

History Colorado State Historical Fund Grant Application

Reference #: 18-M2-006

Organization

Name: **Town of Georgetown**
First Name: **Alisha** Last Name: **Reis**
Title: **Interim Town Administrator**
Organization Address: **PO Box 426**
Georgetown, CO 80444
Federal Tax ID Number: **84-6000671**

Grant Recipient Contact

Prefix: **Ms.** First Name: **Alisha** Last Name: **Reis**
Title: **Interim Town Administrator**
Telephone: **(303) 569-2555** Email Address: **townadmin@townofgeorgetown.us**
Organization: **Town of Georgetown**
404 6th Street
Box 426
Georgetown, CO 80444

Project Information

Grant Type: **Mini**
Repeat Application? **No**
Project Type: **Acquisition and Development**
Project Title: **Exterior Rehabilitation and Construction Documents**

Brief Summary of Project

The proposed Star Hook and Ladder restoration is the initiating phase of a multi-phase project to address critical deficiencies described in an HSA completed in April 2011. This phase would repair and restore the distinctive bell tower, the source of the continuing water damage on the interior, and fund the construction documents required for the most difficult phase: the lifting of the building and construction of a foundation.

Grant Request Amount: **\$25,446.00**
Cash Match Amount: **\$9,000.00**
Total Project Budget: **34,446.00**
Cash Match Percentage: **26.13%**
Cash Match Readiness: **Yes**
Cash Match Waiver: **No**
If yes, Cash Match Justification:

Property Information

County and City Project Location: **Clear Creek\Georgetown**
Colorado State Senate District: **S-02**
Colorado State House District: **R-13**
U.S. Representative District: **US-02**

Property Historic Name: **Star Hook & Ladder Co.-Georgetown City Hall**
Historic Designation: **National Register of Historic Places**
Designation Area: **Historic District**
Historic District: **Georgetown Silver Plume National Historic Landmark District**
Property Address: **404 6th Street**
Georgetown, CO
80444

Property Site Number: **5CC.3.124**

Property Legal Description

East 1/2 Lot 6 Block 21
Town of Georgetown
County of Clear Creek
State of Colorado

Period of Significance: **1859-1893**

Property Owner Information

Is property owned by the Applicant Organization?: **Yes**
If no, complete owner information.

Legal Owner: **Town of Georgetown**
404 6th Street
Georgetown, CO 80444

Section 106 Compliance

Will project require Section 106 compliance: **No**

If yes, complete information:

Federal Agency:

Name:

Telephone:

Nature of Collaboration:

Tax Credits

Will you be applying for Federal or State Tax Credits?: **Neither**

State Historical Fund Competitive Grant Application Narratives

Reference # 18-M2-006

A. Applicant Capacity

Write a brief introduction to the applicant organization, its mission, its capacity, and its history (in 1000 words or less). This section demonstrates an organization's ability to successfully manage and complete the proposed project. Include/Discuss:

The Town of Georgetown is part of the Georgetown-Silver Plume National Historic Landmark District, designated by the National Park Service in 1966 because of its significance to the preservation and interpretation of the 19th century mining boom in the Rocky Mountain West. Georgetown is still governed by its original territorial charter, and is a Certified Local Government, serving a population of approximately 1,100. The preservation of Georgetown's 200 19th century structures has been an active community goal for the past 50 years, through various public-private partnerships. The Town of Georgetown is an active participant in the Historic District Public Lands Commission, an organization of federal, state and local agencies, both public and non-profit, which oversees the recreational and open space land use policies within the Landmark District. The Town has taken a leadership position in streetscape preservation through a downtown improvement plan which restored the original size of the commercial street, replaced missing flagstone sidewalk and duplicated historic light fixtures in shape, height and placement. The Georgetown Comprehensive Plan adopted in 2000 and updated in 2016, contains a Preservation Plan to guide the Planning Commission, Design Review Commission and Board of Selectmen. One of the seven overarching goals of the Plan is to "protect the scenic, historic and small town character and to emphasize and preserve Georgetown's historic past for future generations".

The Town owns and actively maintains a number of historic structures, including three of its four original firehouses: the Alpine Hose No. 2, Old Missouri, and the Star, Hook, & Ladder Building. The Star, Hook, & Ladder Building (SHLB) serves as Georgetown's Town Hall housing town offices, along with the Town's Police Department, and meeting spaces for the Town's Board and Commissions.

Georgetown has managed a number of substantial grants , including Federal, State, local, corporate, and foundation grants for a variety of projects. The Town has also received and successfully managed a number of grants through the State Historical Fund. These projects included the stabilization, restoration, and interior rehabilitation of Alpine Hose Company NO. 2 (SHF94-01-024, 95-01-026, and SHF 08-01-037), the creation of a Preservation Plan and Design Review Guidelines (SHF 99-02-002), and the restoration of landscape (SHF07-02-036). Most recently, the Town was awarded a grant from the SHF to do a Historic Structure Assessment on the Star, Hook, & Ladder Building (SHF10-HA-030).

Although the Town of Georgetown does have funds in place to do traditional repairs to the Star, Hook, & Ladder Building, there is not enough funding available to address the capital costs of critical deficiencies for even the most time-sensitive issue: fixing the leaks which are damaging the interior.

The leaking has been traced to the bell tower which is noted in the 2011 Historic Structure Assessment as a critical work item. The Town has made every effort to be good stewards of the Building, and has performed many years of maintenance activities including patching and reroofing of the roof and wood restoration and repainting. At this point, however, the bell tower requires a restructuring of its platform to prevent further interior damage in addition to restoration work on its wood components. The cost of addressing the total of the critical deficiencies outlined by the 2011 Historical Structural Assessment is outside of the Town's immediate budget to complete. The Town plans to undertake the work in phases, with issues most likely to inhibit the Building's use considered first. This request includes the construction documents for the immediate work on the bell tower and for the next phase; raising the building, placing it on a foundation and strengthening its floor joists. Following that work the final two phases will be exterior and interior restoration. The total restoration/rehabilitation cost to address all deficiencies was estimated at \$460,000 in 2011 and is likely in excess of \$550,000 in 2017. Preparing the foundation phase construction documents at this time will enable the Town to assess that financial and operational challenge.

The \$9,000 in matching funds for this application is from Georgetown's Capital Improvement Fund. The Town of Georgetown collaborates with the Town's Volunteer Fire Department for funding of long-term maintenance of the building. In 2008, the Georgetown Volunteer Fire Department authorized money collected from cell tower leases on the Fire Department building to be dedicated to a Fire Station Maintenance Fund. This important collaboration has been long-standing and will provide the necessary funding for continued maintenance of the Star, Hook, & Ladder Building.

Like all other municipalities in Clear Creek County, the Town of Georgetown has and will continue to experience significant budgetary constraints as Clear Creek County's main property tax supplier, the Henderson Mine, continues to slow down. The Town of Georgetown remains as committed as ever to the preservation of the historic resources that define the character of Georgetown.

The Town of Georgetown understands the importance of assembling a knowledgeable, professional preservation team to complete the proposed scope of work. The following individuals and organizations have assisted with project planning and will provide support throughout the remainder of the project:

Alisha Reis. Interim Town Administrator, Grant Recipient Contact : Ms. Reis has participated in a number of grant funded projects during her 6 year tenure as Town Manager for Nederland.

Cynthia Neely. Grant Administrator: As the former Executive Director of the Georgetown Trust Ms. Neely has substantial grant management experience through the award winning restoration of the 1874 schoolhouse in Georgetown. She will be responsible for the deliverables on the project.

Tim and Kris Hoehn, Architects, Hoehn Architects: Tim and Kris Hoehn are the historic preservation experts who produced the Historical Structure Assessment for Star, Hook, & Ladder in 2011. They have worked on several other projects for the State Historical Fund of Colorado.

Silver Plume Home Services: Contractor. Tim McDonough of SPHS has 30 years of experience restoring structures in the NHL including the Georgetown School, the Silver Plume School, the Hamill

House , the Mahany House, and Taos Square. SPHS has long term experience with SHF funded projects.

B. Project & Property History

Write a brief history of the project and the resource/property. Describe the historic significance and integrity of the resource/property (in 1000 words or less). Explain the proposed project in the context of historic preservation, i.e. historic integrity, significance, and context, and describe any past project phases. Include/Discuss:

As a contributing landmark to the Georgetown/ Silver Plume National Historic Landmark District, the Star, Hook, & Ladder Building is a significant to Georgetown's historic identity. The building illustrates the Town's 19th century history of firefighting as the second of four original firehouses. Constructed in 1886, the Star Hook was constructed in Georgetown's downtown where tall commercial buildings necessitated the use of hooks and ladders for firefighting. The building sits in Georgetown's Historic Commercial zoning district at 404 6th Street, across from the Hotel de Paris where it adds to the area's sense of place and enhances the historic value in the district.

The Star Hook is significant for its representative architectural styles. The former firehouse, measuring 50 feet high, 42 feet long, and 22 feet wide, exhibits features of the Italianate style of architecture, popular between 1840 and 1885. As described in the HSA, these character defining features include the building's tall narrow windows with two-over--two divided lites, square bell tower with hipped roof, front two corner quoins, and decorative brackets supporting the second floor balcony. The building's decorative wood quoins can be seen on other Italianate- inspired wood framed houses in Georgetown and Idaho Springs. The structure also exhibits features of the Folk Victorian style, popular between 1870-1910, which includes the building's flat, jig-saw cut balustrade on its balcony. The Star Hook and Ladder fits squarely in the established period of significance of the National Historic Landmark District 1859- 1893.

A key feature Star Hook is its bell tower. It contains a mounted bell crafted by the Meneely Bell Co. This specific bell was originally mounted in the 19th century on the first fire department building, the Hope Hose House which also housed town hall. When the Hope Hose building was demolished in 1919, both the bell and town offices moved to the Star Hook and the ladder truck was moved to storage at the Alpine Hose House. The fate of the original bell housed in the Star hook tower is unknown. The tower continues to house the town's most historic fire bell which is still rung on special occasions. Other important exterior features include the horizontal wood siding, a raised wood paneled entry door and transom, a pair of large doors for the firefighting equipment, and a flat jig saw cut balustrade on the balcony.

The Star, Hook, & Ladder's first restoration efforts occurred during the 1960's, after a windstorm caused the top of the bell tower to collapse. Individual pieces of the tower were carefully collected for rebuilding. The HSA reports that it appears that most of the bell tower pieces are original. Efforts from the 60's have served the Building for many years, however, outside of routine maintenance on the roof and painting, no major work has occurred on the building. The 2011 HSA funded by SHF was the first step since the 60's toward building restoration.

The Star Hook function as town hall continues today. The building houses offices for Georgetown's Town Administrator, Town Treasurer, and Town Clerk on the first floor in addition to public restrooms. Offices for the police, the Town's computer server, and a chamber for Town council meetings occupy the Building's second floor. Georgetown has a deep desire to continue the building's present use. The Building currently has several critical deficiencies that pose a threat to that use if not addressed. The goal of this project is for the Town to be able to continue the adaptive use of this structure as Town offices and public use, while retaining the Building's significant features and finishes that contribute to its historic and architectural character.

C. Project Description

Provide a detailed description of the project (in 1500 words or less). This section indicates your knowledge of historic preservation approaches and techniques as applied to your project.

