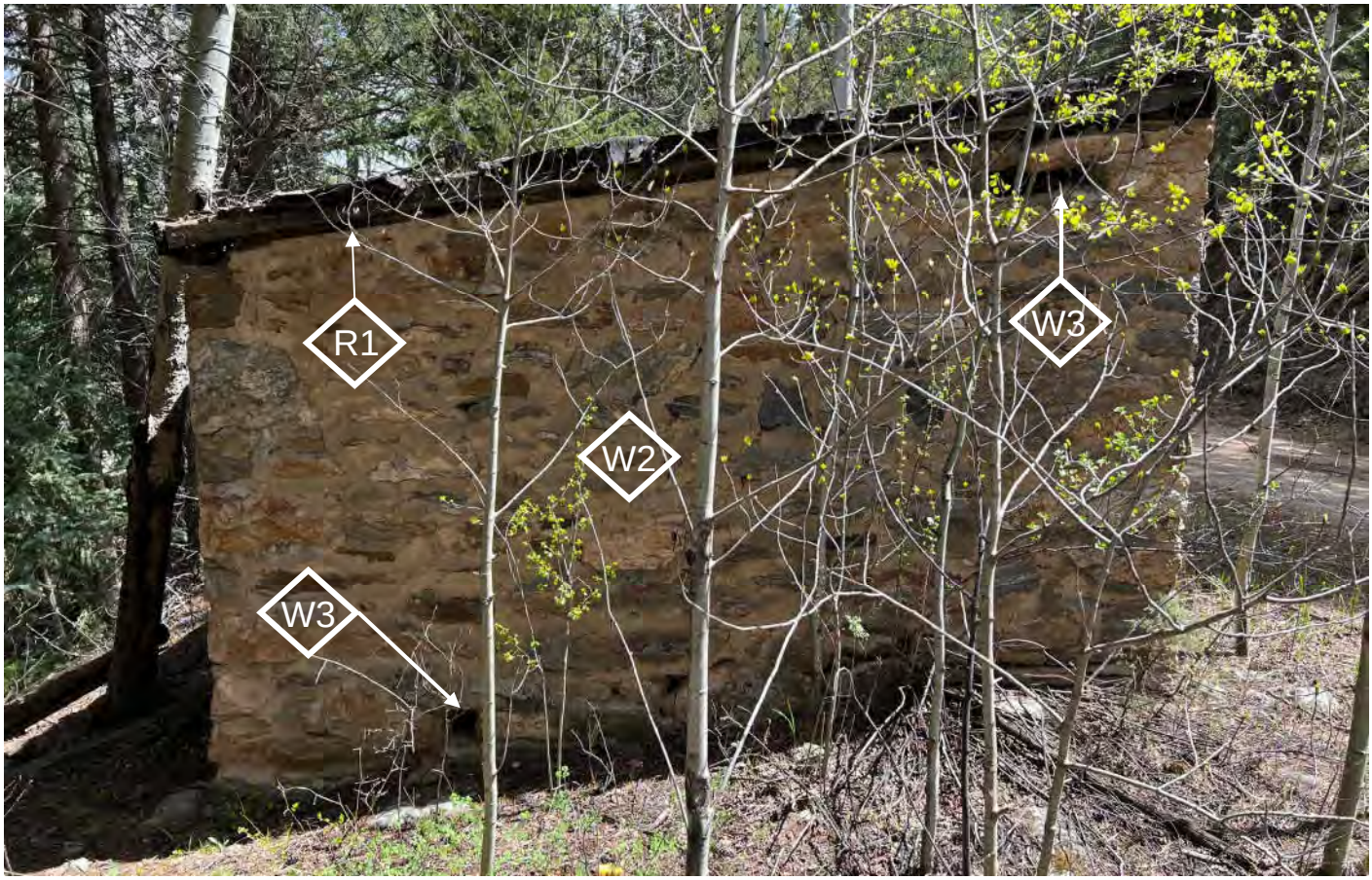
7. Main East Elevation - Original steel plate door is missing (May 2024)



8. North Elevation (May 2024)



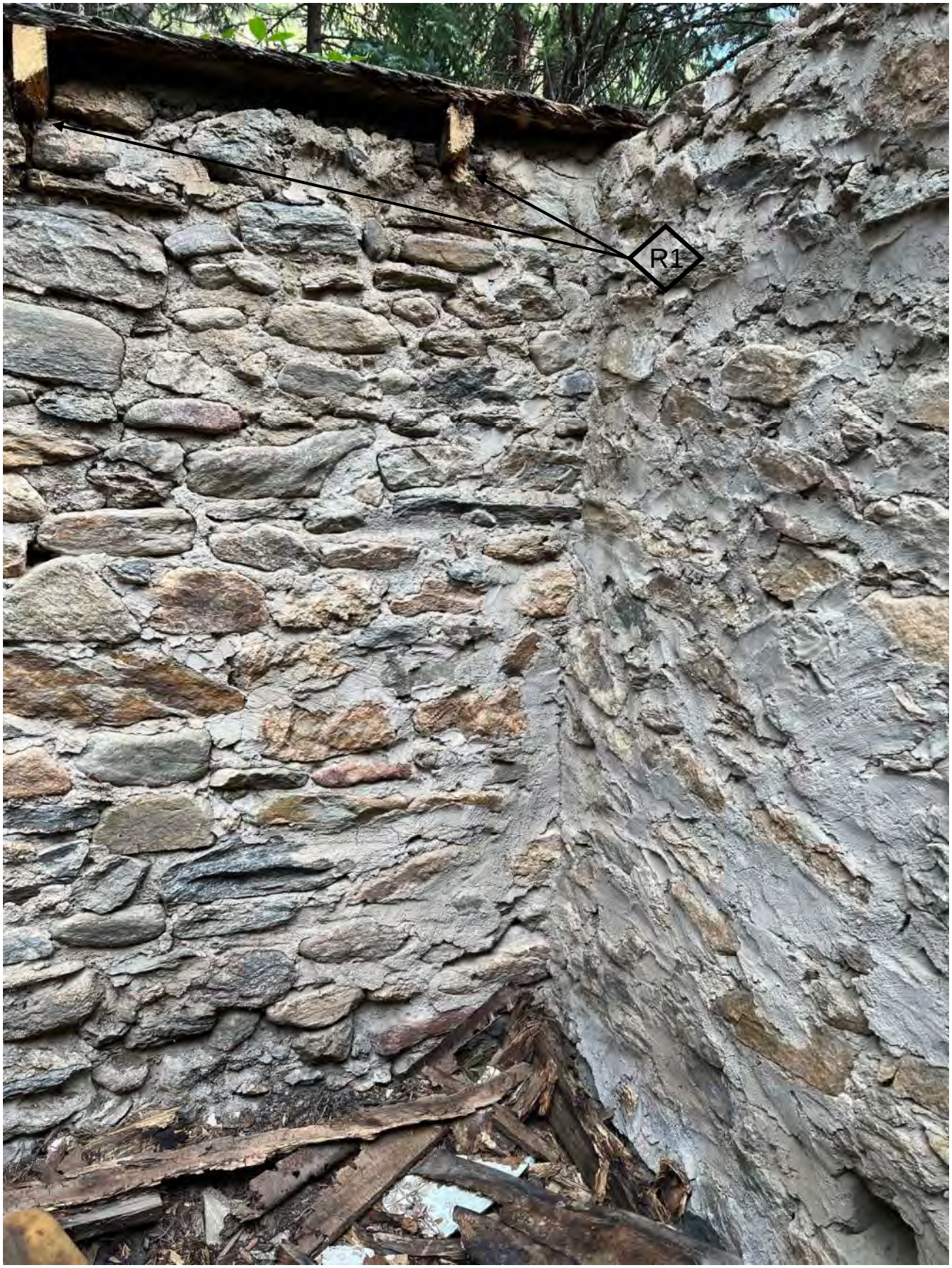
9. West Elevation (May 2024)



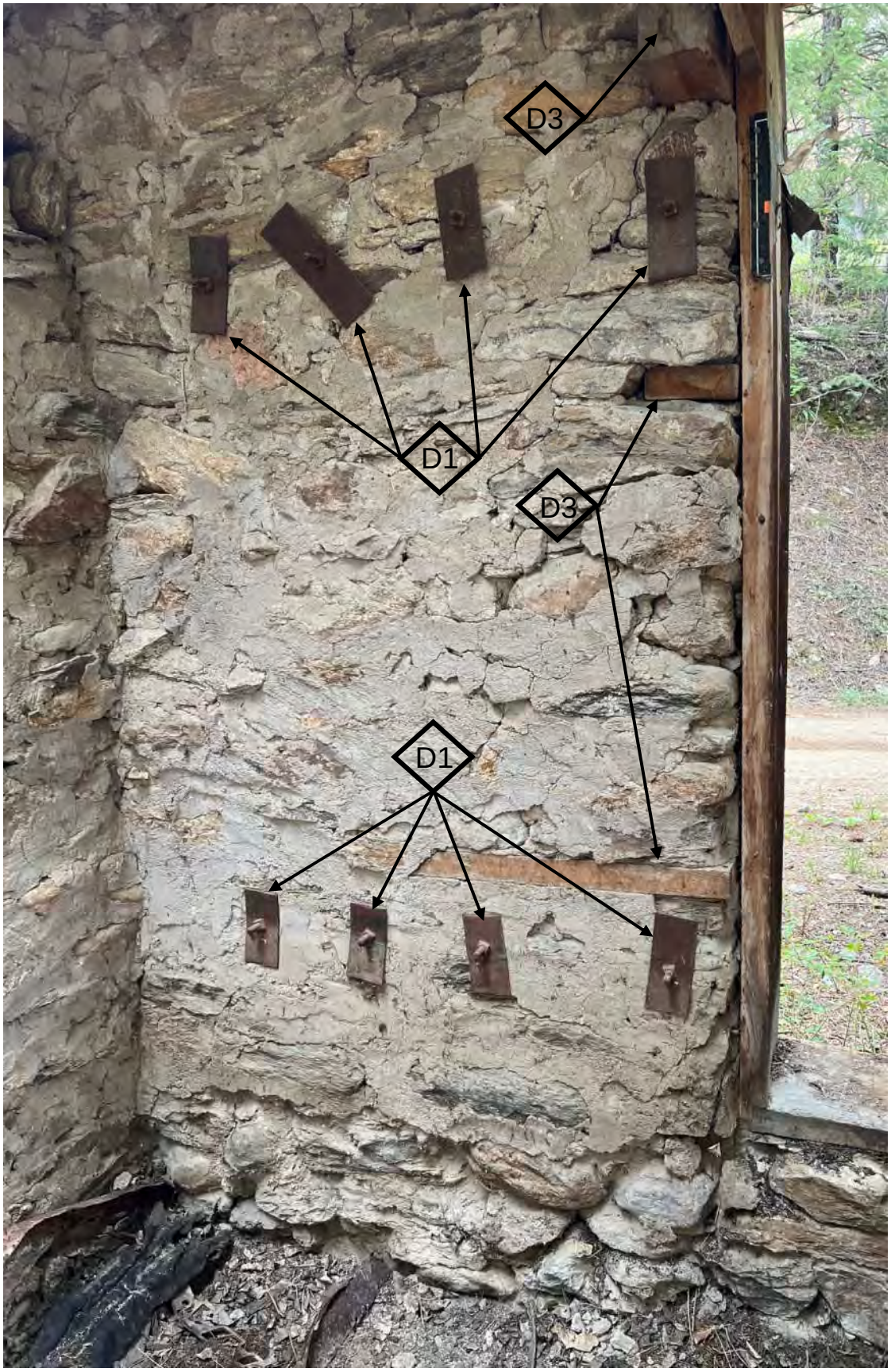
10. South Elevation (May 2024)

11. North Wall – Interior Face (August 2024)

12. Southwest Corner – Interior Face (August 2024)



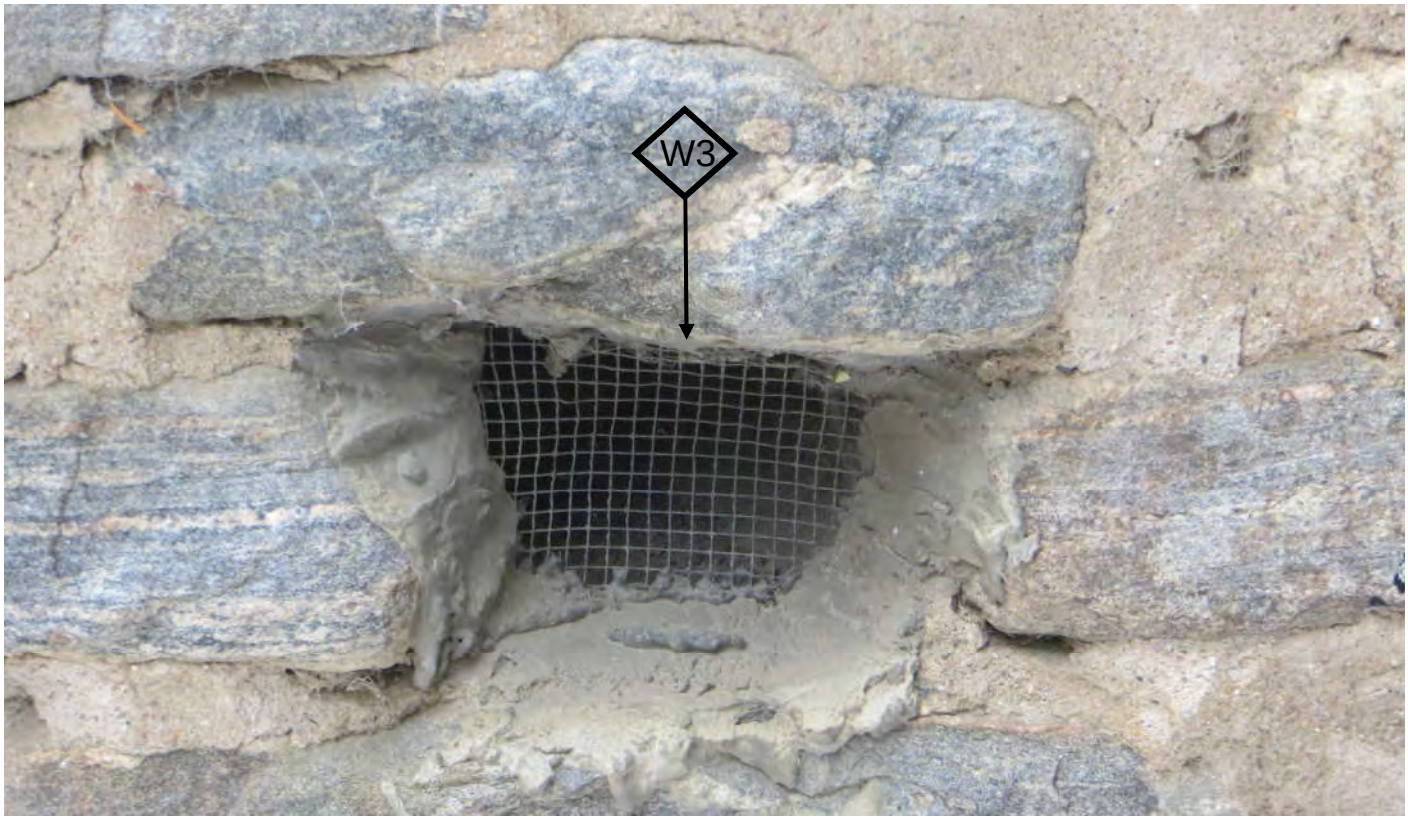
13. Northwest Corner – Interior Face (August 2024)



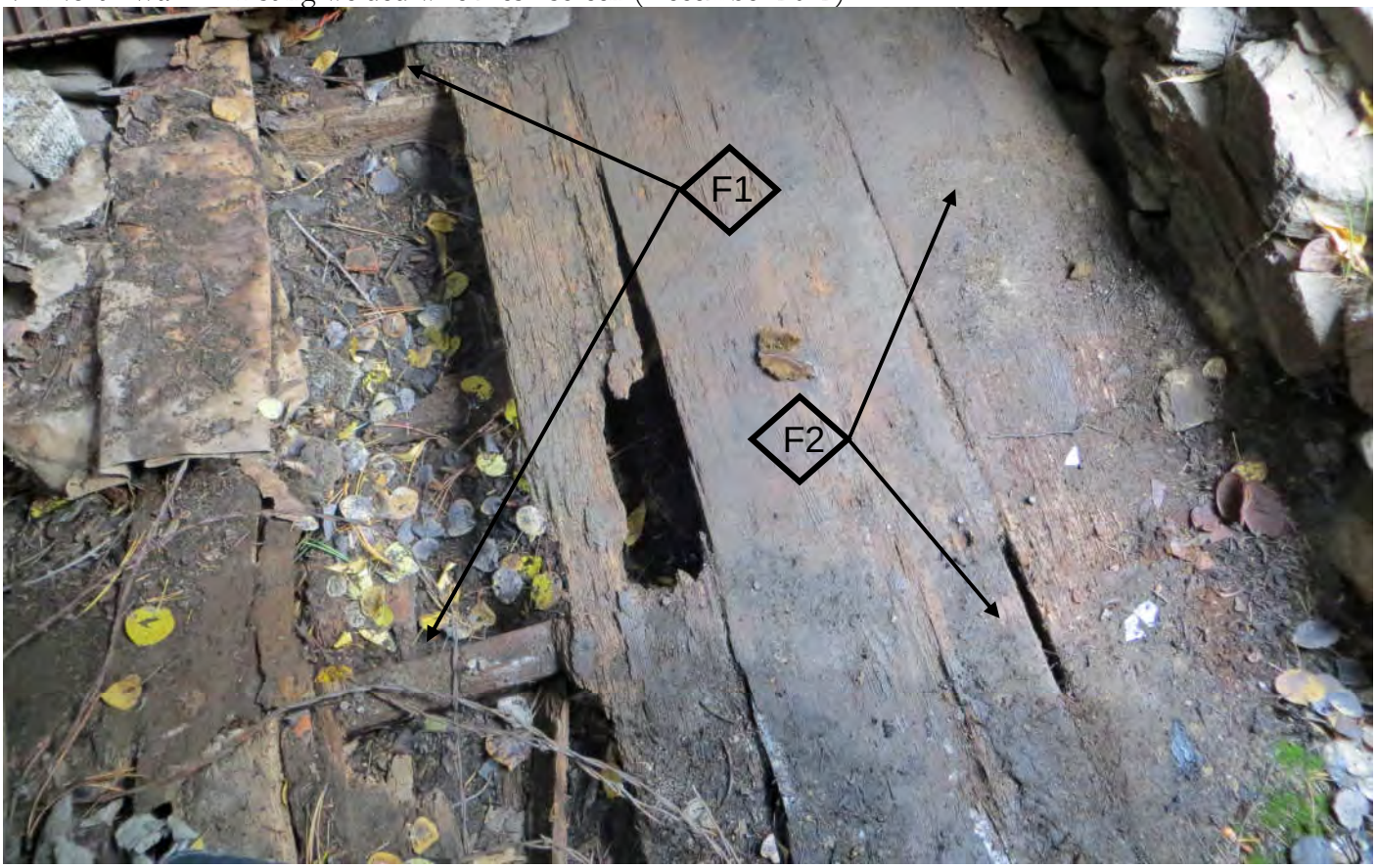
14. North End of East Wall– Interior Face (August 2024)

15. South Wall – Interior Face (May 2024)

16. Top of South Wall – East End (December 2012)



17. North Wall – Existing welded wire mesh screen (December 2012)



18. Existing floor joists and floor boards (October 2013)

19. View looking northwest at Powder House and site (May 2024)

20. View looking toward entry road and gate (May 2024)

GENERAL NOTES

Remove the existing roof assembly including the wood framing, sheathing, roofing, and fascia boards.

Remove the existing floor assembly including the floor boards and floor joists.

ROOF (R)

R1 Replace the existing six rafters with new members of the same dimension and appearance. Existing rafters consist of 2x4 members measuring approximately 1¾" wide by 4" high at approximately 3'-0" on center. To match original framing, set four of the roof rafters in existing pockets at the top of the stone walls and install the remaining two rafters at the north and south edges of the stone rubble walls, to also function as fascia boards. Re: Roof Framing Plan on page 56.

R2 Replace existing wood sheathing boards with ones that match the original width, thickness, and appearance. Existing wood sheathing boards vary in width from approximately 9½" to 11½" x 1" thick.

R3 Replace cupped fascia boards at the east and west roof edges with ones of the same dimensions. Existing fascia boards measure 1½" wide by 4½" to 4¾" high. Attach to ends of roof rafters. Re: Roof Details on page 57.

R4 Replace the existing bituminous sheet roofing system. Re: Specification Section 07 52 00 and Roof Details on page 57.

FOUNDATION - EXTERIOR WALLS (W)

W1 Rehabilitate the foundation walls by excavating around the perimeter of the building to expose the stones. An excavation near the southwest corner suggested that the uncoursed stone rubble walls are located approximately 16" below grade and were laid upon footings consisting of boulders. Rake out deteriorated mortar, fill voids where stone is missing, and repoint the foundation walls. Replace the dirt around the perimeter of the building at the completion of the work.

W2 Rake out and repoint exterior and interior wall faces. The walls measure approximately 18" thick. Replace missing stone rubble with similar stone. Repair cracks. Clean the masonry.

W3 Replace missing screens in the ventilation/masonry openings on the south side with ones matching the intact ones on the north side of the building. The existing screen consists of welded wire mesh, ¼" x ¼".

DOORS (D)

D1 Provide a new ¼" thick steel plate door measuring approximately 2'-11" wide by 6'-8" wide for door opening measuring 2'-8" wide by 6' - 4½" high. Replace the missing halves of the two existing steel strap hinges for installation on the new door. Retain existing steel plates and bolts on interior side of wall that secure the existing exterior straps. Carry out repairs to the existing hinge pins, hasp, and eye, if necessary. Upon installation, spray door with 5% white vinegar to create a natural

weathered appearance. Re: Door Elevation on page 58.

D2 Provide a new steel door on the interior side of the opening that allows for public viewing of the interior. Upon installation, spray door with 5% white vinegar to create a natural weathered appearance. Re: Security Door Elevation on page 59.

D3 Preserve/maintain the exposed wood bucks by painting or staining them. Confer with Architect regarding treatment.

FLOOR (F)

F1 Replace floor joists in-kind. The original floor framing consists of wood floor joists oriented in the east/west direction, measuring approximately 2" wide by 6" deep, spaced approximately 2'-2" on center, and laid directly on the ground. Re: Floor Framing Plan on page 55.

F2 Replace floor boards in-kind. Existing floor boards measured approximately 1" thick by 11 ½" wide. Orient north/south and install directly on wood floor joists. Re: Floor Framing Plan on page 55.

