



Historic Preservation Review Commission

Regular Meeting Agenda Tuesday December 13, 2022 6:00 p.m.

Call to Order

Roll Call

Approval of the Minutes of November 8th, 2022

Public Comments

Conflict of Interest

New Business

- Landscape and Building Improvement Plans at the Carnegie Library Located at 219 14th Avenue – COA Amendment Regarding a Guardrail Substitution.

Adjournment

THIS MEETING WILL BE HELD REMOTELY. 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 remotely by utilizing the link below:
<https://us02web.zoom.us/j/83420956682?pwd=L2dWaVNCcXNlekdlZW1GRGNYWEhLZz09>

Passcode: 891938

**RACHAEL TURRY
PATTI TYLER
MICHAEL DAVENPORT**

**SHANNON GLAZER
LISA MANIFOLD**

**HPRC
REGULAR MEETING
November 08, 2022**

The HPRC of the City of Idaho Springs held a special meeting on November 08, 2022. Chair Manifold called the meeting to order at 6:04 p.m.

Answering the roll were: Michael Davenport, Shannon Glazer, Rachael Tury and Lisa Manifold. Also present was Community Development Planner Jerad Chipman, joining the meeting via ZOOM were presenter Dr. Mary Therese and City Administrator Andrew Marsh. Board member Tyler was absent for this meeting

APPROVAL OF MINUTES

Board member Tury moved to approve minutes of October 18, 2022. Board member Davenport mentioned that in paragraph 2 on the first page of the minutes, there is a line that just states "city attorney" and he would like it to have her name listed, not just city attorney. The rest of the board brought to Mr. Davenports attention that the city attorneys name was listed in the sentence following that so they felt her name was represented. Board member Davenport seconded followed by an all in favor voice vote.

CONFLICT OF INTEREST

PUBLIC COMMENT

No one signed up in person or virtual for public comment.

NEW BUSINESS

1. Review and make a recommendation of the Historic Resources Survey Plan 2022 to city council.

Mr. Chipman advised the board that this is a continuation from the last meeting to allow ample time for the board to review the Survey Plan and to get all of the comments sent to the consultant. Dr. Mary Therese presented the board with the survey plan, she stated that this survey puts 8 projects to move forward in the next 15 years. 90% of the funding came from History of Colorado with the remaining 10% being matched by the City of Idaho Springs. Survey plans are helpful with future grant applications, as it increases the competitiveness of the grant application process. Community input, public meetings and assessing what has already been done was part of this survey process. The State recommends a resurvey every ten years. There are 35 sites on this plan, cost range from 40 to 60 thousand. These sites are eligible for a local landmark, state or national designation. Boost the number of designated properties in the community. Based on architecture and a little bit of the known history. Dr. Therese suggested that the city create a city infrastructure of getting properties designated, most of the time property owners like to get on the state and or national register. Dr. Therese also suggested that a designation subcommittee be created, with the hopes that some old timers join that committee to expand on the know history of the properties. There are 19 sites on the 2000 block of Miner Street. This area has a high possibility of being able to be designated a historical district. CDOT has done extensive surveys on 11 of the 19 properties in this area. Research on who lived at these properties, who the previous owners were, the ethnic and social importance of the sites in addition to the architecture are great ways to get a property designated.

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This could promote tax credit opportunities. Tax credits assist homeowners, but it is a process. It would be beneficial to find a property owner that has already gone thru the tax credit process to advise the community of said process. How long it takes, what is involved. The first tourism in Idaho Springs was in the 1880's with health seekers coming to get the health benefits from the Indian Hot Springs. There are a lot of properties that may not get designation because of the heavy modification that has been done to those properties, but the story is still very important. Getting stories from small motel owners, people who used to pump gas here to help tell the story of tourism in Idaho Springs. Ethnic communities are under-represented, and that portion of the story needs to be done. There were different sides of town that were designated to different ethnic groups. There should be research done to find evidence of the ethnic diversity, there were also certain churches designated to different ethnic groups as well. This takes a different lens to look at our history. Historic content is a way to get designated. West Colorado Blvd has over 101 sites, in the 1880's and the early 1900's this area was the most concentrated residential area, mostly between 8th and 13th Avenue. Pretty safe to focus on that area of significance. New photos, new maps, owner history and history of the properties themselves are very important. There may be reason to do a few significant surveys on a few properties on Virginia Street. Dr. Mary Therese mentioned that the city is very fortunate to have a relationship with the Historic Sites and Facilities board. The Historic Sites and Facilities group have mentioned that they are looking for a preservation plan project. Its very important when preparing grant applications to be careful with the numbers and to get at least three different bids for a project.

BOARD QUESTIONS

Board member Glazer asked about the state criteria was different from the national criteria. Dr. Therese replied that the state designation is the only one that has geographical location significance. For example, the big M that is on the mountain by the Colorado School of Mines, that has geographical significance. Board member Davenport mentioned to the board that Castle Rock is designated because of the geographical significance. Mr. Davenport asked Dr. Therese if in her research, did she come across and Native Americans or explores coming thru Idaho Springs. Dr. Therese advised that she did not, but she was not really looking for that particularly, possible research that thru existing history books. Board member Glazer asked that s a survey was done prior to the I-70 being put in. Dr. Therese advised the board that this survey comes from 1966 and I-70 was finished in 1958 so there was no formal survey done prior to I-70 being created and the best bet to get information prior to that is by the old accessor cards. Board member Davenport asked if Dr. Therese had any thoughts on the ARGO Mill. Dr. Therese mentioned that the ARGO was already designated, Mr. Davenport said only nationally, not locally. Dr. Therese also mentioned that there is currently a lot of work being done with the ARGO Mill and that if the board wanted to designate locally it would be very important to collaborate with the work that is currently going on.

DISCUSSION

Chair Manifold asked staff if the deadline is December for a decision on this. City Planner Mr. Chipman advised the board that the deadline had been amended to allow another 6 months to have a bit more wiggle room. Staff recommends not taking the full 6 months as this plan is 2 years coming. The state has reviewed the survey plan and has provided comments to the consultant and staff will be providing the board with a clean copy once all of that is completed. Board member Davenport advised Mr. Chipman that he had 8 points to send to him, Mr. Chipman replied with please do. Chair Manifold stated that she would like to see the states comments. Mr. Chipman advised Manifold that the only significant question that came from the state was they wanted more information and more guidance on the West Colorado Blvd project. Board member Davenport asked if the power point that was just presented could be placed in the survey as an appendix. Mr. Chipman said he would make that recommendation. Chair Manifold also asked if all of the pictures that the consultant had could also be placed in the survey as an appendix,

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Mr. Chipman advised probably not all the pictures, but he would also make that suggestion. Board member Davenport mentioned that he suggests there is a public involvement plan created, to show what the city plans on doing, how to notify and include the public in the process. Chair Manifold stated that the table in the back listing all of the properties was very interesting, and she would like that put back into the survey. Chair Manifold asked the board that if once all of the typos were fixed and all of the appendixes created if the board was ready to approve? Chair Manifold also asked for a final version of the survey. Board member Davenport stated that the survey looks to be in great shape for January approval, with the table put back into the survey. Board member Glazer asked Mr. Chipman if personal boundary lines can be placed into the maps to make them easier to read. Mr. Chipman advised he would look into improving the appearance of the maps. Chair Manifold stated that she was much happier with this version of the survey plan, it is much approved and she thanked everyone who was involved with this revision.

Chair Manifold addressed the board and asked them to review the listed projects in the survey plan and pick their top 3 to take to council. Chair Manifold wants to take a couple of projects to council at a time. Mr. Chipman agreed with chair Manifold and said it was a great idea to narrow it down to 2 or 3 projects that the board would like to move on and to get bids for. Board member Davenport mentioned the importance of public involvement as these projects can become quite controversial and the board should be prepared for the communities questions. Chair Manifold advised the board to get their top 3 projects to Mr. Chipman and said that creating a preservation plan is a great idea. Board member Davenport brought up the importance of maintaining a relationship with the Historic Sites and Facilities Committee. Chair Manifold would like to get a couple of bids so projects can begin next year. Mr. Chipman stated that the board would provide a recommendation to Council in January, that gives time to button down the grants and to see what funding is available. There would probably be money put into the budget for these projects in 2024. Board member Davenport made a recommendation to get the bid amounts prior to the deadline. Chair Manifold addressed the board and advised to get their top 3 projects to City Planner Mr. Chipman. Board member Tury addressed the board and stated that getting history from the property owners should be their #1 priority. Mr. Chipman advised the board that the history table in the survey came from about an hour and a half conversation with Jan and Bob Bowland.