Include/Discuss:

The proposed project addresses a critical deficiency identified in the Historic Structure Assessment and completes construction documents to address the next, and most major, deficiency. The most immediate need is for the Town to undertake the bell tower work that will end the continuously reoccurring leaking and water damage to the interior. The bell tower work assists in the preparation of the structure for the lifting that will be required in the next phase of constructing a foundation.

The bell tower: The bell tower is an original feature of the Star Hook and Ladder building. Photographic evidence from the 19th century indicates that the detailing of the tower has remained the same throughout its history. None of that detailing will be altered. Wood features will be mended and replaced only where missing. One element, historic beadboard, which has been partially removed by flashing, will be replaced. All work will be accomplished in accord with the Secretary of the Interior's Standards.

The bell tower has two issues. First the platform on which the bell is placed is flat: no slope. The covering is a single ply membrane roofing which leaks. This is the source of the water damage in the meeting room below. As reported in the HSA "Although the single-ply membrane roofing has been patched to stop the leaks, the platform requires major repair." The HSA further describes that both sheet metal and base flashing was improperly installed. The architects will be providing construction documents to restructure the platform so it slopes, replace the membrane surface and properly complete the flashing. The scope of work anticipates that the bell will be lifted, the existing roof

edging and platform roofing removed, a new sloped deck constructed according to specifications developed by the architects and the bell replaced in position.

Secondly, the tower itself, while structurally sound, has deteriorating wooden elements. Portions of the decorative wood fascia are missing, the balusters and balustrades are deteriorating, and the bead board finish is missing on the vertical sides around the platform. The recommendations of the HSA to remove loose paint from the bell tower, epoxy-repair the wood, clean and apply a clear sealer to the bell yoke, replace the beadboard on the base of the tower and repaint the tower with an historical color scheme will be followed. The general contractor has significant experience with wood restoration of this type. The roof cap of the tower will be re-shingled with laminated asphalt shingles of the type to be used for a later reroofing of the entire building.

The bell tower work will require a boom lift rental as the tower can not be easily accessed from the roof. The rental is included in the general conditions for the work.

Construction Documents. The first and immediate construction documents will address the bell tower platform rehabilitation. The CDs will be submitted to SHF staff for review prior to construction.

The further construction documents will address the major critical deficiency of the structure: the condition of its foundation and first floor framing. The present foundation is composed of 8 inch square wood grade beams resting on stacked stones. Some of these beams are rotting and, although the building is not in imminent danger, without attention it will be. The stacked stone foundation is not visible from the exterior as it is covered by a skirtboard. The recommendation is that the building foundation be rehabilitated by constructing a new reinforced cast-in-place concrete foundation including mid-span support of the lower level framing system. The new concrete foundation would be also be covered by a skirtboard and not visible from the exterior.

The first floor framing joists could not be fully assessed by the HSA as they are inaccessible. The HSA indicates that the first floor framing is most likely supported mid-span by built-up 2x material on top of stacked stones. There is significant sagging at what is assumed to be the mid-span point of the floor framing likely due to the failure of the stone support or rot of the floor framing members. The engineering component of the construction documents includes an examination and specifications for the repair or replacement of the floor framing members.

Construction drawings will also address the drainage issues by designing a perimeter foundation draining system. The CDs will be submitted to SHF for review in draft form and prior to final completion.

The HSA initially envisioned a full foundation to create a usable basement for the building as town offices have out grown the current space. However, as the Town continued consideration of expansion, it appears more reasonable to plan an appropriate addition to the rear of the property rather than have a basement office space. Concern was also expressed about potential water difficulties with a full basement because of proximity to the creek and rise of the water table during high water periods.

The engineering reports and architectural construction documents for the foundation phase will permit the town to adequately prepare to undertake that project . The town offices will need to be relocated and the structure will be lifted. It is both a financial and logistical challenge. The construction documents will allow the Town to estimate and plan.

D. Urgency

Explain why it is urgent to complete the work in your application NOW (in 1000 words or less).Include/Discuss:

Fixing the damaging leaks into the interior meeting room has been prioritized since before the SHF funded Historical Structure Assessment was done and discussed as a primary goal in the application for funding from the SHF for the assessment . Despite regular efforts to maintain the roof, interior damage continues to occur. The HSA makes it clear that the source of the leaking was the bell tower platform floor which would require a restructuring. The HSA also identifies the Building's foundation is a significantly deteriorated feature. Now, six years after the HSA, the town has completed other major projects and is committed to this restoration.

This mini grant is a kick off to the multi -phase project. The immediate problem of the leaking will be resolved. The construction documents for the foundation will prepare for the next phase by permitting cost estimating and budgeting. The commitment and momentum is now in place. If funding is not available the project will once again be put on hold and deterioration will continue.

The Fire Station Maintenance Fund, dedicated by the Georgetown Volunteer Fire Department in 2008 to be reserved for maintaining and restoring Georgetown's current and historic firehouses will be used to ensure future and continued maintenance on the building.

E. Timeline

December 2017 - Notification of grant award

January-February 2018- Contract negotiation with SHF , staff review with SHF

March- Contract for construction documents/Draft of documents for bell tower

April- SHF review of bell tower CDs

May- Final bell tower CDs/Contract for bell tower rehabilitation

June - August Bell tower rehabilitation, restoration, Foundation CDs

September-Review of foundation CDs by SHF staff

October - Final CDs submitted to SHF staff

November- December - Grant close out documents to SHF

F. Public Benefit

Tell us how and why the community supports and benefits from this project (in 1000 words or less). Include/Discuss:

Residents of Georgetown and the heritage tourists in National Landmark District will be the beneficiaries of this project. Georgetown is a highly visited historic Colorado mountain community with a number of unique qualities that give it a special opportunity for people to learn about and experience the history of the 19th century mining boom. Georgetown residents are proud of the Town's history and have continuously supported local historic preservation efforts. The building, because of the many functions it serves, is one of the most visited historic structures in the town. It provides a place for residents to connect directly with their local government, a point of contact for visitors who have questions about the Town, public restrooms, and a public meeting space for the Town's Board of Selectmen and various commissions. The history of the building is displayed on a plaque outside the door and a display of its restoration plan will be placed on the hallway bulletin boards. A State Historical Fund banner will be hung from the front balcony. The resident and visiting public will be made aware of the ongoing restoration project through the town website.

The Town plans for the restoration of the building to be publicized through various local media outlets, including print and radio, and local information dissemination centers, like the Town's Visitor Center. The Town will be submitting press releases during various phases of the restoration of the Star, Hook, and Ladder Building to Clear Creek County's newspaper, the Clear Creek Courant. The Town also will be reaching out to the County's local radio station, KGoat, to discuss on air the project and the history of the Building.

Star, Hook, and Ladder restoration also benefits the Town's economy which is dependent on two principal industries: tourism and local government. The Star, Hook, & Ladder Building has a prominent place in the downtown commercial area. Restoration of this landmark helps to maintain the historic integrity of the NHL District which is the source of its appeal. The structure with its bell tower draws people to the end of the street where the Hotel de Paris and Georgetown Energy Museum are located. Its attraction assists the businesses in that location in addition to spurring museum attendance. The use of local consultants and contractors adds further positive economic benefits.

The restoration work honors a long term partnership between the town and its Volunteer Fire Department. The actual firefighting within Georgetown is the responsibility of the Clear Creek Fire Authority. The Georgetown Volunteer Fire Department does continue to exist however, as a group of volunteers devoted to the preservation of the history of firefighting in Georgetown. The agreement with GVFD provides for continued maintenance of the historic firehouses and restoration of the antique fire equipment. The Fire Museum located in the Alpine Hose House houses the hook and

ladder truck from the Star Hook and will provide information to the public on the restoration of the Star Hook and Ladder building.

The project is timely to publicize Georgetown's continued values for historic preservation and the important role that the State Historical Fund plays in helping communities maintain their unique and historic sense of place. Georgetown is currently reviewing plans for a major development in the north end of town by the lake. That proposal, named Rose Mill, will bring a new 3-story hotel and new apartment buildings and townhomes to the Town in the next few years. The Rose Mill development is an opportunity for general publicity of local projects that can include the Star, Hook, & Ladder restoration project. The restoration project is an opportunity for the Town to show local residents and the public that new developments do not replace the Town's continued commitment to the National Landmark District and the protection its contributing historic structures.

G. State Preservation Plan

Describe how your proposed Scope of Work relates to one or more of the six overarching goals of the 2020 State Preservation Plan, listed below (in 600 words or less).

Goal A. Preserving Places that Matter

The Star and Ladder Building is a landmark in the Georgetown Silver Plume National Historic Landmark District. It has a strong visual presence in Georgetown's historic commercial district in its location across from the Hotel de Paris. It represents a refinement in 19th century firefighting with the use of hook and ladders. As town hall it also illustrates positive adaptive use of an historical structure. The building is in constant use by residents and visitors alike, who enter town hall for a variety of reasons. It provides Georgetown's residents a sense of historical identity and place, and its visitors with the knowledge of Georgetown's deep values and commitment toward historical preservation. It is a place that matters.

State Preservation Plan: Goal D

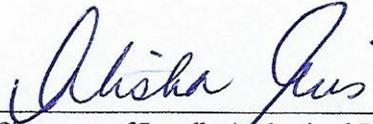
Publicizing the Benefits of Preservation

Preserving the Star, Hook, & Ladder Building so that it may remain open to the public provides Georgetown with a great avenue to draw attention to the benefits of historic preservation. As it is right on the main commercial thoroughfare, the restoration work of the Building will attract attention from the community and heritage tourists.

This project will serve as a demonstration of best practices on exterior wood restoration, a common problem. It also gives the town an opportunity to publicize the work of the State Historical Fund. The publicity planned with a description of the rehabilitation process will be available to the steady stream visiting public through the poster exhibit at the Star Hook and Ladder.