SITE (S)

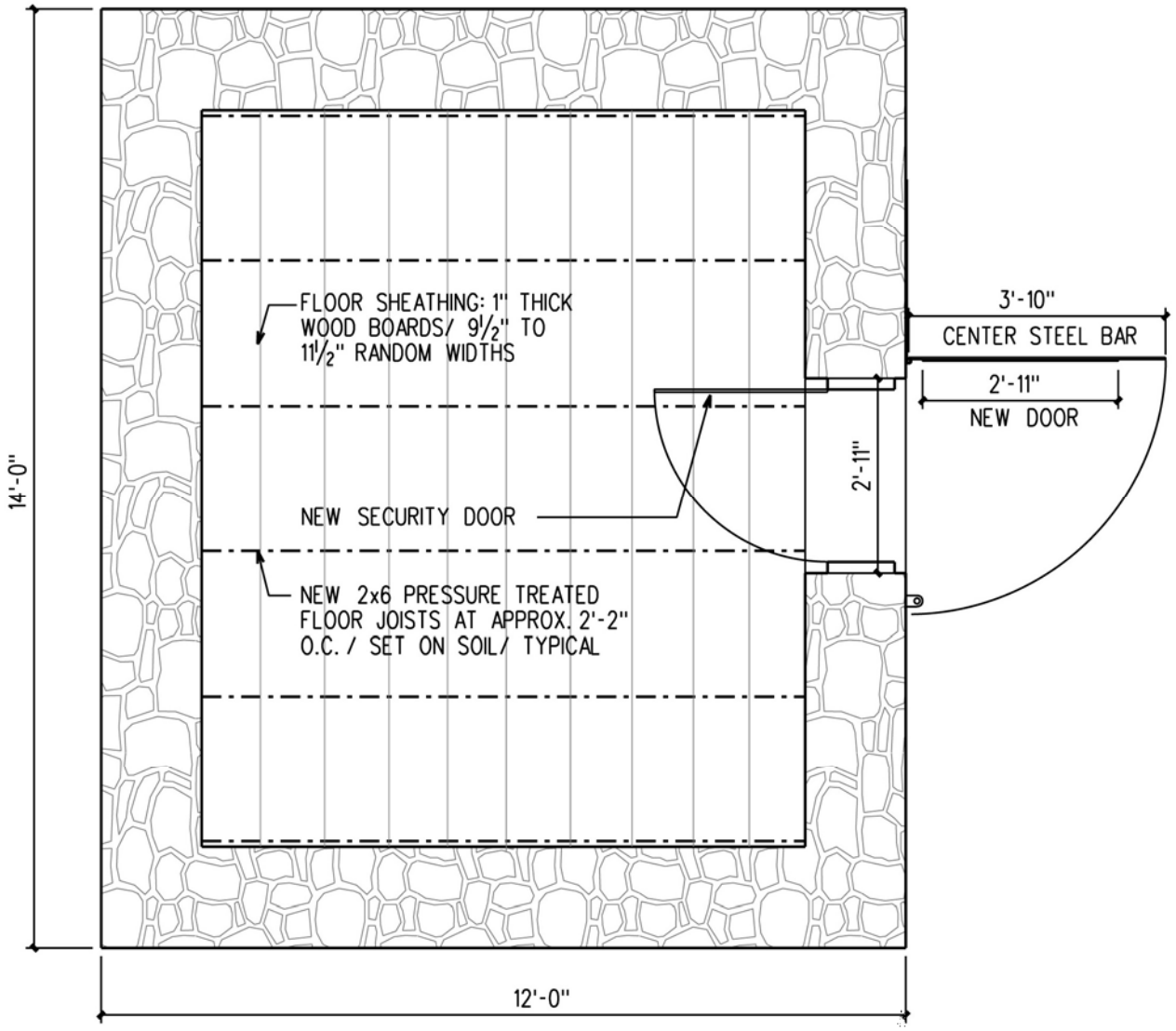
S1 Remove vegetation adjacent to the building. Provide a dry zone approximately three feet wide around the base of the building, consisting of pea gravel over filter fabric and compacted subgrade. Slope the dry zone to promote drainage away from the building's walls and toward the west to Soda Creek.

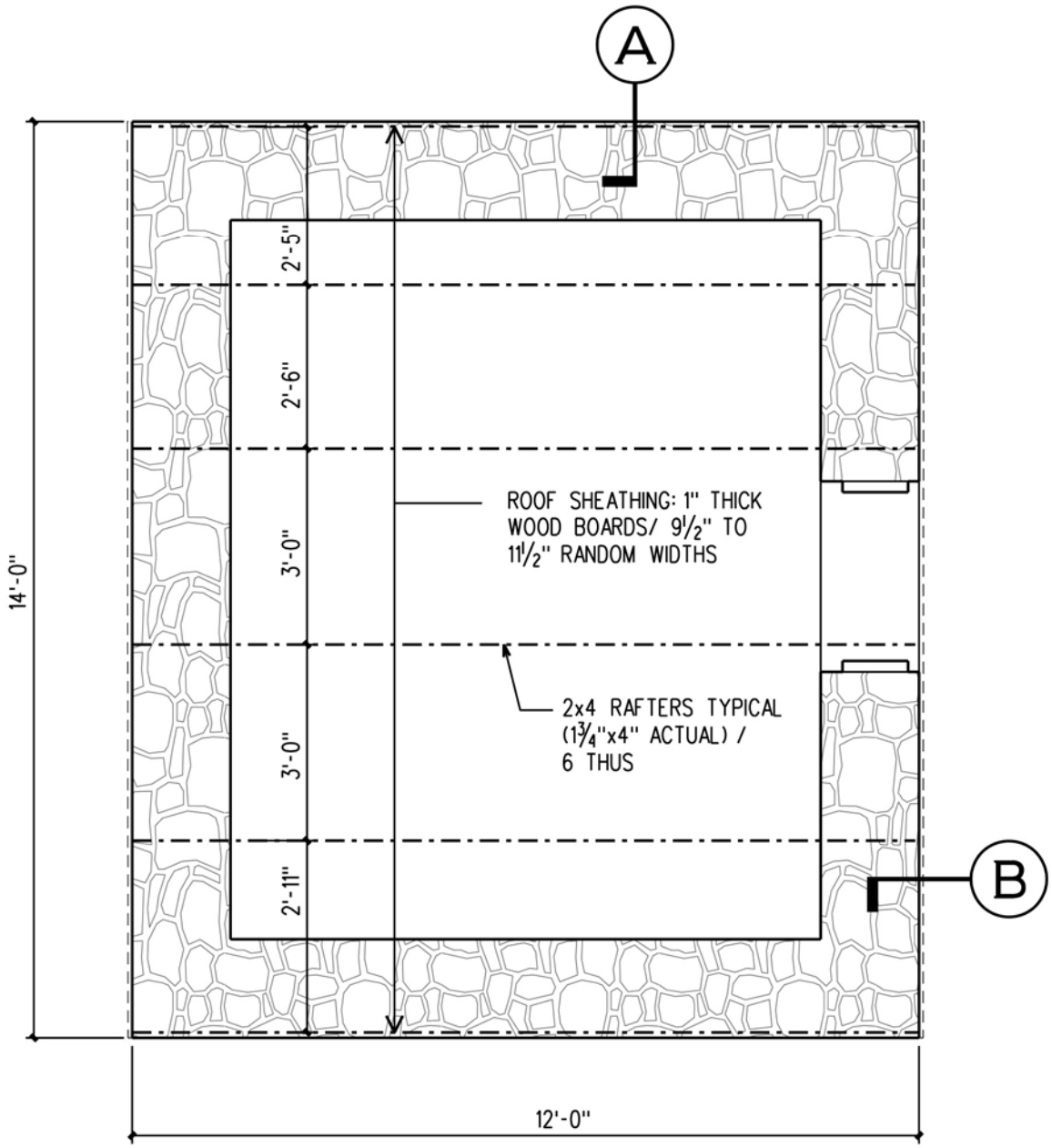
SITE FURNISHINGS

SF1 Picnic Table
DuMor, Inc. 71 Series 60PL, 6 feet long; All steel members to be coated with zinc rich epoxy then finished with Polyester Powder Coating. Slats to be Recycled Plastic in Color: Walnut. Re: Appendix A.

SF2 Bench with Back
DuMor, Inc. 138 Series 60PL, 6 feet long; All steel members to be coated with zinc rich epoxy then finished with Polyester Powder Coating. Slats to be Recycled Plastic in Color: Walnut. Re: Appendix A.

Provide S-1 Embedment.

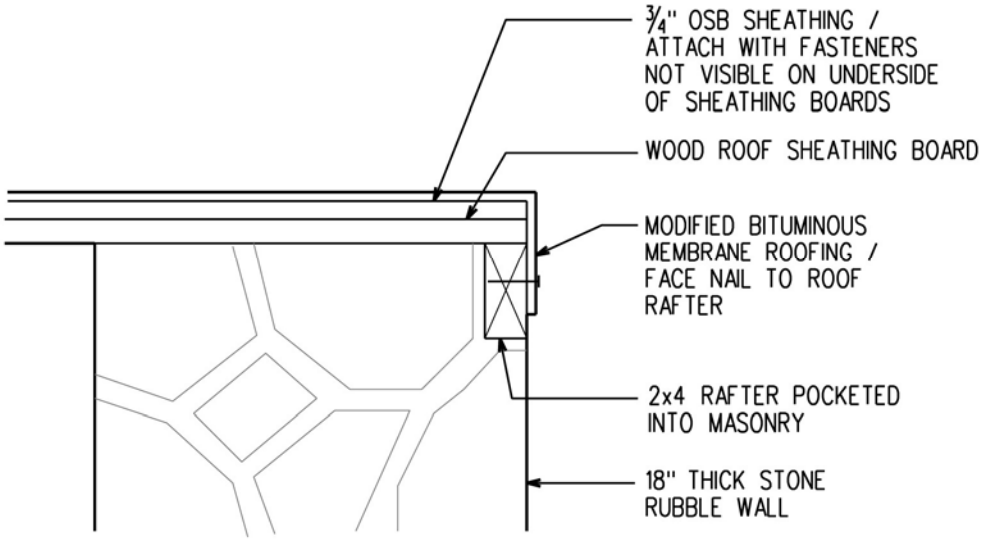

FLOOR SHEATHING: 1" THICK WOOD BOARDS/ 9½" TO 11½" RANDOM WIDTHS
3'-10"
CENTER STEEL BAR
2'-11"
NEW DOOR
2'-11"
NEW SECURITY DOOR
NEW 2x6 PRESSURE TREATED FLOOR JOISTS AT APPROX. 2'-2" O.C. / SET ON SOIL/ TYPICAL
14'-0"
12'-0"
Called North
FLOOR FRAMING PLAN
SCALE 3/8" = 1'-0"
ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS



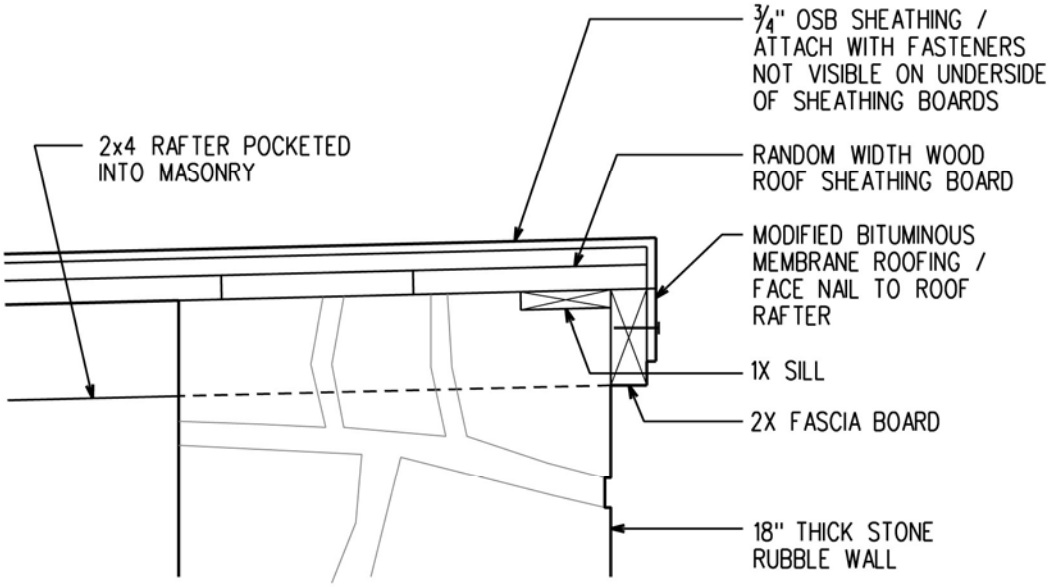
Called North

ROOF FRAMING PLAN

SCALE 3/8" = 1'-0"

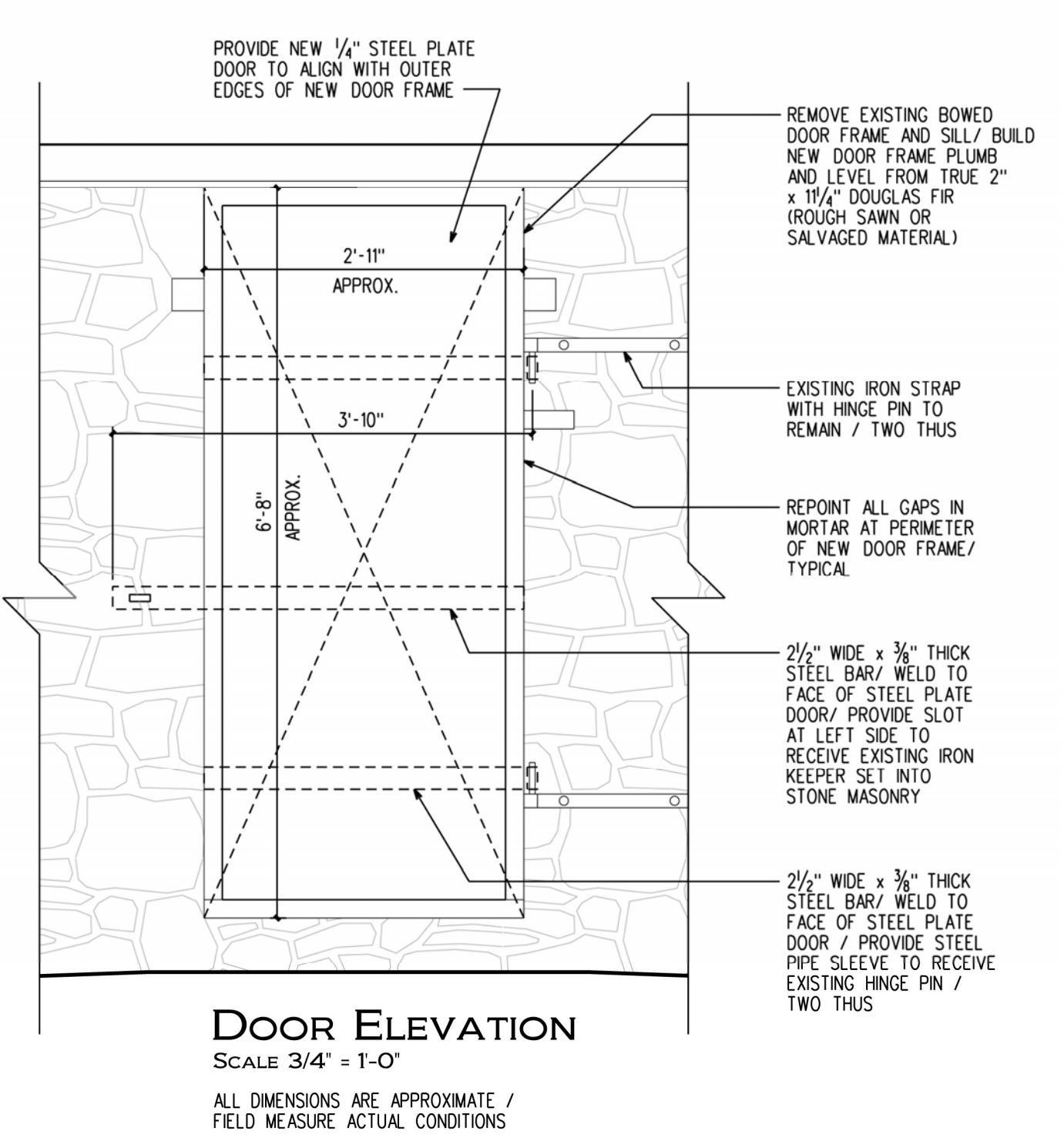


A RAKE DETAIL
SCALE 1 1/2" = 1'-0"



B EAVE DETAIL
SCALE 1 1/2" = 1'-0"

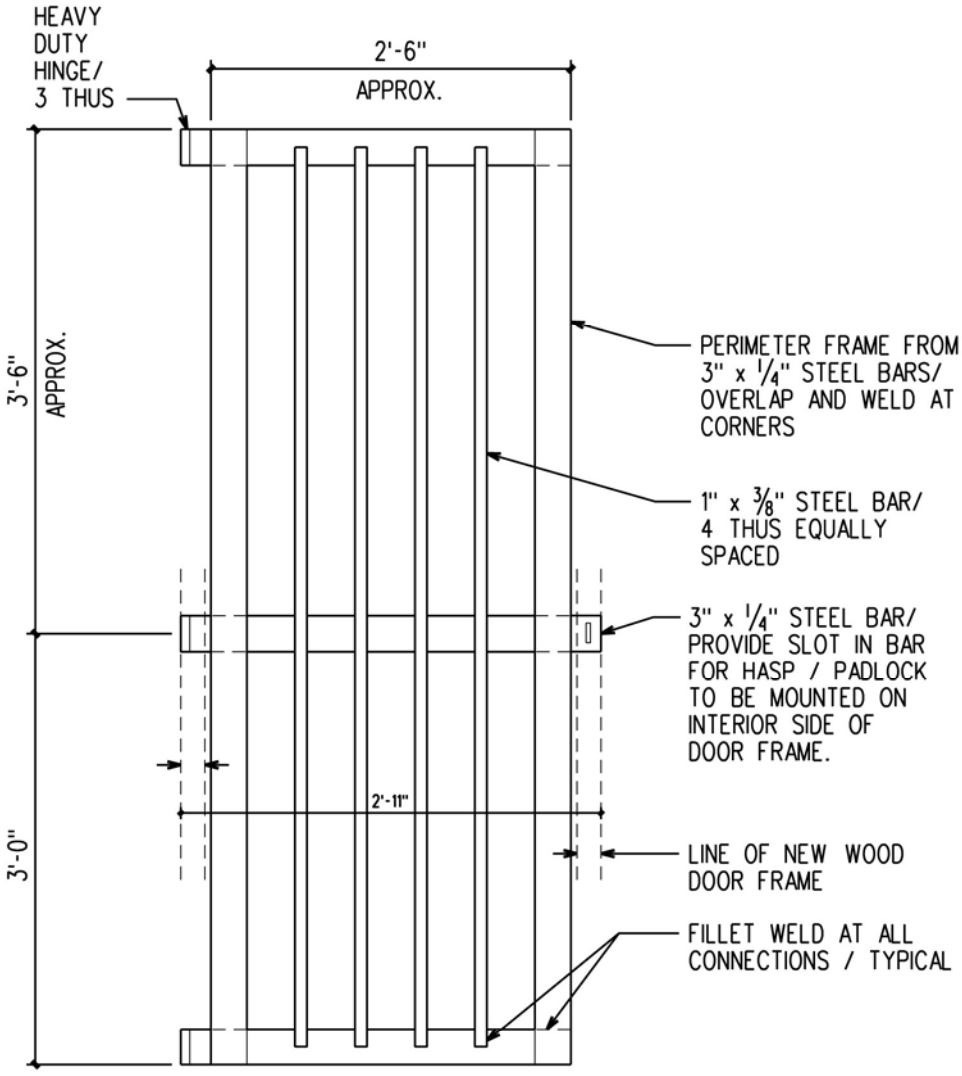
AT EAST SIDE
WEST SIDE SIMILAR



DOOR ELEVATION

SCALE 3/4" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS

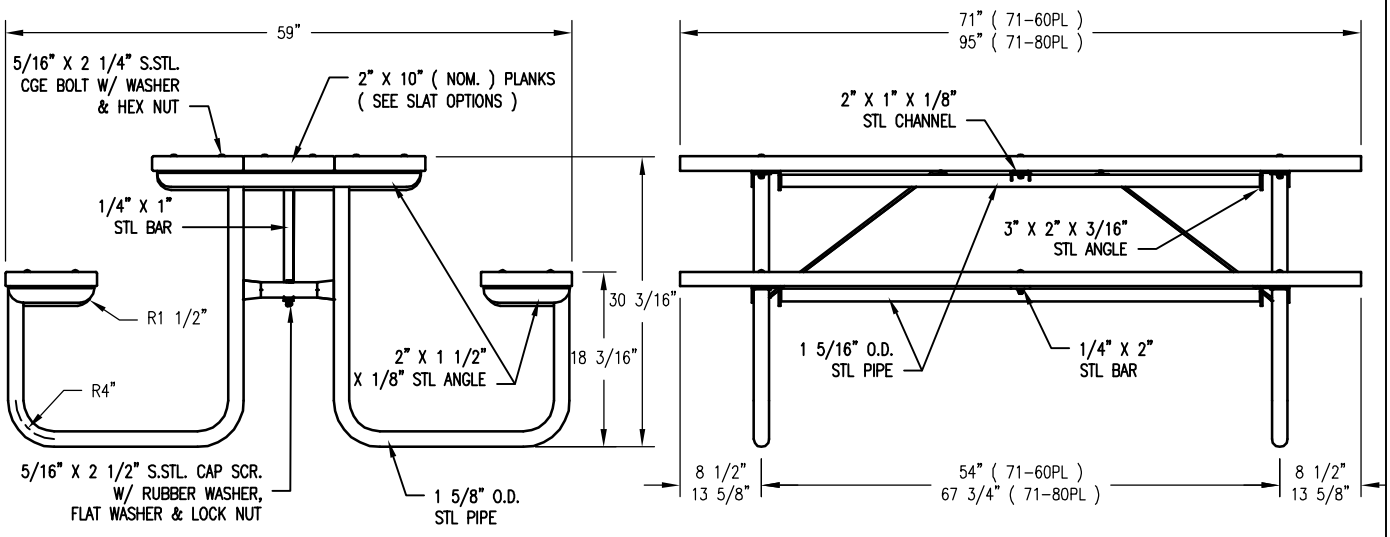


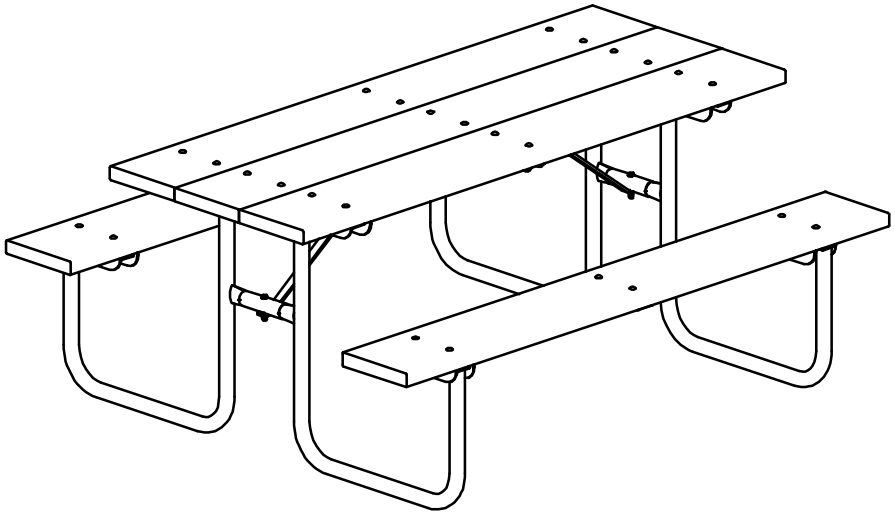
SECURITY DOOR ELEVATION

SCALE 3/4" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE / FIELD MEASURE ACTUAL CONDITIONS

CONFER WITH ARCHITECT REGARDING DOOR CONSTRUCTION AND HARDWARE REQUIREMENTS





LENGTH OPTIONS

- ☐ 6' TABLE
- ☐ 8' TABLE

FINISH OPTIONS:

- ☐ ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- ☐ HOT DIP GALV. AFTER FABRICATION.