NEW BUSINESS

2. HPRC Fine Schedule Discussion

Chair Manifold asked the board if everyone was able to read the memo that came from the city attorney on the fines? Chair Manifold also asked if the board understood how the process works. City Planner Mr. Chipman stated that the current process is a Stop Work Order, compliance on coming back to the city for an amended COA (potentially), no compliance means a citation would be written to come into court. Chair Manifold advised that she likes the fine structure provided by the attorney and that she was in favor of this structure and process. Board member Tury suggested that the applicant should be given an explanation of what can happen if they do not follow a COA and that explanation should be attached to the issued COA to make sure all parties are aware of the rules, regulations and the responsibilities. Board member Davenport asked if the COA rules can be put into the COA itself as conditions, the applicant must sign or initial expressing the understanding of the requirements. Board member Davenport also mentioned that in the existing Historic District, there is a concept of demolition by neglect. Mr. Davenport suggested that every one or two years, staff go out and take pictures of the condition of the properties in the Historic District, not conduct a full blow survey, but develop a record of what is happening to the existing buildings to keep a record of the state of the properties.

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Chair Manifold asked Mr. Chipman if the board can send this back to the attorney to draft it up. Mr. Chipman replied that yes, it will go to Planning Commission and then to City Council. Mr. Chipman also mentioned that staff did not bring back the language of the COA going from 6 months to 1 year, although that is not in effect yet, council will act at the next regular meeting, he thinks.

Mr. Chipman advised the board that staff will bring something more substantial, and that January would be preferred for the next HPRC meeting. Chair Manifold really liked the initial and sign part on the COA and advised the board that they needed to have rules if they wanted to have tax credits. Mr. Davenport suggested that staff create a simple brochure explaining what the survey is about and why it is important. Chair Manifold also agreed to not having a December HPRC meeting. Mr. Chipman wanted to remind the board that the Saving Places Conference in 2023 will be held in Boulder. Mr. Chipman said he would have more information coming for grants to send everyone to the conference. Mr. Chipman also reminded the board that to be eligible for a grant to go to the conference, the board members would be required to attend at least three of the sessions. Chair Manifold asked if there was any more discussion with no response from the board. Chair Manifold adjourned the meeting at 7:14 pm.

ADJOURN

Chair Manifold adjourned the meeting at 7:19 pm.

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, December 13, 2022

Report Date: Thursday, December 8, 2022

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **COA Amendment: Landscape Improvement Plans at the Carnegie Library, 219 14th Street**

PROPOSAL:

The HPRC has previously reviewed and approved several iterations of a Certificate of Appropriateness (COA) for landscape Improvements and building maintenance at the Idaho Springs Public Library. Since the HPRC approved the most recent COA in September, the City has received bids for the improvements. The bids came in high again, but one of the bidding contractors indicated an alteration to the specified guardrail would prove to be a substantial cost savings. As the City and the Clear Creek County Library District are keen to proceed with these improvements, the City agreed to move forward with the proposed change and request an amendment to the current COA to include the proposed guardrail. Attached to this report is the specified detail of the guardrail, the proposed guardrail alteration, and the most recently approved plan set. Nothing else in the previously approved plans is proposed to be changed, just the guardrail. The two guardrail designs are quite similar. The original specification for the guardrail indicates a steel channel perimeter frame with steel bars arranged in an angled square design with riveted connections at intersections of the steel bars. The proposed substitution would be laser cut from a single steel panel and would not have rivets. The pattern would be the same, which would result in a similar aesthetic.

Design Guidelines for Historic Structures:

The City's Design Guidelines do not have a direct statement regarding this form of guardrail, especially as the guardrail is being added to the site for building code reasons rather than replacing an element that was previously on the site. The City intends to better protect this outside stairwell and do so in a historically conscious way. The original design was intended to mimic the diagonal patterns of the windows in a way that was not seen as creating a false sense of history, as the guidelines specify, but to add an element that would be attractive to the site and comply with the building codes.

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. As required by the City-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction.

CRITERIA FOR APPROVAL:

In order for the HPRC to grant a COA or a significant amendment to a previously-approved COA for any project, the Commission must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) “Criteria for review and approval” of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*

The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):

- (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.*
2. *With respect to the guardrail, the proposed work will not adversely materially affect the site's historic quality.*
 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.*
 4. *The proposed work is in compliance with all current, applicable design guidelines as it does not create a false sense of history.*

It is staff's opinion that the proposed amendment complies with the criteria for approval, especially to item (6)(b) regarding compatibility with the historic character of the district or other designated sites.

PUBLIC COMMENTS

A sign notifying the public of the meeting was posted on the property per the Municipal Code.

STATE REVIEW:

History Colorado is reviewing the proposed change currently. Staff intends to update the HPRC regarding the State's opinion at the meeting.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness Amendment regarding the proposed guardrail alteration at the Library site.

SUGGESTED MOTION:

I move to approve an amended Certificate of Appropriateness for the proposed guardrail alteration to the Library site.

Attachments:

Previously approved guardrail detail.

Proposed guardrail detail.

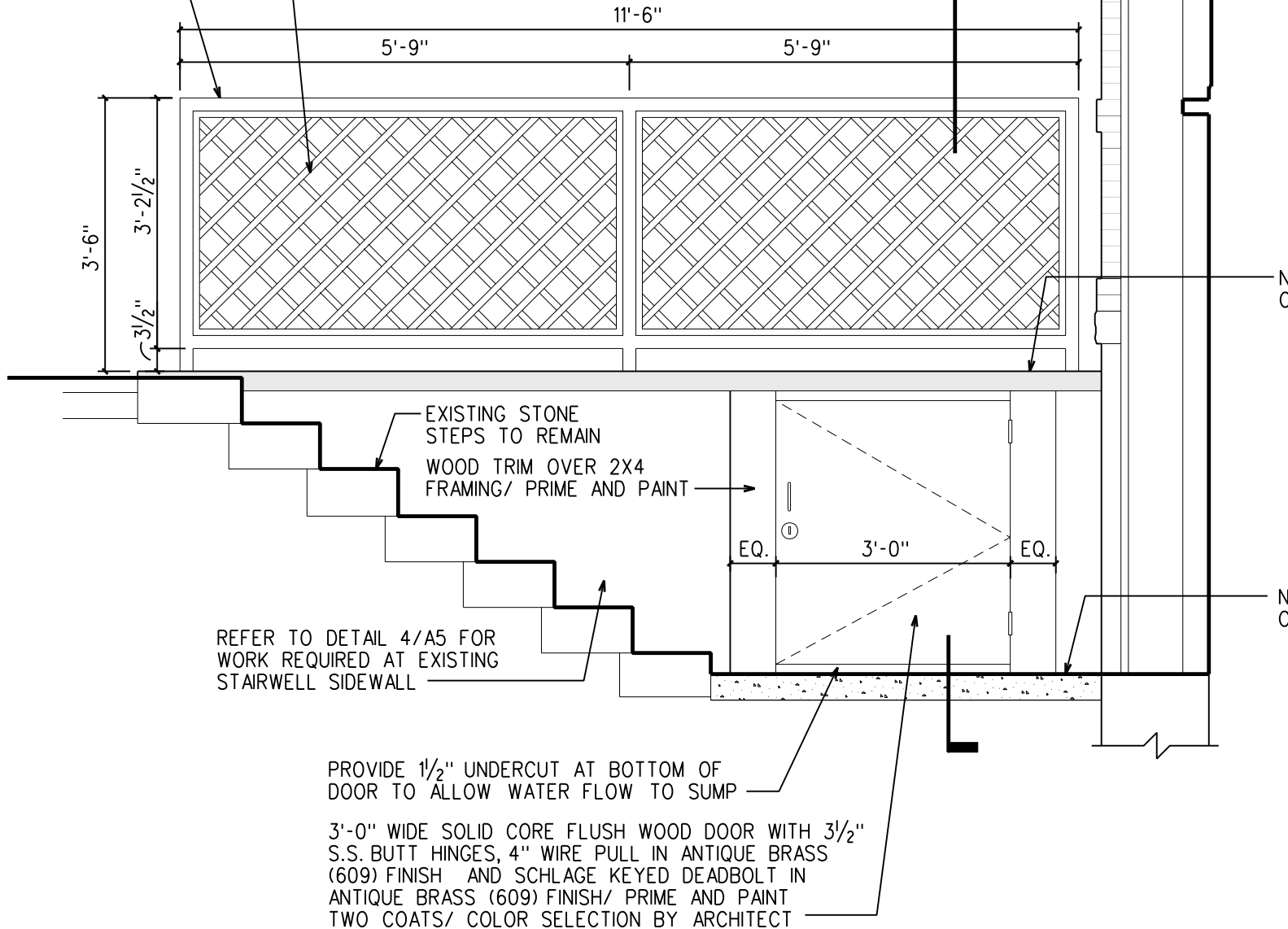
Previously approved plan set.

