



**WILL BE CONDUCTED AS A REMOTE MEETING**

**Historic Preservation Review Commission**

**Agenda**

**April 20, 2021**

**5:15 P.M.**

**Call to Order, roll call**

**Approve minutes of May 19, 2020**

**New business-public hearing**

- **COA-Clear Creek Library District landscape improvements at the Carnegie Library, 219 14<sup>th</sup> St.**

**Public Comment-**

**Adjourn**

**The public will be able to sign up for public comment by emailing the City Clerk at [cityclerk@idahospringsco.com](mailto:cityclerk@idahospringsco.com) with name and contact information by 3:00 p.m. on the day of the scheduled meeting**



**HISTORIC PRESERVATION REVIEW COMMISSION  
MINUTES  
May 19, 2020**

**CALL TO ORDER**

Chairman Meghan Vickers called the meeting to order at 5:16 p.m. Commissioners present were Meghan Vickers, Tim Hoehn, Kris Hoehn and Patti Tyler. Rick Wells and Chuck Harmon were not in attendance. City staff present was City Clerk Diane Breece, Assistant City Administrator Jon Cain.

**NEW BUSINESS**

Kris Hoehn moved to approve the minutes of March 10, 2020. Patti Tyler seconded and the motion carried by a unanimous voice vote.

**COA-Motherlode Brewery-1401 Miner St.**

Community Development Planner Mike Davenport presented his staff report outlining the request to allow replacement of an existing exterior CO2 tank with a new exterior CO2 tank in approximately the same location. Kris Hoehn moved to approve granting the COA, moving the tank approximately 4 ft. to the center between windows and the tank is to be painted to match the building. Patti Tyler seconded and the motion passed by a unanimous voice vote.

Jon Cain gave the Commission an update on the Survey Plan grant public meeting kick-off. Staff has been working on several variations of “virtual” meetings. The Commission agreed that when the public meeting would occur, that we would allow a certain number of residents into City Hall at one time to speak with staff and the consultant. The actual date to be determined.

**PUBLIC COMMENT**

There was no one in the audience to give comment.

**ADJOURN**

Chairman Vickers adjourned the meeting at 6:06 p.m.

# **IDAHO SPRINGS HPRC STAFF REPORT**

**Meeting Date:** Tuesday, April 20, 2021

**Report Date:** Thursday, April 15, 2021

**To:** Historic Preservation Review Commission

**Through:** Andrew Marsh, City Administrator

**By:** Michael Davenport, Community Development Planner for the City of Idaho Springs

**Re:** **Proposed Landscape Improvements at the Carnegie Library, 219 14<sup>th</sup> Street**

## **PROPOSAL:**

The Clear Creek Library District requests approval of a Certificate of Appropriateness (COA) for landscaping improvements to City-owned Plummer-Robbins Park adjacent to the historic Carnegie Library.

## **HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:**

Chapter 22 "Historic Preservation" of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City's "Design Guidelines for Historic Structures" (or simply the "Design Guidelines"). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards. An approved project receives a COA.

City Council will make a decision regarding the World War II Memorial. City Council postponed that decision at its meeting on April 12, 2021.

## **BACKGROUND:**

The Library District has worked with the State Historical Society of Colorado to secure grant funding to reconstruct the library park. Planned improvements include creation of a new circular plaza, construction of a performance area, replacement of the WWII memorial, relocation of the flag pole, brick paving work, installation of tables and chairs, and location of a new stage, storage shed, and screen wall (approximately 9' high for backdrop and screening) at the southwest corner of the library, facing Miner Street. According to the applicant, they have worked with both the State Historical Society of Colorado (now called History Colorado) and the Historical Society of Idaho Springs, making many revisions to the proposed landscape plan. The applicant has submitted a letter of support from History Colorado.

The Library District received a COA in 2017 for a portion of the improvements. Because that COA expired before construction of those improvements, the Library District seeks a new COA for all the proposed landscape improvements at this location.

### **PROJECT DESCRIPTION:**

The 1983 National Register nomination included the Carnegie Library as part of the "Idaho Springs Downtown Commercial District." The Library includes landscaped areas at the front (facing east) and side (facing south towards Miner Street). The proposed site improvements are described in the attached "Project Description."

### **DESIGN GUIDELINES:**

Portions of the site improvements were thoroughly reviewed in 2017 by HPRC. The following Design Guidelines apply to other portions of the proposed landscape improvements.

19. *Fences and Walls. When fences are used, they should be of wood, iron, stone or plant materials.*
  - a. *These should 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 be of dry stone or stone masonry.*
    - 4) *Log or railroad ties may be used on a limited basis, provided the horizontal method of construction is utilized.*
    - 5) *Unfaced concrete or concrete block are not appropriate.*
21. *Sidewalks, Patios and Driveways. Where walkways, patios and driveways are necessary, asphalt and concrete should be avoided.*
  - a. *Standard brick, flagstone and board are appropriate for walkways and patios.*
  - b. *In the District, sidewalk materials must match those existing.*
  - c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

### **CRITERIA FOR APPROVAL:**

In order for the Commission or the City Council to grant a COA for any application, the Commission or the City Council 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;  
*This section of the Code refers to the purpose of the historic review process. Requiring a Certificate of Appropriateness for a visible element at the front of a historic structure is in the spirit of this purpose.*
2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.  
*The screen wall will be located behind a small wooden platform, intended to be used as a performance stage, and will screen a proposed new shed. The shed will be used to store equipment associated with the performance stage. The materials that will be used for the wall are consistent (but not identical) to the types of materials used on the Central Hose House*