SLAT OPTIONS

- ☐ "CEDAR" RECYCLED PLASTIC
- ☐ "GREY" RECYCLED PLASTIC
- ☐ "REDWOOD" RECYCLED PLASTIC
- ☐ "WALNUT" RECYCLED PLASTIC
- ☐ OTHER _____

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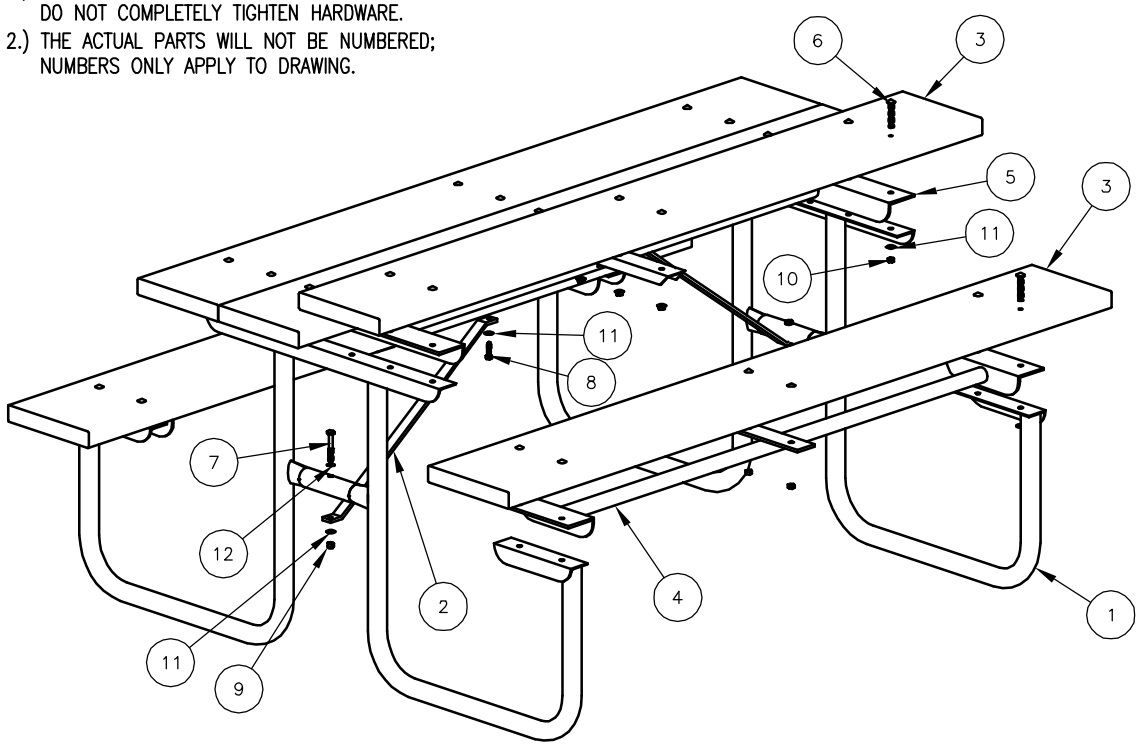
SCALE : NONE	TITLE : PICNIC TABLE			
DATE DRAWN : 3/22/94				
DRAWN BY : CDC	REV. G	DRAWING NUMBER 71 SERIES PL	SHEET 1 OF 2	
DATE REV. : 10/27/11				
REV. BY : RDH				

NOTE:

1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.

2.) THE ACTUAL PARTS WILL NOT BE NUMBERED;
NUMBERS ONLY APPLY TO DRAWING.



STEP 1:

USE 3 – PCS. 2" X 10" X 71" PLASTIC SLATS (3)
1 – PC. 6' TABLE TOP BRACE (5)
6 – PCS. 5/16" X 2 1/4" SS CGE. BOLT (6)
6 – PCS. 5/16" SS HEX NUT (10)
6 – PCS. 5/16" SS FLAT WASHER (11)

ATTACH 2" X 10" X 71" PLASTIC SLATS (3) TO CENTER OF 6' TABLE TOP BRACE (5) USING HARDWARE (6, 10, & 11). TIGHTEN TO SNUG FIT. REPEAT UNTIL ALL SLATS ARE ATTACHED.

STEP 2:

USE 2 – PCS. END SUPPORT FRAME (1)
12 – PCS. 5/16" X 2 1/4" SS CGE. BOLT (6)
12 – PCS. 5/16" SS HEX NUT (10)
12 – PCS. 5/16" SS FLAT WASHER (11)

ATTACH STEP 1 ASSEMBLY TO END SUPPORT FRAME (1) USING HARDWARE (6, 10, & 11). TIGHTEN TO SNUG FIT.

STEP 3:

USE 2 – PCS. 2" X 10" X 71" PLASTIC SLATS (3)
2 – PCS. 6' SEAT BRACE (4)
4 – PCS. 5/16" X 2 1/4" SS CGE. BOLT (6)
4 – PCS. 5/16" SS HEX NUT (10)
4 – PCS. 5/16" SS FLAT WASHER (11)

ATTACH 2" X 10" X 71" PLASTIC SLATS (3) TO CENTER OF 6' SEAT BRACE (4) USING HARDWARE (6, 10, & 11). TIGHTEN TO SNUG FIT.

STEP 4:

USE 8 – PCS. 5/16" X 2 1/4" SS CGE. BOLT (6)
8 – PCS. 5/16" SS HEX NUT (10)
8 – PCS. 5/16" SS FLAT WASHER (11)

ATTACH STEP 3 ASSEMBLY TO STEP 2 ASSEMBLY USING HARDWARE (6, 10, & 11). TIGHTEN TO SNUG FIT.

STEP 5:

USE 2 – PCS. DIAGONAL BRACE (2)
2 – PCS. 5/16" X 2 1/2" SS HEX HD CAP SCR. (7)
2 – PCS. 5/16" X 1 1/4" SS HEX HD LAG SCR. (8)
2 – PCS. 5/16" SS NYLON LOCK NUT (9)
4 – PCS. 5/16" SS FLAT WASHER (11)
2 – PCS. 3/8" ID X 5/8" OD RUBBER WASHER (12)

SQUARE STEP 4 ASSEMBLY THEN ATTACH DIAGONAL BRACE (2) USING HARDWARE (7, 8, 9, 11, & 12). NO PILOT HOLES FOR 5/16" X 1 1/4" SS HEX HD LAG SCR. (8).

STEP 6:

UPON COMPLETION OF TABLE ASSEMBLY TIGHTEN ALL HARDWARE.

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-71-00-02	END SUPPORT FRAME
2	2	0-71-00-03	DIAGONAL BRACE
3	5	0-71-60PL-01	2" X 10" X 71" PLASTIC SLAT
4	2	0-77-60-14	6' SEAT BRACE
5	1	0-77-60-15	6' TABLE TOP BRACE
6	30	1-11-062	5/16" X 2 1/4" SS CGE BOLT
7	2	1-12-079	5/16" X 2 1/2" SS HEX HD CAP SCR
8	2	1-13-001	5/16" X 1 1/4" SS HEX HD LAG SCR
9	2	1-20-016	5/16" SS NYLON LOCKNUT
10	30	1-21-015	5/16" SS HEX NUT
11	34	1-22-017	5/16" SS FLAT WASHER
12	2	1-22-018	3/8" ID X 5/8" OD RUBBER WASHER

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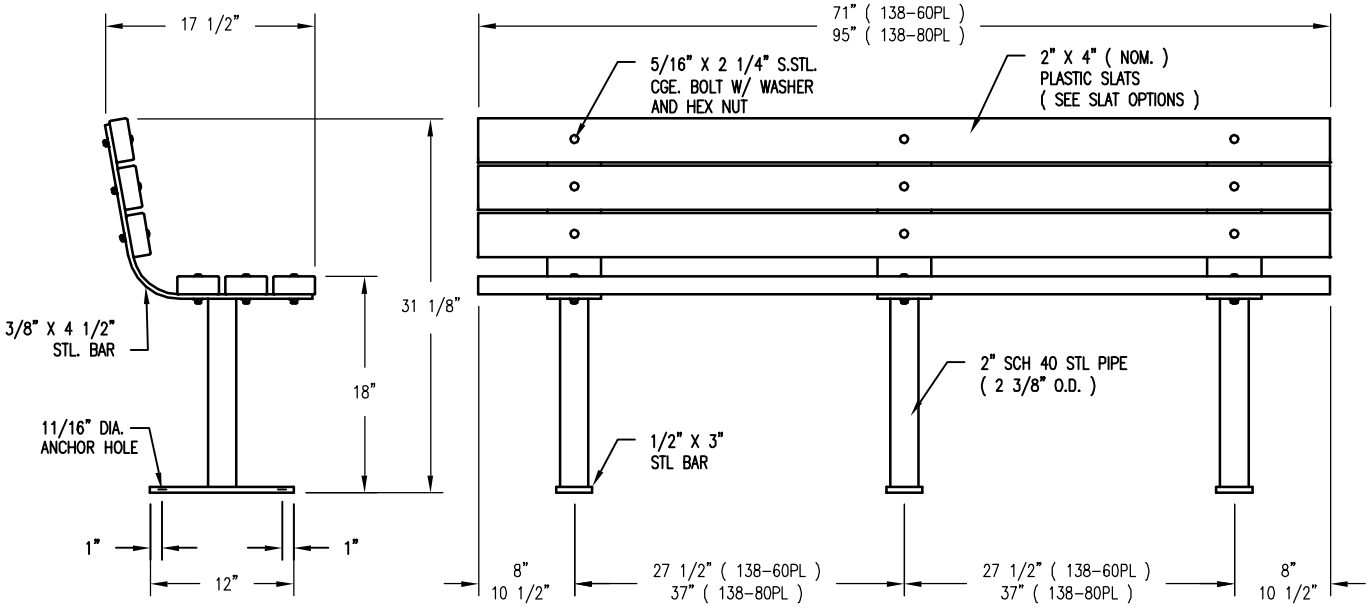
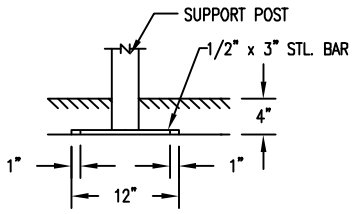
SCALE : NONE
DATE DRAWN : 3/22/94
DRAWN BY : CDC
DATE REV. : 10/27/11
REV. BY : RDH

TITLE : PICNIC TABLE ASSEMBLY

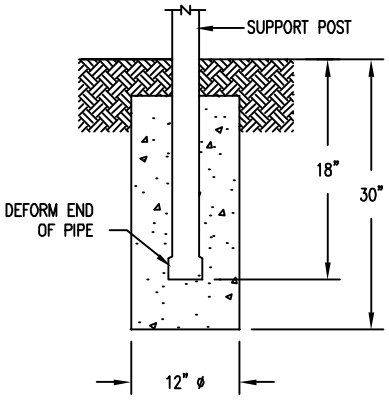
REV. G
DRAWING NUMBER 71 SERIES PL
SHEET 2 OF 2



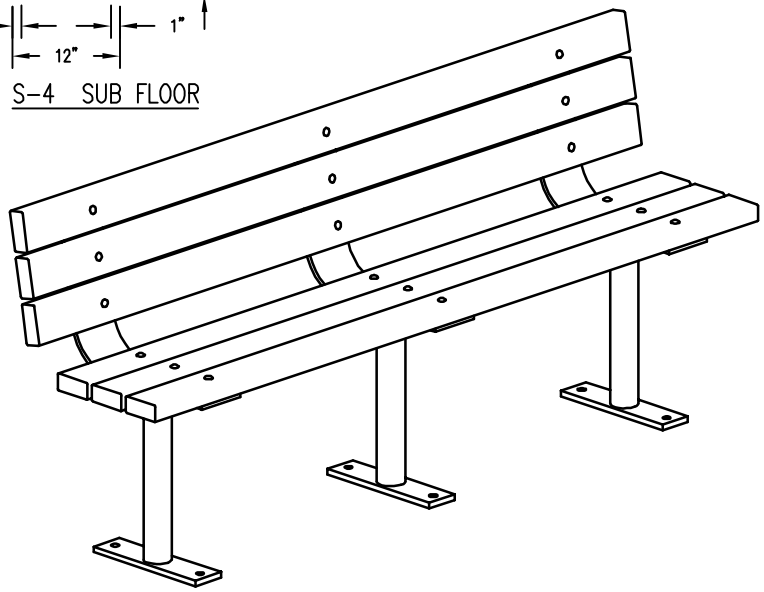
☐ S-2 SURFACE MT



☐ S-4 SUB FLOOR



☐ S-1 EMBEDMENT



LENGTH OPTIONS

- ☐ 6' BENCH
- ☐ 8' BENCH

SLAT OPTIONS

- ☐ "CEDAR" RECYCLED PLASTIC
- ☐ "GREY" RECYCLED PLASTIC
- ☐ "REDWOOD" RECYCLED PLASTIC
- ☐ "WALNUT" RECYCLED PLASTIC
- ☐ OTHER _____

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLT PROVIDED FOR S-2 & S-4 OPTIONS.

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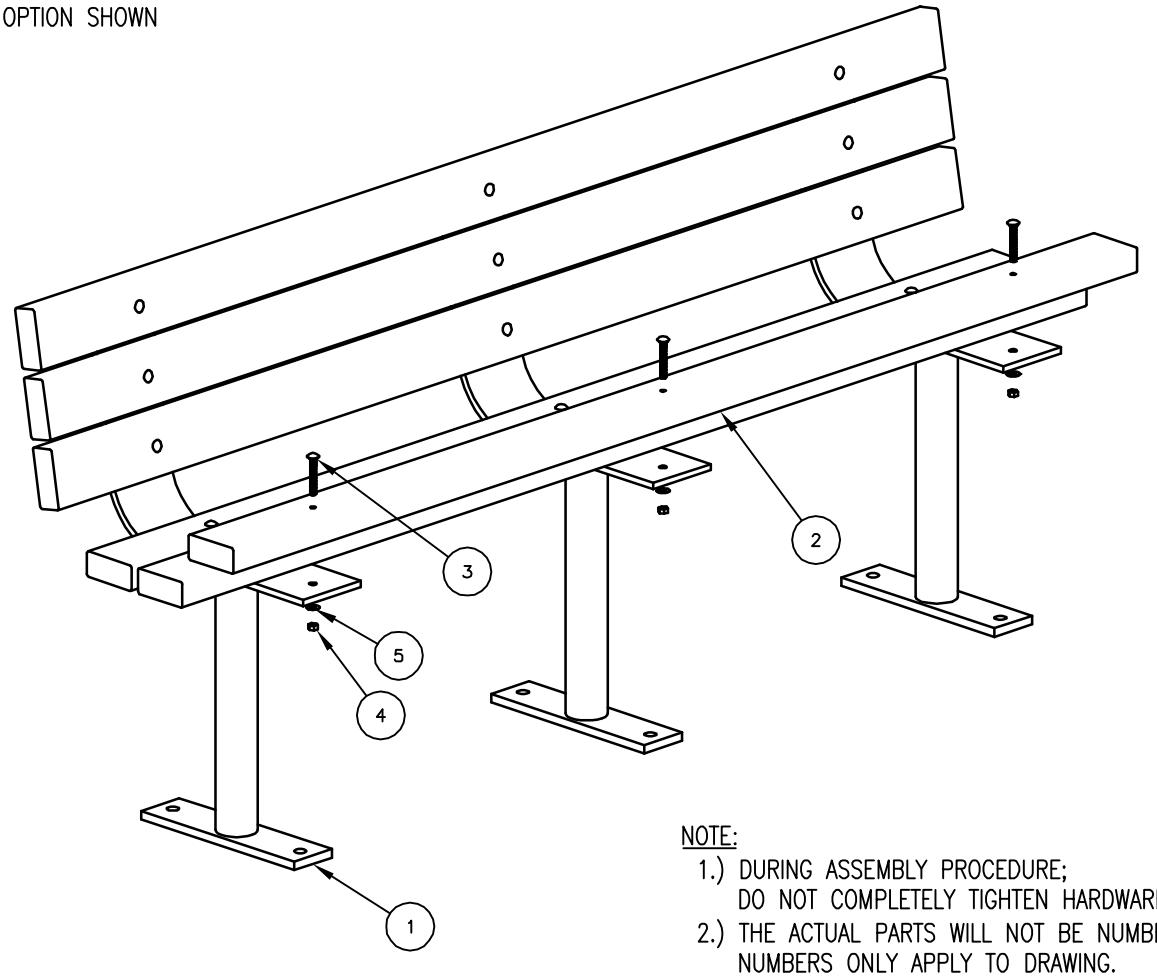
SCALE : NONE	TITLE : BENCH			
DATE DRAWN : 9/20/01				
DRAWN BY : AWH	REV. C	DRAWING NUMBER 138 SERIES PL	SHEET 1 OF 2	
DATE REV. : 10/25/11				
REV. BY : RDH				

SURFACE MOUNT
S-2 OPTION SHOWN



NOTE:
1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED:
NUMBERS ONLY APPLY TO DRAWING.
3.) SEE SPEC. SHEET 1 FOR MOUNTING OPTIONS.

STEP 1:
USE 3 – PC. SUPPORT POST (1)
18 – PCS. 5/16" X 2 1/4" SS CGE BOLT (3)
18 – PCS. 5/16" SS HEX NUT (4)
18 – PCS. 5/16" SS FLAT WASHER (5)
6 – PC. 2" X 4" X 71" PLASTIC SLAT (2)
ATTACH ONE PLASTIC SLAT (2) TO THREE SUPPORT POSTS (1)
USING HARDWARE (3, 4 & 5). TIGHTEN TO SNUG FIT. REPEAT
UNTIL ALL PLASTIC SLATS ARE ATTACHED TO SUPPORT POSTS.

STEP 2:
UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL COMPONENTS
THEN TIGHTEN ALL HARDWARE.

STEP 3:
ANCHOR ACCORDING TO SUPPORT OPTION USED.

ITEM	QTY	PART NO	DESCRIPTION
1	3	0-138-01/S-2	SUPPORT FOR SURFACE MOUNT
2	6	0-138-60PL-02	2" X 4" X 71" RECYCLED PLASTIC SLAT
3	18	1-11-062	5/16" X 2 1/4" SS CGE BOLT
4	18	1-21-015	5/16" SS HEX NUT
5	18	1-22-017	5/16" SS FLAT WASHER

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SCALE : NONE
DATE DRAWN : 9/20/01
DRAWN BY : AWH
DATE REV. : 10/25/11
REV. BY : RDH

TITLE : BENCH ASSEMBLY

REV. C

DRAWING NUMBER 138 SERIES PL

SHEET 2 OF 2

SF1: Picnic Table - DuMor 71 Series 60 PL, 6 feet long

SF2: Bench with Back – DuMor 138 Series 60 PL, 6 feet long with S-1 Embedment

WOOD AND RECYCLED PLASTIC OPTIONS

Wood Species

Douglas Fir Ipe

DuMor has selected the highest grade woods available for use on our products. "C" & Better Douglas Fir and Ipe are offered as standard wood options. Douglas Fir is delivered coated in a clear preservative. Due to its density and estimated longevity left uncoated, Ipe will be delivered in its natural state without preservative.

As a natural product of our environment, wood will weather when placed outdoors. Signs of weathering include splitting, checking, and changing color. These are not covered by DuMor's warranty.

Recycled Plastic Colors

Walnut Cedar Grey Redwood

The high-density polyethylene raw material utilized in our recycled plastic furnishings is derived from post-consumer bottle waste resulting in a product that is over 90% recycled.

Keyword Search

What You Need to Know About Building Trails with Crusher Fines

Finely crushed compacted rock is a popular trail surface improvement throughout America.

A crusher fine trail combines the rustic feeling of a natural surface trail with a surface type that's durable (but not concrete or asphalt). The natural gravel-like surface feels more like a trail than a hard surfaced path and fits in well with primitive settings.

by Lois Bachensky (https://www.americantrails.org/presenters-and-authors/lois-bachensky-usfs), USDA Forest Service (https://www.americantrails.org/organizations/usda-forest-service)

Crusher fines trail lined with native rock; Lomaki Wupatki National Monument, AZ.

(PHOTO CREDIT: STUART MACDONALD)

What are crusher fines?

Crusher fines are small particles of crushed rock. Generally, they are the leftovers from rock crushing operations, but at times the rock can be ground especially to make the crusher fines. To make a good trail surfacing material, they should have a range of particle sizes from a fine dust up to a specified 3/8" maximum particle size. With proper subgrade preparation and drainage, the crusher fines trail should remain stable for many years in all weather conditions.

A crusher fine trail combines the rustic feeling of a natural surface trail with a surface type that's durable (but not concrete or asphalt). The natural gravel-like surface feels more like a trail than a hard surfaced path and fits in well with primitive settings.

An excellent alternative for medium to high use trails, crusher fines can be used for mountain bike paths, hiking and running trails, and when properly constructed, for accessible trails. Generally, crusher fine trails are more suitable to mountain bikes than road bikes, and may cause some difficulty for the physically-challenged.

Critical Issues for Crusher Fine Trails

Water, drainage, existing soil types, and the types of usage are the primary considerations for designing and constructing crusher fine trails. Crusher fines are highly susceptible to washouts from running water, particularly if fines become saturated such as during spring snowmelt.

PHOTO CREDIT: STUART MACDONALD

Selection of Crusher Fine Material

Crusher fines are available in various stone types, colors, and particle sizes, but not all crusher fines are suitable for trails. Tradeoffs may need to be made between the surface smoothness and erosion resistance, between colors and rock types, and between choice and availability.