PROVIDE SHOP DRAWING SUBMITTAL FOR
REVIEW AND APPROVAL PRIOR TO FABRICATION

NEW GUARDRAIL / $2 \times 2 \times \frac{3}{16}$ TUBE
STEEL FRAME / CENTER ON
EXISTING RETAINING WALLS/
WELD ALL CONNECTIONS/
PAINT- COLOR TO BE
SELECTED BY ARCHITECT

STEEL CHANNEL PERIMETER FRAME WITH $1" \times \frac{1}{8}"$
STEEL BAR STOCK SPACED AT $4\frac{3}{4}"$ ON CENTER
EACH WAY ($3\frac{3}{4}"$ SQUARE OPENINGS) / PROVIDE
RIVETED CONNECTIONS AT INTERSECTIONS

4
A4



3 SECTION THROUGH STAIR WELL

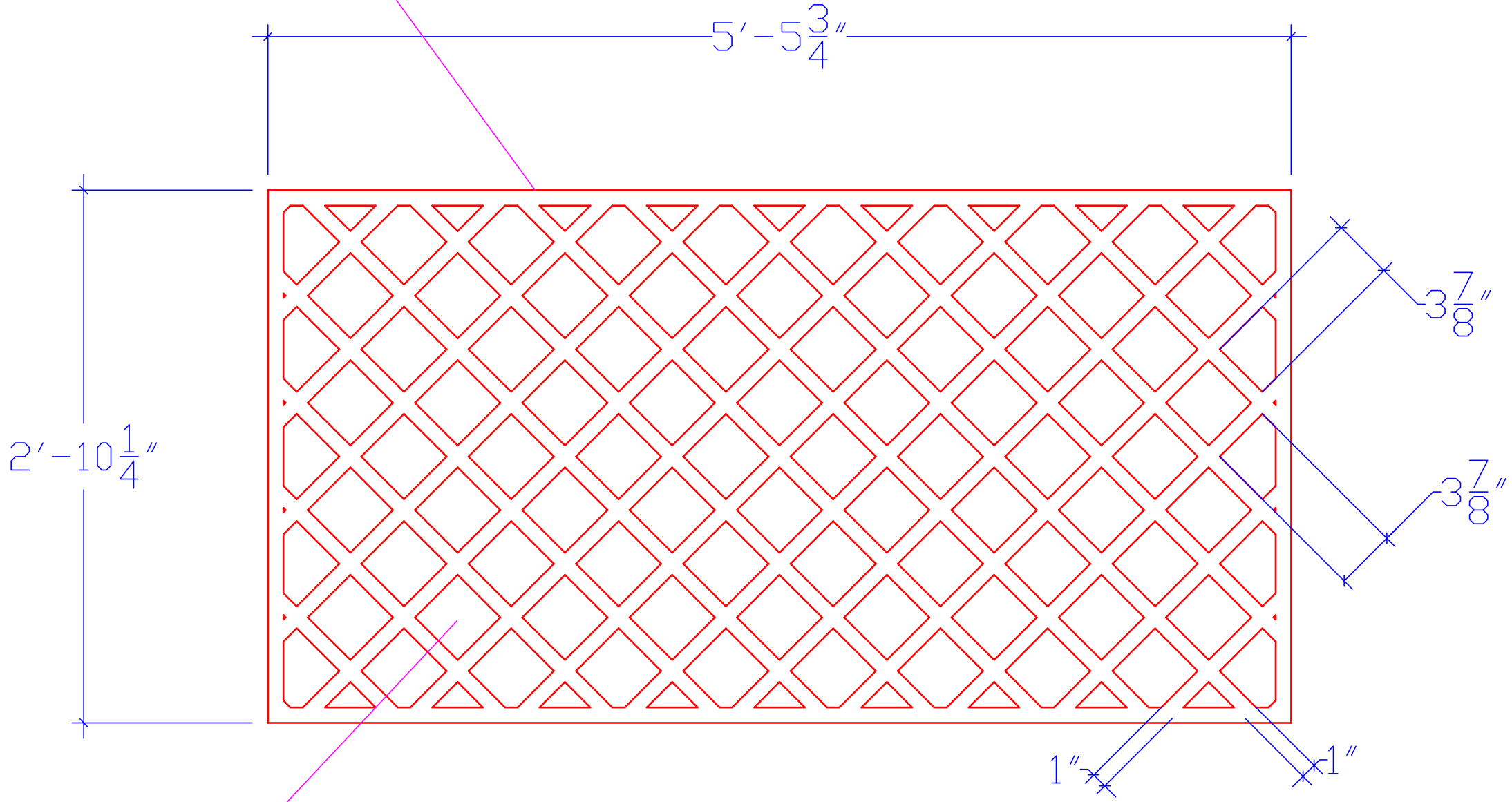
SCALE $\frac{1}{2}" = 1'-0"$

LOOKING WEST

NOTE: PAINT NEW GUARDRAIL ASSEMBLY/
COLOR TO BE SELECTED BY ARCHITECT

BID PACKAGE 2

10 GA. HOTROLL SHEET



3-7/8" SQUARE OPENINGS

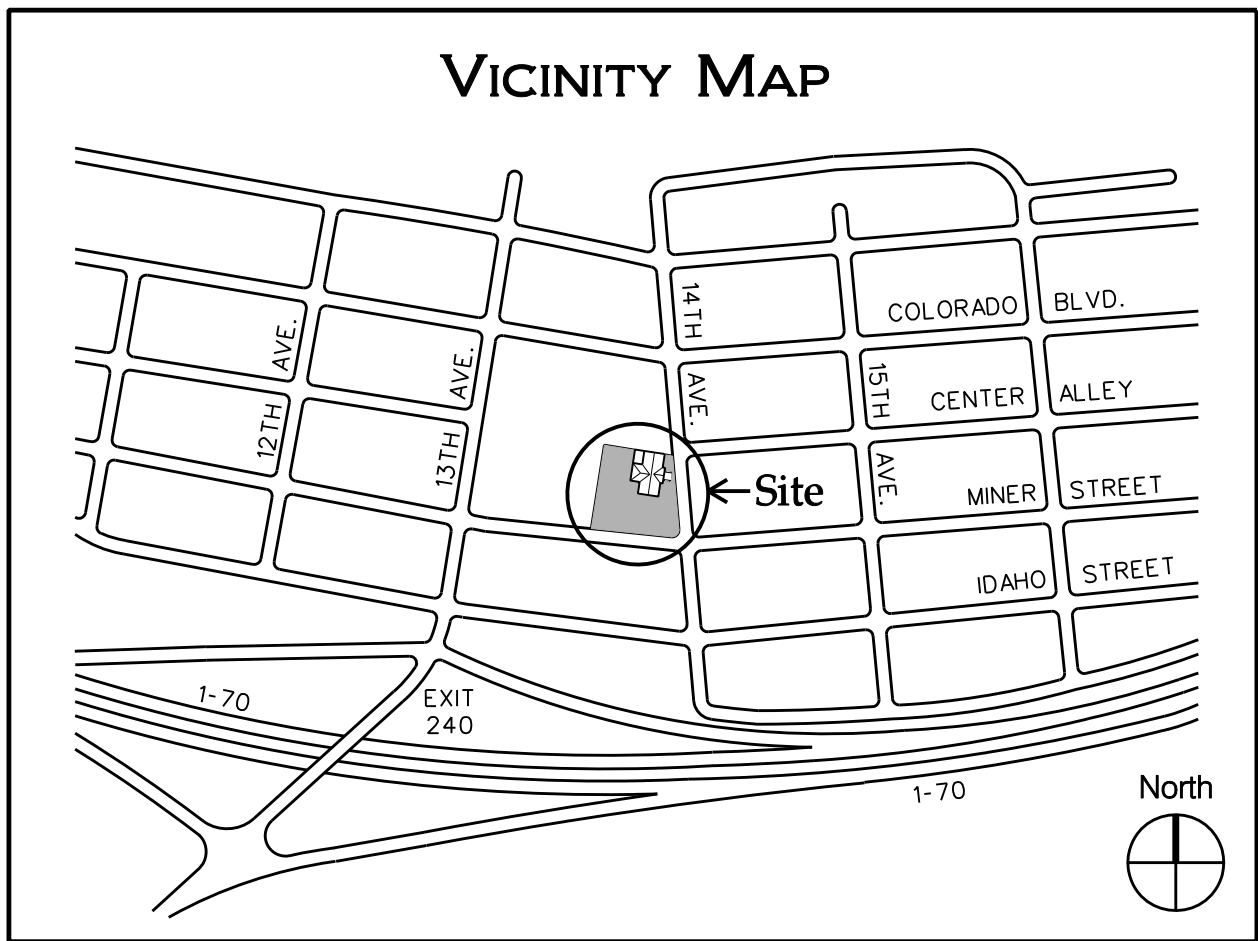
10 GA. HOTROLL SHEET LATTICE PANELS
4 EACH REQUIRED

IDAHO SPRINGS PUBLIC LIBRARY

LIBRARY PARK SITE IMPROVEMENTS

219 14TH AVENUE, IDAHO SPRINGS, CO HAPC PROJECT NUMBER 2105

ISSUED FOR BIDDING AND CONSTRUCTION - SEPTEMBER 20, 2022



CODE INFORMATION

PROPERTY ADDRESS:

219 14TH AVENUE
IDAHO SPRINGS, COLORADO 80452

APPLICABLE CODES AND STANDARDS:
(PER CITY OF IDAHO SPRINGS BUILDING DEPARTMENT)

- 2018 INTERNATIONAL BUILDING CODE
- IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS"
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

CONSTRUCTION TYPE:

TYPE III-B

OCCUPANCY:

LIBRARY BUILDING (GROUP A-3)