History Colorado State Historical Fund Application Signature Page

Applicant Organization



Signature of Legally Authorized Representative
Please sign in blue ink

Alisha Reis/Town Administrator *9/11/2017*

Name / Title Date

Property Owner *if different than Applicant Organization*

Signature of Legally Authorized Representative
Please sign in blue ink

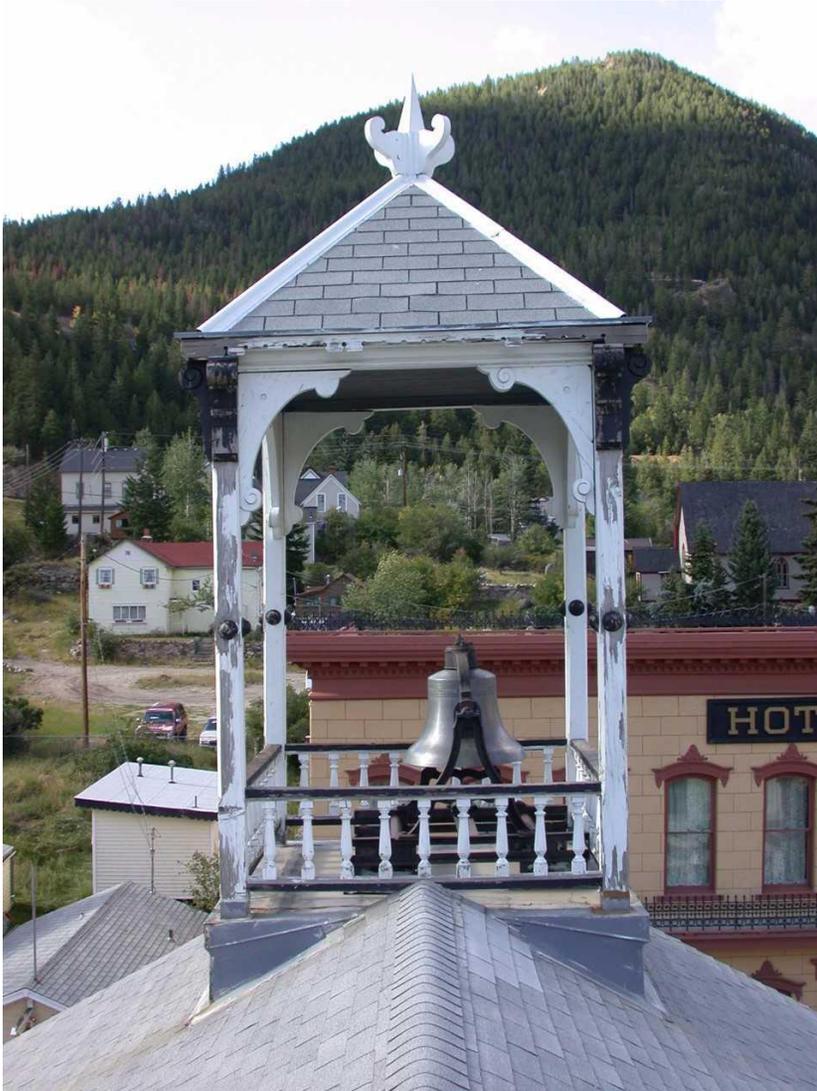
Name / Title Date

Government Official *(see application for applicability)*

Signature of Legally Authorized Representative
Please sign in blue ink

Name / Title Date





The Star Hook and Ladder's Bell Tower is in poor condition, consisting of a flat platform with no slope and poorly installed sheet metal flashing with open joints at the outside corners of the tower's base



The Bell Tower has many wood components that are deteriorated and need to be repaired or replaced.



The Tower's balustrade rails are cracked and deteriorated due to water and wind damage.



The Tower's platform is failing, due to its single-ply membrane roofing that allows moisture to enter inside.



Decay along the foundation beams requiring construction documents.



Interior roof deterioration beneath the Bell Tower continues despite patchwork repairs.

History Colorado State Historical Fund Scope of Work and Budget Page
Acquisition & Development

Please fill out the sections that are applicable to your project only. If additional space is needed for descriptions please continue into the next box field.

*Please note do not use the **cut and paste** functionality to move information between boxes. If needed please use the **copy and paste** functionality only.*

A.		\$ 13,260
	Architecture and Engineering Assessment of existing condition Preparation of Construction documents for bell tower Preparation of construction documents for foundation Construction observation of bell tower Structural engineering for foundation	
B.		
	Preservation Activities Lifting the bell and reconfiguring the platform deck Reroofing the tower Replace platform membrane roofing Rehabilitate tower woodwork by paint removal and epoxy rehabilitation Restore missing beadwork and trim	
C.		\$ 9,081
	Repaint bell tower	
D.		
E.		\$ -



F.

\$ -

G.

\$ -

H.

\$ -

I.

\$ -

Construction Subtotal \$ 22,341

\$ 4,120

General Conditions

Permits	\$UND	720
Bonding		
Overhead and Profit	\$	2,772
Construction Total	\$	29,953
Grant Administration	\$	1,498
<i>Grant Administration/Indirect costs must not exceed 15% of the project total</i>		
Archaeological Monitoring	\$	-
Project Subtotal	\$	31,451
Contingency	\$	2,995
Project Total	\$	34,446
Cash Match	\$	9,000
	Percentage	26.13%
	Grant Request	\$ 25,446
	Percentage	73.87%

The values for the Cash Match and Award Amount must match exactly the values in your grant application under Project Information. Please double check that they do.

**Star Hook & Ladder Building –Bell Tower Rehabilitation & Foundation
Fee Proposal** **September 11, 2017**

Hoehn Architects is pleased to submit this fee proposal to provide architectural services for your project as follows:

Project

The project consists of the rehabilitation of the existing bell tower platform and a new building foundation at the Star Hook & Ladder Building, located at 404 6th Street in Georgetown, Colorado 80444. The following work items are included with this proposal:

- Provide construction documents and construction observation services for the rehabilitation of the existing bell tower platform. The scope of work includes providing a low slope roofing surface at the top of the platform so it properly drains to the sides, providing a replacement membrane roofing system, and properly flashing the tower base while also incorporating the reintroduction of an original historical detail, which is the installation of beadboard on the vertical sides of the platform.
- Provide construction documents for a new building foundation in preparation for the subsequent lifting of the building and construction of a new foundation during a future phase of work on the building.

Basic Services

The Basic Services shall include the following phases:

A. Assessment of Existing Conditions

- An initial consultation/kick-off meeting with the SHF Historic Preservation Specialist and representatives of the Town of Georgetown will occur.
- A site visit will be conducted to assess existing conditions and collect necessary information for the preparation of the construction documents.

B. Preparation of Construction Documents

- Construction documents consisting of drawings and written specifications for the rehabilitation of the existing bell tower platform and a new building foundation will be prepared for submittal to the SHF and the Town of Georgetown for review.

C. Construction Observation

- A preconstruction meeting with the SHF Historic Preservation Specialist, representatives of the Town of Georgetown and the General Contractor will occur.

**Star Hook & Ladder Building –Bell Tower Rehabilitation & Foundation
Fee Proposal**

September 11, 2017

- The Architect will review submittals and payment applications as well as visit the site on a periodic basis during the course of construction to ensure compliance with the construction documents and the SOI Standards for the Treatment of Historic Properties.

Basic Fees

Architectural Services: Hoehn Architects PC

Assessment of Existing Conditions	\$1,260
Preparation of Construction Documents	\$5,040
Construction Observation	\$2,160
<u>Reimbursable Expenses</u>	<u>\$ 300</u>
Total	\$8,760

Structural Engineering Services: Next Level, Inc.

(See attached Fee Proposal) **\$4,500**

TOTAL FEE **\$13,260**

Reimbursable expenses include reproduction costs for the construction documents as well as travel expenses per the applicable SHF mileage rate.

Schedule

The Basic Services may begin upon acceptance of this fee proposal and the subsequent execution of a Professional Services Agreement with representatives of the Town of Georgetown, anticipated to occur in February 2018 following the award of the SHF grant on December 1, 2017. The construction documents will be completed during the Spring of 2018 so that construction can occur during the Summer of 2018.

AGREEMENT FOR STRUCTURAL ENGINEERING SERVICES

Attn: Kris and Tim Hoehn

Date: September 11, 2017

Client: HOEHN ARCHITECTS, P.C.
P.O. Box 3250
Evergreen, CO 80437

Project: Star Hook & Ladder Bldg Rehabilitat.
404 6th St.
Georgetown, CO 80444

We submit for your consideration the following Agreement between Hoehn Architects, P.C. (Client) and Next Level, Inc. (Consultant) for Structural Engineering consulting services.

SCOPE OF SERVICES

Our scope includes Structural Engineering consulting services related to the rehabilitation of the Star Hook & Ladder Building, located at 404 6th Street in Georgetown, Colorado. A previous Historic Structure Assessment by you and a structural evaluation letter by CCTS, Inc. were produced in 2011.

This scope of services is for field visit(s) during design and preparation of Construction Documents related to the foundation replacement recommendations. Foundation replacement will consist of raising the existing structure, excavating an enlarged crawlspace, and installing a new concrete foundation wall with center bearing line. Additional structural work may also include the replacement or strengthening of deteriorated first floor joists and the addition of a treated sill plate which does not currently exist.

If the configuration or scope of this project should change appreciably, our fee would be subject to modification. Definitions of and limits to our scope of services shall be as outlined in "A Guide for Consulting Structural Engineering Services in Colorado – A Recommended Standard of Practice" prepared and published by the Structural Engineers Association of Colorado, latest edition.

COMPENSATION

Compensation for these services shall be a fixed fee of \$4,500.00.

Compensation for any approved additional hourly services beyond the scope outlined herein, including additional construction administration and field observation services, shall be billed at a rate of \$150.00 per hour with a two hour minimum charge for field visits.

Additional compensation shall be provided for direct non-labor reimbursable expenses, including but not limited to: reprographic fees, delivery services and mileage for field visits exceeding 50 miles round trip.



TERMS AND CONDITIONS

Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant shall not exceed the total amount of the Consultant's fee. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Indemnification

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant against damages, liabilities and costs, to the extent caused by the Client's negligent acts, errors or omissions, or willful misconduct under this Agreement.

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client against damages, liabilities and costs, to the extent caused by the Consultant's negligent acts, errors or omissions, or willful misconduct under this Agreement.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

Reduction in Services

The Consultant's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event the Client later elects to reduce the Consultant's scope of services, the Client hereby agrees to release, hold harmless and indemnify the Consultant from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

Discovery of Concealed or Unknown Conditions

Inasmuch as the remodeling and/or rehabilitation of an existing structure requires that certain assumptions be made by the Consultant regarding existing conditions, and because some of these assumptions may not be verifiable without the Client's expending substantial sums of money or destroying otherwise adequate or serviceable portions of the structure, the Client agrees to bear all costs, losses and expenses, including the cost of the Consultant's Additional Services, arising from the discovery of concealed or unknown conditions, or from any deficiencies or inaccuracies in any information or documentation furnished to the Consultant.

Corporate Protection

The Client and the Consultant agree that the Consultant's services in connection with this project shall not subject the Consultant's individual employees, officers, directors or owners to any personal liability for the risks associated with this project. Therefore the Client agrees that, as its

sole and exclusive remedy, any claim, demand or suit shall be directed or asserted only against Next Level, Inc., a Colorado corporation, and not against any of the Consultant's employees, officers, directors or owners.

Consequential Damages

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Standard of Care

In providing services under this Agreement, the Consultant shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party. The Consultant makes no warranty, express or implied, as to its professional services rendered under this Agreement.

Construction Observation

The Consultant shall visit the site at intervals appropriate to the stage of construction, or as otherwise defined herein, in order to observe the progress and quality of the Work completed by the Contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow the Consultant to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

The Consultant shall not supervise, direct or have control over the Contractor's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor nor for the Contractor's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the Contractor in accordance with the Contract Documents.

The Consultant shall not be responsible for any acts or omissions of the Contractor, any subcontractor, any entity performing any portions of the Work or any agents or employees of any of them. The Consultant does not



guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

The Client shall, in a reasonably timely manner, contact and inform the Consultant as to the commencement and progress of construction, or shall direct the Contractor to do so, to allow the Consultant to plan accordingly and schedule the required site observations.

In the event that the Consultant is not contacted or otherwise informed as to the commencement or progress of construction in a reasonably timely manner that allows the Consultant to schedule or perform the required site observations, the Consultant shall not be responsible for interpretation of the Contract Documents, construction observations, or for any claims or damages that may be in any way connected thereto.