The rock must be crushed into irregular and angular

particles to allow interlocking into a tight matrix. The more angular the particles, the better. Rounded particles like pea gravel or decomposed granite never mechanically lock together.

The crushed rock must have adequate fines and some natural binders in order to cement the particles together after the fines are moistened, compacted, and allowed to dry. The fines, when laid to a depth of 4 to 5 inches, should bind to each other in a consolidated slab which is porous yet resistant to water falling on the surface.

Water running down the slope gathers on the crusher fines trail because of insufficient cross slope of the trail.

Particle size for crusher fines on trails should be 3/8" minus. Fines from granite or other suitable hard stone works best. The ideal particle size distribution is one where there are enough small particles to completely fill the voids between the larger ones. One good distribution to use is:

Sieve Size % Passing

Particle Size	**% of Passing**
3/8"	100%
#4	90 - 100%
#8	55 - 80%
#16	40 - 70%
#30	25 - 50%
#200	6 - 15%

If the gradation of crusher fines does not meet the 6% passing the #200, clay fines may be added and mixed with the aggregate to do the job.

PHOTO CREDIT: STUART MACDONALD

Typical crusher fines surface showing very firm matrix with only a few loose larger rock particles.

Color

Crusher fines will have exactly the same color as the rock from which they are ground. The color should either match or complement the native stone and surroundings of the site, but color is of secondary importance to the structural characteristics of the fines. If the crusher fine surface needs to be patched in the future, the fines added should be from the same rock source or the colors may not match.

Cost and Quantity Estimates

Crusher fines are not expensive, but the cost of delivery can equal or exceed the cost of the material. An 8' wide contractor built crusher fine trail in the Denver area costs between $4 and $5 per foot, not including the cost of site preparation and infrastructure such as retaining walls, and bridges. This compares with $12 to $15 per linear foot for concrete. The fines cost about $3.00 per cubic yard delivered in the metro area.

The fines weigh approximately one ton per cubic yard before compaction. When determining quantities, calculate the cu. yds. needed for the length, width and depth of surfacing, and then add 20 to 30% to compensate for compaction.

Also, consider ordering and stockpiling additional fines for future maintenance since it is often difficult to match the colors and composition from other sources.

Site Preparation

For Crusher FinesSubgrade, slope, curves, and other components should be designed by engineers to the same standard as a paved trail surface. Special attention should be given to drainage toensure all water is conveyed away from or underneath the trail. Concrete is recommended for areas where erosive flows are unavoidable.

Underlying soils need to be analyzed to determine soil suitability. Certain clays, organic soils, and high moisture soils require special preparation, such as placement of a geotextile. The fabric helps prevent fines from mixing with soft soils below and helps control damage from vegetation.

Three goals for Drainage

1. Keep crusher fines from becoming saturated with water.

2. Prevent concentrated flows of runoff from reaching crusher fine surfaces.

3. Quickly and efficiently drain crusher fine surfaces before water can form a concentrated flow across the fines.Grades

In general, when using crusher fines, grades should be kept as minimal as possible. Grades above 5% should be

used only where absolutely necessary, but should not exceed 8%. Grades steeper than 8% may require a harder, more stable surfacing material.

Grade Breaks

To prevent washouts for long stretches of trail on grades, dips or grade breaks should be designed into the trail. The steeper the trail, the more drainage features will be required. If grades consistently greater than 5% are required, consider using a different type of surfacing material.

PHOTO CREDIT: STUART MACDONALD

Here the edging keeps water from draining so obstacles in the form of drainage bars were placed to try to keep the crushed rock from eroding.

Curves

If bicycle traffic is using the crusher fines trail and speeds may exceed 15 MPH, avoid curves of less than 50' radius, and switchbacks of less than 35' radius. Radii tighter than these may cause bicyclists to lose control on loose crusher fine surfaces. Wherever bike paths curve on a grade, provide long sightlines and a transition zone at the top and bottom of the grade.

Outslope or Crown

The crusher fines trail should be crowned to drain water at 2% or outsloped at 2%. This will ensure surface water sheds from the surface rather than penetrates into the surface.

Minimal Cross Slope

If the crusher fines trail is crossing a flat area with no cross slope, the trail needs to be raised slightly above the surrounding ground to ensure the water drains off the trail surface. If there is some cross slope, the pitch of the trail surface should be in the same direction as the slope. This preserves the natural drainage patterns at the site.

A ditch above the trail may be needed if concentrated or heavy flows can reach the trail from the upslope area. Ditches on both sides of the trail may be needed when the trail is crowned and goes through a wet area.

Crusher Fines For Accessible Trails

Since crusher fine trails are not always smooth enough or hard enough, they do not fulfill all the requirements of a fully accessible trail. To make the surface harder and smoother, lime or some other stabilizing agents may be added to the crusher fines so that it will set up harder and remain that way for longer periods of time.

For accessible trails, try to keep the outslope and crown to 2% maximum. In locations where surface pitch could divert a wheelchair into a dangerous place, the cross slope should be as close to 0% as possible.

Selecting a Crusher Fines Trail Construction Method

One method of placing the crusher fines involves excavation of a trench, and backfill with crusher fine material. Prior to placing the crusher fines, a 5" deep trench should be cut slightly wider than the desired width of the trail. Adequate excavated material should be placed along the edges of the cut to use later as backfill. Drainage collection ditches and schedule 40 plastic pipe may then be placed before laying the crusher fines. To avoid maintenance problems associated with pipes

plugging up, consider using concrete lined swales or dips to move water across the trail.

Underlying soils should be analyzed to determine the need for geotextiles. Certain clays, organic soils, and high moisture soils most likely will require placement of a non-degradable geotextile. The fabric will help prevent the crusher fines from mixing with the soft soils below. The geotextile is easilyhand laid using utility knives for cutting and wire staples for securing. If needed, a growth inhibitor such as "Casoron G-4 or G-10" may be applied.

After the fabric is placed, the crusher fines are spread and smoothed with shovels, mcleods and other hand tools. Leveling bars may be used to smooth the surface to a 2% cross slope toward the downhill side for drainage or the surface may be crowned to drain to both sides of the trail. The crusher fines should be spread to a depth necessary to meet the desired compacted crusher fine thickness. (For example, spread 7" to 8" deep to get a 5" compacted depth)

After initial smoothing and compacting, the trail edges are back-filled and dressed smooth. Finally, the trail surface is re-compacted with rollers or vibratory compactors. During the compaction process, the crusher fines should have some moisture to help "cement" the material when it dries. To ensure adequate moisture, fines may be sprayed with water during the crushing process to give them 4 to 5% water content. If this is not possible, and fines are dry at the time of compaction, use a very fine mist type hose and spray the fines sparingly. Using too much water will cause the crusher fines to become mushy or run off. The disturbed edges should be raked smooth and seeded.

About the Author

(https://www.americantrails.org/organizations/usda-forest-service) To sustain the health, diversity, and productivity of the Nation’s forests and grasslands to meet the needs of present and future generations.

Visit USDA Forest Service (https://www.fs.usda.gov/)

More articles by this author

- Maintenance Management Systems for Trails (https://www.americantrails.org/resources/maintenance-management-systems-for-trails)

Webinars on YouTube that you might like

TO:	Historic Preservation Review Commission
CC:	City Administrator Andrew Marsh, Best and Brightest Fellow Maria Schanhals
FROM:	Dylan Graves, Community Development Planner
SUBJECT:	City of Idaho Springs Design Guidelines for Historic Structures - Update
MEETING DATE:	September 17, 2024

The scope of this work session item is to continue discussions on updating the City's *Design Guidelines for Historic Structures* (Design Guidelines). Since the last meeting, City Staff has worked on several items and has incorporated the Commission's requested changes and suggestions. As such, Staff believes that we may be ready to make a recommendation in favor of adoption, which we could then take to City Council for final review and approval.

UPDATES TO GUIDELINES DOCUMENT

At the August 20, 2024, HPRC meeting, we discussed incorporating additional new sections into the document and HPRC members went back and made suggestions about new sections to be added, as well as formatting changes and other minor changes to the document. Maria and I incorporated these changes and suggestions, which you will see in the attached red-lined Design Guidelines document.

Several new sections have been added to the document, including: accessibility, roof top decks, connectors, general principles for new construction, context, location, site relationship and building orientation, landscaping, snow shedding, building height, and vacant buildings. These may need future revisions if we find that they are not optimized but staff believes that adding these sections ensures that we can regulate these items, if relevant in the future.

At Commissioner Davenport's suggestion, we also re-configured the document to categorize guidelines into different aspects of a building. Staff thought this would be helpful in breaking up the document and allow readers to more quickly and clearly jump to particular sections. In the online version, we can set it up where someone can click on a particular category and jump directly to that section in the document.

Staff welcomes additional comments or suggestions but believes that the Design Guidelines may be ready for adoption and seeks HPRC feedback on whether the Commission agrees.

HOW-TO GUIDES

We have done very little on this topic since the August 20th meeting, prioritizing other items. This is still something on our to-do list and we will work on it as time permits. We would like to present updated how-to guides and additional public guidance documents at the next HPRC meeting, once we have finished updates to the Design Guidelines.

WEBSITE UPDATES

We have incorporated updates to the City's new website after discussing it with the HPRC. It is available at https://www.idahospringsco.com/community-development/page/historic-preservation. This website will continue to expand and evolve as capacity permits. A key priority will be improving the resources online for public consumption to help property owners as they make property-related decisions on their historic buildings. If anyone sees anything missing from the website that might be useful to add, please let us know at any time and we can work on evolving the historic preservation pages further.

REQUEST FOR DIRECTION

- Are there any additional changes that the Commission would like to see prior to recommending adoption of the updated Design Guidelines?
- If not, is the Commission prepared to recommend adoption to City Council?
- Does the Commission believe that any additional public engagement is needed to garner any final input from the public prior to taking this to City Council?

POTENTIAL MOTION

If the Commission is ready to recommend adoption to City Council, staff believes that making a motion to recommend adoption would be appropriate. After which, staff will prepare to bring the updated document to City Council for review, discussion, and adoption:

Motion to recommend that the Idaho Springs City Council adopt the updated *City of Idaho Springs Design Guidelines for Historic Structures*, as presented in the HPRC packet for the September 17, 2024, HPRC meeting.

ATTACHMENTS

1. Red-lined Design Guidelines

CITY OF IDAHO SPRINGS

DESIGN GUIDELINES
for
HISTORIC STRUCTURES

2024

Acknowledgements

These guidelines were prepared by the Idaho Springs Historic Preservation Commission members. Their hours of work, discussion and consideration have resulted in a document the City of Idaho Springs can be proud of.

The guidelines were originally created in 2007, with substantial public input from concerned citizens and property owners who attended public meetings. The guidelines were updated in 2024 after a series of HPRC meetings that identified priorities and incorporated changes necessary to continue historic preservation while addressing evolving needs and issues that have arisen over the preceding 17 years. The updated document is the result of multiple public meetings and the input from all those involved is greatly appreciated.

The Idaho Springs City Council ultimately reviewed and adopted this document on _____, 2024. The Council's support of historic preservation and its value to the City cannot be overstated.

Idaho Springs City Council

Chuck Harmon, Mayor
Jeremy Jones, Mayor *pro tem*
Scott Pennell
Lisa Manifold
Kate Collier
Janine Mariani
James Clark

Historic Preservation Review Commission

Lisa Manifold, Chair
Michael Davenport, Vice Chair
Shannon Glazer
Patti Tyler

City Staff

Andy Marsh, City Administrator
Dylan Graves, Community Development Planner

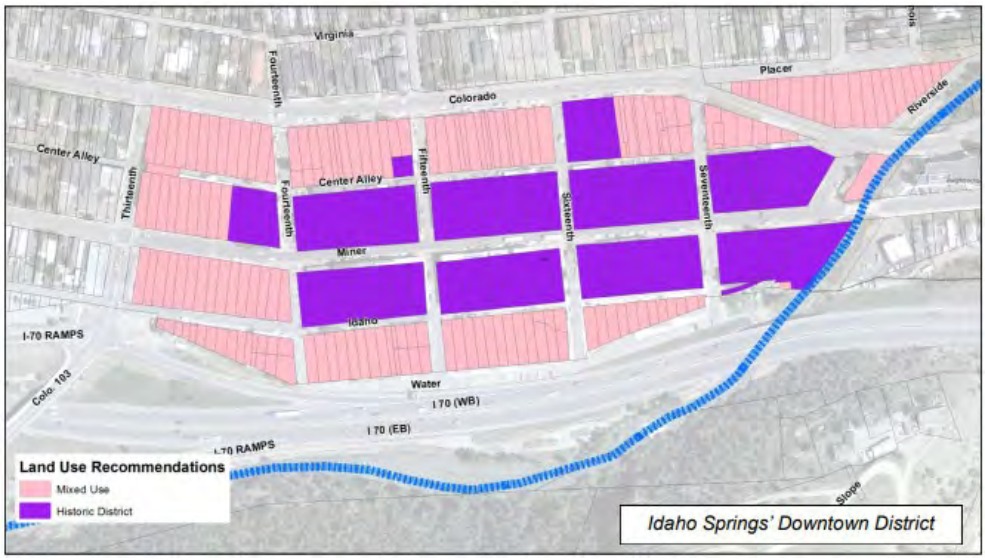
Photo and Illustration Credits

Illustrations by Dan Abbott
Photos by Phyllis Adams, Dylan Graves, Maria Schanhals

TABLE OF CONTENTS

PART ONE – GENERAL INFORMATION

The following Guidelines apply to all properties within the City of Idaho Springs National Historic District and any property that has received local, state, or national designation as a registered historic landmark. For information on what properties outside the Historic District are included, please refer to Appendix B of these Guidelines. The City's Historic District is identified below:



Two-Block Idaho Springs Historic Commercial District Architectural Design Buffer

New Development within a two-block radius of the outside boundary of the Idaho Springs Historic Commercial District shall build upon and support the architectural features of the District itself. Use of Historic District building materials, architectural styles and designs based upon historic City sites are strongly encouraged. Please see Section 21-105(A)(2) of the Idaho Springs Municipal Code for more information.

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The following Guidelines ~~should~~shall be used by owners of registered and designated properties to determine appropriate processes, materials, and designs for rehabilitation, restoration, and repair of historic structures. They can also be used by owners of non-registered buildings that are nonetheless part of the City's period of significance, dating from approximately 1877 to 1920. To begin, a brief history of Idaho Springs will set the context for why the City has determined that historic preservation is critical to the City's future.

A. History of Idaho Springs and Historic Preservation in the community

SHORT HISTORY OF IDAHO SPRINGS AND ITS ARCHITECTURE

The Miner Street Commercial District forms the heart of the two mile long and one quarter mile wide City of Idaho Springs. This area is a collection of one- and two-story brick and a few frame buildings

that housed the markets, hardware stores, banks, offices and saloons of the 19th century mining center. Only a few clapboard structures survive from the early commercial district which was composed mostly of false-fronted wood frame buildings. Although there was never a major fire in the Idaho Springs commercial district, the coming of the railroad made it easier to obtain bricks, iron and other durable construction materials, and the frame buildings were gradually replaced. The arrival of the railroad in 1877 strengthened the position of Idaho Springs as a mine supply center. Brick commercial buildings, which form the core of the district, came into being between 1877 and 1920, and reflect the vernacular late Victorian-early twentieth century commercial architecture typical of that period.

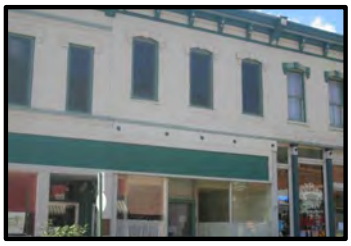
The buildings constructed during the prosperous late Victorian period prior to the 1893 Silver Crash display an exuberance of arch detailing, bracketed and heavily corbelled cornices, highly decorated friezes, and elaborate window caps not seen in later buildings. After the Silver Crash, a depression followed when virtually all building activity ceased state-wide for several years. When the economy began its recovery, some construction activity resumed at the end of the late 19th century and early 1900's. The buildings reflected the mood of the times in their design with a sense of cautious optimism and a desire for stability seen in the restrained styles inspired by classical architectures. Mining activity waned after 1910, but enough continued, along with tourism, to maintain a moderate population in the community. With the construction of Interstate 70 and the development of the Henderson Molybdenum Mine, Idaho Springs has again assumed the role as supply center not only for miners, but for skiers, hunters, campers, tourists, travelers, and some residents who are now able to commute to jobs in the Denver area. The Miner Street Commercial District, though constructed for 19th century miners, still supports a viable economic community.

Commercial structures, as with residential, began with logs. However, as the city grew, these original rough buildings were either demolished or covered over by the lap sided, wooded faces of the false fronts for which western architecture is so noted. These buildings were termed "vernacular", which indicated that local custom and materials took precedence over any particular architectural style.

Soon, however, the influence of Revival designs began to take effect. Brick construction brought Italian and Romanesque styles into focus in large buildings finished with fine cornices, ornamental brackets and elaborately detailed arched windows.

Colonial characteristics are rare but do appear on the Idaho Springs Carnegie Library.

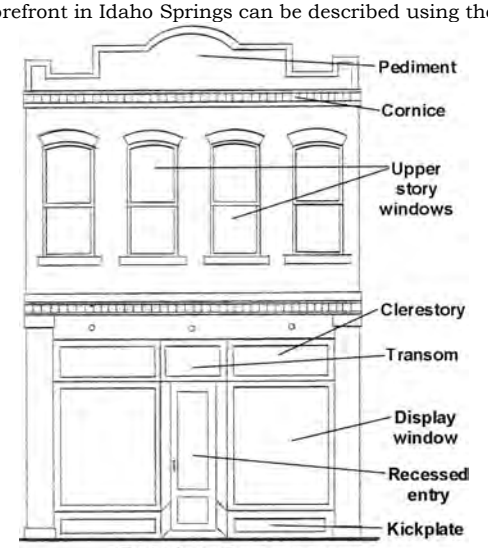
The Elks Lodge is an excellent representation of mission style architecture.



Newer brick buildings in Idaho Springs reflect the later 19th century commercial style characterized by recessed entrances, large display windows, elaborate metal cornices, cast-iron pilasters, and intricate patterns of decorative brickwork. Later modifications, particularly on the first-floor storefronts, include the use of stucco, board and batten, plywood sheathing and composition stone. These alterations are, however, generally minor compromises to the tourist and automobile-oriented economy of the 20th century.

The buildings of the commercial district of Idaho Springs all assisted in establishing the city as something more than a western mining camp. It became a reflective piece of history.

A typical commercial storefront in Idaho Springs can be described using the following components:



Typical storefront components

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Much of the beauty of Idaho Springs lies not with its specific historic sites, but in the street after street of well-tended period homes. These homes accurately reflect the diversity of architecture in the last half of the 19^{th} century.

Idaho Springs' mining camp period was characterized by the construction of simple log structures; more or less temporary shelters. The earliest permanent homes were built in a simplified version of the Gothic Revival style. These homes can be recognized by their steep, central gable roofs and tall narrow windows. The use of the lancet (pointed top) window under the central gable is also quite common. Narrow, four- inch siding was the most frequent exterior material and houses were small, without fireplaces, to conserve heat.

These houses are Country or Cottage style Gothic as opposed to Classic Gothic of massive churches and mansions.

As Idaho Springs became established, the simple Gothic home was embellished with porches, bay windows and cut out trim known as carpenter's lace.

The hipped, or four-sided roofs, often with double chimneys on top, mark the next wave of Victorian architecture: the Italian box style. These large square houses were built in the more prosperous time of the late 1870s and 1880s. Some were built of brick although many continued to use the wood lap siding. Windows, still tall and narrow, are often surmounted with a keystone arch. Bracketed cornices were also characteristic.