*directly adjacent. It will be painted tan/grey to be consistent with the main library building. Staff does not believe this small element will adversely affect the historical quality of the main library or premises.*

3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or of other designated sites, including state and national designations.  
*As mentioned above, staff does not believe the stage wall will adversely affect the historic atmosphere and character of the District.*
4. The proposed work is in compliance with all current, applicable design guidelines.  
*The applicable guidelines refer to architectural character, scale, proportion and building materials and to site improvements including walls and paved surfaces. The design guidelines refer to using traditional building materials that were available at the time the principal structures were constructed. Staff believes this project would be in compliance with this criterion.*
5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission or the City Council shall consider the following:
  - a. The effect upon the general historic and architectural character of the structure.  
*Staff believes the screen wall and other site improvements would have negligible effects on the general historic and architectural character of the main structure (the library).*
  - 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.  
*As already mentioned, staff believes the architectural style, arrangement, texture and material used on the proposed screen wall would be compatible with other structures in the District. The State Historic Society has already approved this project.*
  - 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 screen wall, shed and other site improvements will have no effects on the exterior features of the main library building.*
  - d. The effects of the proposed work upon the protection, enhancement and perpetuation of the structure.  
*See above.*
  - e. The condition of existing improvements and whether or not they are a hazard to public health and safety.  
*The proposed improvements will not present a hazard to public health and safety.*
  - 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.

*The wooden slatted "screen wall" was purposely designed to not mimic the historic architecture, but to be compatible with it. The State Historic Society has not expressed concerns with the new elements.*

- 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.  
*This is a landscape project instead of a building project. However, the State Historic Society has reviewed this proposal and has issued their approval.*

6. With regard to determining compliance of noncontributing buildings, the Commission or the City Council shall consider the following:

- a. Noncontributing structures should be as compatible with contributing structures as possible.  
*See staff responses to Numbers 2, 5b, and 2f above.*
- b. Noncontributing structures should not attempt to mimic or duplicate the historic features of contributing structures.  
*The proposed screen wall was intentionally not designed of the masonry and brick used on the Library building by recommendation of the State Historic Society so as to not mimic the contributing structures.*
- c. Contemporary designs that creatively draw upon the important characteristics of the Historic District are favored.  
*Not applicable.*

#### **AGENCY REFERRALS AND PUBLIC COMMENTS**

In 2020 the public notice requirement for COA's was changed to posting only a sign, which was done for this application.

Information on this application was sent to the following, with comments noted.

- Tracy Stokes, Historical Society of Idaho Springs
- Karen Quanbeck, Clear Creek School District
- Phyllis Adams, Historic Sites and Facilities Committee – see attached letter from the Committee to City Council
- Andrew Marsh, City Administrator
- John Bordoni, Public Works Director
- Diane Breece, City Clerk
- Tracy Lawless, JVA the City's Engineering Consultant - I've taken a look at this. I take no exception to engineering aspects of what is proposed. Please be advised, based on discussions at the 4/5/21 City Council work session, it appears the cover letter no longer accurately depicts the proposed work, especially with respect to the WWII Memorial.
- Wonder Martell, City Administrative Assistant including Building Permits - Just a thought but the plans that were done for this project were done years ago and as you know we recently adopted the 2018 IBC which is far different from the previous years of having the 2006 IBC. Just want to make sure that the plans are drawn up to the correct building code. Not sure if this totally

applies (there seems to be some concrete work) to this project but we may want to double check to make sure that they are the correct and current code.

**SUMMARY:**

The applicant worked diligently with the State in order to procure grants for the restoration process including site improvements, and the entire development as proposed has been approved by the State. The screen wall is relatively unobtrusive, would not detract from the main library building, and is constructed of materials intended not to mimic any of the contributing structures.

City Council will make the final decision regarding the existing World War II Memorial based on the review and recommendation of the Historic Sites and Facilities Committee. Any change to the plan as approved by the State Historic Fund must be resubmitted to the State Historic Fund.

**PLANNING STAFF RECOMMENDATION:**

**Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for the proposed landscaping improvements, subject to the following condition.**

- 1. Any change to the plan as approved by the State Historic Fund must be resubmitted to the Fund for approval.**

**Attachments**

- January 24, 2017 meeting minutes for HPRC (1 page)
- March 31, 2021 from Libby Caplan, Library District Director (2 pages)
- September 21, 2017 letter from Korbin Pugh at History Colorado (1 page)
- May 14, 2015 Site Improvement Plan – Project Description (4 pages)
- May 10, 2016 Library Park Site Improvement Plan (1 page)
- May 10, 2016 Library Park Schematic Elevations (1 page)
- July 21, 2017 Library Park Site Improvements – Construction Plans (5 pages)
- Undated Photographs of the World War II Memorial (1 page)
- March 31, 2021 letter from the Historic Sites and Facilities Committee (3 pages)
- Undated Construction (Cost) Estimate (2 pages)

/mjd



## **HISTORIC PRESERVATION REVIEW COMMISSION MINUTES**

**January 24, 2017**

**6:00 P.M.**

### **CALL TO ORDER**

Chairman Lisa Bennetts called the meeting to order at 6:00 PM. Meghan Vickers arrived at 6:04 p.m. Commissioners present were Lisa Bennetts, Kate Collier and Meghan Vickers. City Planner Alan Tiefenbach and City Clerk Diane Breece were present.

### **NEW BUSINESS**

Lisa Bennetts moved to approve the minutes from June 16, 2015.

### **PUBLIC HEARING**

#### **Certificate of Appropriateness- Library Park Construction Project**

City Planner Alan Tiefenbach presented a request from Clear Creek Library District for a COA for a screen wall and storage shed behind a proposed stage at Plummer-Robbins Park.

Genevieve Palmer was present as the applicant. She stated that the Library District is working with the State Historical Society to secure grant funding to reconstruct the library park.

Meghan Vickers moved to approve the COA for the screen wall and storage shed for the Library District. Kate Collier seconded and the motion carried by a unanimous voice vote.

#### **Certificate of Appropriateness-Evergreen National Bank-1546 Miner St.**

Jeff Bradley was present to address a request to remove and replace the front doors of the bank. The doors are extremely old and beyond any repair so they must be replaced. They will look the same as the old doors but will have a new locking mechanism and push plate.

Kate Collier moved to approve the COA for 1546 Miner St. to remove and replace the front doors. Meghan Vickers seconded and the motion carried by unanimous voice vote.

### **PUBLIC COMMENT**

There was no one in the audience to give public comment.

### **ADJOURN**

Chairman Bennetts adjourned the meeting at 6:19 p.m.

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Respectfully submitted, Secretary

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Lisa Bennetts, Chairman



District Office & Archives Library: PO Box 666, Georgetown, CO 80444 · 303.569.2403

John Tomay Memorial Library: PO Box 338, Georgetown, CO 80444 · 303.569.2620

Idaho Springs Public Library: PO Box 1509, Idaho Springs, CO 80452 · 303.567.2020

[www.ccclld.org](http://www.ccclld.org)

March 31, 2021

City of Idaho Springs  
Historic Preservation Review Commission  
1711 Miner Street  
PO BOX 907  
Idaho Springs, CO 80452

RE: Idaho Springs Public Library - Library Park Site Improvements Project

Dear Commission Members,

Thank you for your consideration of the Library Park Site Improvements project. I am requesting HPRC reapproves the project as designed. Enclosed, please find our complete project application. Documents include:

- May 14, 2015 project description by the architect
- May 3, 2016 Site Improvement Plan Responses for SHF submittal
- May 10, 2016 drawings (2 sheets) by the architect
- July 27, 2016 letter from History Colorado
- December 8, 2016 cover letter by the Branch Librarian
- July 21, 2017 Project Manual / Specifications by Hoehn Architects
- July 21, 2017 Design Plan by Hoehn Architects
- September 21, 2017 letter from History Colorado
- March 30, 2021 City of Idaho Springs land use application

I believe that we all recognize the historical importance of the Carnegie Library Building and site (referred to as the Plumber-Robbins Park in some historical documentation). Because of the project's significance, the Library District selected Hoehn Architects to develop the related schematics and plans.

According to a letter from Genevieve Palmer, previous Branch Librarian, this project was based on input from multiple community entities, including the Idaho Springs Historical Society, Veterans Coalition, Idaho Springs City Council, and Idaho Springs Library Building Advisory Committee. More recently, I had a successful work session with City Council members on Monday, July 27, 2020 to move forward with the walkways and work on the Miner Street entrance. Because of the assessment by multiple entities, we have done our due diligence. We believe the completed project will be an aesthetically pleasing area usable by the library and the community. The Clear Creek County Library District and local Idaho Springs Library Association

anticipate that your committee will align with the abovementioned organizations and approve to move this project forward.

Any changes to the plan will be submitted to the State Historical Fund for review and approval.

I am looking forward to meeting with you on April 20, 2021 to discuss this project further.  
Please contact me with any questions or concerns.

High regards,

A handwritten signature in black ink, appearing to read 'Libby Caplan', with a stylized, flowing script.

Libby Caplan  
Library District Director  
303-990-4070  
libby@ccclld.org



September 21, 2017

Ms. Libby Caplan  
Clear Creek County Library District  
PO Box 666  
Georgetown, CO 80444-0338

RE: Carnegie Building-Idaho Springs Carnegie Library, 10-01-003

Dear Ms. Caplan:

After careful consideration, the State Historical Fund approves the proposal regarding the landscape/site plans for Carnegie Building-Idaho Springs Carnegie Library. Thank you for the materials you provided.

Please be advised that the covenant agreement of your State Historical Fund contract remains intact through 10/27/2029. Any future proposed changes to the Carnegie Building-Idaho Springs Carnegie Library need to be pre-approved.

We recognize, as you do, that this is a highly significant site. Please contact me if you have any additional questions or concerns about covenant compliance issues.

A handwritten signature in blue ink, appearing to be "Korbin Pugh", written over the printed name.