Design Without Geotechnical Investigation or Report

It is understood that a site-specific Geotechnical investigation/analysis and report is not being provided to the Consultant as a basis for design. As such, the Consultant shall not be responsible for the condition of the existing site subgrade materials, including any and all risks and responsibilities associated with any damage or serviceability issues resulting from the settling, heaving, other movement or general performance of the site subsoils. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the condition or performance of the existing site subgrade materials.

Instruments of Service

Drawings, Specifications and other documents, including those in electronic form, prepared by the Consultant are Instruments of Service for use solely with respect to this project, and no portion thereof shall be reused by the Client for any other purpose or provided to any other party without the written consent of the Consultant. Next Level, Inc. shall be deemed the author and owner of these Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. These files are provided for reference only without any warranty express or implied, and their use is at the sole risk of the Client. In the case of any discrepancies, the latest hard copy version shall govern. The Client further agrees to waive all claims against the Consultant resulting in any way from unauthorized modification or reuse of these Instruments of Service.

Dispute Resolution

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and the Consultant agree that all disputes between them arising out of or relating to this Agreement shall as a precedent to arbitrations be initially submitted to nonbinding mediation with the American Arbitration Association (AAA), and then if necessary to binding arbitration with the AAA, unless the parties mutually agree otherwise.

Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Consultant as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

Payment Due

Invoices are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days of the due date.

The Consultant shall be entitled to compensation in accordance with this Agreement for all services performed, whether or not construction is commenced or completed.

Interest

If payment in full is not received by the Consultant within thirty (30) calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent of the past due amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

Collection Costs

If the Client fails to make payments when due and the Consultant incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to the Consultant. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable Consultant staff costs at standard billing rates for the Consultant's time spent in efforts to collect. This obligation of the Client to pay the Consultant's collection costs shall survive the term of this Agreement or any earlier termination by either party.

Suspension of Services

If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Consultant may suspend performance of services upon thirty (30) calendar days' notice to the Client. The Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, the Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the Consultant to resume performance.

Termination of Services

If the Client fails to make payment to the Consultant in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the Consultant.



Miscellaneous

The Consultant shall not be responsible for the acts or omissions of the Client, the Client's other Consultants, Contractors, Subcontractors, their agents or employees.

This Agreement represents the entire and integrated Agreement for this work between the Client and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant.

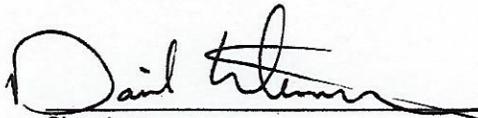
This Agreement may be amended only by written instrument signed by both parties, cannot be assigned by either party without written consent of the other, and may be terminated by either party upon 7 days notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating their termination.

This Agreement shall be interpreted and construed under the laws of the State of Colorado.

If the above Agreement is satisfactory, please sign on the space indicated below and return one copy for our files. We will commence work upon receiving an executed copy of this Agreement.

Offered by Next Level, Inc.:

David Watanabe, P.E. Principal
Name (printed) Title

 9/11/2017
Signature Date

Accepted by Client:

Name (printed) Title

Signature Date





Silver Plume Home Services
 P.O. Box 958
 Silver Plume, Co. 80476
 303-569-3148

Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
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A preliminary estimate to replace the roofing and rehabilitate the bell tower as recommended in the historic structure assessment for the Star Hook and Ladder building produced by Hoehn Architects in January of 2011.

General Requirements

Building permit fees

Building Permit Fees These fees are based on recommendations in the 2006 International Building Code and will apply in many areas. Building Departments publish fee schedules. The permit fee will be doubled when work is started without securing a permit. When the valuation of the proposed construction exceeds \$1,000, plans are often required. Estimate the plan check fee at 65% of the permit fee for residences and 100% of the permit fee for non-residential buildings. The fee for reinspection is \$47 per hour. Inspections outside normal business hours are \$47 per hour with a two hour minimum. Additional plan review required by changes, additions, or revisions to approved plans are \$47 per hour with a one-half hour minimum. Plumbing, electrical and mechanical work will usually require a separate permit based on a similar fee schedule. Building permit fees

Building permit fees

\$25,000 to \$50,000, for the first \$25,000

0.50	--@.0000	LS	0.00	0.00	0.00	344.50
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Plan check fees

1.00	--@.0000	Ea	0.00	0.00	0.00	375.00
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Development fees, this estimate assumes that the Georgetown city development fees for this project will be waived. No insurance or bonding costs are included in this estimate. If additional insurance or bonding is required it will become an additional charge.

Equipment Rental

Boomlifts, telescoping and articulating booms, self-propelled, gas or diesel powered, 2-wheel drive

Boomlift rental

51' - 60', Rental for Month

1.00	--@.0000	Ea	0.00	0.00	2,450.00	2,450.00
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Equipment delivery charges

1.00	--@.0000	--	0.00	0.00	650.00	650.00
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Direct overhead

Job site cleanup & debris removal (\$300 per month)

1.00	--@.0000	MS	0.00	300.00	0.00	300.00
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**Subtotal: General requirements and site work

			0.0	0.00	300.00	3,100.00	4,119.50
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Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
Roofing						
Lift bell and base using cables from temporary tower post supports						
Install supports and rig cables for lifting						
1.00	B1@30.00	Ea	350.00	975.90	0.00	1,325.90
Remove old roof edge and roofing						
1.00	B1@4.000	Ea	0.00	130.10	0.00	130.10
Construct new sloped deck using foam cant strip and cover with recovery board						
1.00	C6@24.00	Ea	495.00	930.00	0.00	1,425.00
Install new counter flashing and step flashing on rear raked section						
1.00	6R@8.000	Ea	275.00	401.60	0.00	676.60
Lower bell, remove support frame and repair penetrations in posts						
1.00	B1@16.00	Ea	225.00	520.50	0.00	745.50
Roofing on bell tower						
Fabricated pedestal flashing and pitch pockets						
1.00	6R@12.00	Ea	425.00	602.40	0.00	1,027.40
Platform membrane roofing						
EPDM elastomeric roofing. Includes EPDM roofing rolls and fasteners. Installation is according to manufacturer's specs using fasteners they provide. Ethylene propylene diene monomer roofing is abbreviated EPDM. Ballasted roofs contain 1/2-ton of stone per square.						
60 mil EPDM elastomeric roofing						
fully attached to deck						
1.00	6R@8.250	SQ	151.00	414.20	10.00	575.20
Bell tower rehabilitation						
Paint removal and epoxy rehabilitation of bell tower woodwork						
This item assumes the need for 2 men working 24 manhours each						
1.00	B1@48.00	Ea	350.00	1,561.00	0.00	1,911.00
Painting of bell tower only						
1.00	PA@20.00	Ea	250.00	1,015.00	0.00	1,265.00
<hr/>						
Total Manhours, Material, Labor, and Equipment:						
	170.3		2,521.00	6,850.70	3,110.00	12,481.70
Total Only (Subcontract) Costs:						
						719.50
Subtotal:						13,201.20
10.00% Overhead:						1,320.12
10.00% Profit:						1,452.13
Estimate Total:						15,973.45

Alisha J. Reis, ICMA-CM

PO Box 881, Nederland, CO 80466 · (720) 375-2361

reisalisha@gmail.com

SUMMARY

Management professional with strategic planning and operational expertise; proven leadership in community development, communications, policy analysis and development, project management, capital improvement planning, intergovernmental relations, and staff development.

PROFESSIONAL EXPERIENCE

Town Administrator **September 2010-March 2017**
Town of Nederland, Colorado (Population: 1,500; regional hub serving 7,500)

- General management of all segments of Town organization, including all funds budget of \$5.7 million and 30 employees. Included direct oversight in land use as zoning administrator, as well as oversight via direct reports in Public Works, Police, Community Center/Recreation, Administrative Services, budgeting and special projects.
- Carried out the policy directives of the 7-member Board of Trustees and represented the Town on the regional level.
- Developed staff team into a more professional, efficient group that works across departments to leverage finite resources for the best possible results.
- Served as project manager of a multi-departmental team to construct a \$4 million mechanized wastewater treatment plant, moving from lagoons-based treatment, resulting in an award-winning project. (http://www.dailycamer.com/boulder-county-news/ci_23969821/nederland-celebrates-state-art-wastewater-treatment-plant)
- Led a project team that included members of the Planning Commission and community at large to update our Comprehensive Plan, which resulted in an award for sustainable planning. (<http://www.apacolorado.org/article/honor-award-sustainability-and-environmental-planning-town-nederland-comprehensive-plan>)

Assistant City Manager **Summer 2008-August 2010**
Community Development Director **August 2006-Summer 2008**
Management Intern/ DOLA Best & Brightest Program **January 2006-December 2008**
City of Monte Vista, Colorado (Population: 5,000; regional hub serving 8,000)

- Assisted the City Manager in various aspects of day-to-day operations of the City, including land use, special projects, public information/engagement, airport management, administrative services, historic preservation, economic development, grants procurement and management.
- Supervised four staff members in administrative services, code enforcement/animal control, city clerk/municipal court, and human resources; oversaw contracts with airport fixed-base operator and county building official.
- Oversaw \$300,000 budget in four program areas; participate in annual budget development.
- Reduced downtown district to less than 10% vacancies, serving as the first point of contact for new development and business growth; oversaw analysis for City economic incentive program.
- Directed multiple special projects; managed a \$1.5 million renovation of the City rodeo arena, including submitting and administering grants, supervising contractors and designers, working with a design committee that included facility users; also managed two aviation safety projects totaling \$563,000 in FAA, state and local funds for the municipal airport.
- Grants writer and manager; obtained \$2.2 million in CDGB funding for downtown redevelopment and public works projects; obtained \$1.2 million in GOCO funding for local recreation projects.

Reporter
Boulder Publishing Inc. (Daily Camera/Broomfield Enterprise)
Boulder/Broomfield, CO

October 2001-January 2006

Reporter/Research Director
Boulder County Business Report
Boulder, CO

April 2000-October 2001

EDUCATION

Master of Arts, Politics/Public Policy (December 2008)
Bachelor of Arts, Journalism/Political Science (May 1999)

University of Colorado at Denver
Metropolitan State College of Denver

PROFESSIONAL AFFILIATIONS

International City/County Management Association (ICMA)
• **ICMA Certified Manager since September 2016**

Colorado City & County Management Association (CCCMA)

COMMUNITY AFFILIATIONS

Boulder County Collaborative (Flood Recovery)	January 2014-March 2017
Peak to Peak Subcommittee on Housing (and predecessor)	Summer 2014-March 2017
Mayor's Task Force on Economic Development	December 2013-March 2016
Mayor's Task Force on Building Code Updates	January to December 2014
Project Steering Committee: Parks, Rec., Open Space Master Plan	August 2011-February 2013
Project Steering Committee: Comprehensive Plan Update (Nederland)	January 2011-September 2013
Project Steering Committee: Comprehensive Plan Update (Monte Vista)	2008/2009
Monte Arts Council Board of Directors	President, February 2010-August 2010
	Vice President, February 2009-2010
US Highway 160 Coalition	Co-Chairman, May 2009-August 2010
SLV Transportation Planning Region Committee	July 2006-August 2010
Collaborative Community Planning Program (20-year Arts Plan)	June 2008-August 2010

Cynthia C. Neely, LLC
714 Biddle Street, P.O. Box 532
Georgetown, CO 80444
cell: 720 201 7161
ccneely@yahoo.com

Areas of expertise:

Coordination of planning efforts - Project administration - Inventory of historic resources - Educational programming - Municipal/non-profit funding, particularly in Colorado/Intergovernmental and public/private partnerships

Current Contracts/Projects:

Georgetown Trust for Conservation and Preservation Inc.: Project manager responsible for restoration/rehabilitation of 1874 Georgetown Schoolhouse., 2005-2015 Founding Director, and Executive Director

Historic District Public Lands Commission: (Georgetown-Silver Plume National Historic Landmark District) Volunteer Special Project Coordinator 1998 to present.