Other styles are represented in details if not entire structures.
~~~~~~






Many times, the residential styles are not distinct, being mixed in happy combination with each other. Fine native stonework and delicate wrought iron were used to accent any style.

HISTORIC PRESERVATION IN IDAHO SPRINGS

In the 1980s, the Idaho Springs City Council recognized the unique character and historical importance of the "downtown" area of the City. In January of 1984, the Idaho Springs Downtown Commercial District was added to the National Register of Historic Places.

Recognizing the need for the area to be preserved and protected, the City Council adopted Ordinance No. 4, Series 1988, establishing the Idaho Springs Historic Preservation District, creating the Idaho Springs Historic Preservation Review Commission and setting forth regulations and criteria for the consideration of applications for Certificates of Appropriateness. Adoption of that ordinance was the culmination of years of work and effort on the part of the City and its preservation-minded citizens.

Since that time, a number of other properties within the City have been locally designated for preservation outside the original District. Appendix B contains a list of all such locally designated properties.

Today, the Historic Preservation Review Commission (HPRC) continues its primary task of reviewing proposed changes in the District and at other locally designated sites and determining their appropriateness.

The regulations, criteria and guidelines for Historic Preservation in Idaho Springs are based on the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. Those Standards and Guidelines are the basis for these guidelines and the City's comprehensive efforts to protect our historic properties and our heritage.

Historic preservation entails far more than simply keeping the historic structures standing. It

assures that today's residents and visitors, and future generations, can have a sense of the past and the strong ties Idaho Springs has to Colorado history. With the goal to foster civic pride while also protecting the unique historic atmosphere and character of the City and strengthening the local economy, Idaho Springs strives to draw a reasonable balance between the desires of property owners and the preservation of the City's heritage.

The HPRC is the City Council-appointed group of volunteers charged with administering the standards, regulations and guidelines to reach the goal of preservation while avoiding the imposition of any unreasonable economic hardship.

The historic sites in Idaho Springs must be protected from changes that will erode their historic integrity, so that they can be held in trust for future generations to enjoy.

B. Purpose of the Guidelines and How to Use

PURPOSE OF GUIDELINES

The purpose of these guidelines and City regulations are to:

1. **Civic Pride**: Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.
2. **Unique and Historic**: Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.
3. Economy: Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.
4. **Preservation**: Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.
5. **Balance**: Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.
6. **Materials and Design**: Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:
   a. Adversely affect the desirability of the district or other designated site for business and residential purposes; or
   b. Are hazardous or incompatible with the historic character of the District or other designated site.

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The Secretary of the Interior's Standards for the Treatment of Historic Properties, which guide the City of Idaho Springs' own preservation goals as a National Landmark Historic District embody two important objectives:

1. The preservation of historic materials and
2. the preservation of a building's distinguishing character.

The City believes that all historic structures, their historic materials, and the character of these structures are of great importance and these Guidelines are meant to ensure that these priorities are upheld.

The purpose of the design guidelines is to preserve the integrity of Idaho Springs' historic resources and allow compatible new construction, whether new buildings in the historic district or rehabilitation of existing structures. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors. These guidelines may also provide information that property owners may use in making decisions about their properties.

Design guidelines form the backbone of the design review system. They are specific guidelines

outlining the treatments that are appropriate and inappropriate for construction or renovation features. Design Guidelines are for use in the Historic District and at all other locally designated sites. They address a variety of construction and repair activities, including the rehabilitation of historic properties, alterations to noncontributing structures and the construction of new buildings. They also provide guidelines for landscape and site design. For a map of the Historic District, please see Appendix A. For a map of all historic resources in the City, see Attachment B.

The guidelines provide the City, through its Historic Preservation Review Commission (HPRC), a basis for making informed, consistent decisions about proposed new construction and alterations to buildings and sites in the District and other locally designated sites in its formal permitting processes. The guidelines help provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders when they are followed carefully. The guidelines are administered by the HPRC and the Idaho Springs City Council so that applicants may understand the City's standards for historic preservation in the early stages of project development.

The local and national historic district designations recognize that the City of Idaho Springs' district is unique. The City's built environment is a fragile system of historic and natural features, which can be diminished with neglect of existing structures and inappropriate development.

All affected property owners who plan to make changes to the exteriors of buildings must be issued a Certificate of Appropriateness (COA) by the HPRC. In order to review each project in a consistent manner, the HPRC will use these guidelines as a basis for determining the appropriateness of the work proposed.

The guidelines are provided to property owners to aid in planning an approach to development in the City. Property owners are encouraged to review the guidelines when planning an improvement project. Owners must comply with the guidelines and receive their COA prior to securing a building permit. Although the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

The City's historic resources – from its national historic district to the variety of nationally, state, and locally designated sites – bring visitors to the community and instill a sense of place that is worthy of protection. These guidelines are intended to direct design alternatives and indicate the range of approaches to yield results that are compatible with the character of Idaho Springs. The guidelines are not intended to unreasonably restrict creativity, nor to require residents to spend more money on their projects. Rather, they are intended to protect the District and other locally designated sites from designs incompatible with the existing historic structures to ensure that these historic structures and resources are maintained appropriately.

HOW TO USE THE GUIDELINES

While a primary focus of these guidelines is to provide the HPRC and City Council with resources by which to review requests for work on structures within the Historic District or on designated sites outside the District, these guidelines can also be used by property owners looking to perform work on their historic properties. These guidelines can be used as a framework by which property owners can structure their projects and ensure compliance with City, State, and Federal preservation standards. By following the guidelines and tailoring a project around the standards contained herein, a property owner can apply for a COA with knowledge that their project complies with the standards and thus will be supported and approved.

HOW TO UNDERSTAND THE GUIDELINES

A Typical Guideline
Guidelines are contained in Parts Two, Three and Four of this document. A typical design guideline will contain the following:

- First is the design element category (e.g., scale and proportion, porches and awnings, masonry) under which the design guideline falls.
- Next is a brief discussion of the design element and why it is important. Included in this discussion may be a policy statement that describes a desired state or condition of the design element being discussed. Policy statements are shown in italics.
- Third is the design guideline statement itself, which is typically performance-oriented, describing a desired design treatment.
- The design guideline statement is followed by supplemental information that may include additional requirements or may provide an expanded explanation.
- Additionally, a photograph or illustration may be provided to clarify the intent of the guideline.

It is important to note that *all* of the elements of the design guidelines constitute the material upon which the HPRC will make its determination of the appropriateness of a proposed project.

The numerical ordering of the guidelines does not imply a ranking of importance. The emphasis placed on individual guidelines varies on a case-by-case basis, depending on the context of the proposed project.

Definitions of Key Terminology
The degree to which a project must comply with design guidelines varies from guideline to guideline. The degree of compliance required is dictated by the language used in the guideline itself. The following terms related to compliance are used in the design guidelines. The definitions of these terms indicate the degree of compliance required.

Appropriate – In some cases, a stated action or design choice is defined as being "appropriate" in the text. In such cases, by choosing that design approach, the applicant will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed "appropriate" by the HPRC.

Consider – When the term "consider" is used, a design suggestion is offered to the applicant as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow these suggestions, but may also seek alternative means of meeting it.

Imperative mood – Throughout this document, many of the guidelines are written in the imperative mood. The applicant is often instructed to "maintain" or "preserve" an established characteristic. For example, one guideline states, "Preserve features such as original doors, windows and porches in their original form and position." In such cases, the user *must* comply.

Inappropriate – Inappropriate means not allowed. When the term "inappropriate" is used, the relevant design approach cannot be allowed. For example, one guideline states, "Use of metal, fiberglass or plastic awnings is inappropriate." In this case, the proposed use of such awnings would not be approved.

Integrity – Integrity is the ability of a property to convey its historic significance. The aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. The aspect of design for buildings and districts includes form, plan, space, structure, proportion, scale, ornamentation, material, massing, fenestration, and the relationships of buildings and of sites.

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Preferred – In some cases, the applicant is instructed that a certain design approach is "preferred". In such a case, the applicant is strongly encouraged, but not required, to choose the design option mentioned. Other approaches may be considered.

Shall – If the term "shall" appears in a design guideline, compliance is required.

Should – If the term "should" appears in a design guideline, compliance is strongly encouraged, but may not be not required.

When feasible – In some design guidelines, the applicant is asked to comply with the statement "when feasible". In these cases, compliance is required, except when the applicant can demonstrate that it is not physically or financially possible to do so. For example, one guideline states, "Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible." In this case, the applicant must retain and repair the existing material unless they can demonstrate that it has deteriorated to the extent that it is not practical to do so.

THE REVIEW PROCESS

The design review process is "reactive", in that it only applies to proposed actions initiated by the property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and it does not require a property owner to instigate improvements that are not contemplated. For example, if an owner plans to repair a deteriorated doorway, the guidelines indicate appropriate methods for such work. If doorway repair is the only work proposed by the property owner, the process does not require that other building features that may be deteriorated, such as a roof in poor condition, be repaired.

Following these steps will result in an organized and, hopefully, more successful application process for a COA.

Step 1. Consider Professional Design Assistance

These guidelines are not intended to take the place of professional design assistance, which is highly recommended, but rather to assist the owner and designer in creating the best project. Property owners are strongly encouraged to engage licensed architects and other design and planning professionals to assist them in developing their concepts. Doing so may facilitate a quick review process and often will save the owner time and money. *Please note that the HPRC cannot design or assist in the design process of any project submitted for approval.*

Step 2. Check Other City Regulations

Remember that the guidelines supplement other adopted Idaho Springs ordinances. City Hall staff can provide information about these regulations. These other regulations also may affect the design character of a project. Examples include:

- Zoning Code
- Building Codes

Step 3. Become Familiar with the Design Guidelines

Review the basic organization of the guidelines book and determine which parts will apply to the project.

Step 4. Review the Site Context

Consider immediately adjacent properties and also the character of an entire block. The general character of an area is an important feature. Understanding the historic character of the area, as well as that of surviving historic resources, is vital to the development of an appropriate design.

Step 5. Develop a Design Concept Using the Guidelines

These guidelines form the basis for the HPRC's design review decisions.

Step 6. Preliminary Review with City Planner

Before submitting a complete application for review, a meeting with the City Planner is required to determine whether the project is sufficiently complete to move forward with a preliminary review with the HPRC and official submittal of an application.

Step 7. Preliminary Review (optional but encouraged)

Prepare a packet for preliminary review by the HPRC prior to the expenditure of drawings for final review. This step is highly recommended for new construction, accessory buildings and major alterations.

Step 8. Prepare and Submit a Complete Application Packet for Formal Review

An application packet ~~should~~shall be prepared (the contents of which are discussed in the following section) and submitted to the HPRC for review. A presentation of the proposed project to the HPRC is necessary to obtain a COA.

Step 9. Submit the design for formal review.

City Staff will review the application for compliance with Guidelines, then schedule a hearing with the HPRC. Presentation to the HPRC is the culmination of the design review process. The presentation ~~should~~shall focus on how the proposed work complies with the Guidelines.

APPLICATION PROCEDURES

An application for a building permit constitutes an application for a Certificate of Appropriateness when such Certificate is required. Applications, and HPRC checklists, can be obtained at City Hall or at the link here. For an application to be heard at a regularly scheduled HPRC meeting, a completed application, along with all required documentation, must be submitted to the City Administrator a minimum of five working days prior to that scheduled meeting. Applications submitted without the necessary information attached will be considered incomplete and will be returned to the applicant by City Staff. See Appendix E for a sample checklist. *The HPRC will not receive or consider incomplete applications.*

Preliminary Review

A preliminary review by the HPRC is highly recommended for new construction or major alterations, and is welcome for any level project. As with any application, preliminary review applications are due a minimum of five working days prior to the HPRC meeting for which they are to be reviewed. The review packet ~~should~~shall contain the following materials:

- ✓ Preliminary review request
- ✓ Scaled elevations with dimensions
- ✓ List of exterior materials

- ✓ Scaled floor plans with dimensions (for new construction or new addition)

Application for Approval

In addition to a completed building permit application, review packets ~~should~~shall contain the following:

- ✓ A drawing, picture or scale model which shows the exterior surfaces of the structure as proposed to be constructed, repaired, reconstructed or remodeled, in sufficient detail to depict the finished appearance of the structure.
- ✓ A detailed list of the type of exterior materials and finishes proposed to be used.
- ✓ For any new construction, a site plan showing the structure's relation to and location on its building site.

COMMISSION PROCEDURES

The HPRC meets monthly. Meeting schedules and agendas are properly posted at City Hall or are available online here: City of Idaho Springs Meetings and Agendas. Meetings may be cancelled if no completed applications or requests for preliminary reviews have been submitted.

All HPRC meetings are open to the public and consideration of all applications is as a public hearing.

The Commission will either approve or deny the application, based on the criteria set forth in Chapter 22 of the Idaho Springs Municipal Code, and listed below. It may also conditionally approve the application, with the agreement of the applicant to comply with such conditions. Such conditions will then become conditions of the COA and the building permit.

If the Commission determines that the criteria are met and no additional conditions need to be required, it will issue the COA and forward a copy of it to the Building Official. Following approval of the application and issuance of a COA, the Building Official may issue the building permit, provided that all other applicable requirements of the City building code and other regulations and ordinances are met.

A COA approval is granted for a one-year period, during which time building permits must be issued and work must commence. Renewal is possible when circumstances call for it.

IMPORTANT NOTE: A Certificate of Appropriateness *does not constitute a building permit*. Building Permits *must* be obtained and appropriate fees paid prior to construction.

The HPRC must review the following types of work proposed in the District or at other locally designated sites:

Rehabilitation and Alterations of Structures
Any alteration to the exterior of a building, including the construction of an addition to it, is subject to review.

New Construction
Construction of any new, freestanding structure, either as a primary or an accessory structure is subject to review.

Demolition or Relocation
Demolition of whole or parts of buildings or accessory structures, as well as relocation of structures, requires review. Demolition of site features such as fences or walls also requires

approval.

Public Sector Projects
Any public sector project that proposes to alter the historic and/or visual character of the District or any other locally designated site is subject to review by the HPRC.

Maintenance and Repair Exception
Maintenance and repair generally are not reviewed by the HPRC. However, if the maintenance and repair activity changes the physical appearance of a building or involves the removal and replacement of significant materials and components on a structure, HPRC approval may be required.

Emergency Maintenance and Repair
Emergency repairs may be required from time to time in situations where imminent damage to a historic building would occur without emergency repairs. Prior to completion of the emergency repair work, consultation with the City Planner and the HPRC chair or vice chair is required. If a COA is determined to be required, only enough work to protect the building may be completed prior to the first COA meeting where the work can be scheduled for public hearing. This work shall be completed with consultation by the City's Building Official and if building permits are needed, all applicable permits shall be applied for and issued in accordance with City regulations and these Guidelines.

"Small Project" Exceptions
The HPRC has developed a list of "small projects" that will be deemed "appropriate" upon a required review by the City Planner, rather than through a review by the HPRC, except as noted. This list will continue to evolve; however, currently "small projects" are defined as the following:

- **Minor Amendments to an Approved COA** – Minor amendments that do not substantially alter the work approved by an existing COA may be reviewed administratively by the City Planner in consultation with the HPRC chair or vice chair. The City Planner may determine that the amendments require a new hearing with the HPRC.
- **Reroofing** – Any reroofing which uses the same material as the existing roof and does not in any other way alter the roof's appearance is appropriate. All other roofing, including all metal roofs, requires HPRC review.
- **Gutters and Downspouts** – Guttering is appropriate if painted to match the building AND if no exterior trim elements are altered or obscured in any way.
- **Mechanical Installations** (e.g., air conditioners, etc.) – Small unit mechanical systems that are placed on side or rear façades, painted to match the existing structure, have no reflective metallic surfaces and/or are screened from view and do not exceed 3' by 2 ½' by 2 ½' are appropriate.
- **Satellite Dishes** – Satellite dishes are appropriate if no more than 2 feet across and are mounted on sections of the roof or property that are not visible from the primary street running in front of the main entrance to the building.
- **Signs** – All signs that meet the requirements of Chapter 20 of the Idaho Springs Municipal Code, including size, materials, lighting and location, may be approved by the City's authorized agent. At the discretion of the City Planner in consultation with the HPRC chair or vice chair, a sign application may be referred to the HPRC when it requests alternative materials, extensive brackets, unusual lighting arrangements or unusual configurations.

CRITERIA

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All proposed projects within the District or at any other locally designated site must satisfy the following:

1. The proposed work is consistent with and promotes the purposes of the Historic District, as set out in Chapter 22.

~~1.~~2. With respect to an existing structure, the proposed work must not adversely or materially affect its historic quality.

~~2.~~3. The proposed work must have no adverse material effect on the historic atmosphere and character of the District as a whole or on other locally designated sites.

~~3.~~4. The proposed work must be in compliance with all current, applicable design guidelines.

~~4.~~5. **The proposed project must not damage adjoining properties.**

In reviewing any application for a Certificate of Appropriateness, the HPRC will consider the following with reference to the Guidelines:

1. The effect on the general historic architectural character and aspects of integrety of the structure.
2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other locally designated sites.
3. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
4. The effects of the proposed work on the protection, enhancement and perpetuation of the structure. New systems and code compliance in existing buildings is permitted but ~~should~~shall be planned/executed such that historical materials are not damaged or obscured.
5. The condition of existing improvements and whether they are a hazard to public health and safety.
6. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or locally designated site.
7. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which ~~should~~shall not apply. Paint color is not regulated by the guidelines but ~~should~~shall follow the historic color schemes as described in Part 2 and Part 3 of these guidelines.

PART TWO – GUIDELINES for REHABILITATION, RESTORATION or RENOVATION of CONTRIBUTING STRUCTURES

The City differentiates between contributing and non-contributing structures. Part Two of the Guidelines addresses contributing structures. Non-contributing structures are discussed in Part Three of these Guidelines.

Definitions:

Contributing structures: In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A contributing building is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Non-contributing structures: Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Period of Significance: The City's period of significance for historic preservation, as listed in the City's National Register of Historic Places Nomination form from 1983, ranges from 1877 to 1920.

GENERAL PRINCIPLES:

1. ***Architectural Character***

Buildings ~~should~~shall be visually compatible with other structures in the District or neighborhood. Use styles appropriate to the District or neighborhood. Part One of the guidelines show examples of typical styles found in Idaho Springs.

a. *Historically, most buildings in Idaho Springs were simple in character. Avoid stylistic ornamentation that are not compatible with the history of Idaho Springs.*
   1) Use ornamental details with constraint.
   2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
   3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate (for example, Brutalism).
   ~~3)~~

b. *Respect the sense of time and place in all projects.*
   1) New construction should draw on the features and character of historic structures without being exact copies of historic styles.

2. ***Accessibility***

a. *While preserving significant historic features in existing buildings, provide accessibility as required by the International Existing Building Code (IEBC).*

TYPE OF PROJECT:

3. ***General Principles for New Construction***

a. ***Respect established building location, lot coverage and open space patterns when locating a new building.***
   1) Locate a new building to respect the alignment of historic building facades and

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entrances in the surrounding context/block.

2) Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions.
3) Design the height, mass and form of a new building to be compatible with the historic context.
4) Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.
5) Use a roof form that is compatible with the historic context.
6) Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.
7) Design windows, doors and other features to be compatible with historic contributing primary structures and the historic context.
8) Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.

4. ***Existing Additions***

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance shall be recognized and respected.

a. *Preserve an older addition that has achieved historic significance in its own right.* Some later alterations that are at least fifty years old also may have achieved historical significance and shall be evaluated on a case-by-case basis for preservation. For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

The pool structure at the Indian Hot Springs is an example of a later addition that may have gained significance in its own right.

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b. *A more recent addition that is not historically significant may be removed.*
For example, a sunroom or greenhouse may have been added within the last 50 years that has not achieved historic significance. In this case, removal of this addition and restoration of the original façade would be encouraged.

An example of an addition that is not historic in its own right and could be removed.

5. ***Existing Accessory Structures***

Accessory structures include garages, carriage houses, barns, sheds and mining structures. *Because accessory structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

a. *If an existing accessory structure dates from the City's period of significance, then its preservation is required.*
   1. When treating an historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
   2. Avoid moving an historic accessory structure from its original location.
   3. If an accessory structure does not date from the period of significance, then its preservation is encouraged.

b. *If an existing accessory structure is beyond repair, then replacing it in-kind is encouraged.*
   1. An exact reconstruction of the accessory structure is not necessary in these cases.
   2. The replacement shall be compatible with the overall character of the historic structure, while accommodating new uses.
   3. If a new accessory structure is needed, refer to the design guidelines for New Accessory Structures in Part Three of this document.

c. *New uses that require minimal change and maintain the utilitarian character of an accessory structure are preferred.*