YEAR OF ORIGINAL CONSTRUCTION:

1904

LEGAL DESCRIPTION

BLOCK 33, LOTS 1 THROUGH 3, THE CITY OF IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO



PROJECT DIRECTORY

OWNER:

CITY OF IDAHO SPRINGS, COLORADO
ANDREW MARSH, CITY ADMINISTRATOR
1711 MINER STREET
P.O. BOX 907
IDAHO SPRINGS, COLORADO 80452
OFFICE: 303.567.4421 EXT. 121
E-MAIL: ADMIN@IDAHO SPRINGS CO. COM

OCCUPANT:

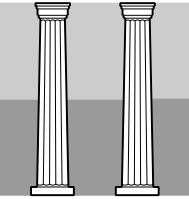
CLEAR CREEK COUNTY LIBRARY DISTRICT
MS. LIBBY CAPLAN, LIBRARY DIRECTOR
OFFICE: 303.990.0470
E-MAIL: LIBBY@CLEARCREEKLIBRARYDISTRICT.ORG

ARCHITECT:

HOEHN ARCHITECTS PC
TIM AND KRIS HOEHN, PRINCIPALS
P.O. BOX 3250
EVERGREEN, CO 80437
OFFICE: 303.282.3884
EMAIL: HOEHNARCHITECTS@GMAIL.COM

H O E H N A R C H I T E C T S P C

A0 COVER SHEET & PROJECT INFORMATION	A1 SITE DEMOLITION PLAN	A2 SITE CONSTRUCTION PLAN	A3 ENLARGED SITE CONSTRUCTION PLAN	A4 DETAILS	IMPROVEMENT SURVEY PLAT
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No.	Date / Issue
1	7/12/21 FOR REVIEW

2	7/21/21 FOR PERMIT AND CONSTRUCTION
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3	6/15/22 FOR BIDDING AND CONSTRUCTION
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4	9/20/22 FOR BIDDING AND CONSTRUCTION
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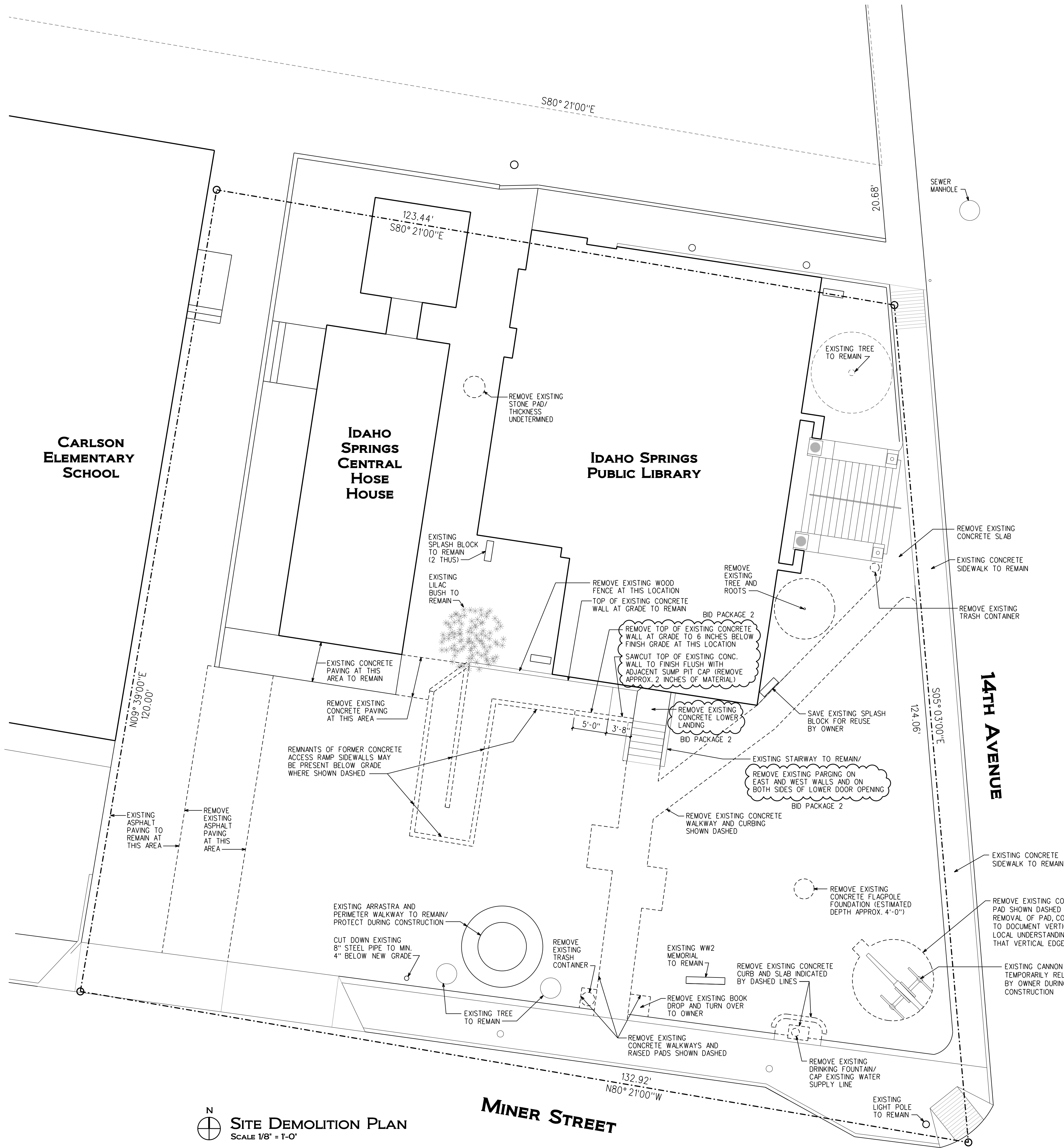
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Idaho Springs Library Park

Project Number 2105

Site Demolition Plan

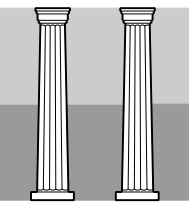
A1



N
SITE DEMOLITION PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES

- CONSULT THE STATE HISTORICAL FUND STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED. CONTACT OAHF FRONT DESK: 303-866-3392
- ALL WORK SHOWN IS INCLUDED IN BID PACKAGE 1 EXCEPT WHERE CLOUDED AND INDICATED AS BID PACKAGE 2 - TYPICAL ON ALL DRAWINGS.



No.	Date / Issue
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---	--

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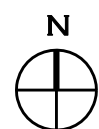
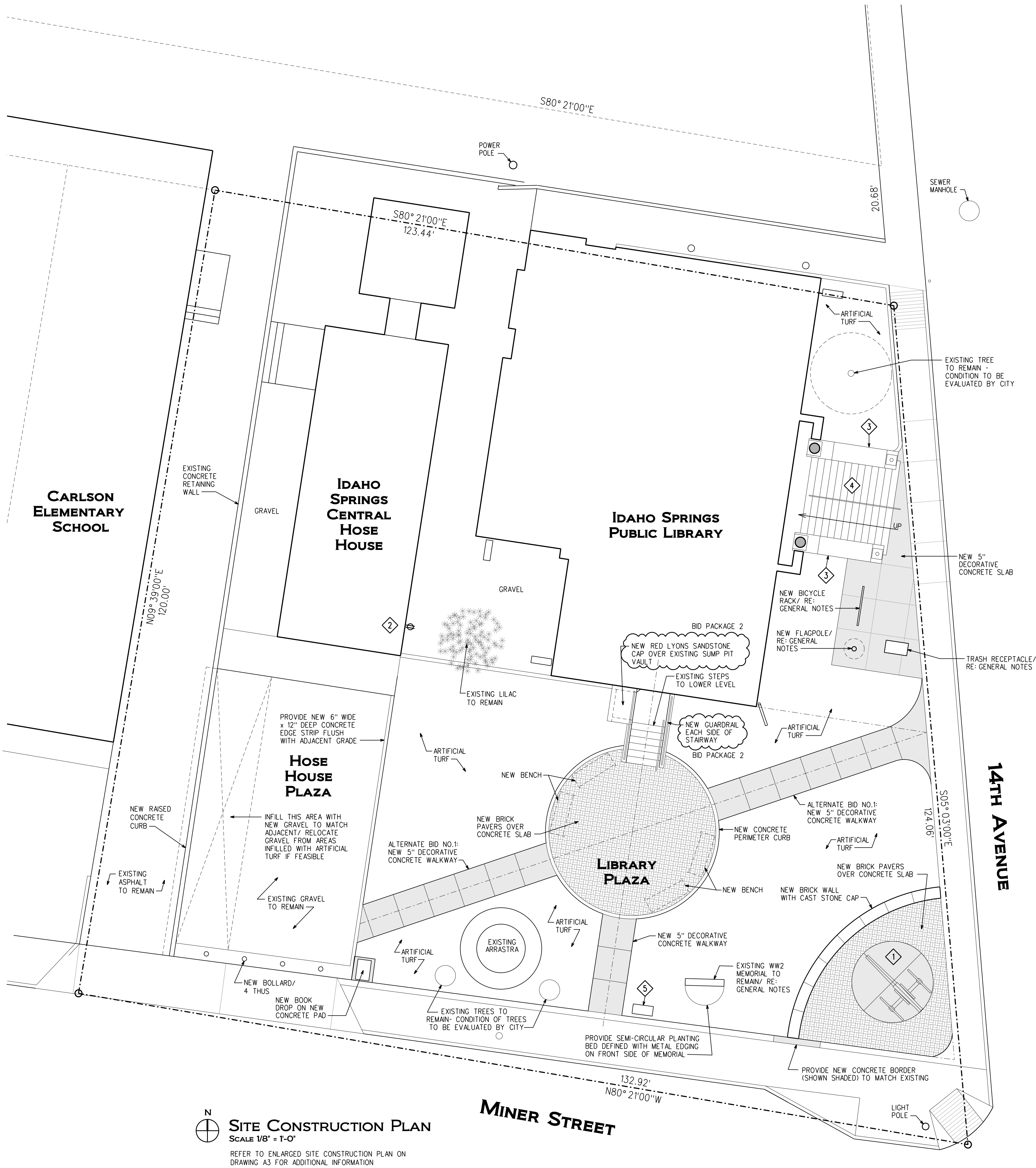
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GENERAL NOTES

1. FLAGPOLE: PROVIDE STARGAZER FLAGPOLE ASSEMBLY IN 35 FOOT HEIGHT WITH EXTERNAL HALYARD SYSTEM, COMBINATION STARGAZER LED LIGHT/TRUCK ASSEMBLY, STARGAZER IN-GROUND REMOTE POWER SUPPLY, PULLEYS, FITTINGS AND ACCESSORIES AS REQUIRED FOR A COMPLETE FINISHED INSTALLATION. MANUFACTURED BY EAGLE MOUNTAIN FLAG AND FLAGPOLES. RE: SPECIFICATION SECTION 10350 FLAGPOLES.
2. BRICK PAVERS: PROVIDE HERITAGE SERIES "INCA RED" MODULAR PAVERS IN GRAIN TEXTURE. MANUFACTURED BY SUMMIT BRICK, 7576 WEST 5TH AVENUE, LAKEWOOD, CO 80226; 303-592-7080; WWW.SUMMITBRICK.COM. RE: SPECIFICATION SECTION 04 21 13 BRICK AND STONE MASONRY.
3. BRICK FOR NEW WALL SURROUNDING CANNON: PROVIDE "LAKEWOOD MISTY GRAY" IN GRAIN TEXTURE (TO MATCH BRICK ON ELEVATOR ADDITION). MANUFACTURED AT THE LAKEWOOD PRODUCTION PLANT FOR SUMMIT BRICK. RE: SPECIFICATION SECTIONS 04 21 13 BRICK AND STONE MASONRY AND 04 20 00 UNIT MASONRY ASSEMBLIES.
4. CAST STONE FOR CAP ON BRICK WALL: PROVIDE CAST STONE COPINGS IN COLOR AND TEXTURE TO MATCH STONE TRIM ON LIBRARY, MANUFACTURED BY HADDENSTONE LTD.; 32207 UNITED AVENUE; PUEBLO CO 81001; 866-733-8225; STONE@HADDONSTONE.COM . RE: SPECIFICATION SECTION 04 72 00 ARCHITECTURAL CAST STONE.
5. BEAR AND ANIMAL RESISTANT TRASH RECEPTACLE SUPPLIED BY OWNER: PROVIDE ACADIA MODEL REC101 WITH 55 GALLON CAPACITY MANUFACTURED BY BEARCUDA BINS; LITCHFIELD CT 06759; 877-232-7428; WWW.BEARCUDA.COM . PROVIDE POWDER COATED BROWN COLOR WITH "TRASH" LABEL.
6. DECORATIVE CONCRETE: PROVIDE INTEGRALLY COLORED CAST-IN-PLACE CONCRETE WITH EXPOSED AGGREGATE. REFER TO SPECIFICATION SECTION 03 35 23 SPECIALLY FINISHED CAST-IN-PLACE CONCRETE. PROVIDE DAVIS COLOR - SUBTLE COLOR GROUP - SANDSTONE. PROVIDE SAMPLES FOR REVIEW BY CITY, LIBRARY DISTRICT AND ARCHITECT.
7. BICYCLE RACK SUPPLIED BY OWNER: PROVIDE LOOP BIKE RACK 125-40/S-2 IN BRONZE COLOR, MANUFACTURED BY DUMOR SITE FURNISHINGS AND AVAILABLE FROM ROCKY MOUNTAIN RECREATION INC.; P.O. BOX 620411; LITTLETON, CO 80162; 303-783-1452
8. BENCHES SUPPLIED BY LIBRARY DISTRICT: PROVIDE 6 FOOT CAST BENCH WITH STEEL SEAT AND 2 ARMS 160-60 IN BRONZE COLOR, MANUFACTURED BY DUMOR SITE FURNISHINGS AND AVAILABLE FROM ROCKY MOUNTAIN RECREATION, INC.; P.O. BOX 620411; LITTLETON, CO 80162; 303-783-1452.
9. BOLLARDS: PROVIDE 150-RT REMOVABLE CAST IRON BOLLARD WITH FLAT ROUND TOP AND TAPERED BASE MANUFACTURED BY J.R. HOE AND SONS; 101 IRONWOOD ROAD, MIDDLESBORO, KY 40965; 606-248-5560; WWW.BOLLARDSUSA.COM . PROVIDE POWDER COATED "FLAT BLACK" COLOR.
10. WW2 MEMORIAL: REPLACE DIRECT-BURIED ELECTRICAL WIRING SERVING THE MEMORIAL. WHERE EXPOSED ABOVE GRADE, ENCASE IN METAL CONDUIT. PAINT CONDUIT TO MATCH ADJACENT SURFACE.
11. SITE PREPARATION: REMOVE ALL EXISTING VEGETATION AND TOPSOIL UNLESS NOTED OTHERWISE ON PLAN. REGRADE SOIL AS REQUIRED TO CONFORM WITH GRADE ELEVATIONS INDICATED ON PLANS. PROVIDE LXR PRO 701 SYNTHETIC TURF BY ARTIFICIAL TURF SUPPLY OR APPROVED EQUAL. TURF ASSEMBLY TO CONSIST OF STANDARD INSTALLATION. RE: SPEC SECTION 32 18 13 SYNTHETIC GRASS SURFACING FOR MANUFACTURER'S INFORMATION. PROVIDE SUBMITTAL FOR REVIEW.
12. REMOVE EXISTING SPRINKLER HEADS AND SPRINKLER LINES. RETAIN EXISTING SPRINKLER CONTROL BOX FOR POSSIBLE FUTURE USE.
13. CONCRETE SLABS ON GRADE:
A. ALL EXTERIOR FLATWORK SHALL DEVELOP 4,000 PSI MINIMUM COMPRESSIVE STRENGTH AND SHALL BE AIR ENTRAINED TO 6%
B. REINFORCE SLABS WITH 6X6-W1.4XW1.4 WELDED WIRE REINFORCING (WWR)
C. PROVIDE 3" MINIMUM REINFORCEMENT PROTECTION.
D. CONTROL JOINT LOCATIONS ARE SHOWN ON DRAWINGS.
E. RE: SPECIFICATION SECTION 03 30 00 CAST-IN-PLACE CONCRETE.
14. BOOK DROP SUPPLIED BY LIBRARY DISTRICT: KINGSLEY 50 C-SERIES OUTDOOR RETURN ITEM NO. 13599670.

KEYED NOTES - ALL DRAWINGS

1. RADIUS OF NEW CONCRETE PAD AND CONTROL JOINT LOCATIONS TO MATCH EXISTING.
2. EXISTING EXTERIOR DUPLEX RECEPTACLE IS MISSING ITS COVER. REPLACE EXISTING ELECTRICAL BOX AND DEVICE PLACE WITH CAST, VAPOR-TIGHT BOX WITH HINGED LIFT COVER.
3. REHABILITATE THE EXISTING BRICK AND STONE MASONRY ENTRY STAIR WALLS. RAKE OUT ALL MORTAR JOINTS AND REPOINT WALLS AND CAPSTONES UTILIZING THE MORTAR MIX THAT HAS BEEN DETERMINED THROUGH TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF REPAIRS. REFER TO SPECIFICATION SECTIONS 04 03 05 MORTAR AND POINTING & 04 03 01 MASONRY RESTORATION AND CLEANING.
4. REHABILITATE THE EXISTING STONE ENTRY STEPS. CUT OUT THE EXISTING SEALANT AND MORTAR. REPLACE THE MISSING MORTAR AND REPOINT THE JOINTS WITH SKAFLEX TEXTURED SEALANT ONE COMPONENT POLYURETHANE SEALANT IN STANDARD COLOR (ALMOND OR BUFF) SELECTED BY ARCHITECT. SAND THE JOINTS TO REDUCE SHEEN. RE: SPECIFICATION SECTION 07 92 00 JOINT SEALANTS.
5. INTERPRETIVE SIGN BY TIMELY SIGNS OF KINGSTON, NY OR APPROVED EQUAL CONSISTING OF 24" X 36" DIGITAL HIGH PRESSURE LAMINATE PANEL MOUNTED AT 45 DEGREE ANGLE ON DOUBLE ALUMINUM POST STANCHION- DIRECT BURIAL. TO BE PROVIDED BY THE CITY OF IDAHO SPRINGS.



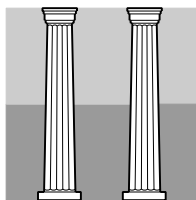
SITE CONSTRUCTION PLAN

SCALE 1/8" = 1'-0"

REFER TO ENLARGED SITE CONSTRUCTION PLAN ON
DRAWING AS FOR ADDITIONAL INFORMATION

MINER STREET

MINER STREET



P.O. BOX 3250
EVERGREEN
COLORADO
80437
(303) 282-3884

No.	Date / Issue
1	7/12/21 FOR REVIEW

2	7/21/21 FOR PERMIT AND CONSTRUCTION
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3	6/15/22 FOR BIDDING AND CONSTRUCTION
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4	9/20/22 FOR BIDDING AND CONSTRUCTION
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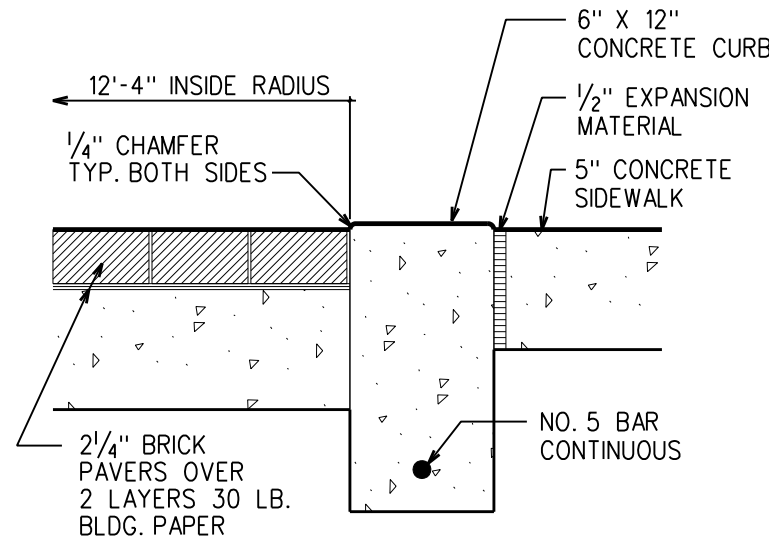
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Idaho Springs Library Park

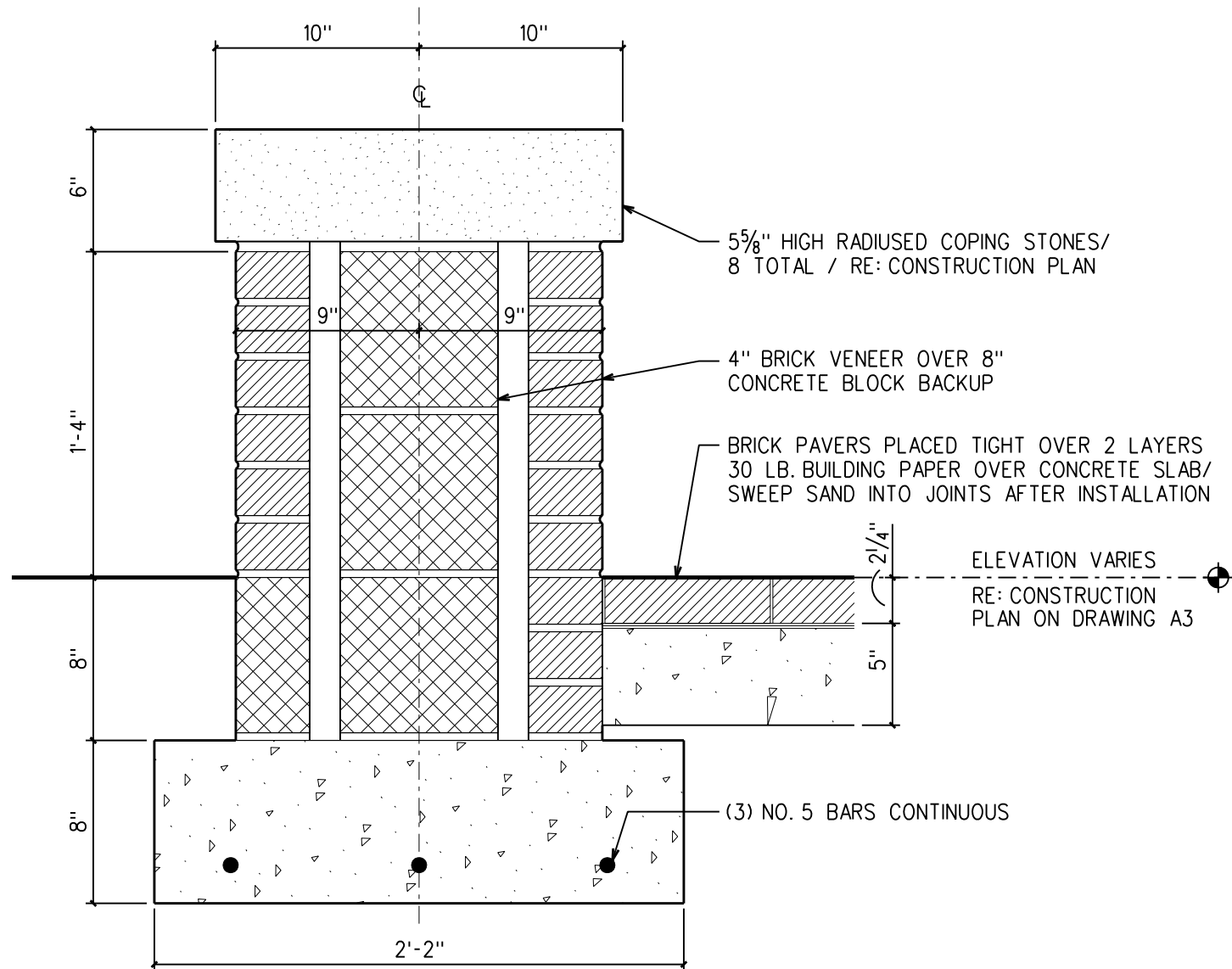
Project Number 2105

Elevations and Details

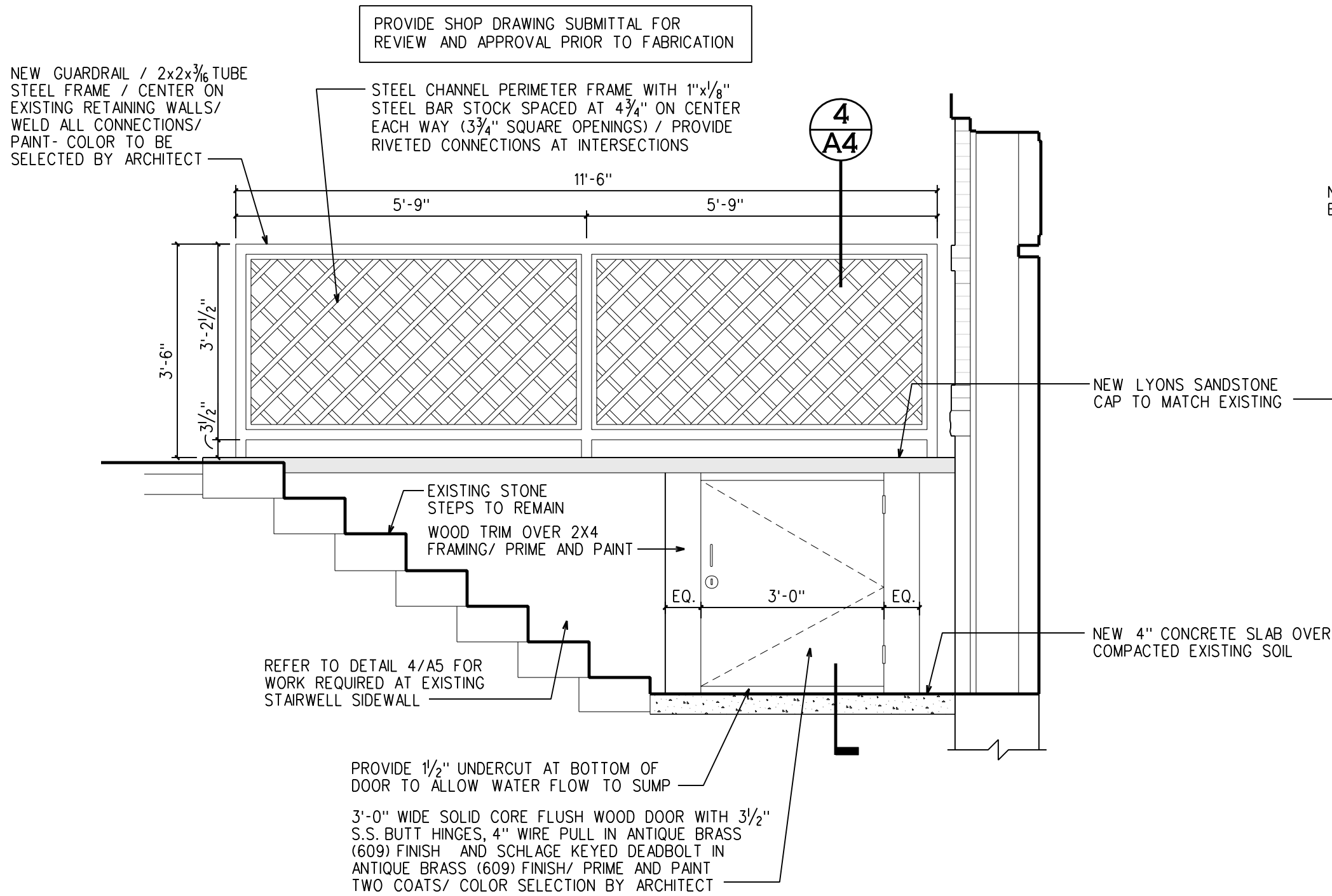
A4



1 PAVING DETAIL
SCALE 1 1/2" = 1'-0"



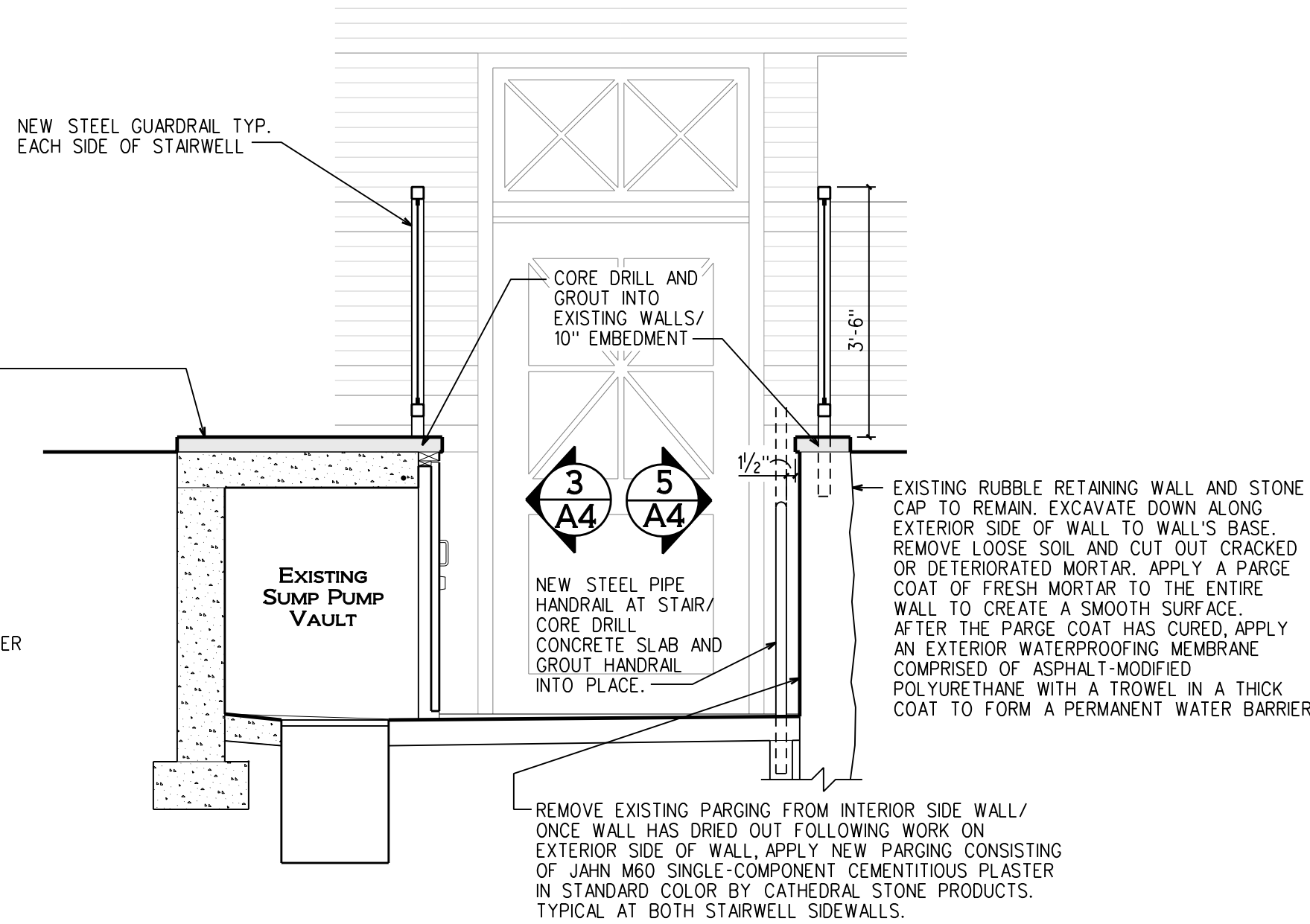
2 SECTION THROUGH LOW WALL
SCALE 1 1/2" = 1'-0" AT SOUTHEAST PROPERTY CORNER



3 SECTION THROUGH STAIR WELL
SCALE 1/2" = 1'-0" LOOKING WEST

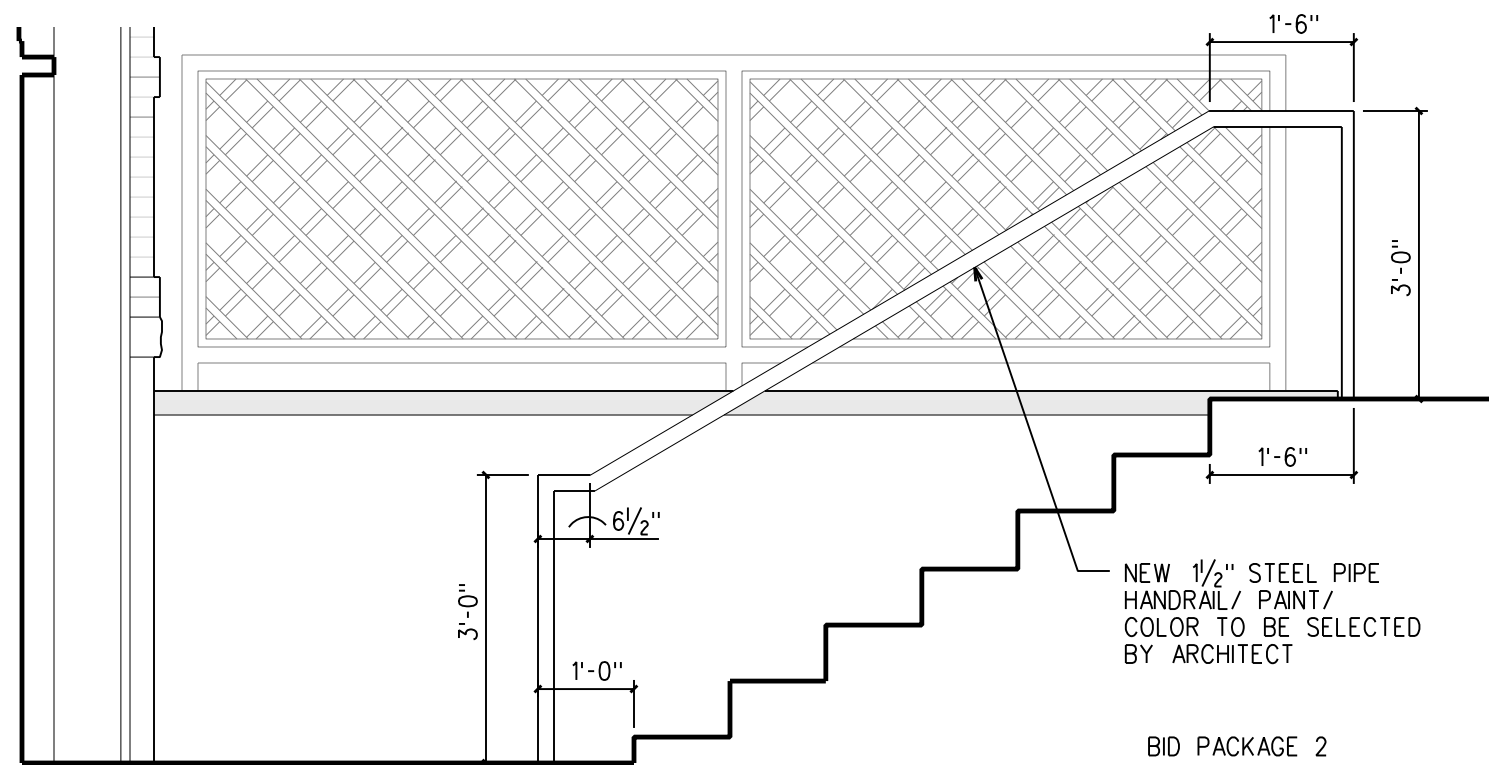
NOTE: PAINT NEW GUARDRAIL ASSEMBLY/
COLOR TO BE SELECTED BY ARCHITECT

BID PACKAGE 2



BID PACKAGE 2

4 SECTION THROUGH STAIR WELL
SCALE 1/2" = 1'-0" LOOKING NORTH



BID PACKAGE 2

5 STAIR WELL HANDRAIL ELEVATION
SCALE 1/2" = 1'-0" LOOKING EAST RE: 3/A4 FOR GUARDRAIL NOTES