Clear Creek County: Representative to the Project Leadership Team for the Colorado Department of Transportation I-70 Mountain Corridor PEIS. Representative to Project Leadership Team for the development and implementation of Context Sensitive Solutions in the I 70 Corridor.

Experience:

Georgetown Trust for Conservation and Preservation Inc.: Fund raiser, project manager, owner's representative for the exterior restoration, interior rehabilitation and planning for the 1874 Georgetown Schoolhouse to become the Georgetown Heritage Center.

Georgetown Trust for Conservation and Preservation Inc.: Owner's representative and Project Manager for the construction and operation of the Georgetown Gateway Visitor Center

Historic District Public Lands Commission: 1985 - present, Organizer and writer of Town of Georgetown, Town of Silver Plume, Clear Creek County and Colorado Historical Society applications for Recreation and Public Purpose Patents from Bureau of Land Management; Coordinator and negotiator for the six agency intergovernmental Cooperative Management Agreement .

Historic Georgetown Inc.: Founder and charter member; 1970 - present , Director of Educational Services; Volunteer Research Coordinator; Editor of Silver Queen Preservation News, (10 years); Acting Executive Director (1987); Project management of various restoration projects.

Town of Georgetown: Special Projects Coordinator (part time 2000 – March 2011): Projects included implementation of Gateway Master Plan, coordination with Federal Highway Administration on Guanella Pass Scenic Byway reconstruction, and representation of Town on the I-70 Central Mountain Transportation Coalition. Project management has included a Preserve America Wayfinding and marker grant, City Park restoration project and Rose Street reconstruction.

1971-1983, 2003 - present, Member, Historic Preservation/ Design Review Commission; Designer of 1976 survey of historic structures in Georgetown; Responsible for compilation and publication of Georgetown Design Review Guidelines 1978- 1980; Member of Board of Selectmen 1983 -1987 (Mayor pro-tem 1985-1987); Member, Planning Commission 1990 – 1997.

State of Colorado: 2005 - 2015 Member of the Advisory Committee to the State Historical Fund, 2008 -2012 Director, Colorado Preservation Inc.2008 , member Collaborative Effort for I-70 Consensus Recommendation,

Education:

B.A. Stanford University: History/Philosophy

Graduate Study University of Southern California: Historiography

Award: Governor's Award for Outstanding Contribution to Historic Preservation 2012

Resumé of Hoehn Architects, PC

Education

Kristine L. Hoehn, President

- Master of Architecture with High Distinction, University of Michigan, Ann Arbor, Michigan
Concentration: Historic Preservation
- Bachelor of Science in Architecture, University of Michigan, Ann Arbor, Michigan

Timothy L. Hoehn, Vice President

- Master of Architecture with High Distinction, University of Michigan, Ann Arbor, Michigan
Concentration: Structures
- Bachelor of Science in Architecture, University of Michigan, Ann Arbor, Michigan

Architectural Registration

Colorado

Professional Affiliations

Member of History Colorado's State Historical Fund Advisory Committee (SHFAC), 2013 – 2018; Historic Denver; Rocky Mountain Chapter of the Association for Preservation Technology (RMC APT) and APTI; Colorado Preservation, Inc.

Projects

Preservation: Historic Structure Assessments (with Date of Completion)

(* Projects partially funded by History Colorado, the State Historical Fund or OAHP)

- Kneisel & Anderson Grocery & Hardware, Georgetown, CO (In Progress)*
- North Highland Presbyterian Church – Heritage & Julian Pavilions, Denver, CO; November 2016*
- Hamill House Historic Structure Assessment, Georgetown, CO; April 2016*
- Boulder Shambhala Center Historic Structure Assessment, Boulder, CO; Sept. 2015*
- B.P.O. Elks Lodge #607 Historic Structure Assessment, Idaho Springs, CO; May 2015 *
- Arvada Jaycees Historic Structure Assessment, Arvada, CO; Dec. 2014 *
- Log Building – Radio Station KYGT Historic Structure Assessment, Idaho Springs, CO; Dec. 2013*
- Idaho Springs Powder House Historic Structure Assessment, Idaho Springs, CO; Dec. 2013*
- Silver Plume Schoolhouse Historic Structure Assessment, Silver Plume, CO; Sept. 2013*
- Idaho Springs City Hall Historic Structure Assessment, Idaho Springs, CO; Sept. 2013*
- Douglas Homestead Historic Structure Assessment, Highlands Ranch, CO; Sept. 2013*
- BVCC/Weston Ranch House Historic Structure Assessment, Buena Vista, Colorado; June 2013
- Welborn House Historic Structure Assessment, Colorado Academy, Lakewood, CO; Sept. 2011
- Red Cliff Town Hall & Firehouse Historic Structure Assessment, Red Cliff, CO; July 2011*
- Georgetown School Interior Historic Structure Assessment, Georgetown, CO; April 2011*
- Star Hook & Ladder Historic Structure Assessment, Georgetown, CO; April 2011*
- Colorado Governor's Residence Historic Structure Assessment, Denver, CO; March 2011*
- Old Rockland Community Church Historic Structure Assessment, Golden, CO; Feb. 2010*
- Berkeley United Methodist Church Historic Structure Assessment, Jefferson County, CO; Oct. 2008*
- Arvada Flour Mill Historic Structure Assessment & Exterior Rehabilitation, Arvada, CO; August 2008*
- James Fleming House Historic Structure Assessment & Rehabilitation Project, Denver, CO; Aug. 2007*
- Highlands Masonic Temple Historic Structure Assessment and Exterior Restoration Project, Denver, CO; September 2006*
- Kinneavy Terrace Historic Structure Assessment, Denver, CO; April 2004*
- St. Barnabas Episcopal Church Historic Structure Assessment / Exterior Rehabilitation Project / Phase Two Interior Renovation & Addition, Denver, CO; October 2003*
- 1260 Vine Street Historic Structure Assessment, Denver, CO; October 2003*
- Tabor Opera House Historic Structure Assessment and Phase One Exterior Rehabilitation Project, Leadville, CO; June 2003*
- Boettcher Mansion Historic Structure Assessment, Golden, CO; June 2003*
- Stone Ranch Historic Structure Assessment & National Register Nomination, Proctor, CO; April 2003*
- 1750 Gilpin Street Historic Structure Assessment / Exterior Rehabilitation Project, Denver, CO; Sept. 2002*
- Sheedy Mansion Historic Structure Assessment, Denver, CO; April 2002*
- Flower Vaile House Historic Structure Assessment, Denver, CO; August 2001*
- Molly Brown House Museum Historic Structure Report, Denver, CO; September 1997*

Preservation / Rehabilitation / Restoration Projects

(* Projects partially funded by History Colorado, the State Historical Fund or OAHP)

- Molly Brown House Museum Window Rehabilitation & Masonry Cleaning, Denver, CO (In Progress)
- Denver Academy Library Stained Glass Window & Cupola Rehabilitation, Denver, CO (In Progress)
- First Church of Divine Science Roof & Parapet Rehabilitation, Denver, CO (In Progress)
- Hamill House Interior Restoration & Construction Documents, Georgetown, CO (In Progress)
- Huerfano County Courthouse Rehabilitation, Trinidad, CO*
- Western Museum of Mining & Industry Reynolds Ranch House Stabilization, CO Springs, CO*
- Denver Woman's Press Club Interior & Exterior Preservation, Denver, CO *
- Holy Trinity Church Masonry Rehabilitation Construction Documents & Foundation Stabilization, Trinidad, CO
- Molly Brown House Museum Front Porch Preservation Plan & Construction Documents, Denver, CO*
- Silver Plume Schoolhouse Roof Rehabilitation Project, Silver Plume, CO*
- Santiago Mill Roof Rehabilitation Project, Clear Creek County, CO*
- Pueblo City Hall and Memorial Hall Phases One & Two Exterior Rehabilitation Projects; City Hall Interior Rehabilitation, Pueblo, CO *
- Georgetown School Exterior Restoration & Tower Reconstruction, Georgetown, CO *
- Georgetown School Interior Rehabilitation & Elevator Addition, Georgetown, CO *
- Idaho Springs Carnegie Library Exterior Rehabilitation, Idaho Springs, CO*
- Idaho Springs Carnegie Library Interior Rehabilitation and Addition, Idaho Springs, CO
- Idaho Springs Central Hose House Exterior Rehabilitation, Idaho Springs, CO*
- Idaho Springs Bryan Hose House Exterior Rehabilitation, Idaho Springs, CO
- Willow Creek Caretaker's House Interior and Exterior Rehabilitation, Lamar, CO*
- Prowers County Welfare Housing Rehabilitation Project, Lamar, CO*
- St. Paul's Church Stained Glass Window Restoration Project, Denver, CO*
- Thomas F. Gilligan House Exterior Restoration, Aurora, CO *
- Victor Hornbein Building Preservation Plan and Exterior Rehabilitation Project, Aurora, CO *
- Brighton City Hall Canopy Addition, Brighton, CO
- Historic Temple Emanuel Synagogue - Temple Events Center / Roof Rehabilitation & Exterior Rehabilitation Projects, Phases 1 and 2, Denver, CO *
- Art Students League of Denver Window Rehabilitation Project / Exterior and Interior Rehabilitation Projects, Denver, CO *
- Bradford-Perley House Technical Assessment & Stabilization Project, Ken-Caryl Ranch, CO *
- Haynes Townhouses Preservation Plan and Implementation, Denver, CO *
- Gargoyle House Exterior Rehabilitation Project, Denver, CO*
- Denver Rescue Mission – The Crossing / Phases 1, 2, 3, & 4 Renovation Projects, Denver, CO
- 373 Race Street Tudor Revival House, Historical Consulting, Denver, CO
- Thomas Carlyle Apartment Building - 1010 Sherman Street, Historic Consulting, Denver, CO

Preservation: Survey Projects / Historic Designation Projects

- Historic Derby District Reconnaissance & Intensive Level Survey, Commerce City, CO *
- Hoffman Heights Subdivision Reconnaissance & Intensive Level Survey Projects, Aurora, CO *
- Cultural Resource Survey of the Town of Aguilar, CO *
- Cultural Resource Survey of the City of Lamar, CO*
- Manitou Springs Historic Building Survey and Inventory Project, Manitou Springs, CO *
- Debus Farm State Register Nomination, Proctor, CO
- Stone Ranch National Register Nomination, Proctor, CO
- Amter Mid-Century Modern Residence – 222 S. Fairfax - Denver Landmark Nomination & Designation

Building Documentation

- Due Diligence Report for the Manor House at Ken-Caryl Ranch, Littleton, CO
- South Platte Hotel (for Historic Structure Assessment), Jefferson County, CO *
- Liberty Bell Mine Furnace Building Historic Record Documentation, Telluride, CO
- Pandora Mill Historic American Engineering Record Documentation, Telluride, CO



Silver Plume Home Services

P.O. Box 958

Silver Plume, Co. 80476

303-569-5148

Financial references

Evergreen National Bank, business checking.

Austin Hardwoods. Account # 87220.0000

Home Depot Commercial Account # 7901 8411 1850 0001

Objective

Silver Plume Home Services is interested in obtaining a pre-qualification for the rehabilitation Hamill house museum.

Qualifications

I, Tim McDonough, have been employed and self-employed in the construction industry for 25 years, primarily in renovation and historical restorations. My experience ranges from masonry and structural rehabilitation to the milling of reproductions of interior and exterior moldings and trim details.

References

Paul Boat, Director of the Georgetown Trust. Ph # 303-569-0289

Kevin Kuharic, Curator of the Hotel De Paris Museum. Ph. # 303-569-2564

Judy Caldwell, Curator of the George Rowe Museum. Ph # 303-569-3209

History of Restoration Projects

Year	Contractor	Project location
1987 - 1988	Silver Plume Stone Works	Boston, Mass.
<ul style="list-style-type: none"> • Rehabilitation of the Mix-It Paints factory. The rehabilitation of an extensively fire damaged 14,000 sq. foot wood frame structure built in the 1820's into R-1 occupancy living units. 		
• 1990	Silver Plume Stone Works	Val d' Isere, France
<ul style="list-style-type: none"> • Rehabilitation of 17th century stone farm house and ground floor animal housing into ski condominiums. This rehabilitation involved extensive restoration of the wood structural members of a two story stone building. 		
• 1992	Silver Plume Stone Works	Paris, France
<ul style="list-style-type: none"> • Renovation of 18th century city apartment. This renovation was an interior make-over involving the reproduction of period millwork. 		
• 1996	Silver Plume Home Services	Georgetown, CO.
<ul style="list-style-type: none"> • Remodel of the Georgetown Community Center. This remodel involved both extensive structural work and the reproduction of historic moldings. 		
• 1998 - 1999	Silver Plume Home Services	Georgetown, CO.
<ul style="list-style-type: none"> • Restoration and remodel the Church Bros. House. This job involved the lifting of the structure for the installation of a foundation, restoration of the exterior of this historic structure along with an interior remodel. 		
• 1997	Silver Plume Home Services	Georgetown, CO

- Restoration of the Johnson Cabin in Georgetown, Co. The log structure was lifted from the foundation and the bottom 3 logs along the entire perimeter were replaced. The reproduction of the double hung windows and entry door was also required.

- 2000 – 2001 Silver Plume Home Services Georgetown, CO
- Restoration and reconstruction of the Mahany Bldg. Located in Georgetown, this badly fire damaged building required the reconstruction of the one story section of the structure, replacement of the roof framing of the two story section and a complete exterior restoration.
- 1999 Silver Plume Home Services Georgetown, CO
- Reconstruction of the Hamill House rear porch. Damaged in a 1970's fire, the elaborate porch details were reconstructed from photographs and charred pieces of the original structure.
- 2000 Silver Plume Home Services Georgetown, CO
- Restoration of the Hamill House upstairs back bathroom. This room was badly damaged in the fire and required replication of all of the walnut cabinetry and paneling using remnants of the original cabinets.
- 2001 Silver Plume Home Services Georgetown, CO
- Reconstruction of the attic stairway from the nursery at the Hamill House Museum. This stairway was reconstructed using drawings provided by Long-Hoeft Architects.
- 2002 Silver Plume Home Services Georgetown, CO
- Restoration of Taos Square Buildings. Two of the three building were extensively damaged in a fire and required shoring and structural reconstruction before restoring the exterior trim and roof.
- 2005 Silver Plume Home Services Arvada, CO
- Rehabilitation of the Flour Mill Museum in Arvada Colorado. This project was a SHF funded restoration of the building exterior.
- 2002 Silver Plume Home Services Georgetown, CO
- Exterior restoration of the old Georgetown School building.
- 2015 Silver Plume Home Services Clear Creek County, CO
- Rehabilitation of the roof on the Santiago Mill building near the old mining town of Waldorf, CO. This project involved the reinforcement of the roof structure and installation of glue down bitumen roofing.
- 2012 Silver Plume Home Services Georgetown, CO
- Interior restoration of the old Georgetown School building into the Georgetown Heritage Center. The interior restoration involved extensive repairs to the plaster surfaces, repairs and replication of wood moldings and doors, wood flooring rehabilitation and painting.





Clear Creek County

POST OFFICE BOX 2000
GEORGETOWN, COLORADO 80444

TELEPHONE: (303) 679-2300

August 31, 2017

Cynthia Nieb, Director
State Historical Fund
1200 Broadway
Denver, CO 80203

RE: Town of Georgetown Application for Rehabilitation of the Town Hall (Star, Hook, & Ladder)

Dear Ms. Nieb:

We are writing in support of the Town of Georgetown's application to rehabilitate the Town Hall of Georgetown, also known as, the Star, Hook, & Ladder Building. Critical deficiencies were identified in the Historic Structure Assessment completed in 2011. The bell tower contributes to serious structural issues with long term impacts to the sustainability of the building.

The Town Hall building is not only the Town government office space but also office facilities for the Building Inspection group, the Police Department, meeting space for Boards and Commissions and public restrooms for visitors of Georgetown. Likewise, the building is a contributing structure to the Historic Landmark District status of the community. Maintenance of this status is very important to the people of Georgetown and its visitors. Supporting important structures such as the Star, Hook, & Ladder building are paramount to the Town's memorable landscape and Town skyline. The bell tower itself is iconic in the Town logo, signage, and Town correspondence.

Heritage tourism is a vital economic driver for the community of Georgetown and the County of Clear Creek. We understand the importance of protecting such structures. Preserving these facilities begins with the basic fundamentals of the building – protection from the elements and fortification of the foundation. As hearty as these structures are, everything needs a bit of reinforcement after 150 years.

The Star, Hook, and Ladder building (***Georgetown Town Hall***) is an important structure to the Town and the community of Clear Creek. We hope you will give their application your full and positive consideration. Thank you.

Sincerely,

Keith P. Montag, County Manager
CLEAR CREEK COUNTY GOVERNMENT

"Honoring Our Past, While Designing Our Future"



September 15, 2017

Ms. Cynthia Neib, Director
State Historical Fund
1200 Broadway
Denver, CO 80203

RE: Letter of Support for Town of Georgetown Application

Dear Ms. Nieb,

I am pleased to write this letter in full support of the grant application submitted to the State Historical Fund by the Town of Georgetown to begin the initial phase of rehabilitating Georgetown's Town Hall. A building structure assessment was completed in 2011 identifying the leaking roof and bell tower to be an immediate need. Without addressing these issues, there is a risk of losing occupancy and, thus, the building's main functions as a meeting space for the Town's Board of Selectmen and various Commissions, as well as serving the governmental needs of the community. The initial phase of rehabilitation involves rehabilitating the bell tower. As it is, the bell tower is currently causing damage to the interior of the building.

Additionally, the Star Hook and Ladder Building, constructed in 1866 to serve as Georgetown's Town Hall, is a contributing structure to the Georgetown-Silver Plume National Historic Landmark District. With hospitality/tourism being a driving cluster industry in Clear Creek County, it is essential that we continue to maintain the character and authenticity that adds to the experience so many come to enjoy throughout the year. This becomes even more critical due to the financial challenges that Clear Creek County will face due to the inevitable closure of the Henderson Mine.

I look forward to seeing these improvements move forward to ensure the protection of this historically significant building. Please feel free to contact me, should you have any questions.

Sincerely,

Lindsey Valdez, President and CEO
Clear Creek Economic Development Corp.
o 303-569-2133
c 303-710-9218
president@clearcreekedc.org



Ms. Cynthia Nieb
Director
State Historic Fund
1200 Broadway
Denver, Colorado 80203

Dear Ms. Nieb,

Historic Georgetown, Inc. intends to fully support the grant for the Star Hook and Ladder rehabilitation of the building's bell tower. The deficiency created by the tower has caused damage to the interior of the building, and by doing this work will mitigate future deterioration. The municipality works closely with all Georgetown's non-profits, not only does the Star Hook and Ladder house our local government infrastructure, but it sets the tone for the entire town's Historic Landmark District.

All of us appreciate what the State Historic Fund does to further help our Landmark Historic District and the buildings within our boundaries. The Star Hook and Ladder is a vital structure, and to secure this grant will promote Heritage Tourism by utilizing a municipal building in an interpretive manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nancy S. Hale', with a long horizontal flourish extending to the right.

Nancy S. Hale
Executive Director
Historic Georgetown, Inc.
305 Argentine Street
Georgetown, Colorado 80444

305 Argentine St. • P.O. Box 667 • Georgetown, Colorado 80444 • 303-569-2840
www.historicgeorgetown.org • preservation@historicgeorgetown.org



September 15, 2017

Ms. Cynthia Neib, Director
State Historical Fund
1200 Broadway
Denver, CO 80203

Cynthia: Please accept this letter as proof of support by staff of Hotel de Paris Museum and members of The National Society of The Colonial Dames of America in the State of Colorado for the State Historical Grant application by the Town of Georgetown for rehabilitation of the bell tower of the Star Hook and Ladder building.

Historically, Star Hook and Ladder is a significant reason we are able to enjoy Georgetown's historic commercial district today. Back in January 1892, a major fire erupted in the McClellan Opera House. That city block contained Hotel de Paris, which was threatened in the blaze. Star Hook and Ladder's fire laddies rushed into the dining room of the hotel and announced to proprietor Louis Dupuy they could not save the hotel and directed him to begin dragging furnishings into the street. Dupuy pulled a firearm on the men, marched them out into the snowy street, and held them at bay. Thankfully, the fire was extinguished and Hotel de Paris—and the whole of downtown--was saved. Afterward, an appreciative Dupuy wined and dined the ice and soot covered men in appreciation and the standoff was forgiven.

As you can see, the historic structure is a valued landmark. Today, it remains important and serves citizens and visitors to Georgetown, Colorado as a Town Hall; the building houses our police department, town government offices, public restrooms, and a conference room in which our commissions and elected officials meet. The location is indispensable in the operation of our local government.

Of immediate concern is the on-going issue with an active leak found at the convergence of the bell tower and the roof, which is located directly above a second floor conference room. The Town of Georgetown has conducted repairs and maintained the problems in this area; however, a leak continues to return and puts at risk the meeting space (a main function of the property).

Assessment of the situation has revealed the bell tower above the conference room is in poor condition. A flat platform with no slope, in combination with poorly installed sheet metal flashing exhibiting open joints, has created a situation in which the interior ceiling

has deteriorated. Periodic patching of the damage temporarily improved the appearance of the conference room, but has not addressed the cause. In addition to the leak, the tower itself is constructed of decorative wood elements that are highly weathered. Severe deterioration has resulted in missing features; surviving features need repair or in-kind replacement.

It is my hope, and that of the Colonial Dames, that the State Historical Fund considers the Town of Georgetown's grant application for the correction of critical deficiencies identified in the Historic Structure Assessment for the Star Hook and Ladder building.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Kuharic". The signature is written in a cursive style with a large initial 'K'.

Kevin Kuharic
Executive Director

Hotel de Paris Museum
409 6th Street/PO Box 746
Georgetown, CO 80444-0746
303.569.2311 or 303.569.1034
kevin.kuharic@hoteldeparismuseum.org
hoteldeparismuseum.org

Georgetown Trust for Conservation and Preservation, Inc

09/14/2017

Cynthia Nieb, Director
State Historical Fund
1200 Broadway
Denver, CO 80203

Dear Ms. Nieb:

It is my pleasure to write this letter of recommendation for the grant applied for by the Town of Georgetown, CO for the restoration and stabilization of the bell tower of the Star Hook and Ladder building which also serves as our Town Hall. The Star Hook and Ladder bell tower is a key feature of the Georgetown – Silver Plume Historic Landmark District and serves, so much so that it serves as an iconic image for town marketing and for visitors. Unfortunately, its very heights leaves it vulnerable to the strong winds and harsh weather in Georgetown, shifting the structure and causing water intrusion troubles for the building below. This is apparent in the main town meeting room, where the water damage is visible to the naked eye.

Thank you for your consideration of their application and please feel free to contact me with any questions that you might have regarding my support.

Respectfully,

A handwritten signature in blue ink that reads "Paul Boat". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Paul Boat
Executive Director

Clear Creek Fire Authority

Post Office Box 507
Dumont, Colorado 80436

September 10, 2017

Cynthia Nieb, Director
State Historical Fund
1200 Broadway
Denver, CO 80203

RE: Town of Georgetown Application for Rehabilitation of the Star, Hook, & Ladder Building

Dear Ms. Nieb:

As the second of Georgetown's four original firehouses, the Star, Hook, & Ladder Building is a vital piece of Georgetown's history of firefighting. The Georgetown Volunteer Fire Department was established in 1868, during the same year it was granted the authority to operate as a Territorial Legislature, making it the oldest fire department in Clear Creek County. Georgetown's mining history would not have been written if it were not for the Town's history of firefighting and its ability to rapidly bring new firefighting technology to the County. This history is part of why Clear Creek County is able to have Georgetown Volunteer Fire Department as a member of Clear Creek Fire Authority today and why Georgetown's continues to have volunteer firefighters nearly 150 years later.

The history of the Star, Hook, & Ladder is a testament to the success of Georgetown as a whole, not only because of its long importance in protecting the Town and County against fires, but also because it has been able to serve the Town as its town hall since the year it was constructed in 1886. As Georgetown's current Town Hall, the Star, Hook, & Ladder has provided vital services to visitors and residents of Georgetown and the County alike. The Building is a testament of Georgetown's commitment to preserving its history and to passing on from generation to generation the story of how firefighting flourished in the region.

In 2008, the Georgetown Volunteer Fire Department, formalized an Agreement with the Town of Georgetown to dedicate Georgetown Volunteer Fire Department Cellular Revenues for the sole purpose of providing funding to maintain Georgetown's historic firehouses, including the Star, Hook, & Ladder Building. This agreement highlights our commitment to preserving these buildings and the value we believe they hold. We hope you will see the Star, Hook, and Ladder Building as being as important to our County's history as we do and help Georgetown with the repairs to its bell tower it needs. Thank you for your consideration.

Sincerely,

CLEAR CREEK FIRE AUTHORITY



Kelly Babeon
Fire Chief

Telephone: (303) 567-4342 • Fax (303) 567-4739

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Town of Georgetown		
	Business name/disregarded entity name, if different from above		
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/Sole Proprietor or single member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <small>Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.</small> <input type="checkbox"/> Other (see instructions) ▶		<input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate
	<input checked="" type="checkbox"/> Government		Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	Address (number, street, and apt. or suite no.) 404 6th St. (P.O. Box 426)		Purchase Order address if different (optional)
City, state, and ZIP code Georgetown CO 80444			
List account number(s) here (optional)	Contact name Andy Neely	Contact Email ccneely@yahoo.com	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
Employer identification number 84-600671

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ Mary Sims, Town Treasurer	Date ▶ 09-07-2017
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Have you ever worked for the State of Colorado? Yes No

Have you ever worked for a PERA Employer? Yes No

Business Types (check all that apply):

<input type="checkbox"/> CO Location/HQ in CO <input type="checkbox"/> CO Location/HQ out of CO <input type="checkbox"/> No CO Location/HQ in US <input type="checkbox"/> No CO Location/HQ out of US <input type="checkbox"/> Has Paid Compensation Tax <input type="checkbox"/> Has Not Paid Compensation Tax <input type="checkbox"/> African American <input type="checkbox"/> Asian Pacific American <input type="checkbox"/> Subcontinent Asian American <input type="checkbox"/> Hispanic American <input type="checkbox"/> Native American <input type="checkbox"/> CDOT Certified Emerging Small Business <input type="checkbox"/> CDOT Certified Disadvantaged Small Business <input type="checkbox"/> Women Owned <input type="checkbox"/> Woman Business Enterprise	<input type="checkbox"/> Veteran Owned <input type="checkbox"/> Disabled Vet Business Enterprise <input type="checkbox"/> Disadvantaged Veteran Enterprise <input type="checkbox"/> Service Disabled Veteran <input type="checkbox"/> Vietnam Veteran <input type="checkbox"/> Veteran Business Enterprise <input type="checkbox"/> Disadvantaged Business Enterprise <input type="checkbox"/> Small Disadvantaged Business <input type="checkbox"/> Disabled Owned <input type="checkbox"/> 8(A) Designation <input type="checkbox"/> HUBZone Certified <input type="checkbox"/> Labor Surplus <input type="checkbox"/> Historical Black Colleges & Universities <input type="checkbox"/> Small Business <input type="checkbox"/> Airport Concession Disadvantaged Business
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Star Hook & Ladder Building Historic Structure Assessment

Structure Condition Assessment

Foundation

The perimeter foundation consists of wood grade beams, which are approximately 8" square, placed upon stacked stones. The condition of the ground did not allow a complete investigation of the depth of the stacked stones. However, experience suggests that the base of the stones is relatively shallow and not more than 12" below grade. The foundation stones appear to be relatively undisturbed around the entire perimeter of the building and are currently visible only along a portion of the west exterior wall. Along the north and east exterior walls, the bottom of the wood grade beam is approximately level with existing grade and is concealed behind the bottom two rows of wood siding. On the south side of the building, the stone sidewalk slabs prohibit access to the wood grade beam. However, an accessible location on the west side of the building reveals that the wood grade beam is almost completely rotted (Refer to Figure III-4).



Figure III-4. The deteriorated grade beam and wood siding can be seen in this view of the bottom of the west exterior wall.

Access to a crawl space at the southeast corner of the building is through a recessed area well, located below the exterior stairway. The crawl space was excavated at this location to accommodate plumbing lines for the adjacent first floor public restrooms, but could not be accessed due to its shallow depth. The floor joists at the remainder of the first floor are most likely inches above grade. There are probably additional bearing lines for the first floor joists below the east wall of the Entry Hall/Stair and at the midpoint of the floor joist span at the eastern side of the building. These conditions could not be verified due to inaccessibility. Given the nature of the perimeter foundation, the main floor framing is probably supported mid-span by built up 2x material or solid wood timbers, laid on top of stacked stones.

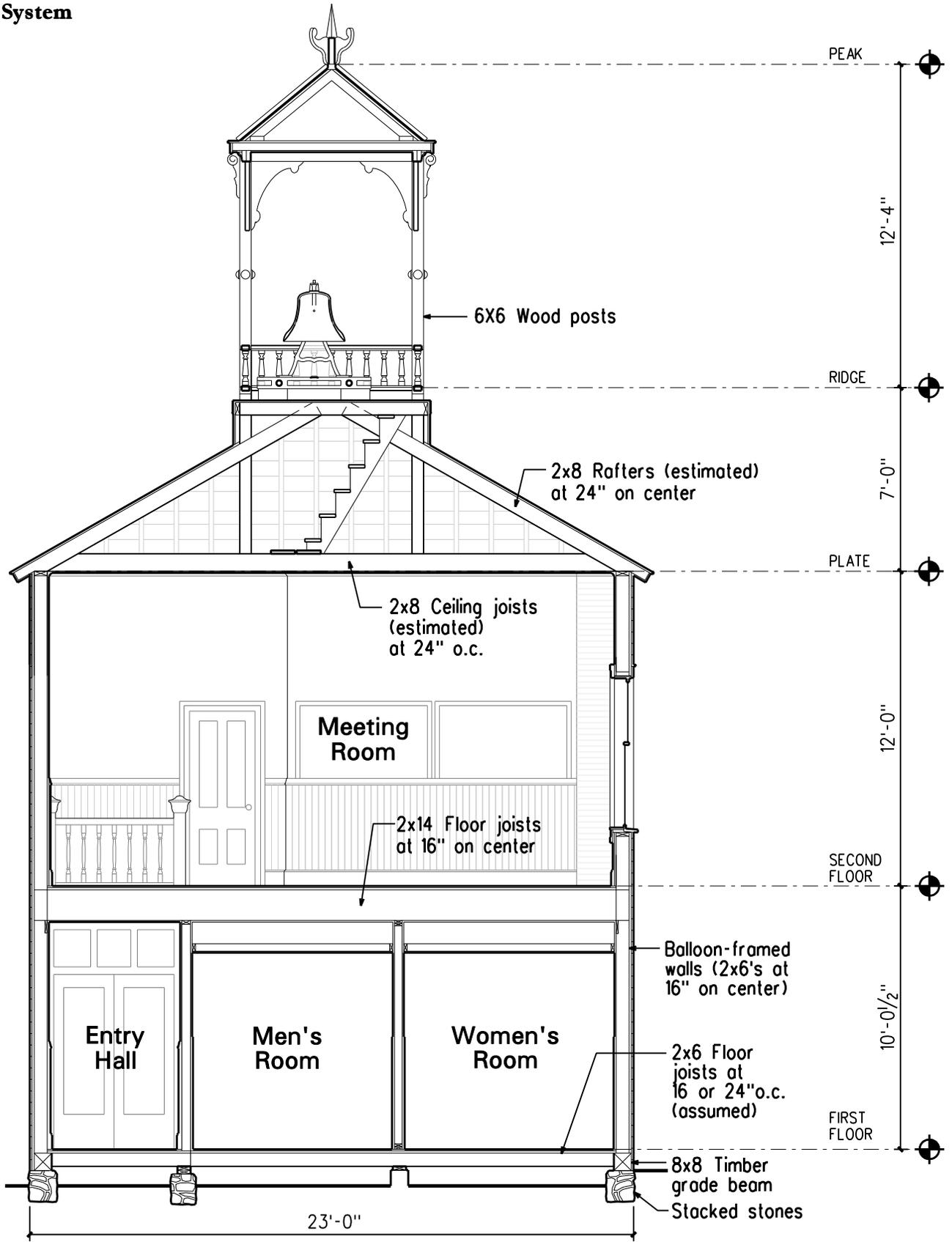
The condition of the foundation system represents a significant threat to the integrity of this historic building. The stacked stones do not appear to have been disturbed over the years and do not appear to be affected by frost heave. However, the failure of the grade beam that rests upon the stacked stones is significant. The wall framing members rest directly upon the beam with no bottom plate. Consequently, as the beam rots, support for each stud is lost. (The cracks on the west wall of the second floor stair landing and in the southeast corner suggest differential settlement of individual studs.) The floor framing members for the lower level are typically mortised into the grade beam; it follows that the end bearing of the floor framing members will be compromised as the grade beam continues to deteriorate.

The building is not at risk of imminent failure. However, the degradation over time will significantly impact the integrity and serviceability of the building. Therefore, *the existing foundation should be rehabilitated by constructing a new reinforced cast-in-place concrete foundation.* The future foundation may be configured with a crawl space or a full basement below the existing building. Given the Town's need for additional space to accommodate storage and other uses, the preference is to construct a full basement. Considerations for the construction of a full basement include groundwater conditions, shoring of the adjacent building to the west (which has a concrete slab on grade, a shallow perimeter foundation, and is approximately three feet away from the subject building), and the feasibility of temporarily moving the building to the adjacent east parking lot during construction. A full basement should be designed to be waterproof, incorporating a perimeter foundation drainage system, a waterproofing membrane, and a sump pit with dual fail-safe pumps.

RECOMMENDED TREATMENTS

- Rehabilitate the building foundation by constructing a new reinforced cast-in-place concrete foundation and basement, including mid-span support of the lower level floor framing system. Design the basement to be waterproof, incorporating a perimeter foundation drainage system, a waterproofing membrane, and a sump pit with dual fail-safe pumps. Repair or replace deteriorated main floor and wall framing members. This is a *critical deficiency*.

Star Hook & Ladder Building Historic Structure Assessment
Structure Condition Assessment
Structural System



Transverse Building Section



Star Hook & Ladder Building Historic Structure Assessment

Structure Condition Assessment

Envelope – Exterior Walls

reconstructed balcony is not an exact replica of the original, but its design is in keeping with that of the original. The balcony railing is constructed of wood and its wood-framed floor is covered with bituminous sheet roofing; the reconstruction has four posts across the front, supporting the balustrade, while the original only had three. (Refer to Figure II-3 and II-7.) The balcony is in fair condition: The top and bottom rail of the balustrade are deteriorated and the plywood balusters and balcony floor are showing signs of wear, but the balcony is performing its intended decorative purpose. (Refer to Figure III-9.) The supporting brackets are in good condition, given their location under the balcony and protection from the weather. (Refer to Figure III-10.) *The balcony should be rehabilitated: The balustrade should be reconstructed with three posts across the front, if structurally feasible based upon current building code requirements, and the bituminous sheet roofing on the balcony floor replaced. The supporting brackets should be retained and rehabilitated by removing loose paint, sanding them smooth, and then repainting them in a historical paint scheme.*



Figure III-9. The top and bottom rail of the balustrade are deteriorated. The bituminous sheet roofing is showing early signs of wear.

Although not confirmed, the exterior exit stair on the east side of the building was probably added when the second floor was renovated in 1967 for use as a melodrama theater; two exits were required for the space to be building code compliant. The wood-framed stair has a wood landing, open metal stair treads, and a wood balustrade similar in design to that of the south balcony. The stair is in fair condition. Although it is serving its intended purpose, the wood is showing signs of wear. Deterioration is especially noticeable at the upper wood landing. The design of the balustrade, which matches that of the south balcony, is misleading to the casual observer since it suggests that the stair is historic. *The east exterior stair should be rehabilitated by replacing the deteriorated wood at the upper landing and replacing the balustrade with one of a simpler design that is compatible with the historic building.*



Figure III-10. This wood bracket is original historic fabric and is in good condition, given its protected location under the balcony.

The bell tower is missing in a photograph published in the “Historic Georgetown Centennial Gazette 1868 – 1968”. A local resident reported that a March wind storm in the 1960s blew the tower down; the individual pieces were

Star Hook & Ladder Building Historic Structure Assessment

Structure Condition Assessment

Envelope – Exterior Walls

collected for the tower's reconstruction. Comparison of the existing bell tower with the 1897 photograph of the building suggests that most of the original historic fabric was salvaged for the reconstruction, although this could not be confirmed. (Refer to Figures II-7 on page 10 and Figure II-12 on page 17.)

Wood corner posts, with incised wood brackets mounted on all four sides of each post, support a hipped roof with metal ridge caps, topped with a decorative wood finial. (The 1897 photograph of the building suggests that a lantern was mounted on top of the hipped roof. By 1941, it appears that the lantern was replaced with a decorative finial that supported a flag pole.) The roof eaves incorporate a decorative wood fascia. The flat ceiling of the bell tower is finished with tongue-and-groove wood siding, similar to the exterior walls. A low balustrade with turned wood posts surrounds a bell and supporting yoke that are mounted to a raised square platform on the roof. The bell is a Meneely bell, cast in West Troy, New York.



Figure III-11. The stair on the east side of the building was probably added circa 1967 when the second floor was used as a melodrama theater. Its balustrade is similar to that of the south balcony.

The platform's roof surface consists of single-ply membrane roofing with sheet metal flashing around the perimeter. Study of the early historic photographs of the building suggests that beadboard served as the finish for the two high sides of the platform; it is now replaced with sheet metal flashing. (Refer to the "Exterior Walls – Roofing" section of this assessment for additional information related to the bell tower's platform.)

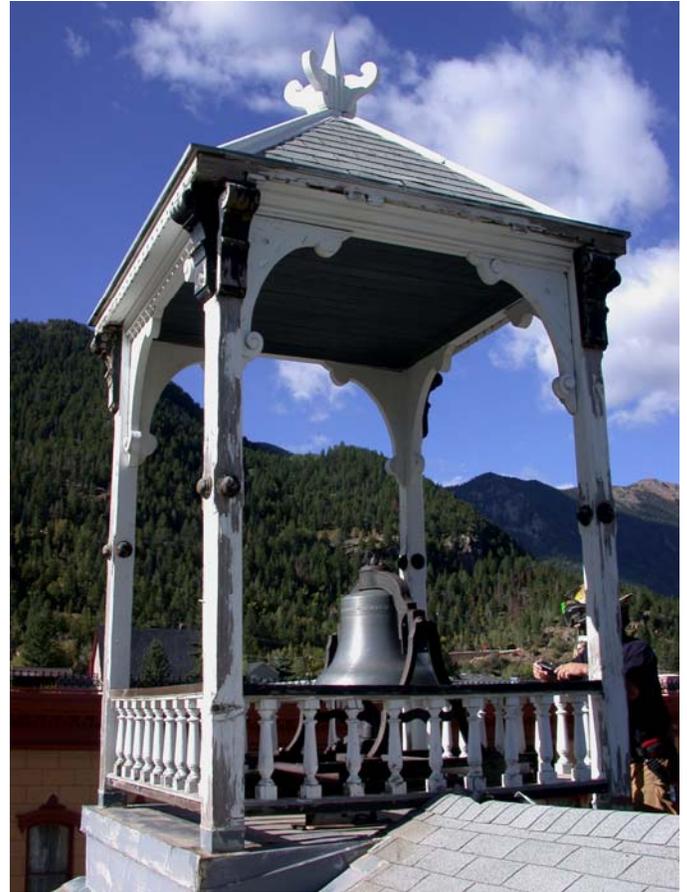


Figure III-12. The bell tower appears to retain most of its original historic fabric with the exception of the finial and the sheet metal flashing on the sides of the platform.

The bell tower is in fair condition. Although many of the wood components of the tower are deteriorated, the architectural feature is generally structurally sound and performing its intended purpose. Portions of the decorative wood fascia are broken or missing. The top and bottom rails of the balustrade are deteriorated and some of the wood balusters are cracked from water infiltration. The bell yoke is rusty from exposure to the weather. *The bell tower should be rehabilitated by removing loose paint from the bell tower, epoxy-repairing the original wood components or replacing them with matching pieces, where highly deteriorated, and then repainting the bell tower in a historic color*

Star Hook & Ladder Building Historic Structure Assessment

Structure Condition Assessment

Envelope – Exterior Walls

scheme. The bell yoke should be protected from further deterioration by cleaning the metal and then applying a clear sealer that protects the yoke from corrosion.

The wood shield, which is mounted at the top of the south wall, appears in the earliest available photograph of the building from 1897. (Refer to Figure II-7 on page 10.) Similar to the bell tower, the shield is missing in the photograph of the building in the Centennial Gazette, published in 1968. It is not known whether the historic shield was removed for restoration when the photograph was taken or whether the current shield is a replacement. (The historic plaque on the front of the building states that the shield was reconstructed.) The wood mounting plate appears to be a replacement but the shield's detailing suggests that it is original historic fabric; however, this could not be confirmed. The shield is in fair condition; it is an important architectural feature that should be preserved. When the siding is rehabilitated, the shield should be removed so that it can be repaired, if required, and paint samples can be removed for color analysis. *The shield should be preserved by epoxy-repairing any deteriorated wood, resecuring any loose elements that are applied to the face of the shield, and repainting the shield in its original historic colors, if evidence of these colors exists today.*



Figure III-13. The Star Hook and Ladder Company shield is mounted at the top of the building's south wall.

RECOMMENDED TREATMENTS

- Rehabilitate the wood siding by replacing damaged or missing siding with new siding that matches the original. Remove loose paint from the existing siding, epoxy-repair the siding where deteriorated from moisture infiltration, and then repaint the walls in a historic color scheme. Reattach the loose or buckled siding to the walls once a new foundation is provided and there is no risk of differential movement of the wall framing. This is a *critical deficiency*.
- Rehabilitate the wood trim by replacing damaged trim with new trim that matches the original where highly deteriorated. Epoxy-repair the existing wood trim that is salvageable. Install cap flashing above the projecting wood caps at the door and window casings. Remove loose paint from the wood trim, sand the trim smooth, and then repaint in a historical paint scheme. This is a *critical deficiency*.
- Rehabilitate the chimney by removing deteriorated mortar, replacing missing or damaged brick with matching replacement brick, reconstructing the top of the chimney to appear similar to the original, and repointing the chimney utilizing a mortar mix that has been determined through the testing of the original mortar. This is a *critical deficiency*.
- Rehabilitate the balcony by reconstructing the balustrade with three posts across the front, if structurally feasible based upon current building code requirements, and replacing the bituminous sheet roofing on the balcony floor. Rehabilitate the supporting brackets by removing loose paint, sanding them smooth, and then repainting them in a historical paint scheme. This is a *serious deficiency*.
- Rehabilitate the east exterior stair by replacing the deteriorated wood at the upper landing and replacing the balustrade with one of a simpler design that is compatible with the historic building. This is a *serious deficiency*.
- Rehabilitate the bell tower by removing loose paint from the tower, epoxy-repairing the original wood components or replacing them with matching pieces, where highly deteriorated, and then repainting the bell tower in a historic color scheme. Protect the bell yoke from further deterioration by cleaning the metal and then applying a clear sealer that protects the yoke from corrosion. This is a *critical deficiency*.

Star Hook and Ladder 1890's and early 1900's.