   1. New uses which significantly alter the character or size of an accessory structure are not appropriate.

6. ***Preservation of Historic Features***

Historic features, including building and architectural details, along with building form and scale contribute to the character and significance of a structure and shall be preserved. Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity. Continued maintenance is the best preservation method. *Rehabilitation work shall not destroy or detract from the distinguishing qualities or character of the property and its environment.*

a. *Protect and maintain significant stylistic features.*
   1. The best preservation procedure is to maintain historic features from

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the outset so that intervention is not required.
2. Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
3. Retain the original shape of the clerestory as glass, a sign band or a decorative panel.
4. Where it exists, maintain the pattern created by recessed entrances.
5. Retain or restore the kickplate as a decorative or simple panel, coordinated with the rest of the façade.

b. *Avoid removing or altering any historic or significant architectural features.*
   1. Preserve features such as original doors, windows and porches in their original form and position.

c. *Limit intervention with historic features.*
   1. Maintain character-defining features. Repair only those features that are deteriorated. Replace only those features that are beyond repair.

   2. Patch, piece-in, splice, consolidate or otherwise upgrade the feature, using recognized preservation methods when feasible.

   3. Protect materials and features that are adjacent to the area being worked on.

d. *Parapet or false front walls shall not be altered, especially those on primary elevations or highly visible façades.*
   1. When a parapet or false front wall becomes deteriorated, there is sometimes a temptation to lower or remove it.

e. *Avoid adding features that were not part of the original building.*
   1. For example, decorative millwork shall not be added if it was not an original feature of that structure.

f. *When disassembly of an historic feature is necessary for its restoration, minimize damage to the original materials.*
   1. Document the location of an historic feature if disassembly is required so it may be repositioned accurately.

7. ***Replacement of Missing Elements***

While restoration is the preferred alternative, replacement with a similar feature is an option. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture and other visual qualities. Replacement shall occur only if the existing historic material cannot be reasonably repaired.

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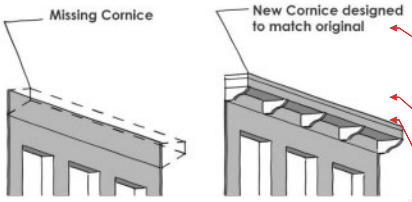
a. *Replacement of missing elements may be included in repair activities.*
   1. Replace only those portions that are beyond repair.

b. *Replace missing original features in-kind.*
   1. Use the same kind of material as the original. A substitute material may be acceptable only if the size, shape, texture and finish conveys the visual appearance of the original material.



c. *Replacement of missing or deteriorated architectural elements shall be based on accurate duplications of original features.*
   1. The design shall be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's genuine heritage.
   2. If no pictorial evidence is available, this requirement can be waived.

d. *When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of the original.*
   This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features. The new element shall be similar to comparable features in general size, shape, texture and finish.

e. *Conjectural designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.*
   However, consider designs that are based on details from similar buildings within the District or neighborhood, when there is evidence that a similar element once existed. For example, where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of its design, then designs for historic brackets on historic buildings that are clearly similar in character may be used as a model.

CONTEXT AND LOCATION

8. ***Context***

a. *Maintain the historic relationship with the surrounding district or neighborhood including buildings, streets, alleys, walks, and landscaping.*

9. ***Location***

a. *Maintain historic setbacks from front and side property lines.*

b. *Maintain historic vertical relationship between building first floor and grade elevation or street level.*

10. ***Site Relationship and Building Orientation***

A building's historic significance includes its orientation and physical relationship to the street, alley and other structures on the site and adjacent properties. An historic structure shall retain its original orientation on the site and its physical relationship with other structures.

a. *Preserve a historic structure in its original location on the site, including orientation.*

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setbacks, building height, and finished grade.

b. *Changing the grade of a site adjacent to a building to permit development of below-grade features is not appropriate if it changes the character of the site.*

BUILDING MASS AND PROPORTION

~~27.~~11. ***Scale and Proportion***

The height, width and proportions of a building ~~should~~shall conform generally with other buildings in the District or neighborhood. *Scale and proportion of a structure will be a primary consideration of the HPRC.*

~~f.~~a. *Large façade designs ~~should~~shall be divided into segments to conform with established façade patterns in the District.*

~~g.~~b. *Cornice and clerestory alignment ~~should~~shall be maintained wherever possible.*

c. *Ratio of wall surface to openings ~~should~~shall also be consistent within the District or neighborhood.*

12. ***Roofs***

Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Because roof forms are often one of the most significant character-defining elements, their preservation is important.

a. *Preserve the original roof form.*
   1. Avoid altering the angle of the roof.
   2. In general, low gable, shed vaulted, domed, free form, A-frame and geometric shape roofs will be deemed inappropriate.
   3. Shed roof may be used for small additions or accessory buildings.
   4. All roofs shall have appropriate overhangs.
   5. Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally not appropriate.
   6. Placement of crickets or other snow guard devices shall be done in such a way that they do not alter the form of the roof. Preserve decorative roof accessories such as cresting, ridge caps and finials.

b. *Preserve the original eave depth.*
   1. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs shall be preserved where possible.
   2. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.

c. *Preserve original roof materials.*
   1. Avoid removing roof material that is in good condition.
   2. It is especially important to preserve historic materials, or replace them with similar materials when necessary.
   3. Roof materials shall be used in a manner similar to that seen historically and

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chosen based on its compatible appearance to the structure and the neighborhood.

d. *Replacement roof materials for an historic structure shall convey a size and texture similar to those used traditionally.*
   1. Roof materials shall have a matte, non-reflective finish.
   2. When choosing a roof replacement material the architectural style of the structure shall be considered.
   3. Roll roofing, built-up tar and gravel, plastic or fiberglass roofing materials are generally not appropriate; however, on flat roofs which are not visible from public areas, alternative roof materials may be considered.
   4. Where replacement is necessary, use similar materials to that seen historically.

e. *If they are to be used, metal roofs shall be applied and detailed in a manner that does not distract from the historic appearance of the building.*
   1. Metal roof materials shall have a matte, non-reflective finish.
   2. Seams shall be of a thin profile.
   3. The edges of a standing seam metal roof shall be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters shall hide this detail.

f. *Skylights installed on a historic roof should be as unobtrusive as possible and not visible from a public street. Flat skylights that blend with the roof are most appropriate. Sculptural or bubble-type skylights are not appropriate. It is not appropriate to install skylights in locations that compromise character-defining roofs, or on roof slopes that are prominently visible from the street.*

13. ***Porches, Balconies, and Awnings***

Projecting elements, such as porches, balconies, and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from rain or snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *Where porches exist on historic structures, they shall be maintained in their original condition and form. If a porch no longer exists on an historic structure, then it shall be replaced.*

a. *Preserve an original porch.*
   1. Replace missing posts and railings where necessary.
   2. Match the original proportions and the spacing of balusters.
   3. Avoid using wrought iron posts and railings unless photographic evidence can support the use.

b. *Avoid enclosing porches.*
   1. Enclosing a porch with opaque materials that destroy the openness and transparency of a porch is inappropriate.

An example of an original porch to be preserved

c. *If replacing a porch is necessary, reconstruct it to match the form and detail of the original using materials similar to the original.*
   1. Avoid decorative elements that are not known to have been used on the building.

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    2. If it is known that a building had a porch, efforts shall be made to accurately reconstruct it.
    3. When it is unknown what the original looked like, it is important that new details be compatible with the design of the porch and the style of the house.

d. *The use of an awning on a commercial building may be considered.*
    1. The awning shall fit the dimensions of the storefront or window opening.
    2. It shall not obscure ornamental details.
    3. Avoid exotic forms that were not traditionally found in Idaho Springs.
    4. Coordinate the color of the awning with the color scheme of the entire building.
    5. Operable fabric awnings are appropriate.
    6. Use of metal, fiberglass or plastic awnings is inappropriate.
    7. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.

14. ***Building Foundations***

Many of Idaho Springs's historic structures were built on stone foundations. Some of these have deteriorated and must be replaced. *When replaced, foundations shall be consistent with the original foundation as much as practicable.*

e. *When repairing or replacing a visible foundation wall, design it to be compatible with that seen on similar historic buildings***.**
    1. The form, materials and detailing of a foundation wall shall be similar to the original foundation and of nearby historic buildings.
    2. Match the mortar in strength, detail, composition and color.
    3. New foundation walls shall not increase the height of the structure to the degree that the historic character or alignment of building fronts are compromised.
    4. If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street façade.

15. ***Chimneys and Stovepipes***

The sole purpose of a chimney is the safe removal of smoke and sparks. Any major deterioration of a chimney compromises this purpose, with many implications for the comfort and safety of the building's inhabitants. *The proper maintenance and repair of historic chimneys is therefore important.*

a. *An historic chimney shall not be removed.*
    1. A chimney is an important exterior design element.

b. *If replacement is absolutely necessary, a chimney shall be replaced in the historic style.*
    1. The chimney shape shall match that of the historic one being replaced.
    2. The brick laying pattern and mortar shall match that of the historic chimney being replaced.

c. *A stovepipe, on any building, shall have a matte, non-metallic dark finish.*

FACADES

~~h.~~

~~28.~~16. ***Vertical and Horizontal Emphasis***

The vertical or horizontal appearance of a structure is created by its proportion and scale, door

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and window openings.

~~f.~~a. *Buildings ~~should~~shall generally have a vertical emphasis, particularly in the City's Historic District. Deviations will be considered on a case-by-case basis.*

b. *Window and door openings ~~should~~shall reinforce the vertical emphasis of a building.*

17. ***Storefronts***

A pedestrian oriented storefront format shall be maintained, along with typical storefront components of display windows, recessed entrance and clerestory. The overall shape of the storefront establishes the proportions of the building. *Be certain to preserve its original lines.*

a. *Display windows shall be at the same height as other display windows on the street.*

b. *The original dimensions of a storefront shall be maintained.*
   1. Avoid altering the size. If it has already been altered, restore it to its original shape so it will align with others in the District, if possible.
   ~~g.~~2. In some cases, an original storefront may have been altered early in the history of the building and may itself have taken on significance. Such alterations shall be preserved if significant.

~~29.~~18. ***Windows, Doors and Other Openings***

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their size and shape ~~should~~shall be preserved on historic structures.*

~~f.~~a. *Preserve the functional and decorative features of original windows and doors.*
~~1.~~4. Repair frames and sash by patching, splicing or reinforcing.
~~2.~~5. If replacement is necessary, replace with similar features, to match the original.
~~3.~~6. Avoid the removal of historic windows and sash.
~~4.~~7. Shutters ~~should~~shall be sized to match windows, but will be considered on a case-by- case basis only if photographic evidence can support their use.
~~5.~~8. Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. Replacement in accordance with these design guidelines is encouraged.

~~g.~~b. *Avoid changing the position of historic openings.*
1. This is especially important on significant façades.
2. Avoid adding additional openings or removing existing openings on façades that are visible from the street.

~~h.~~c. *Maintain original window and door proportions.*
1. Altering the original size and shape is inappropriate.
2. Do not close down an original opening to accommodate a smaller window.
3. Restoring original openings which have been altered over time is encouraged.

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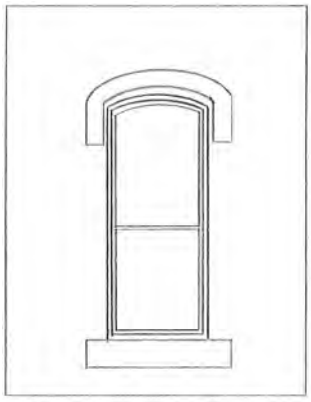
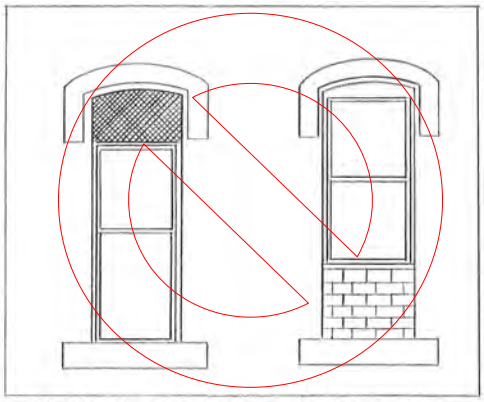


Preserve the shape of original window openings.



Avoid closing the original opening to fit new window sizes. If the original opening is blocked, consider restoring it.

~~i.~~d. *Maintain the historic subdivisions of window lights.*

1. Replacing multiple panes with a single pane or operable windows with fixed panes is inappropriate.

~~j.~~e. *Maintain the historic ratio of window and door openings to solid wall.*

1. Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
2. If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

~~k.~~f. *Preserve original exterior storm windows.*

1. Where exterior storm windows are necessary, or when replacing originals, wood windows with a sash matching that of the original windows are appropriate.
2. If storm windows were not an historic feature of a building, install new storm windows on the interior when feasible.
3. Exterior storm windows may be considered only if the frames match the proportions of the original windows.

~~l.~~g. *When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.*

1. Preserve the original casing, and use it with the replacement.
2. Use the same material (wood) as that used historically.
3. Vinyl clad and aluminum windows are inappropriate.
4. Simple paneled doors were typical.
5. For residential buildings, very ornate doors are discouraged, unless photographic evidence can support their use.
6. Match the number and size of divided lights and panels.
7. Glass in a window or door ~~should~~shall be clear. Any type of tinting is inappropriate.

~~m.~~h. *A new opening ~~should~~shall be similar in location, size and type to those seen traditionally.*

1. All buildings which face the street ~~should~~shall have a well-defined front entrance

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unless the building historically did not contain this feature.

2. A general rule for a window opening is that the height ~~should~~shall be twice the dimension of the width.
3. Windows ~~should~~shall be simple in shape, arrangement and detail.

~~n.~~i. *Windows and doors ~~should~~shall be finished with trim elements similar to those used traditionally.*

1. This trim ~~should~~shall have a dimension similar to that used historically.
2. Divided lights ~~should~~shall be formed from smaller mullions integral to the window.

~~o.~~j. *Maintain the pattern created by recessed entryways.*

1. Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians.
2. Where entries are recessed, the building line at the sidewalk edge ~~should~~shall be maintained by the upper floor(s).

19. ***Alley Entrances***

Alley entrances shall be preserved.

a. *Consider developing back entrances for public access to new commercial uses.*
   1. Back entrances offer great potential for new entrances and store display windows. Development of these areas shall be in keeping with the style of the main building from and the simple functional quality of the alley.

~~2.~~

MATERIALS AND DETAILS

~~30.~~20. ***Building Materials, in general***

Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*

~~f.~~ a. *Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.*
   1. Reflective materials, rustic shakes (shingles), and imitation or synthetic materials will generally be deemed inappropriate.
   2. Corrugated metal may be considered on accessory structures.

~~31.~~21. ***Wood Siding***

To preserve wood, its painted or stained finish ~~should~~shall be maintained.

~~f.~~ b. *Preserve original siding.*
   1. Avoid removing siding that is in good condition or that can be repaired in place.
   2. Remove only siding which is deteriorated and must be replaced.
   3. If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.

~~g.~~ c. *Protect wood features from deterioration.*
   1. Provide proper drainage and ventilation to avoid rot.

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2. Maintain protective coatings to retard drying and ultraviolet damage.
3. If the building was painted historically, it ~~should~~shall remain painted, including all trim.

~~h.~~a. *Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.*

~~1.~~ 1. Avoid the removal of damaged wood that can be repaired.

~~i.~~b. *Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.*

1. Abrasive methods such as sandblasting are generally not appropriate, as it permanently erodes building materials and finishes and accelerates deterioration. A

firm experienced in the cleaning of historic buildings ~~should~~shall be hired to advise on the best, lowest impact method of cleaning appropriate to the project.

2. Property owners also ~~should~~shall note that early paint layers may be lead-based, in which case, special procedures are required for its treatment.
3. If siding materials that contain asbestos were used to cover original material, it is highly recommended that they be removed. Please note that asbestos is a hazardous material and may require removal by a qualified contractor.

~~j.~~c. *Remove later covering materials that have not achieved historic significance.*

1. If original materials are presently covered, consider exposing them. For example, asphalt siding that covers original wood siding is considered to be inappropriate.
2. Once the non-historic siding is removed, repair the original, underlying material.
3. If a structure has a stucco finish, removing the covering may be difficult and may not be desirable. Test the stucco to ensure that the original material underneath will not be damaged by removing the stucco.

~~k.~~d. *Original building materials ~~should~~shall not be covered.*

1. Vinyl, aluminum, imitation brick, stucco or other composite materials are generally inappropriate.
2. If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

~~l.~~e. *Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.*

1. New coatings of stucco that do not have historic significance ~~should~~shall not be applied.

An example of stucco that has taken on historic significance

~~32.~~22. ***Paint***

Wood residences and commercial buildings were usually painted to protect the wood. Only

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sheds and mills were left unfinished.

~~f.~~a. *Always prepare a good substrate.*

1. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible, such as low-pressure water and detergent using natural bristle brushes. Avoid the use of harsh or abrasive chemicals or procedures that could damage existing wood, brick, or masonry.

~~g.~~b. *Do not allow frequent repainting to obscure architectural details.*

~~1.~~2. When this occurs, consider stripping paint layers to retrieve details. However, the buildup of old paint layers is an important historic record of the building.

~~h.~~c. *Paint experts suggest that the wholesale removal of lead-based paint is not appropriate.*

~~1.~~3. Lead-based paint is a toxic material.
~~2.~~4. Remove, control or manage the lead hazard rather than implementing wholesale removal of historic features and finishes.
~~3.~~5. Careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children and lead in soil is a basic approach.
~~4.~~6. Lead-based paint that is not causing a hazard is appropriate to remain on a building.

~~i.~~d. *Using the historic color scheme is required.*
The HPRC will not review actual color selections. The historic color scheme ~~should~~shall include:

1. Generally, one muted color is used as a background, which unifies the composition.
2. One or two colors are usually used for accent, to highlight details and trim.
3. A single color scheme ~~should~~shall be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
4. Muted colors can help reduce the perceived size of a building.

~~33.~~23. ***Masonry***

Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Masonry construction ~~should~~shall be preserved in its original condition.*

~~f.~~a. *Preserve masonry features that define the overall historic character of the building.* Examples are walls, cornices, pediments, steps and foundations.

1. Avoid rebuilding a major portion of exterior masonry walls that could be repaired.
2. Reconstruction may result in a building which is no longer historic and is essentially new construction.

~~g.~~b. *Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color.*

1. Original mortar, in good condition, ~~should~~shall be preserved in place.

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~~h.~~c. *Repoint mortar joints where there is evidence of deterioration.*

1. Duplicate the old mortar in strength, composition, color, texture, joint width and profile.
2. Mortar joints ~~should~~shall be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
3. Avoid using mortar with a high Portland cement content, because it will be substantially harder than brick and does not allow for expanding and contracting, nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.

~~i.~~d. *Brick or stone that was not painted historically ~~should~~shall not be painted.*

1. Masonry naturally has a water-protective layer, or patina, to protect it from the elements.
2. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.

Repointing mortar joints ensures that brick construction is preserved long-term

~~j.~~e. *Protect masonry from water deterioration.*

1. Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
2. Provide positive drainage away from foundations to avoid rising moisture.

~~k.~~*f.* *Clean masonry with the gentlest methods possible.*

1. Clean masonry only as described below. Test cleaning procedures in sample patches first.
2. Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
3. Abrasive cleaning methods, such as sand blasting, will not be allowed for brick structures. They may remove the water-protective outer layer of the brick and thereby accelerate deterioration.

~~34.~~24. ***Metal***

Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications ~~should~~shall be maintained where they exist(ed).

~~f.~~a. *Preserve architectural metal features that contribute to the overall historic character of the building.*

Examples are columns, roofs, window hoods and storefronts.

~~g.~~b. *Protect metals from corrosion.*

1. Provide proper drainage to avoid water retention.
2. Maintain protective coatings, such as paint, on exposed metals.

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~~h.~~c. *Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible.*

~~i.~~*d. Use the gentlest cleaning method possible when removing deteriorated paint or rust from metal surfaces.*

1. Harsh abrasive cleaning methods ~~should~~shall be avoided.

SITE

~~35.~~24. ***Fences and Walls***

Where fences are used, they ~~should~~shall be of wood, iron, stone or plant materials.

~~f.~~a. *These ~~should~~shall not exceed four feet in height in the front yard.*

1. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
2. Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
3. Retaining walls ~~should~~shall be of dry stone or stone masonry.
4. Log and railroad ties may be used on a limited basis, provided that they are installed horizontally.
5. Unfaced concrete or concrete blocks are not appropriate.

~~36.~~25. ***Sidewalks, Patios and Driveways***

Where walkways, patios and driveways are necessary, asphalt and concrete ~~should~~shall be avoided.

~~f.~~a. *Standard brick, flagstone and board are appropriate for walkways and patios.*

~~g.~~b. *In the District, sidewalk materials must match those existing.*

~~h.~~c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

~~37.~~26. ***Decks***

Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care ~~should~~shall be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

~~f.~~a. *Minimize the appearance of any deck.*

1. Decks ~~should~~shall be subordinate in terms of scale and detailing.
2. Locate a deck to the rear of the building where feasible.
3. Wherever possible, second-story decks ~~should~~shall be incorporated into the roof and mass of the building.

27. ***Roof Decks***

Roof decks are deck areas above the first floor contained fully or partially in a roof mass. Balconies are railed or balustraded platforms that project from the building. They may be compatible additions if located on the rear and if they are integrated into the primary structure. Second-story roof decks or balconies are not appropriate for free-standing

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accessory buildings and garages. Any decks or balconies above the second story are inappropriate unless based on historic precedent.

a. *Locate roof decks or balconies on the rear, not on the front, of the building. Front roof decks or balconies are appropriate only if recreating a documented historic element.*

b. *Integrate the roof deck or balcony into the structure by setting it into the building or incorporating it into the roof structure.*

c. *Avoid cantilevered projections from the building and use appropriately scaled brackets or supports.*

d. *While current code requirements must be met, new railings should be as close as possible to historic heights. In addition, sensitive design may give the appearance of lower railing heights found on historic structures.*

28. ***Landscaping***

a. *Preserve historic landscape and site features that are character-defining features of the property or historic district.*

b. *Provide landscaping that is consistent with the historic property or district.*

c. *Maintain the established spacing pattern of street trees when applicable.*

d. *Preserve street trees wherever possible.*

e. *Provide a front yard landscaped in a traditional manner with traditional materials.*
   1. *Avoid replacing sod with concrete or any hard surface.*
   2. *Edge areas with natural materials such as stone.*
   3. *Locate planting beds in traditional areas such as around foundations and along walkways.*

f. *Avoid landscaping that has the potential for damaging a historic structure, such as trees planted too close to a building.*

g. *Where existing retaining walls are important to the site's character, they should be preserved and incorporated into new landscape features.*

29. ***Snow Shedding***

a. *Provide for safe snow shedding and removal.*

EQUIPMENT AND DEVICES

~~38.~~30. ***Solar Energy and Wind Devices***

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices ~~should~~shall be mounted in a manner that preserves the property's

character defining features. Solar and wind devices are encouraged but ~~should~~shall be installed in a way that is most compatible with the District while minimizing the visual impact to existing structures.

~~f.~~a. *Solar collection devices which are not attached to the building ~~should~~shall be located only in the side or rear yards and ~~should~~shall be screened.*

~~g.~~b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*