Korbin Pugh  
Property Protections Coordinator  
(303) 866-2797

Covenant Review  
10-01-003  
a964d472-4e9b-49e3-bcca-ad764e06d9c2

# **Idaho Springs Public Library – Site Improvement Plan**

## **Project Description**

May 14, 2015

### **Important design parameters:**

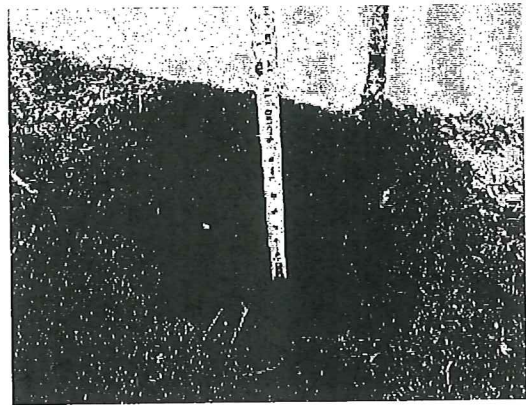
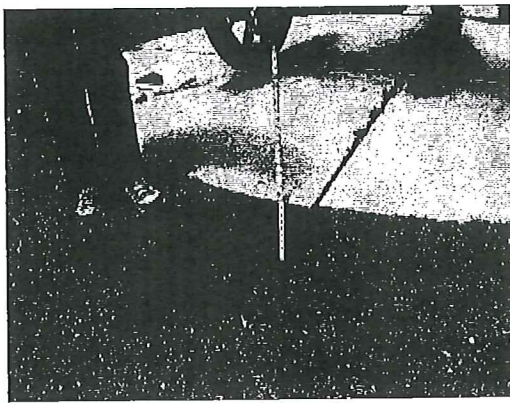
1. Retain existing grade at base of building due to location of stone water table, which also functions as basement window sills. Address drainage at SE corner of library. Existing grade on the site has risen over time as evidenced by comparison of the historic photo of the cannon's concrete pad with a current photo of the pad.
2. Remove accessible ramp. New accessible entry is on the north side of the building. Removal of the ramp will eliminate need for sump pump and significant moisture collection at south entry.
3. Retain location of historic site features: cannon and arrastra.
4. Provide a plaza, stage, bike rack, tables & chairs, benches, grass, and trees in the site design. Provide space for library patrons for summer reading activities as well as an area to accommodate performances hosted by the library including bands, puppet shows, and lectures.
5. Incorporate names in WWII display case into site design.
6. Provide flagpole.
7. Incorporate the Central Hose House next door in overall design.
8. Retain open view of library from the corner of 14<sup>th</sup> and Miner Street. The goal of the design of the new site features is to keep them as low to the ground as possible to be visually unobtrusive.

### **Applicable SOI Standards for Rehabilitation:**

- Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining their overall historic character. Applicable site features include the cannon and arrastra.
- Providing proper drainage to assure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape. The drainage at the southeast corner of the building is being addressed with this project.

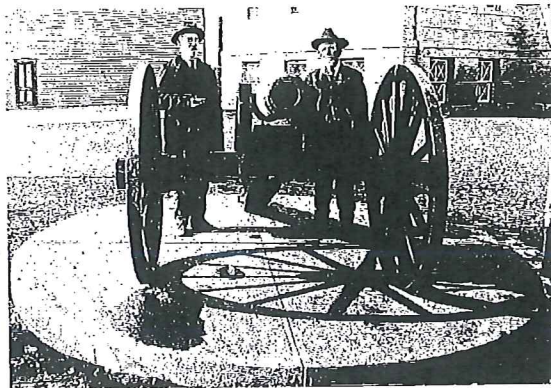
1. The elevation of the yard can be reduced by 6" to 8" to reflect its original elevation but no lower. A test excavation will be done next to the cannon's concrete base to determine how much grade has risen over time and to establish the original elevation of the yard.

The cannon base is at least 12" high but the top of the adjacent sidewalk with curb and gutter determines how much we can lower grade at the perimeter of the site. The proposed plan shows 6" of topsoil removed around the cannon base and at the southeast corner of the site.



2. We need to determine, if possible, whether the cannon's concrete base was replaced and moved in the past. The SHF prefers that we leave the base in its original historic location but would allow the base to be moved a few inches if the base is replaced.

The cannon base appears to be original, based upon comparison of the existing base with historical photos. However, the concrete has deteriorated. The concrete should be repaired, if feasible, or replaced in-kind with identical control joint locations.



3. The existing south steps to the library's lower level must be retained. A railing on one or both sides should be provided to improve safety. The railing design will need to be approved by the SHF and the City.

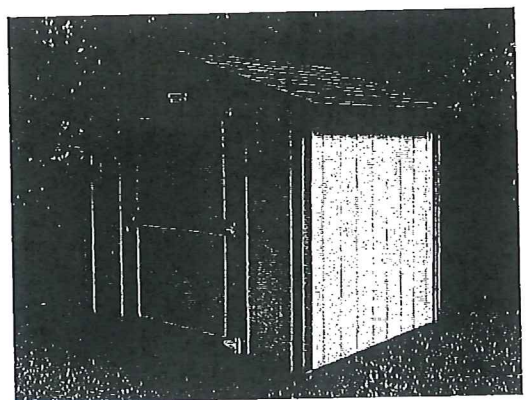
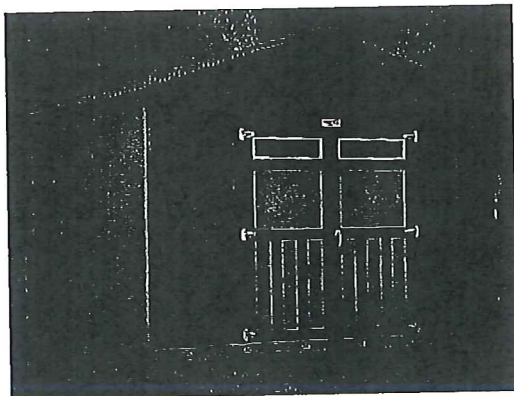
The proposed railing is a simple 2" diameter pipe rail, similar to the railing installed at the center of the main entry stairs.

4. The driveway in front of the hose house should consist of a combination of concrete tracks for vehicles and grass (no gravel).

See updated drawing.

5. The storage shed must be temporary in that it can be removed, if necessary. It should appear different from the library in order to distinguish it as new construction. Hoehn Architects should provide options for the size and appearance of this shed for approval.

A small storage building with horizontal wood siding and a low-slope gabled roof is proposed. There are no window openings; one door opening is planned at the north wall. Because of the building's proximity to the library and the hose house (approximately 7'), the building department may require that the storage building's exterior walls have a one-hour fire-resistance rating. This will not impact the exterior appearance of the building but it means that a Tuff Shed or something similar would not meet this building code requirement. It will be necessary to talk to the local building official about the acceptance of a Tuff Shed at this location. (A similar structure for storage was placed near the NW corner of the library property. It would be helpful to know if there were any issues with the City regarding this shed's installation.)



6. The screen wall shown in front of the storage shed should be removable and made of wood or similar material (rather than brick with a stone cap as shown on the earlier proposed plan).

The screen wall is shown as a horizontal slatted wood wall.

7. The circular plaza with benches in front of the library can be retained but it cannot be recessed. However, a slight slope to the center for drainage is acceptable.

The circular plaza is shown without any recess. It is shown at the same elevation as adjacent grade.

8. The SHF will allow the platform to be raised a maximum of 12" to 14" above surrounding grade and the adjacent circular plaza.

The platform is shown 12" (or two steps) above adjacent grade. There is a small wood-framed platform in front of the screen wall that is raised an additional 6".

9. The downspout at the southeast corner of the library will be terminated higher than existing with an extension that drains into the adjacent planting bed.

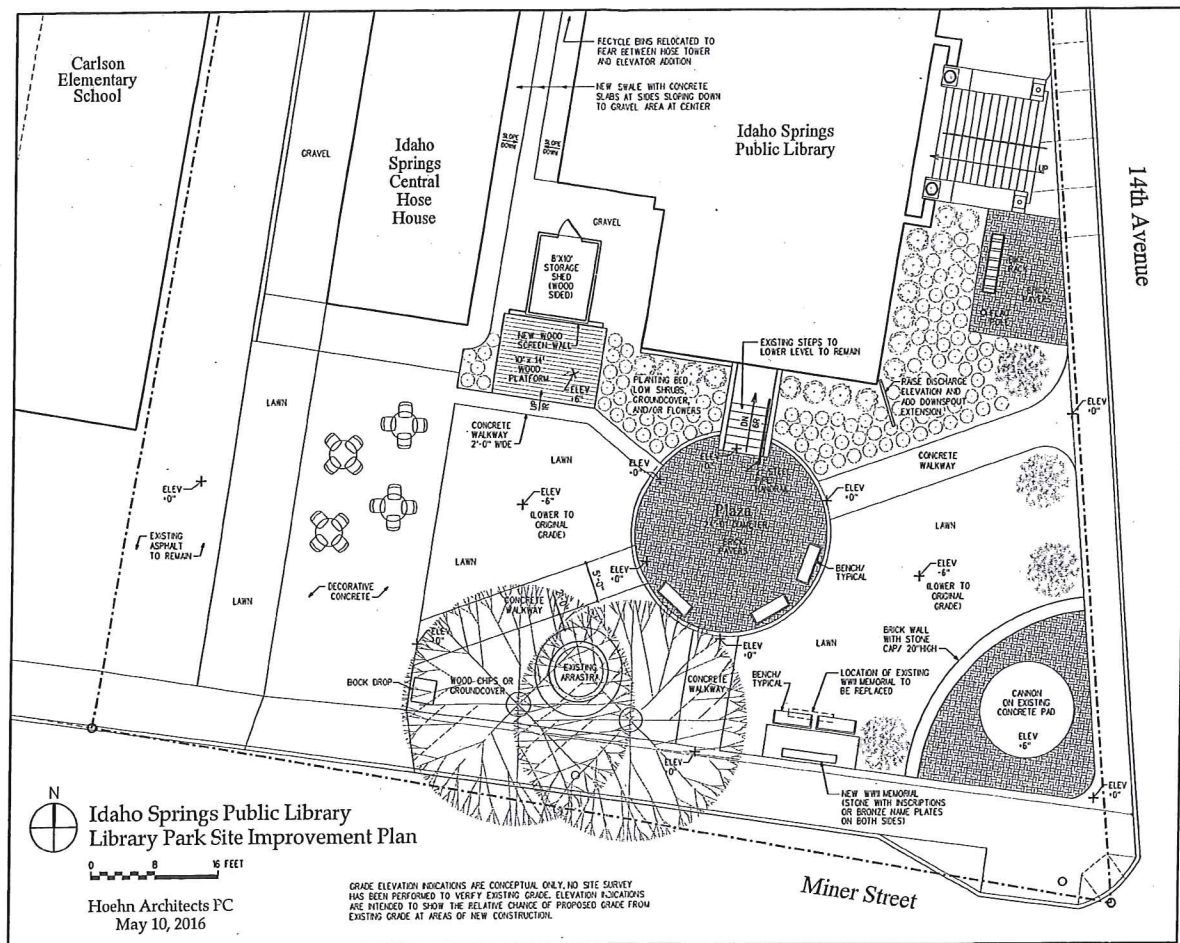
This is shown on the updated drawing.

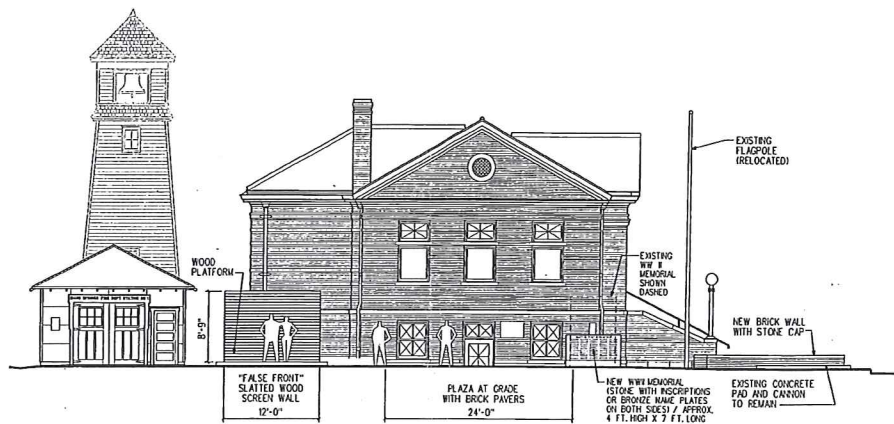
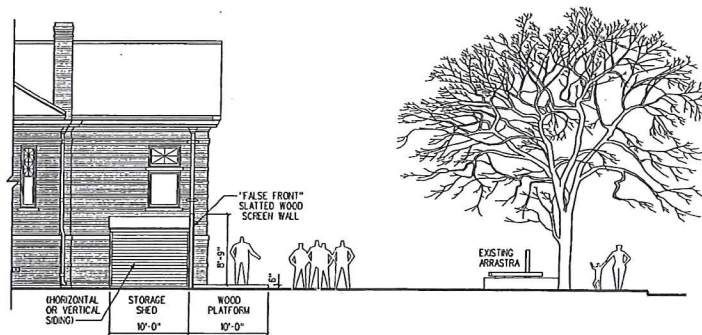
10. The hedge between the hose house and the school should be eliminated.

The hedge has been eliminated on the updated drawing.

11. We are assuming that you would like to retain all other elements of the design with the exception of the stepped seating behind the new masonry wall with WW2 memorial inscriptions.

A new masonry wall is shown at the southeast corner of the site. No stepped seating is shown since there will be no grade change as shown in the original site improvement plan. It is proposed that the WW2 memorial inscriptions be placed in the brick pavers surrounding the cannon, rather than on the wall, which will be at a comfortable seating height of approximately 20". There may not be adequate room on the wall for WW2 memorial plaques, given its reduced height.





Idaho Springs Public Library  
Library Park Schematic Elevations



Hoehn Architects PC  
May 10, 2016

## 219 14TH AVENUE, IDAHO SPRINGS, CO HAPC PROJECT NUMBER 1701

ISSUED FOR REVIEW - JULY 21, 2017



|                                                                                        |                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS:                                                                      | 218 14TH AVENUE<br>ECHO SPRINGS, COLORADO 80432                                                                                                                                                                                                                                                                            |
| APPLICABLE CODES AND STANDARDS:<br>(LIST ADOPTED AND ECHO SPRINGS BUILDING DEPARTMENT) | <ul style="list-style-type: none"> <li>• 2006 INTERNATIONAL BUILDING CODE</li> <li>• ECHO SPRINGS MUNICIPAL CODE, CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS"</li> <li>• 2003 INTERNATIONAL EXISTING BUILDING CODE</li> <li>• SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES</li> </ul> |
| CONSTRUCTION TYPE:                                                                     | TYPE II-B                                                                                                                                                                                                                                                                                                                  |
| OCCUPANCY:                                                                             | LIBRARY BUILDING (GROUP A-3)                                                                                                                                                                                                                                                                                               |
| YEAR OF ORIGINAL CONSTRUCTION:                                                         | 1964                                                                                                                                                                                                                                                                                                                       |

### LEGAL DESCRIPTION

Block 33, Lots 1 through 3, The City of Gay Springs, Clear  
Creek County, Colorado



## PROJECT DIRECTORY

**OWNER:** CITY OF BAY SPRINGS, COLORADO  
210 MAIN STREET  
BAY SPRINGS, COLORADO 80452

**OCCUPANT  
AND CLIENT:** CLEAR CREEK COUNTY LIBRARY DISTRICT  
JANET TAYLOR  
JOHN TAYLOR MEMORIAL LIBRARY BRANCH LIBRARIAN  
CITY OF BAY SPRINGS, COLORADO  
E-MAIL: JTM@CLEARCREEKLIBRARY.ORG

**ARCHITECT:** NEPOM ARCHITECTS PC  
1000 W. 10TH AVENUE, SUITE 300  
DENVER, CO 80202  
PHONE: 303.332.3550  
FAX: 303.332.3542  
E-MAIL: NEPOMARCHITECTS@GMAIL.COM

**SURVEYOR:** CLEAR CREEK SURVEYING  
GREG MARPLE, RLS  
P.O. BOX 671  
BAY SPRINGS, CO 80452  
PHONE: 303.554.4755  
E-MAIL: RT@CLEARCREEK.COM

**COST  
ESTIMATOR:** SILVER PLUME HOME SERVICES  
12 WOODHOLM  
P.O. BOX 958  
BAY SPRINGS, CO 80478  
PHONE: 303.554.4755  
E-MAIL: SP@COSTEASHEET.COM

H O E H N   A R C H I T E C T S   P C

|                                                      |                                         |                                           |                                                    |                                        |
|------------------------------------------------------|-----------------------------------------|-------------------------------------------|----------------------------------------------------|----------------------------------------|
| <b>A0</b><br>COVER SHEET &<br>PROJECT<br>INFORMATION | <b>A1</b><br>SITE<br>DEMOLITION<br>PLAN | <b>A2</b><br>SITE<br>CONSTRUCTION<br>PLAN | <b>A3</b><br>ENLARGED SITE<br>CONSTRUCTION<br>PLAN | <b>A4</b><br>ELEVATIONS<br>AND DETAILS |
|------------------------------------------------------|-----------------------------------------|-------------------------------------------|----------------------------------------------------|----------------------------------------|



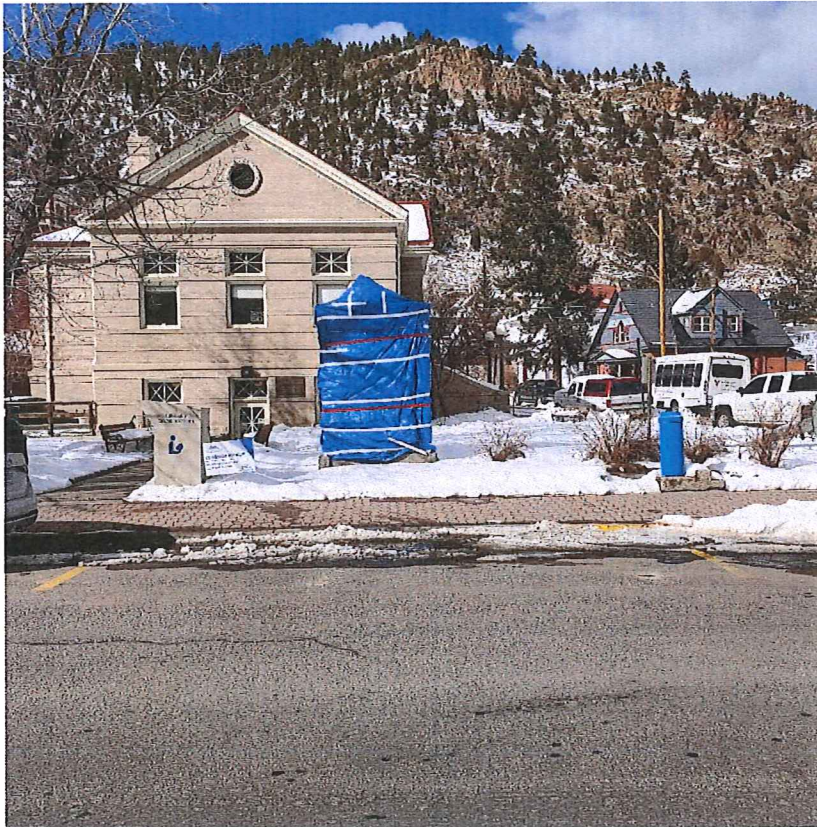








*Photo of World War II Memorial*



*Photo of World War II Memorial covered*

March 31, 2021

To: Mayor and City Council  
From: Historic Sites and Facilities Committee  
Re: Library Landscape Design

The Committee met on March 27 to consider the proposed landscape design for the library. The design of the World War II Memorial was discussed separately and will be addressed separately. The recommendations listed here do not consider the Memorial.

We reviewed the drawings and, after discussion, offer the following:

- All benches on the property should match. The design notes indicate the contractor would have two options for the additional bench(es). Only one of the listed options appears to match the existing benches which are to be refurbished and retained.
- Library staff has stated the wood platform and its rear fence shown in the drawings will not be constructed but the storage shed behind the platform may or may not be constructed. We recommend the storage shed also be deleted.
- The plans drawn in July, 2016 show a new concrete pad to be poured and topped with brick pavers to hold the cannon. However, the overall design drawn in May, 2016 shows the cannon sitting on the existing concrete slab. We recommend using the existing concrete pad under the cannon, patched then topped with pavers. As the plans also call for lowering the ground to the original grade, level with the perimeter sidewalks, this will allow the edges of the existing slab to be visible. We believe this is of value because there is writing carved around the edge, believed to relate to the time when the cannon was originally presented and dedicated.

Note: This presumes the carvings are not so poorly deteriorated that the words are no longer legible. If the existing slab edges are deteriorated beyond restoration or there are valid reasons the existing slab is inadequate, research should be conducted to learn what the original message was and it should be re-created, perhaps somehow on the stone wall around the cannon. Every reasonable effort should be made to preserve the historic writing.

While the plans do not address the type of grass or groundcover to be used in the open spaces, we understand the use of artificial turf has been suggested. Given the advancements made in recent years for such products, we do not object to its installation and do not believe it would detract from the historic character of the property.

Overall, the Committee found the proposed landscape design to be a good design. It will be an appropriate final touch to the historic library property.

March 31, 2021

To: Mayor and City Council  
From: Historic Sites and Facilities Committee  
Re: World War II Memorial

At its March 27 meeting, the Committee discussed in detail the memorial and its eventual design. Previously, the Committee had recommended restoration/reconstruction of the existing memorial. At that time, however, the Committee was not aware of the complete redesign shown in the Landscape Design Plan.

The Committee supports placing the memorial at the revised location as shown on the design plan, regardless of the memorial's design.

With only four of our five members present, the Committee was evenly split about the memorial.

Two members are in favor of going with the new design as shown in the landscape plans and two are in favor of reconstructing the old one.

The new design would definitely be attractive as well as shorter, which would reduce obstruction of the view to the library building. We all agreed on this. We also agreed that the most important thing is to honor the memory of those currently listed on the memorial.

Comments in favor of the new design:

- The existing memorial was constructed at a time when things were done as they could be afforded. We can do better now.
- Construction of the memorial may well have been a relatively quick project, while post-war feelings were still intense. The originators may not have expected it to last as long as it has.
- The new design will fit in better with the new landscape and all its components.

Comments in favor of reconstructing the existing monument:

- The monument has been on the property long enough (over 70 years) to have historic value; therefore, it should be restored.
- A big part of Idaho Springs' charm is its uniqueness. The memorial is unique in its design and speaks to the community's concern, at the time, to recognize those who lost their lives in World War II. The new design is not unique.
- There are still people in town who have an emotional attachment to the memorial and would like it to remain the style it is. While this should not be a primary factor in the decision, it is worth consideration.
- The reconstructed wooden frame need not be exactly like the old one. That is, the frame could have an even simpler design without any extra trim. In addition, it need not be painted the stark white it currently is, but could be painted in a color to match the stonework that is planned.

- Repainting the names and the addition of LED lighting will make it easier to read the names. The new design calls for the names to be on bronze plaques. In order to keep those plaques legible, extra maintenance or cleaning may be required.

If the current memorial is reconstructed, the Committee stresses the importance of regular repainting and any other maintenance that may be required. Whether the City takes that responsibility or the Library does, it cannot be ignored.

At our work session with HPRC, the idea of moving the memorial to another location, possibly on the grounds at City Hall, was brought up. None of us thought that was a particularly good idea.

In the end all four of us said, while we have our personal preferences, we would not object to either option. Again, honoring those who died is the most important thing.

| Qty | Craft@Hours | Unit | Material | Labor | Equipment | Total |
|-----|-------------|------|----------|-------|-----------|-------|
|-----|-------------|------|----------|-------|-----------|-------|



Silver Plume Home Services  
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A preliminary estimate to rehabilitate the World War II museum on the grounds of the Idaho Springs Public Library. This work shall include the installation of a new formed galvanized cap metal, installation of new glass doors constructed from weather resistant wood framed doors to match existing door frames with 1/4" safety plate laminated glass glazing, new 3-1/2" solid brass ball hinges, installation of new sign wiring with LED lighting, wiring will originate at existing sign junction box, rehabilitation of memorial wood lettering and cap moldings and some painting. Work will not include changes to the sign hand lettering of names and background metal. This estimate is for the items expressly contained in the estimate and only these items.

Installation and maintenance of a temporary enclosure to protect the memorial during the period of work

|      |          |    |       |        |      |        |
|------|----------|----|-------|--------|------|--------|
| 1.00 | B1@6.000 | Ea | 75.00 | 196.20 | 0.00 | 271.20 |
|------|----------|----|-------|--------|------|--------|

Removal and replacement of galvanized cap metal. New cap to be custom formed metal cornice to fit over lipped top with small metal kick over wood crown molding. Metal cap will be canted to drain off the back.

|      |          |    |        |       |      |        |
|------|----------|----|--------|-------|------|--------|
| 1.00 | B1@3.000 | Ea | 625.00 | 98.10 | 0.00 | 723.10 |
|------|----------|----|--------|-------|------|--------|

Rehabilitation of cap moldings and epoxy sealing of existing hand carved wood letters. New moldings to be replicated from existing molding profiles using Azek cellular PVC

|      |          |    |        |        |      |        |
|------|----------|----|--------|--------|------|--------|
| 1.00 | 1C@11.00 | Ea | 175.00 | 646.30 | 0.00 | 821.30 |
|------|----------|----|--------|--------|------|--------|

Construct new doors to match existing doors. Doors will be constructed from weather resistant hardwood (teak or white oak) rails and stiles with laminated glass lites. Meeting rails to have formed astragal to seal opening.

|      |          |    |        |        |      |          |
|------|----------|----|--------|--------|------|----------|
| 2.00 | 1C@13.50 | Ea | 840.00 | 793.20 | 0.00 | 1,633.20 |
|------|----------|----|--------|--------|------|----------|

Installation of doors with new ball hinges to match existing hinges and concealed locking system

Installation of doors with 4 - 4" hinges per door

|      |          |    |        |        |      |        |
|------|----------|----|--------|--------|------|--------|
| 2.00 | B6@8.000 | Ea | 360.00 | 292.00 | 0.00 | 652.00 |
|------|----------|----|--------|--------|------|--------|

Installation of locking hardware,

2 flush bolts on passive door and top and bottom mortised deadbolts on active door. Hardware allowance of \$125

|      |          |    |        |        |      |        |
|------|----------|----|--------|--------|------|--------|
| 1.00 | B1@4.000 | Ea | 125.00 | 130.80 | 0.00 | 255.80 |
|------|----------|----|--------|--------|------|--------|

Installation of new wiring and lighting, subcontract.

|      |          |    |      |      |      |          |
|------|----------|----|------|------|------|----------|
| 1.00 | --@.0000 | Ea | 0.00 | 0.00 | 0.00 | 1,750.00 |
|------|----------|----|------|------|------|----------|

Painting allowance

|      |          |    |        |        |      |        |
|------|----------|----|--------|--------|------|--------|
| 1.00 | PA@8.000 | Ea | 200.00 | 453.60 | 0.00 | 653.60 |
|------|----------|----|--------|--------|------|--------|

| Qty                                             | Craft@Hours | Unit | Material | Labor    | Equipment | Total    |
|-------------------------------------------------|-------------|------|----------|----------|-----------|----------|
| Total Manhours, Material, Labor, and Equipment: |             |      |          |          |           |          |
|                                                 | 53.5        |      | 2,400.00 | 2,610.20 | 0.00      | 5,010.20 |
| Total Only (Subcontract) Costs:                 |             |      |          |          |           | 1,750.00 |
| Subtotal:                                       |             |      |          |          |           | 6,760.20 |
| 14.00% Overhead:                                |             |      |          |          |           | 946.43   |
| 10.00% Profit:                                  |             |      |          |          |           | 770.66   |
| Estimate Total:                                 |             |      |          |          |           | 8,477.29 |