~~h.~~c. *Wind generators or other energy devices ~~should~~shall be located in rear and side yards away from public view.*

1. Their height will be determined by the height of the principal structure and they ~~should~~shall be painted to blend with or match the adjacent buildings or natural surroundings.

~~39.~~31. ***Security Devices***

Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

~~f.~~a. *Permanently fixed security bars ~~should~~shall not be used on windows.*

~~40.~~32. ***Other Mechanical Equipment***

The impact of mechanical equipment on the appearance of the building and its surroundings ~~should~~shall be minimized.

~~f.~~a. *Window air conditioning units or condenser elements ~~should~~shall not be located on the front façades.*

~~g.~~b. *Antennas ~~should~~shall be located where they are not visible on the front façade.*

~~h.~~c. *Mechanical equipment on the ground ~~should~~shall be screened from view.*

1. A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.

~~i.~~d. *Mechanical equipment attached to the side or roof of a building, including heating vents, ~~should~~shall be kept as low as possible and covered or painted to blend with the background.*

~~41.~~33. ***Hot Tubs***

Hot tubs ~~should~~shall be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

~~42.~~34. ***Signs***

Although the HPRC will not routinely review sign applications (see small project exceptions in Part 1), business and property owners are encouraged to consider the following:

> A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention- getting function, allowing the sign to be focused on conveying information in a well-

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conceived manner. Signs ~~should~~shall be developed with the overall context of the building and of the area in mind.

The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application *is* referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

~~f.~~a. *Coordinate a sign within the overall façade composition and with other signs on the property.*
    1. A sign ~~should~~shall be in proportion to the building such that it does not dominate the appearance.

~~g.~~b. *Position a sign to be a part of the overall building composition.*
    1. Locate a sign on a building such that it will emphasize design elements of the façade itself.
    2. Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

~~h.~~c. *Preserve an historic painted sign where it exists, when feasible.*

~~i.~~d. *A sign ~~should~~shall not obscure or compete with architectural details of an historic building façade.*
    1. A sign ~~should~~shall be designed to integrate with the architectural features of a building, not distract attention from them.

~~j.~~e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*

~~k.~~f. *Sign materials ~~should~~shall be compatible with that of the building façade.*
    1. Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
    2. Highly reflective materials are inappropriate.

~~l.~~g. *A simple sign design is preferred.*
    1. Fonts that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

~~m.~~h. *Flags ~~should~~shall not exceed 26 inches by 44 inches.*

i. *Flag poles attached to building façades ~~should~~shall not exceed 60 inches in length*

35. *Utilities and Exterior Lighting*

a. *All utility lines shall be underground and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*

b. *All lighting shall be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*

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2. Low wattage systems, using a warm color spectrum similar in warmth to what was historically available are required, and site lighting shall be shielded.

c. *Necessary security lighting will be considered on an individual case-by-case basis.*

d. *Wireless communication facilities and antennae shall be installed in an appropriate location where they will not negatively impact the historic character of buildings, the site or the surrounding Historic District.*

36. ***Vacant Buildings***

If a building is unoccupied, secure it in a way that protects its historic character. When a building is to be unoccupied for an extended period of time, it may be secured in a way in which to preserve historically significant features and prevent deterioration from weathering ***or vandalism.***

a. *Maintain a weather-tight roof. Temporary roofing may be installed if needed.*
b. *Structurally stabilize the building, if needed.*
c. *Provide adequate ventilation to the interior of the building.*
d. *When closing off or boarding up a window or door opening, paint the boards and panels to match the building color.*
e. *When closing off a window or door opening, avoid mounting boards or panels on the exterior, especially if that may damage frames, sashes or other historic components.*
f. *Consider performing a Historic Building Assessment to document a building's condition and identify possible adaptive reuse scenarios.*

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PART THREE – GUIDELINES for NEW CONSTRUCTION and REHABILITATION, RESTORATION or RENOVATION of NONCONTRIBUTING STRUCTURES

The City differentiates between contributing and non-contributing structures. Part Two of the Guidelines addressed contributing structures. Non-contributing structures are discussed below.

Definitions:

Contributing structures: In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A contributing building is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Non-contributing structures: Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Period of Significance: The City's period of significance for historic preservation, as listed in the City's National Register of Historic Places Nomination form from 1983, ranges from 1877 to 1920.

GENERAL PRINCIPLES

1. ***Architectural Character***

Buildings ~~should~~shall be visually compatible with other structures in the District without being direct copies of historic buildings.

a. *Respect the sense of time and place in all projects.*
   1) In all new construction, one ~~should~~shall be able to perceive the character of the City as it was historically and how it has changed.
   2) Attempts to create an exact perception of a point of time in the past are discouraged. For example, a new addition built after the City's period of significance ~~should~~shall use similar materials and similar architectural styles but ~~should~~shall be distinct in some form from the original structure. Although

   3) To avoid confusion with historic structures, new construction may be used to indicate the date of construction.

b. *Avoid stylistic ornamentation that confuses the history of Idaho Springs.*
   1) Use ornamental details with constraint.
   2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
   3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate.

c. *New interpretations of traditional building styles are encouraged.*
   1) A new design that draws upon the fundamental similarities among historic buildings in the District or neighborhood, without duplicating them exactly, is preferred.
   2) This will allow new structures to be seen as products of their own time, yet compatible with their historic neighbors.
   3) The exact copying or replication of historic styles is discouraged.

d. *New construction ~~should~~shall not change the character of the area as seen from a distance.*

TYPE OF PROJECT

1. ***General Principles for New Construction***

a. ***Respect established building location, lot coverage and open space patterns when locating a new building.***
   1) Locate a new building to respect the alignment of historic building facades and entrances in the surrounding context/block.
   2) Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions.
   3) Design the height, mass and form of a new building to be compatible with the historic context.
   4) Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.
   5) Use a roof form that is compatible with the historic context.
   6) Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.
   7) Design windows, doors and other features to be compatible with historic contributing primary structures and the historic context.
   8) Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.

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2. ***New Additions***

When planning an addition to an historic building, consider the effect the addition will have on the historic building itself. The negative effects that may occur to the historic building fabric as well as to its character ~~should~~shall be minimized. Loss of historic materials, when part of constructing an addition, must be avoided to the extent possible. A design for a new addition that would create an appearance inconsistent with the historic character of the building is inappropriate.

a. *Design an addition such that it will not obscure or destroy the character of the original building.*
   1) An addition that seeks to imply an earlier or later period than that of the building is inappropriate.
   2) An addition that conveys an inaccurate variation on the historic style is inappropriate. For example, introducing very ornate "Victorian" details is inappropriate on simple homes.
   3) An addition ~~should~~shall not obscure or damage character-defining features such as windows, doors, porches, brackets or roof lines.

b. *An addition ~~should~~shall be visually subordinate to the main building.*
   1) An addition ~~should~~shall respect the proportions, massing and siting of the historic building.
   2) The form and detailing of an addition ~~should~~shall be compatible with the existing building.
   3) Simpler details on an addition can help distinguish it from the original structure.
   4) When feasible, set an addition back from the primary façade in order to allow the original proportions, form and overall character of the historic building to remain prominent.
   5) If an addition is taller than the main building, set it back substantially from primary character-defining façades.
   6) A small "connector" linking the existing building and the addition may be considered.
   7) When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.

c. *A substantial addition ~~should~~shall be distinguishable from the existing building so it can be understood as a more recent change.*
   1) This can be accomplished with a jog in the wall planes, or by using a cornerboard to

define the connection, or a subtle change in material or a subtle differentiation between historic and more current styles.

d. *The materials of an addition ~~should~~shall be similar to that of the primary structure.*
   1) The materials ~~should~~shall also be similar to those seen historically in the District or the neighborhood.
   2) Match the lap dimension, finish and size of materials on the existing structure.

e. *Windows in an addition ~~should~~shall be generally the same as those of the existing structure.*
   1) The window-to-wall ratio ~~should~~shall be similar to that of the historic structure.

f. *Preserve historic alignments that may exist on the street.*

g. *The roof form and slope of a new addition ~~should~~shall be in character with the historic building.*

3. ***New Accessory Structures***.

Accessory structures include garages, carriage houses, barns and sheds. *A new accessory structure ~~should~~shall be subordinate to the primary structure on a site.*

~~h.~~a. *Locate an accessory structure to the rear of a lot when feasible.*
   1) Locating an accessory structure to the side of a primary structure, but set back substantially may also be considered.

~~i.~~b. *Construct an accessory structure that is subordinate in size and character to the primary structure.*
   1) In general, accessory structures ~~should~~shall be unobtrusive and not compete visually with the primary structure.
   2) While the roof lines do not have to match, it is best that it not vary significantly.
   3) An accessory structure ~~should~~shall remain subordinate, in terms of mass, size and height, to the primary structure.
   4) Tuff Sheds® and other pre-manufactured storage structures are generally not deemed appropriate.

~~j.~~c. *An accessory structure ~~should~~shall be similar in character to those seen traditionally.*
   1) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

~~k.~~d. *Maintain the traditional range of building materials on accessory structures.*
   1) Appropriate materials for secondary buildings include but are not limited to: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
   2) These materials ~~should~~shall be utilitarian in appearance.
   3) The use of muted, natural colors and finishes is particularly encouraged.

~~l.~~e. *Maintain the simple detailing found on accessory structures.*
   1) Ornate detailing on accessory structures is inappropriate.
   2) Avoid details that may give an out building a residential appearance.
   3) Accessory structures ~~should~~shall not mimic primary structures.

CONTEXT AND LOCATION

4. ***Context***

a. *Maintain the historic relationship with the surrounding district or neighborhood including buildings, streets, alleys, walks, and landscaping.*

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5. ***Location***

a. *Maintain historic setbacks from front and side property lines.*

b. *Maintain historic vertical relationship between building first floor and grade elevation or street level.*

6. ***Site Relationship and Building Orientation***

A building's historic significance includes its orientation and physical relationship to the street, alley and other structures on the site and adjacent properties. An historic structure shall retain its original orientation on the site and its physical relationship with other structures.

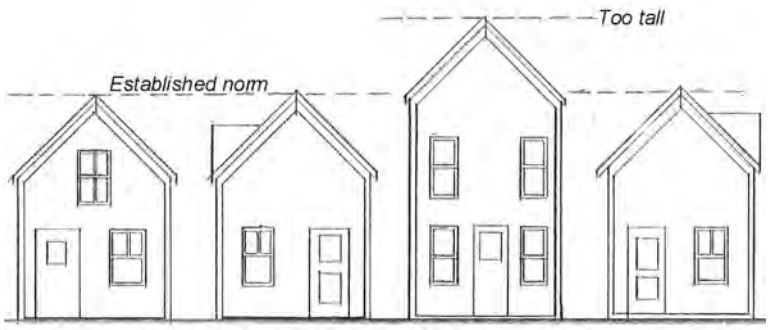
a. *Preserve a historic structure in its original location on the site, including orientation, setbacks, building height, and finished grade.*

b. *Changing the grade of a site adjacent to a building to permit development of below-grade features is not appropriate if it changes the character of the site.*

BUILDNG MASS AND FORM

~~3.~~7. ***Scale and Proportion***

The Scale and proportion of a structure will be a primary consideration of the HPRC.



New buildings should not overwhelm historic buildings in terms of height or proportion.

a. *The height, width and proportions of a building ~~should~~shall conform generally with other buildings in the District or neighborhood.*
   1) Large façade designs ~~should~~shall be divided into segments to conform with established façade patterns.
   2) Cornice and clerestory alignment ~~should~~shall be maintained wherever possible.
   3) Ratio of wall surface to openings ~~should~~shall also be consistent within the District or neighborhood.
   4) Avoid a blank wall appearance that does not provide interest to pedestrians.
   5) New structures ~~should~~shall not appear appreciably larger in mass than existing buildings in the area.
   6) Similarities in heights among prominent building features, such as cornices and porches, are equally as important as the similarity of overall building heights. These features often appear to align along the block and this characteristic

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~~should~~shall be respected.

b. *Respect the building scale established by historic structures within the District or the neighborhood.*
   1) An abrupt change in scale within the area is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.

c. *New structures should be subordinate to historic buildings in their perceived length on the site. The length of the proposed building should not be seen to be appreciably greater than the historic buildings in the neighborhood.*

d. *New structures should not overwhelm historic or supporting buildings in the character area, in terms of perceived facade width. Therefore, the perceived width of new buildings should not be appreciably greater or smaller than historic buildings in the neighborhood.*
   1) New buildings must be in scale with historic buildings in the immediate vicinity. In some cases, a new project may abut a single historic structure. In this case, the project should be especially sensitive to that edge. In other situations, a collection of historic buildings in a block may establish a broader context of scale that should be respected.

8. ***Height of Buildings***

New buildings shall not overwhelm historic structures in terms of building height but rather should be within the range of heights historically found along the block.

a. *Note that the typical historic building height will vary for each character area.*

b. *The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public viewpoints.*

c. *Maintain the alignment that is created by similar heights of primary roofs and porches.*

d. *When viewing the city as a whole, building heights should reflect the land contours.*

~~4.~~9. ***Porches, Balconies, and Awnings***

Projecting elements, such as porches and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *These features ~~should~~shall also be provided in new construction and ~~should~~shall be compatible in size and shape and type to those seen historically.*

a. *The use of an awning on a commercial building may be considered.*
   1) The awning ~~should~~shall fit the dimensions of the storefront or window opening.
   2) It ~~should~~shall not obscure ornamental details.
   3) Avoid exotic forms that are not traditionally found in Idaho Springs.
   4) Coordinate the color of the awning with the color scheme of the entire building.
   5) Operable fabric awnings are appropriate.
   6) Use of metal, fiberglass or plastic awnings is generally inappropriate.
   7) Installing lighting in awnings so they effectively act as an internally lit sign is generally inappropriate.

~~5.~~10. ***Building Foundations***

Many of Idaho Springs's historic structures were built on stone foundations. *Foundations ~~should~~shall be appropriate to the building design.*

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a. *In new construction, a clear distinction between foundation and wall material ~~should~~shall be present.*
   1) For example, wood siding ~~should~~shall not extend to the ground.

b. *Exposed foundation walls on new construction ~~should~~shall be as inconspicuous as possible.*
   1) In general, the maximum exposure of smooth concrete ~~should~~shall be ten inches.

~~6.~~11. ***Roofs***

Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Roof forms are often one of the most significant character-defining elements of a structure.

a. *Design a roof form similar to those seen in the District or the neighborhood.*

b. *In the District, use flat rooflines as the dominant roof form.*
   1) Parapets on side façades ~~should~~shall step down toward the rear of the building.
   2) Gable roof forms may be considered if they are obscured by a false front storefront similar to those seen historically.

c. *In residential areas, consider incorporating dormers in the roof design.*
   1) Dormers must be in scale with those used traditionally in the neighborhood.
   2) Dormers must be in proportion, such that they do not overwhelm the building as seen from adjacent properties.

d. *Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally inappropriate.*
   ~~d.~~

12. ***Roof Decks***

Roof decks are deck areas above the first floor contained fully or partially in a roof mass. Balconies are railed or balustraded platforms that project from the building. They may be compatible additions if located on the rear and if they are integrated into the primary structure. Second-story roof decks or balconies are not appropriate for free-standing accessory buildings and garages. Any decks or balconies above the second story are inappropriate unless based on historic precedent.

a. *Locate roof decks or balconies on the rear, not on the front, of the building. Front roof decks or balconies are appropriate only if recreating a documented historic element.*

b. *Integrate the roof deck or balcony into the structure by setting it into the building or incorporating it into the roof structure.*

c. *Avoid cantilevered projections from the building and use appropriately scaled brackets or supports.*

d. *While current code requirements must be met, new railings should be as close as possible to historic heights. In addition, sensitive design may give the appearance of lower railing heights found on historic structures.*

~~7.~~13.

14. ***Connectors***

Use a connector to link smaller modules and for new additions to historic structures.

a. *The connector and addition shall be located at the rear of the building or in the event of a corner lot, shall be set back substantially from significant front facades.*

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b. *No more than one connector is allowed.*

c. *The connector shall be designed in a single straight line and shall step in from the historic building sidewall planes a minimum of four feet on each side of the historic structure.*

d. *Within the connector, a cut into the historic fabric may be made to allow for the width of a typical doorway, to preserve most historic fabric. The remainder of the historic fabric, beyond the doorway opening, shall be preserved in perpetuity.*

e. *The connector shall be a minimum of ten feet in length and shall be approrpiate in proportion to the historic property.*

f. *The height of the connector should be clearly lower than that of the masses to be linked and should follow the topography. The connector shall not exceed one story in height and shall be a minimum of two feet lower than the ridgeline of the modules to be connected.*

g. *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.*

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FACADES

~~8.~~15. *Vertical and Horizontal Emphasis*

The vertical or horizontal appearance of a structure is created by its proportion and scale, door and window openings. *This ~~should~~shall be continued in new construction.*

a. *Buildings ~~should~~shall generally have a vertical emphasis.*
   1) Deviations will be considered on a case-by-case basis.

b. *Window and door openings ~~should~~shall reinforce the vertical emphasis of a building.*
   1) Upper story windows in new construction ~~should~~shall relate to the window proportions seen historically.

c. *Maintain the distinction between the street level and the upper floor of commercial buildings.*
   1) The first floor of the primary facade ~~should~~shall be predominantly transparent glass.
   2) Upper floors ~~should~~shall be perceived as being more opaque than the lower floor.
   3) Express the traditional distinction in floor heights between the street level and upper levels through detailing, materials and fenestration.

~~9.~~16. *Windows, Doors and Other Openings*

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their appropriate use in new construction is a very important consideration.*

a. *Windows ~~should~~shall be similar in location, size and type to those seen traditionally.*
   1) A general rule for a window opening is that the height ~~should~~shall be twice the dimension of the width.
   2) Windows ~~should~~shall be simple in shape, arrangement and detail with dimensions similar to those used traditionally.
   3) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
   4) Windows ~~should~~shall align with others in a block.

b. *Windows on the first floor of the primary façade ~~should~~shall be predominantly transparent glass.*
   1) Highly reflective or darkly tinted glass is inappropriate.

b. *Residential buildings that appear to face the street need to be compatible with the established context.*
   1) A primary entry that is clearly visible from the street will also help to convey a sense of connection with the neighborhood.
   2) In some cases, the front door itself is positioned perpendicular to the street, whereas the entry ~~should~~shall still be clearly defined with a walkway that orients to the street.

c. *Commercial building entrances ~~should~~shall appear similar to those used historically.*
   1) Clearly define the primary entrance, i.e., with an awning or other architectural feature.
   2) A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.
   3) Secondary public entrances are also encouraged on a larger building, on a corner lot and along an alley.

d. *Maintain the pattern created by recessed entryways.*
   1) Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians.
   2) Where entries are recessed, the building line at the sidewalk edge ~~should~~shall be maintained by the upper floor(s).

e. *Windows and doors ~~should~~shall be finished with trim elements appropriate to the building design.*

~~10.~~17. ***Storefronts***

A pedestrian oriented storefront format ~~should~~shall be maintained, along with typical storefront components of display windows, recessed entrance and clerestory.

a. *Display windows ~~should~~shall be generally at the same height as other display windows on the street.*

~~11.~~18. ***Alley Entrances***.

a. New buildings ~~should~~shall be developed with public access to commercial uses front and rear. Existing alley entrances ~~should~~shall be maintained.

MATERIALS AND DETAILS

~~12.~~19. ***Building Materials, in general***

Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*

a. *Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.*
   1) Reflective materials, rustic shakes and imitation or synthetic materials will generally

be deemed inappropriate.
2) Corrugated metal may be considered on accessory structures and as additive forms on commercial buildings.

b. *Use materials that appear to be the same as those used historically.*
1) New materials that appear to be the same in scale, texture and finish as those used historically may be considered.
2) Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.

~~13.~~20. ***Paint***

Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished. *Similar treatments are preferred for new construction.*

a. *Using the historic color scheme is encouraged.*
The HPRC will not review actual color selections, however, if an historic scheme is not to be used, then consider the following:
1. Generally, one muted color is used as a background, which unifies the composition.
2. One or two colors are usually used for accent, to highlight details and trim.
3. A single color scheme ~~should~~shall be used for the entire exterior so upper and lower
floors and subordinate wings of buildings are seen as components of a single structure.
4. Muted colors can help reduce the perceived size of a building.

~~14.~~21. ***Masonry***

Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Similar materials are preferred for new construction.*

~~15.~~22. ***Metal***

Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications ~~should~~shall be maintained where they exist(ed), and used in new construction where they were seen historically.

a. *Protect metals from corrosion.*
1) Provide proper drainage to avoid water retention. Maintain protective coatings, such as paint, on exposed metals.

SITE

~~16.~~23. ***Fences and Walls***

Where fences are used, they ~~should~~shall be of wood, iron, stone or plant materials.

a. *These ~~should~~shall not exceed four feet in the front yard.*
1) Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
2) Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
3) Retaining walls ~~should~~shall be of dry stone or stone masonry.
4) Log and railroad ties may be used on a limited basis, provided that the horizontal method of construction is utilized.
5) Unfaced concrete or concrete block are not appropriate.

~~17.~~24. ***Sidewalks, Patios and Driveways***

Where walkways, patios and driveways are necessary, asphalt and concrete ~~should~~shall be avoided.

b. *Standard brick, flagstone and board are appropriate for walkways and patios.*

c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

~~18.~~25. ***Decks***

Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care ~~should~~shall be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

a. *Minimize the appearance of any deck.*
   1) Decks ~~should~~shall be subordinate in terms of scale and detailing.
   2) Locate a deck to the rear of the building where feasible.
   3) Wherever possible, second-story decks ~~should~~shall be incorporated into the roof and mass of the building.

21. ***Landscaping***

a. Preserve historic landscape and site features that are character-defining features of the property or historic district.

b. *Provide landscaping that is consistent with the historic property or district.*

22. ***Snow Shedding***

a. Provide for safe snow shedding and removal.

~~3)~~

EQUIPMENT AND DEVICES

~~19.~~23. ***Utilities and Exterior Lighting***

a. *All utility lines ~~should~~shall be underground unless infeasible and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*

b. *All lighting ~~should~~shall be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*
   4) Low wattage systems are recommended and site lighting ~~should~~shall be shielded.

c. *Necessary security lighting will be considered on an individual case-by-case basis.*

~~20.~~24. ***Solar Energy and Wind Devices***

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices ~~should~~shall be mounted in a manner that preserves the property's character defining features.

a. *Solar collection devices which are not attached to the building ~~should~~shall be located only in the side or rear yards.*

b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*

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c. *Wind generators or other energy devices ~~should~~shall be located in rear and side yards away from public view.*
   5) Their height will be determined by the height of the principal structure and they ~~should~~shall be painted to blend with or match the adjacent buildings or natural surroundings.

~~21.~~25. ***Security Devices***

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Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

a. *Permanently fixed security bars ~~should~~shall not be used on doors or windows.*

~~23.~~26. ***Other Mechanical Equipment***

The impact of mechanical equipment on the appearance of the building and its surroundings ~~should~~shall be minimized.

a. *Window air conditioning units or condenser elements ~~should~~shall not be located on the front façades.*

b. *Antennas ~~should~~shall be located where they are not visible on the front façade.*

c. *Mechanical equipment on the ground ~~should~~shall be screened from view.*
   6) A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.

d. *Mechanical equipment attached to the side or roof of a building, including heating vents, ~~should~~shall be kept as low as possible and covered or painted to blend with the background.*

~~22.~~27. ***Hot Tubs***

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a. Hot tubs ~~should~~shall be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

~~23.~~28. ***Signs***

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Although the HPRC will not routinely review sign applications, business and property owners are encouraged to consider the following:

> A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention- getting function, allowing the sign to be focused on conveying information in a well-conceived manner. Signs ~~should~~shall be developed with the overall context of the building and of the area in mind.
>
> The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application *is* referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

a. *Coordinate a sign within the overall façade composition and with other signs on the property.*

7) A sign ~~should~~shall be in proportion to the building such that it does not dominate the appearance.

b. *Position a sign to be a part of the overall building composition.*
   8) Locate a sign on a building such that it will emphasize design elements of the façade itself.
   9) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

c. *Preserve an historic painted sign where it exists, when feasible.*

d. *A sign ~~should~~shall not obscure or compete with architectural details of an historic building façade.*
   10) A sign ~~should~~shall be designed to integrate with the architectural features of a building, not distract attention from them.

e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*

f. *Sign materials ~~should~~shall be compatible with that of the building façade.*
   11) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
   12) Highly reflective materials are inappropriate.

g. *A simple sign design is preferred.*
   13) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

h. *Flags ~~should~~shall not exceed 26 inches by 44 inches.*

i. *Flag poles attached to building façades ~~should~~shall not exceed 60 inches in length.*

PART FOUR – DEMOLITION

Idaho Springs Municipal Code, Chapter 22, Section 22-2. Regulations.
No person ~~should~~shall demolish a historic building or structure located within the District, or otherwise designated as a historic building or structure, without first obtaining a COA therefor from the Commission and the appropriate permit from the Building Official. Any requests for such demolition permits must be submitted to the Commission and ~~should~~shall be considered by the Commission at its next regularly scheduled meeting, but in any event, within thirty (30) days of submittal. Any application not considered by the Commission within thirty (30) days of submittal ~~should~~shall be deemed approved.

Nothing contained herein ~~should~~shall prevent the demolition of any building or structure which the Building Official ~~should~~shall certify, in writing, to the Commission is required for the public health, safety or welfare because of an unsafe or dangerous condition.

This Part of the guidelines will apply to the demolition, complete or partial, or the relocation of any structure in the Historic District or at any other locally designated site.

APPLICATION
In addition to the standard application form, the application must include the following:

1. A completed Colorado Cultural Resource Survey Architectural Inventory Form for the property, which will be provided by City Staff for completion by the applicant.
2. A report regarding the effect that the removal or demolition of the structure, or portion thereof, will have on the character of the site and the adjacent properties.
3. A report outlining the plan to salvage any reusable materials from the structure and reuse them in proposed reconstruction.
4. A plan for the redevelopment of the property. *Note: Allowing the property lie vacant is not preferred.*

INITIAL CONSIDERATION
Before the HPRC considers whether to issue or deny a COA for any demolition or relocation, the applicant and the HPRC must be equally satisfied that the proposed work is the minimum that will address the needs of the property with respect to its historic significance, the Historic District or neighborhood where the structure is located and still allow the property owner reasonable use and enjoyment of their property. The following issues may be considered:

1. Feasibility of modification of the plans.
2. Feasibility of any alternative use of the structure which would substantially preserve the original character.

The HPRC is not empowered to consider, or pass approval on, the current or proposed use of any property. Such matters are addressed in the City's Zoning Code and questions ~~should~~shall be directed to the City Building Official and City Planner.

CRITERIA
The following criteria will be considered by the HPRC when considering whether or not to grant a COA for demolition or relocation of a structure in the Historic District or on any other locally designated site.

1. The effect of the proposed work on the general historical and/or architectural character of the structure and adjacent properties.
2. The architectural style, design, construction, arrangement and materials of existing and proposed structures.
3. The effect of the proposed work in creating, changing or destroying the exterior characteristics of the structure upon which work is to be done.
4. The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure.

5. The effect of the proposed work on adjacent and surrounding structures and the plans to mitigate such effects.
6. The extent to which the proposed work meets the standards of the City and the United States Secretary of the Interior then in effect for the preservation, reconstruction, restoration or rehabilitation.

Demolition may be considered acceptable only under the following conditions:

1. If the building is so deteriorated that the owner cannot feasibly restore it.
2. No alternative site is available for relocation of the building.

Relocation may be considered acceptable, or even desirable, under the following conditions:

1. If the building is threatened in its present setting because of hazardous conditions and the potential to preserve the building will be enhanced by relocating it.
2. If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism on the original site.
3. If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, and relocation would enhance the ability to interpret the historic character of the building.

The original condition of the building and its setting must be accurately recorded before removal of the structure. Detailed photographs, notes and drawings must be prepared which accurately record the exterior design, character of interiors, finishes and general structural system. Reference measurements ~~should~~shall be included of overall building dimensions, set backs and relationships to adjacent buildings. A copy of this documentation must be filed permanently with the City.

GUIDELINES FOR THE DEMOLITION OR RELOCATION OF STRUCTURES

1. ***Existing Site Conditions***. Demolition or relocation must be merited because of site conditions.

   a. *It is not the intent of the City to allow demolition or relocation of historic structures simply to facilitate new construction on the original site.*

   b. *It is the duty of property owners within the City to maintain their historic structures. It is not acceptable that a property owner allow a structure to deteriorate to the point where demolition is the best option. Preservation and rehabilitation in-place is required except in extraordinary circumstances.*

2. ***Preservation Potential***.

   a. *Where the current setting has been radically altered from the historic character, the building may be enhanced if the receiving site is more similar to the historic setting.*
      1) Adequate historic documentation of the historic condition must be provided.

3. ***Moving Procedures***.

   a. *Removal procedures must minimize damage to the historic materials.*

   b. *Removal procedures must minimize damage to surrounding buildings.*

4. ***Relocation Site***.

   a. *The new site ~~should~~shall convey a character similar to that of the historic site in terms of scale of neighboring buildings, materials, site relationships and age.*

   b. *The building ~~should~~shall be located on the new site in an orientation similar to the historic setting.*

5. ***Rehabilitation Plan***.

   a. *Often termed "mothballing," a building cannot be unoccupied for an extended period of time and secured and weatherized for later rehabilitation. Rather, plans for immediate demolition of relocation ~~should~~shall be submitted and approved. Before relocation of a building may occur, plans to rehabilitate the building once relocated must be submitted and approved, with rehabilitation planned for no more than 60 days after relocation is complete.*

   b. *A complete rehabilitation plan must be submitted to the HPRC for review using the appropriate guidelines for rehabilitation found elsewhere in this document.*
      1) The rehabilitation plan ~~should~~shall be submitted at the same time the application for relocation is submitted.

6. ***Replacement Materials***.

   a. *If subordinate additions or trim must be removed during relocation, these materials must be preserved and re-assembled at the new site if feasible.*

   b. *Replacement materials, if necessary must match the original material.*
      1) A substitute material may be acceptable only if the size, shape, texture and finish conveys the visual appearance of the original material.

7. ***Original Site***.

   a. *After the historic building is removed, redevelopment of the historic site ~~should~~shall commence within 60 days.*

b. *Impact of the demolition or removal on surrounding properties must be minimized.*
   1) Plans for impact mitigation will be considered before granting approval for the proposed work.
   2) This may involve cooperation of adjacent property owners.

c. *The redevelopment plan will be reviewed by the HPRC using the guidelines in Part Three of this document.*

Demolition can create an undesirable impact on an adjoining structure. Careful planning for mitigation can prevent similar results. The example on the left is one such example of an opportunity for rehabilitation of an adjoining structure that is not to be demolished.

PART FIVE – GLOSSARY OF TERMS

Addition, substantial. Any new construction which increases the total square footage or foundation footprint of a structure.

Alignment. The arrangement of objects along a straight line.

Alteration. Any act or process which changes one (1) or more of the exterior characteristics of a designated site, structure, object, or district or a site, structure, object or district eligible for designation.

Baluster. A short, upright column or urn-shaped support of a railing.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house. (*See also*, Structure)

Certificate of Appropriateness (COA). The official document issued by the Historic Preservation Review Commission approving an application or permit for the erection, moving, demolition, alteration or addition to, or the external construction or external restoration of, any building or structure in the Historic District or any other locally designated site. A COA, once issued, will expire under the same conditions as its associated building permit.

Character-Defining Features. A series of design features that, taken together, form the visual identity of an historic district, site or structure. On an historic structure for example, the character-defining features might include the size, materials, details and window and door openings of the building.

Characteristics. The visible and tangible attributes of a site, structure, object or district, including but not limited to the architectural design, style, general arrangement and components of all the outer surfaces of a site, object, structure or improvement, including but not limited to the color, texture, materials, type and style of all windows, doors, lights, signs and other fixtures appurtenant to said site, object, structure or improvement.

Clerestory. The upper portion of a display window that is separated from the main window by a frame.

Column. A slender upright structure, generally consisting of a shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

Commission (HPRC). The Idaho Springs Historic Preservation Review Commission.

Contributing building. In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A *contributing building* is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Demolition. Any act or process that destroys in part or in whole an eligible or designated site, structure or object, or a site, structure or object within an eligible or designated district.

Dentil. One of a series of small rectangular blocks projecting like teeth from a molding or a cornice.

Design. As related to the determination of "integrity" of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

District. The Historic Preservation District, as defined in Section 22-3 of the Idaho Springs Municipal Code. (see Appendix A of these guidelines) *District* may also mean a geographically definable area possessing a significant concentration, linkage, or continuity of sites, structures, or objects and their surrounding environs united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, "head on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Façade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fenestration. The arrangement of windows on a building.

Form. The overall shape of a structure (i.e., most structures are rectangular in form).

Frame. A window or door component. See window parts. *Also*, describes a structure with wood siding, as opposed to brick or other masonry material.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Historic Resource. A building, site, structure or object adding to the historic significance of an historic district.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. Results when a sufficient percentage of a structure dates from the period of significance. The majority of a building's structural system and materials ~~should~~shall date from the period of significance and its character-defining features also ~~should~~shall remain intact.

Kickplate. The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront window area.

Lintel. A horizontal structural member, such as a beam or stone, that spans an opening, as between the uprights of a door or window or between two columns. Also referred to as a "header".

Maintenance. Work done on a site, structure or object in order to correct any deterioration, decay or damage to any part thereof in order to restore the same as nearly as practical to its condition prior to such deterioration, decay or damage.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Mullion. See Window Parts.

Muntin. A bar member supporting and separating panes of glass in a window or door. (*See also*, Window Parts)

New construction. Any complete construction of a building or any substantial addition to an existing building. A "substantial" addition is one which increases the total square footage or the foundation footprint of the building.

Noncontributing buildings. Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it ~~should~~shall face the street.

Paneled door. A door having a sunken or raised portion with a frame-like border.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Period of Significance. Span of time in which a property attained the significance. In Idaho Springs, the original Period of Significance is from 1877 to 1920.

Preservation. The act or process of applying measures to sustain the *existing* form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Property. Area of land containing a single historic resource or a group of resources.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Relocation. Moving all or part of a structure or object to a different location.

Remodeling (exterior only). The act or process of making over the design image of a building. The appearance is changed by removing original detail and/or by adding new features that are out of character with the original. A remodeling project is inappropriate in the District or on any other locally designated site.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof. The top covering of a building. Following are some types:

- **Flat roof** has only enough pitch so that rain water or melting snow can drain.
- **Gable roof** has a pitched roof with ridge and vertical ends.
- **Hip roof** has sloped ends instead of vertical ends.
- **Shed roof** (lean-to) has one slope only and is built against a higher wall.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Shape. The general outline of a building or its façade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Size. The dimensions in height and width of a building's face.

Soffit. The underside of a part of a building, such as an arch or overhang or beam etc., most commonly used to define the underside of the eave.

Standing Seam Metal Roof. A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. (*See also*, Building)

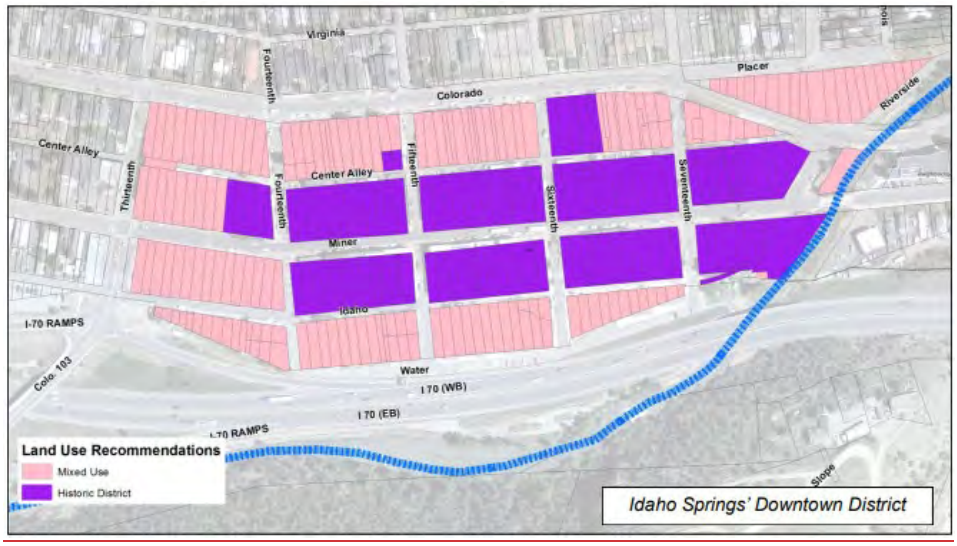
Traditional. Based on or established by the history of the area.

Transom. A panel of glass above a door or above a casement or double hung window. A *transom* is usually moveable to allow air flow.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Window Parts. The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

APPENDIX A – Map of Idaho Springs Historic Preservation District



APPENDIX B – Additional Locally Designated Historic Sites in Idaho Springs
(as of 2024)

804 Colorado Blvd., *Private residence*

1520 Virginia Street, *Private residence*

1414 Colorado Blvd. – *Methodist Episcopal Church, United Center*

Charlie Tayler Waterwheel

Illinois and Virginia Streets - *Bryan Hose House*

600 Colorado Blvd. - *Hose House No. 2*

1921 Virginia Street, *Zion Lutheran Church*

302 Soda Creek Road, *Indian Hot Springs*

Jackson Monument

Blue Ribbon Tunnel

Steve Canyon Statute

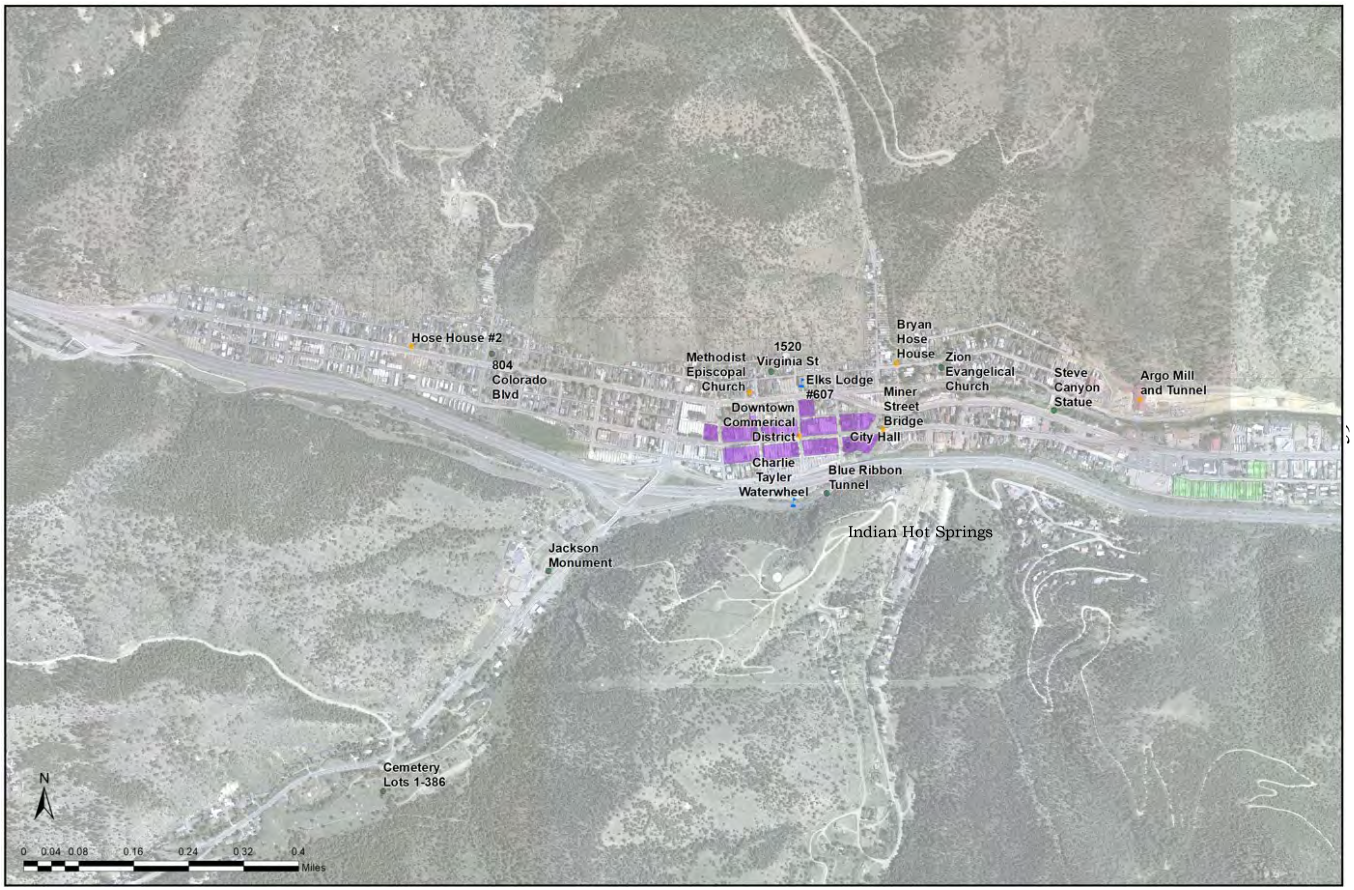
Zion Evangelical Church

Elks Lodge

1711 Miner Street, City Hall

Idaho Springs Powder House

Map showing Idaho Springs Registered Historic Resources on following page:


Hose House #2
804
Colorado
Blvd
Methodist
Episcopal
Church
1520
Virginia St
Elks Lodge
#607
Downtown
Commerical
District
Charlie
Tayler
Waterwheel
Blue Ribbon
Tunnel
Bryan
Hose
House
Miner
Street
Bridge
City Hall
Zion
Evangelical
Church
Steve
Canyon
Statue
Argo Mill
and Tunnel
Indian Hot Springs
Jackson
Monument
Cemetery
Lots 1-386
N
0 0.04 0.08 0.16 0.24 0.32 0.4
Miles

APPENDIX C – Designated noncontributing structures within the District
Based on 1976 survey conducted by the Colorado Office of Archaeology & Historic Preservation

1438 - 1446 Miner Street

1534 Miner Street

1536 Miner Street

1601 - 1607 Miner Street

1608 – 1612 Miner Street

1631 - 1633 Miner Street

1743 Miner Street

APPENDIX D – Secretary of Interior's Standards

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.

3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.

6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic

materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project should be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

The complete text of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties can be found online at

www.cr.nps.gov/hps/tps/Standards/standards_complete.pdf

or a photocopy of the entire document can be purchased at City Hall.

APPENDIX E – Application Checklist

Applications for review by the HPRC must include the following, along with an application for a building or sign permit.

Complete applications must be submitted a minimum of 5 working days prior to a meeting date.

- ☐ Complete list of exterior materials and finishes with samples of all materials that are different in any way from the original.

- ☐ Drawings. Professional drawings are not required as long as the necessary information is adequately conveyed. *All drawings must contain dimensions.* Two sets of drawings must be submitted. One copy will be returned to the applicant upon approval and issuance of a permit. Drawings ~~should~~shall include the following:

  - ☐ Each affected elevation must be presented.

  - ☐ Scaled drawings must show the dimensions of all existing and proposed features (i.e., windows, doors, total height and width of façade, spacing of columns, roof pitch, chimneys, porches and decks, placement of signs when applicable).

  - ☐ Scale and relation to neighboring structures.

  - ☐ Requests for amendments must be accompanied by new scaled drawings of all affected elevations.

  - ☐ Site plans are required for any new structure, addition, fence, sidewalk, retaining wall, hard landscaping elements or building relocation. Site plans must show the structure's relation to and location on its building site.

NOTE: *This checklist is in reference to applications for Certificates of Appropriateness only. The Idaho Springs Building Department may require additional information. Contact City Staff for details.*

Copies of this Checklist will be provided by City Staff to all applicants prior to submission of any application for review by the HPRC.

History Colorado

Colorado Certified Local Government
2024 Annual Report

Federal Fiscal Year 2024: October 1, 2023 – September 30, 2024

Due Date: November 1, 2024

Please save this file in the original PDF format, DO NOT PRINT AND SCAN.
Submit via email to lindsey.flewelling@state.co.us

Name of CLG:

Name of Commission/Board:

Contact Name: Contact Title:

Contact Phone:

Contact Email:

Contact Address:

City: State: CO Zip:

Website for your historic preservation program:

Provide a list of all local government staff members with duties assigned to your local preservation program and their job titles. Then, list the percentage of their job duties that are related to historic preservation and check each staff member that meets the Secretary of the Interior's Professional Qualifications Standards. Please include any consultants contracted to perform designation, design, or tax credit reviews on a regular basis.

Name	Title	Percent	SOI Qualified
			☐
			☐
			☐
			☐
			☐
			☐

An accurately completed annual report is a CLG requirement

Preservation Planning & Operational Documents

1) In Federal Fiscal Year 2024, were any of the following newly developed or revised (check all that apply):

- ☐ Preservation Ordinance (including Amendments)
- ☐ By-Laws or Administrative Rules
- ☐ Preservation Plan
- ☐ Survey Plan
- ☐ Design Guidelines

Commission/Board

2) Provide a list of all current Commission/Board Members. Check any Commission/Board Members newly appointed in Federal Fiscal Year 2024 and attach their resumes and/or applications. Also, check all Commission/Board Members that are professionals in preservation-related disciplines and list their profession beside their names.

Preservation-related disciplines include: history, architecture, landscape architecture, architectural history, prehistoric or historic archaeology, planning, American studies, American civilization, cultural geography, cultural anthropology, or related disciplines such as building trades, real estate, or law.

Name	New Member	Preservation Professional	Discipline(s)
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	

3) If 40% of the current Commission/Board is not comprised of preservation-related professionals, please describe your efforts to recruit.

4) How does the Commission/Board seek additional expertise in the fields of architecture, architectural history or archaeology when needed?

5) Do the members of the Commission/Board represent the general ethnic diversity of the community?

6) List the **SHPO-approved** educational/training sessions attended by Commission/Board Members in Federal Fiscal Year 2024. Please list name of session or conference (list conference, not individual sessions when a conference was attended) and the name(s) of Commission/Board Member that attended.

7) What is your Commission/Board's regular meeting schedule? (Day and Time - i.e. First Thursday of the month at 6pm)

8) Please list the number of meetings and dates held in Federal Fiscal Year 2024:

Regular Meetings	**Special Meetings**	**Work/Study Sessions**
Total Number	Total Number	Total Number
Dates	Dates	Dates

Historic Contexts & Surveys

9) List any **Historic Context Studies** completed in Federal Fiscal Year 2024.

10) List any **Cultural/Historic Resource Surveys** completed in Federal Fiscal Year 2024.

11) How many resources were **inventoried** in Federal Fiscal Year 2024?

Inventoried means any buildings, structures, objects, or sites for which the Commission/Board obtained information not previously held. This information may come from newly surveyed properties or properties nominated that had not been surveyed. Inventoried properties can be either eligible or non-eligible for listing.

Designations

12) How many contributing resources (buildings, structures, objects, sites) are **locally designated** in total? This count includes **all** listings since the Commission/Board was originally formed. For Districts, count all contributing buildings, structures and sites individually.

13) How many contributing resources (buildings, structures, objects, sites) were **locally designated** in Federal Fiscal Year 2024? For Districts, count contributing buildings, structures and sites individually.

Please list newly designated properties. For Districts, list name with number of contributing resources in parenthesis.

Project Review

14) How many design review applications were considered by the Commission/Board for **designated** resources in Federal Fiscal Year 2024?
    a. Total Reviewed

    b. Review by Full Commission

    c. Review by Design Review Subcommittee Only

    d. Reviewed by Staff Only

15) How many design review applications were considered by the Commission/Board for **non-designated** resources in Federal Fiscal Year 2024?
    a. Total Reviewed

    b. Review by Full Commission

    c. Review by Design Review Subcommittee Only

    d. Reviewed by Staff Only

16) If reviewed separately, how many demolition reviews were conducted by the Commission/Board or Staff in Federal Fiscal Year 2024?

17) Did your County/Municipality comment or participate in any **Section 106 Reviews** as a consulting party in Federal Fiscal Year 2024? Select

    If yes, list name of project or property and the Federal Agency initiating the review.

Preservation Incentives

18) Does your County/Municipality have any local incentives programs for preservation or for the benefit of historic properties? Please check all that apply.

- ☐ Tax incentive program
- ☐ Government-funded loan program
- ☐ Government-funded grant program
- ☐ Zoning variances/Use Allowances
- ☐ Acquisition of historic properties through purchase or donation
- ☐ Preservation Awards
- ☐ Plaques
- ☐ Other (Please describe)

Narrative Questions

19) Did your Board/Commission develop, sponsor, or participate in any **public outreach, education, or interpretive events/meetings/tours/materials** in Federal Fiscal Year 2024? Select

If yes, please describe.

20) What CLG accomplishment/achievement/event in Federal Fiscal Year 2024 makes the Commission/Board most proud?

21) Describe any problems – operational, political or financial – encountered by the CLG in Federal Fiscal Year 2024.

22) Describe any planned/projected Commission/Board activities for Federal Fiscal Year 2025.

Attachment Checklist

All documents listed below are **required** for a complete report unless listed as "if applicable" or "if adopted." Providing a link to an online document, if downloadable, may be substituted for actual attachment of a document when available. Please include all documents as **separate attachments**.

- ☐ **All** meeting minutes for Federal Fiscal Year 2024 (unless previously submitted)
- ☐ List of **all** locally designated properties (from inception of local listing)
- ☐ Resumes or applications for commission/board members appointed in FY24 (if applicable)
- ☐ Sample of Public Notice announcing commission/board meeting
- ☐ Sample advertisement for new commission/board members
- ☐ Current preservation ordinance and amendments (if adopted during FY24)
- ☐ Current by-laws or administrative rules for the commission/board (if adopted during FY24)
- ☐ Current Preservation Plan or preservation chapter in Comprehensive Plan (if adopted during FY24)
- ☐ Current Survey Plan (if adopted during FY24)
- ☐ Historic Context Studies completed in Federal Fiscal Year 2024 or date submitted to SHPO (if applicable) Cultural/
- ☐ Historic Resource Surveys completed in Federal Fiscal Year 2024 or date submitted to SHPO (if applicable)

Please provide links to any online documents or additional details: