
COVER SHEET

STAFF REPORT, RECOMMENDATION, EXHIBITS (12 PAGES)
CERTIFICATE OF APPROPRIATENESS APPLICATION (2 PAGES)
DESCRIPTION OF WORK (4 PAGES)
DESIGN DOCUMENTS (SELECTED SHEETS) (12 PAGES)
PROJECT MANUAL (TABLE OF CONTENTS EXCERPT) (4 PAGES)

300 North Main Street

CERTIFICATE OF APPROPRIATENESS

PUEBLO HISTORIC PRESERVATION COMMISSION

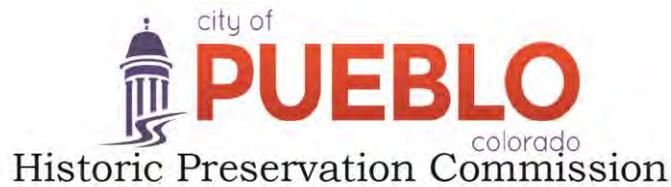
HPC-18-13

CITY OF PUEBLO, COLORADO
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Laurel Campbell
Chair

Karen Knight
Vice Chair

Anthony Perko
Secretary



Jason Falsetto

Gregory Howell

Vacant

Vacant

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

HPC-18-13

TO: City of Pueblo Historic Preservation Commission

FROM: Alan Lamberg, Planner

THROUGH: Scott Hobson, Land Use Administrative Official

DATE: December 11, 2019

SUBJECT: **Certificate of Appropriateness for a restoration plan**

LOCATION: 300 North Main Street

CULTURAL LISTING: Whitcomb Block / Pueblo Savings & Trust / Clark's Western Wear, constructed 1895, local landmark designated in June 11, 2018 by ordinance 9294

APPLICANT: **NeighborWorks of Southern Colorado**
1241 East Routt Avenue, Pueblo, CO 81004

PROPERTY OWNER: **Neighborhood Housing Services of Pueblo, Inc.**
1241 East Routt Avenue, Pueblo, CO 81004

ZONE DISTRICT: Central Business (B-4 zone) district

CONCURRENT REQUESTS: None

PURPOSE:

The applicant requests permission to rehabilitate the south and west elevations; specifically, to reconstruct the cornice, rehabilitate and preserve 2nd story windows, rehabilitate and reconstruct the 1st story storefront windows and doors, and rehabilitate masonry. The intent is to rehabilitate the building to resemble the look, feel, and character of its 1st period of historic significance, which is characterized by Late Nineteenth and Early Twentieth Century commercial buildings constructed prior to the Great Flood of 1921. *Pueblo Standards of Appropriateness*¹ and *National Standards*² were considered for this case.

¹ City of Pueblo Historic Preservation Commission. Adopted by City Council Ordinance 7379, September, 2005. *Standards of Appropriateness & Demolition Standards: For Alteration, New Construction, Reconstruction, Restoration, Rehabilitation and Relocation of Pueblo's Historic Landmarks and Districts.*

² National Parks Service. Revised, 2017. *Secretary of Interior's Standards for the Treatment of Historic Properties.*
<https://www.nps.gov/tps/standards.htm>

LOCATION:

The site is legally described as South 70 Feet of Lots 12 and 13, and West 18.6 Feet of Lot 14, Block 28, Plan of Pueblo; parcel ID: 0536127005 (Attachments A: Location Map and B: Site Map).

BACKGROUND:

The applicant is requesting a Certificate of Appropriateness per the requirements contained in Section 12, Chapter 14 – Historic Preservation Code, Title IV – Building Regulations, of the *Pueblo Municipal Code*. The Historic Preservation Commission may approve this application if it serves the goals of the historic preservation standards and guidelines. The request is discussed in detail below:

1. Cornice rehabilitation:

- a. Rehabilitate cornice with new contemporary installation to match size, scale, and color of missing historic feature, where on the frieze original ornate detail will not be restored;
- b. Rehabilitate historic vents, which are code-required;

2. Fenestration rehabilitation:

- a. Rehabilitate 2nd story historic double-hung windows on west and south facades by replacing 1922 post-flood period large windows with wood or other compatible material to match size, shape, and color;
- b. Remove post-period small and narrow windows and restore brick masonry;
- c. Restore masonry/concrete sills where appropriate;
- d. Preserve and repair 2nd story south facade existing double-hung windows and hardware, adding second pane of glass or storm window on the interior;
- e. Preserve 2nd story north facade metal-framed windows until future phase interior work that coincides with code-required fire sprinkler system;

3. Storefront rehabilitation:

- a. Rehabilitate 1st story historic pre-1921 storefronts and doors on west and south facades by retaining structural support beams and removing post-period board and batten wood siding and oval windows (west facade) and small windows and Dutch door (south facade) and installing new contemporary aluminum storefront thermal break and insulated glazed windows and doors with varying historically compatible profiles;
- b. Rehabilitate 1st story storefront on west facade with entries that vary from the pre-1921 complete recessed entry configuration, where the middle door will have a narrow non-recessed entry to adapt to an existing interior stairway, and the flanking storefront units will retain and adapt to a 1922 structural beam;
- c. Rehabilitate 1st story historic pre-1921 corner storefront by replacing post-period features with thermal break and insulated glazed window and double door of compatible size, scale, materials and color;
- d. Rehabilitate 1st story historic pre-1921 corner storefront with new contemporary installation of small cornice and a column that is Tuscan-style with Doric fluting without original ornate detail on the capital;

- e. For code-required and accessibility, preserve and integrate certain post-period features including a post-period brick structural pilaster (west facade), alter a sandstone door sill (west facade), remove structural beams above corner entry, and alter corner entry floor;
4. Masonry and other rehabilitation;
- a. Rehabilitate historic masonry features of brick (red and blond), stone veneer, and sandstone foundation sill on west and south facade by stabilizing, protecting, maintaining, repairing and/or replacing them;
 - b. Repair methods include assessing need for re-pointing, cracking, mortar work, and application of gentlest means possible;
 - c. Brick infill methods will be keyed into adjacent masonry, except at the removal of windows on east facade by another method;
 - d. Required maintenance to post-period stucco on east facade.

Applicable Standards of Appropriateness (by section):

- 1.5 Preservation Principles
- 3.1.4.1 First Floors
- 3.1.4.2 Upper Floors
- 3.1.5 Storefronts
- 3.1.6 Signs
- 3.1.8 Roof Forms
- 3.1.9 Exterior Materials and Colors
- 3.1.11 Accessibility

Applicable National Standards:

- Preservation:
 - Entrances and Porches
 - Code-Required Work
- Rehabilitation:
 - Masonry
 - Windows
 - Entrances and Porches
 - Storefronts

Previous actions:

- HPC: landmark designation (HPC-2018-03)
- Architectural Review Board: None
- Building Department (building permits only): 1990 masonry, 2003 sign, 2010 roof, 2015 interior remodel; 2018 exterior demolition.

ZONING DISTRICT:

The site and surrounding area are entirely zoned for Central Business (B-4) (Attachment C). The standards of this district are intended to provide areas for the location of business and other central services required by the region at large.

LAND USE:

Site Character

On the existing site, located on a corner lot, there is a building over 122 years old and is an eligible contributing resource to a national historic district. Restoration and preservation are the primary goals for such buildings.

The original building was two-story steel frame with white block masonry. The original use of the Whitcomb Block was financial services. It was maintained after the 1921 flood, with historic period alterations. In the 1960s, the use was changed to retail, with post-period alterations to the façade. The applicant stated its intent to restore the building to its early 20th historic period context, and use it for mixed use, planning for commercial retail and grocery on the first floor, with residences on the second floor.

Neighborhood Compatibility

The neighborhood is generally composed of a stable, established historic downtown with occupied storefronts consisting of late Nineteenth and early Twentieth Century masonry buildings.

COMPREHENSIVE PLAN:

The *Pueblo Regional Comprehensive Development Plan* Urban Area Plan Map depicts urban mixed use throughout the entire neighborhood (See Attachment D). The designation of *Urban Mixed Use* identifies land use supported by the retail corridor of Union Avenue and office development found throughout downtown. It emphasizes retail uses on the first floor of all buildings to maintain a high activity level. Office and residential apartments are encouraged on the upper floors in multi-story buildings. High density use encourages pedestrian-oriented development patterns reflective of more historic development within the urban area.³

The use of pedestrian-oriented activities in a historic building through retail and mixed-use residential is consistent with the comprehensive plan.

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS:

1. Conform to the intent and purpose of this code.

- **Comments:**

Affirmative finding for all requests, because the proposed project considers *Standards of Appropriateness*, particularly criteria for preservation, rehabilitation, and restoration,⁴ and clearly outlines the scope of work, supported by construction document specifications. Furthermore, the project efforts to conform with the U.S. Secretary of Interior National Parks Service *Standards*.⁵

³ *Pueblo Regional Development Plan*, Land Uses, p. 47.

⁴ *Standards of Appropriateness: Altering Historic Landmarks or Properties in Historic Districts*, section 1.4 & 1.5 (pages 7-13).

⁵ This State Historical Fund grant project will be reviewed by History Colorado staff to ensure compliance with Secretary of Interior's *Standards*, and subsequent work will be subject to SHF review and approval because there will be a 20-year historic property-protection covenant as a condition of the grant.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.

• **Comments:**

Affirmative finding for all requests, because they identify, retain, and carefully preserve, repair the original masonry materials or replace in kind, including their Late Nineteenth Century commercial form and decorative details, including unique fenestration on the second floor and clad with a white or “blonde” brick block curtain wall.⁶

3. Not be an adverse impact on the exterior features of the landmark.

• **Comments:**

Affirmative finding for all requests, because the scope of work will rehabilitate historic features of 2nd story windows and pedestrian-scale storefronts on the west and south facades, including the historic forms of the cornice and corner storefront column, window sills, structural systems, and will repair masonry using gentlest possible means. Furthermore, the application demonstrates professional treatments recognized by preservation consultants⁷ and follows National Parks Service technical approaches.

4. Be harmonious with the character of an historic district

• **Comments:**

Affirmative finding for all requests; the proposed scope of work generally reflects the historic context of early commercial district that became Downtown Pueblo, specifically the first historic period of significance, 1870-1921.

5. Be compatible with respect to scale, form, and composition of principal facades and relationship to the street.

• **Comments:**

Affirmative finding for all requests; because the scope of work rehabilitates the most characteristic historic features and provides for adaptive reuse of the building.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

Staff recommends APPROVAL of the application with the following staff conditions and standard permit conditions 1 through 13.

STAFF CONDITIONS:

1. Provide manufacturer product or craftsman specifications for new materials of cornice, windows, storefront windows, doors, corner column, and masonry brick and mortar;
2. Provide any further documentary and/or photographic evidence for installation of new cornice and corner column;
3. Identify existing color scheme (historic palette) and provide specific paint and/or material colors;

⁶ *Standards of Appropriateness: Preserving Historic Character*, Section 1.5.1, and *Restoration*, Section 1.5.2. Also *National Standards*, on rehabilitation (pages 80-87) of masonry, rehabilitation of structural systems (page 123), restoration of roofs (page 186) and windows sills (page 187).

⁷ The application includes professionally prepared construction documents that detail best practices for photographic documentation, historic removal and dismantling, historic masonry cleaning, repair and repointing, consolidation treatment, thermal and moisture protection of joint sealants.

4. Plan interior tenant finish with minimal impact on exterior, and conducive to Standards of Appropriateness, particularly heating, ventilation, and cooling, and the roof forms and skylights;
5. Refer to the following Technical Preservation Briefs,⁸ which may be applicable to the overall project:
 - a. #1, Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - b. #2, Repointing Mortar Joints in Historic Masonry Buildings
 - c. #3, Improving Energy Efficiency in Historic Buildings
 - d. #4, Roofing for Historic Buildings
 - e. #6, Dangers of Abrasive Cleaning to Historic Buildings
 - f. #9, The Repair of Historic Wooden Windows
 - g. #11, Rehabilitating Historic Storefronts
 - h. #16, The Use of Substitute Materials on Historic Building Exteriors
 - i. #17, Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
 - j. #18, Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
 - k. #21, Repairing Historic Flat Plaster—Walls and Ceilings
 - l. #22, The Preservation and Repair of Historic Stucco
 - m. #23, Preserving Historic Ornamental Plaster
 - n. #24, Heating, Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches
 - o. #28, Painting Historic Interiors
 - p. #31, Mothballing Historic Buildings
 - q. #32, Making Historic Properties Accessible
 - r. #35, Understanding Old Buildings: The Process of Architectural Investigation
 - s. #39, Holding the Line: Controlling Unwanted Moisture in Historic Buildings
 - t. #40, Preserving Historic Ceramic Tile Floors
 - u. #43, The Preparation and Use of Historic Structure Reports
 - v. #44, The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
 - w. #47, Maintaining the Exterior of Small and Medium Size Historic Buildings
 - x. #49, Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement

STANDARD PERMIT CONDITIONS:

Date of issuance of permit: December 11, 2019.

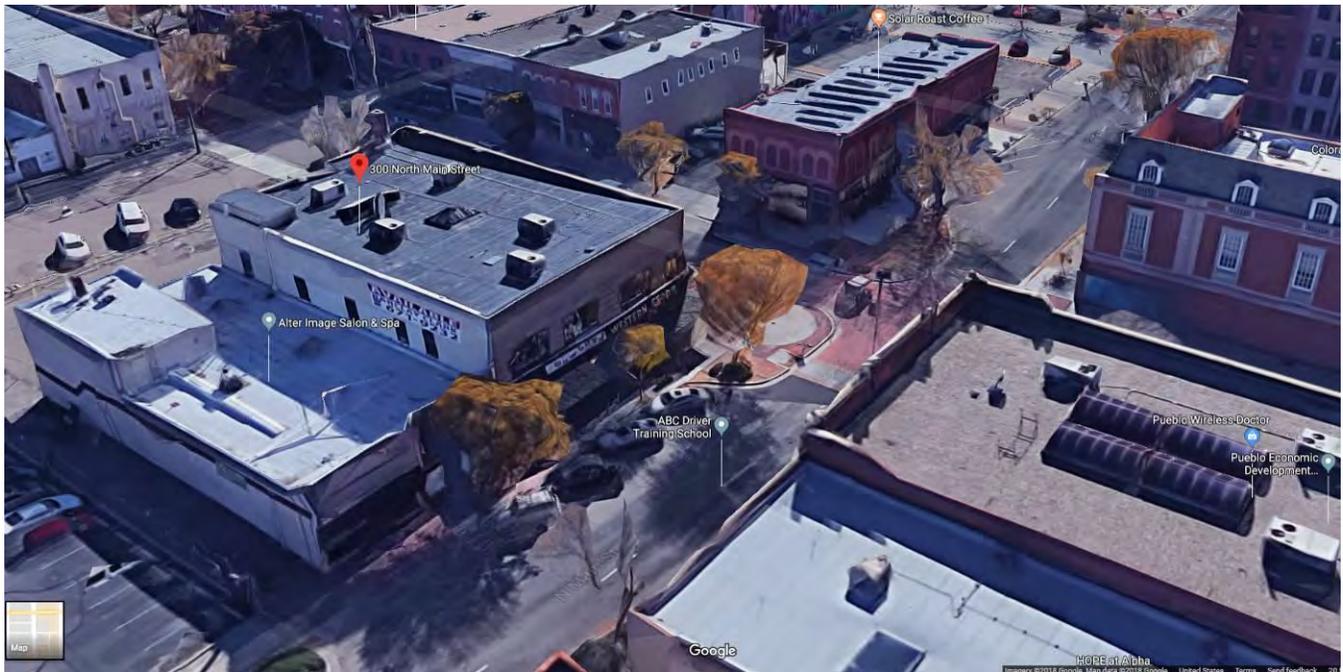
1. **Time Limits:** Certificate of Appropriateness shall become invalid unless work or action authorized by permit is fully executed December 11, 2020.
2. **Required Revisions:** Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
3. **Changes:** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.

⁸ National Parks Service, Technical Preservation Briefs, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

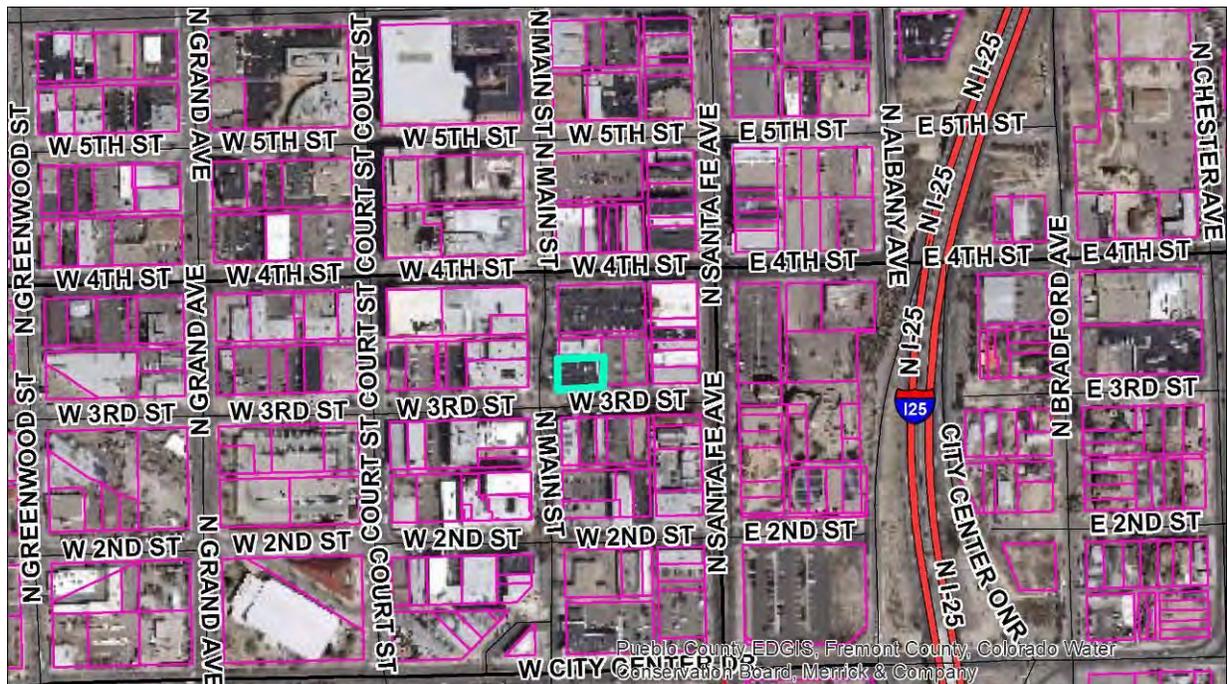
4. **Property Inspection:** By acceptance of this certificate, Certificate holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this certificate remains in effect.
5. **Certificate of Occupancy:** A certificate of occupancy must be issued by Regional Building PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Certificate holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6. **Completion and Maintenance of Improvements and Landscaping:** Certificate holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this certificate, Certificate holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Building Permit; Other Permits:** Certificate holder is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.
8. **Off-Site Drainage:** Issuance of this certificate does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9. **Appeals** of a decision of the Historic Preservation Commission can occur up to twenty (20) days following such decision. Any work done in connection with this certificate prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Certificate holder.
10. **Errors:** Certificate holder is solely responsible for the accuracy of all information contained in the Certificate of Appropriateness form and in accompanying documentation. Any errors contained therein may invalidate the Certificate of Appropriateness and may result in issuance of a code violation citation and prosecution.
11. **Transfer of Ownership:** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Certificate holder and subject to compliance with the terms and conditions of this certificate.
12. **Violations/Penalties:** A violation of any of the conditions of this certificate or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13. **Incorporation and Reference of All Plans Presented to the Historic Preservation Commission:** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Historic Preservation Commission meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

ATTACHMENTS:

- A. Location Map
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Site Photographs
- F. Application



(A) LOCATION



(B) SITE MAP



(C) ZONING MAP



(D) COMPREHENSIVE PLAN MAP



1890s

(E) SITE PHOTOGRAPHS



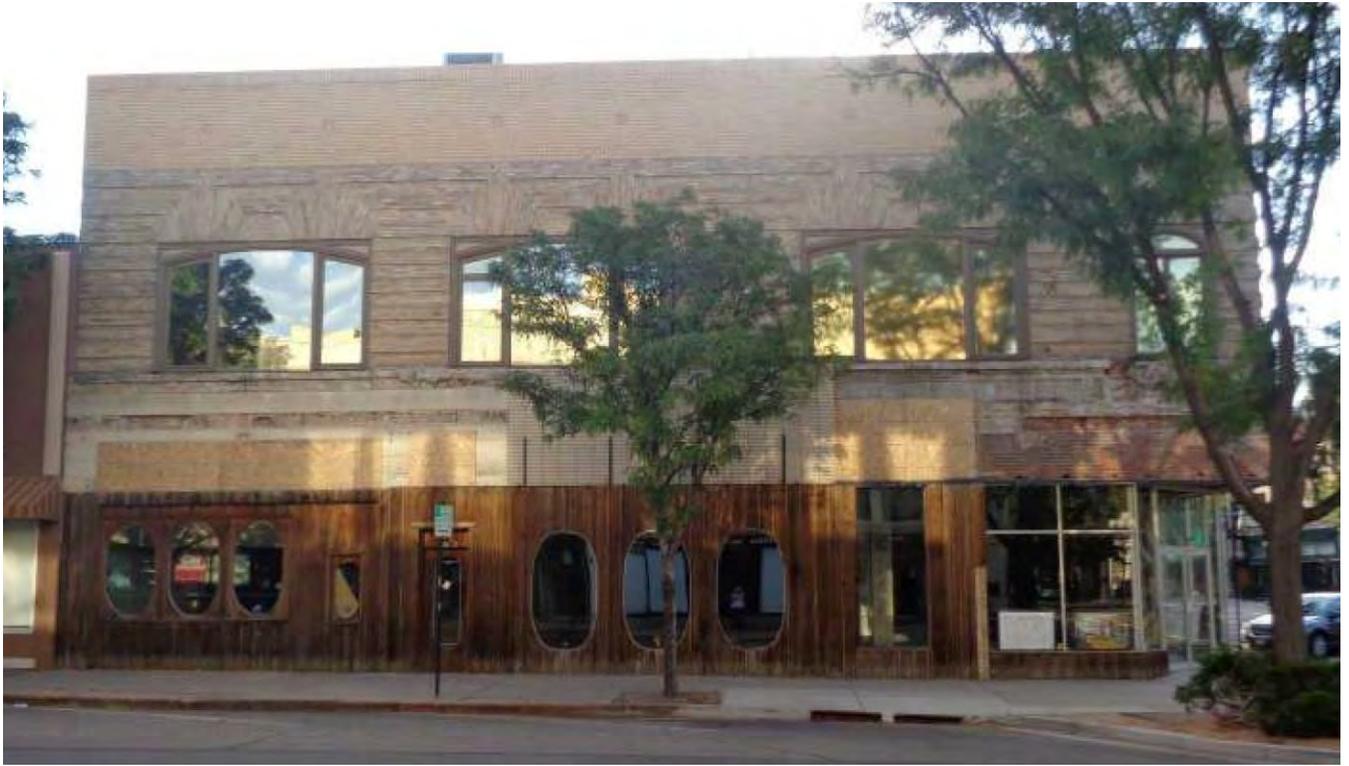
EARLY 1900s ("PRE-1921")



POST-1921 FLOOD AND RECOVERED PERIOD



CLARK'S WESTERN WEAR POST-PERIOD 1960s until 2016



WEST FACADE 2019



SOUTH FACADE 2019

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

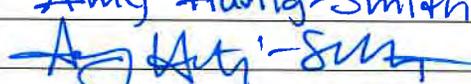
Certificate of Appropriateness Application Residential: \$75

Please type or **print** clearly. Illegible applications will not be accepted. Non-Residential: \$150

	Property Owner:	Applicant (If different from property owner):		
Contact Info	Name: NeighborWorks Southern Colorado	Name: Amy Hurtig-Smith		
	Address: 1241 E. Routt Ave.	Company: HGF Architects, Inc.		
	Zip: 81004	Address: 2602 N. Elizabeth	Zip: 81003	
	Phone: (719)544-8078	Phone: (719)543-7600	Fax: 545-2910	
	Email: awinans@nwsoco.org	Email: jreiners@hgfarch.com		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Property Address: 300 N. Main St., Pueblo, CO 81003			
	Parcel No: 536127005			
	Legal Description: South 70 feet Lots 12-13, and the South 70 feet of the west 18.6 feet of Lot 14, Block 28, City of Pueblo.			
	Property Size: 7338 SF	Zone: B4		
Project Information	General Information			
	Name of structure: Whitcomb Block / Pueblo Savings & Trust / Clark's Western Wear			
	Provide a short description of the proposed work: (separate narrative as Attachment A also required)			
	Historic rehabilitation of the exterior facade of the existing building.			
	Type of Historic Registry: <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local			
	Scope of work: (Mark all that apply and attach a detailed description as Attachment A)	<input type="checkbox"/> New construction <input type="checkbox"/> Addition - % of existing _____ % <input checked="" type="checkbox"/> Modification <input checked="" type="checkbox"/> Paint: <input checked="" type="checkbox"/> New Colors <u>at new material TBD.</u> <input checked="" type="checkbox"/> Repaint same colors <u>at window</u> <input type="checkbox"/> Paint removal <input type="checkbox"/> Awning <input checked="" type="checkbox"/> Replace or add windows or doors <input type="checkbox"/> Signs <input type="checkbox"/> Reroof <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Maintenance of stone or brick <input type="checkbox"/> Certificate of economic hardship <input type="checkbox"/> Lighting <input type="checkbox"/> Other: _____		

(Continue Next Page)

(Continued from previous page)

Project Information	Existing Building Information	
	Area?	Approx. 14650 SF, total 1st and 2nd Floors
	Storefront width?	Approx. 32 feet in alum. storefront only, length of facade at 1s floor that faces a street is approx. 174 feet
	Height?	Max. height approx. 46'-0" to top of exist. chimney
	Materials?	Brick, alum. storefront, wd windows, wd. board and batten siding
	Year built?	Approx. 1895
	Proposed Construction Information	
	Area?	Approximately the same as existing
	Height?	Same as existing
	Materials?	Brick, new wd./wd. clad and refurbished existing wd. windows, new alum. storefront, new metal/fiberglass cornice
Additional information regarding the specific request:		
Attachment Checklist:		
	The following list of attachments are required to accompany all applications:	
	<input checked="" type="checkbox"/> A. Explanation of the request as listed above. Be specific. <input type="checkbox"/> B. Site plan detailing the request (See site plan requirements sheet). <input type="checkbox"/> C. Applicable application, if any (i.e. Single Family Home Application). <input checked="" type="checkbox"/> D. Photographs. <input type="checkbox"/> E. Color samples. <input checked="" type="checkbox"/> F. Additional information that you believe justifies the request.	
Terms	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.	
Signatures	Property Owner	
	Print Name:	
	Signature:	Date:
	Applicant, if different from Property Owner	
	Print Name:	Amy Hurtig-Smith
Signature:	 Date: 11/20/19	
Office Use Only	Zoning Compliance (Completed by City Staff)	
	Application received by:	Date:
	Hearing date:	Case #:
	Application approved by:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Administrative Approval
	Date:	
		Receipt:

Cert. of Appropriateness Application - Attachment A
The Main Street Project - Historic Ext. Rehab.

Description of Work

11/20/2019

CORNICE (PORTION OF DEDUCT ALT. No. 1):

1. A new contemporary cornice will be installed that will match the size, scale, and color of the missing cornice, the material will be metal, fiberglass or other suitable material depending on availability, customization ability, size and cost. Vents will be required to be in the cornice to allow venting of the attic space. Existing vents are evident on the existing brick parapet. In the historic images, vents can be seen in the original cornice at the same locations.

2ND FLOOR EXTERIOR (PORTION OF DEDUCT ALT. No. 1):

SOUTH and WEST FACADE

1. The large arched windows on the west and south facades will be removed. New paired double hung windows will be installed that match the existing 2nd story windows in size, shape, color and material. The opening that will be left between the paired windows will be infilled with brick to match the existing brick.

WEST FACADE

1. The small arched window on the west facade will be removed. A new double hung window will be installed that matches the existing 2nd story double hung windows in size, shape, color and material.

SOUTH FACADE

1. The small windows on the second floor on the south facade will be removed and the openings will be infilled with brick to match the existing brick.
2. The emergency fire escape door on the second floor, emergency fire escape stair and the roof access ladder on the south facade will be removed. Any removed brick will be set aside for re-use in the new work.
3. A new double hung window to match the existing windows in size, scale, material and color will be installed in the removed door opening, brick will be infilled and a masonry/concrete sill where it was removed for the door opening will be installed at the bottom of the window.

NORTH FACADE

1. Originally; it was the architect's intention to remove and replace the existing metal framed windows that are on the north facade of the building with double hung insulated glazing windows to match the existing 2nd story double hung windows in size, scale, color and material. However, upon

further building code research, we believe these windows will have to remain until a later interior work phase which will install a fire sprinkler system.

EAST FACADE

1. The small window on the east facade will be removed. The opening will be infilled with brick to match the existing brick.
2. The narrow window that faces north that is located on the stepped-out portion of the east facade will be removed. The opening will be infilled with brick to match the existing brick.
3. The conduit that comes out of the exterior wall at the existing windows and then returns back into the building will be removed.

GENERAL NOTES AT 2ND FLOOR

The other existing double hung windows on the second floor are intended to remain, and be repaired. Some windows require more work than others but each window will be assessed individually. In addition to repairing, these existing windows will receive either a second pane of glass on the inside of the existing exterior pane and a spacer to create an insulated glazing unit utilizing the existing glass or will receive some sort of interior storm window. Both these options are still being researched as to the best application.

1ST FLOOR EXTERIOR

SOUTH FACADE

1. The existing small windows (some with metal bars) on the first floor of the south facade towards the east, and the immediately surrounding brick masonry will be removed. The brick will be set aside for re-use in the new work.
2. A new contemporary storefront with one door will be installed at the removed small windows that will be compatible with the size, scale and color of the existing building. The storefront will need to integrate an existing brick structural pilaster. The height of the new storefront will extend to the belt course. For accessibility, a portion the sandstone sill at the base of the door in this storefront will need to be altered to allow the door to lower to reach the level of the sidewalk.
3. The existing dutch door and the bd. And batten above it will be removed. A new storefront with a single door to match the size, scale, and color of the historic building will be installed in its place.
4. The metal access door to the basement "shoot" room located below the sidewalk will be adjusted to allow full closure. At this time it could be a tripping hazard

SOUTH AND WEST FACADE

1. At the "cut corner" the existing storefront will be removed, a new layout will be created that references a pre-1921 design of the building; which includes installation of new brick walls with decorative brick details flanking both sides of the "cut" corner. The beam(s) at the corner will be removed. A contemporary "tuscan" style structural column will be installed at the corner. A new contemporary alum. Storefront with a thermal break and insulated glazing will be installed with a double door at the "cut" corner. The storefront will be compatible with the size, scale, material and color of the historic building. The sidewalk outside of the exterior door will be altered as well as the

floor on the interior to allow for ADA access. In addition, a small contemporary cornice that matches the size, scale and color of the historic building will be installed above the "cut" corner. This detail is referenced from historic pictures, pre-1921.

2. The removal of the beams requires the red brick that is below the belt course level and is exposed on the facade to be removed. Portions of the brick that is in the belt course and above up to the sill of the 2nd floor windows will need to be repaired or potentially removed and new brick that matches the existing will be installed there. We intend to remove or cover over all of the red brick. (see pictures of existing). It is assumed that there are structural elements or columns that extend from the top of the beams to the underside of a beam that runs at the belt course. The structural elements of the corner will need to be analyzed.

WEST FACADE

1. The beam that is located in the center of the exterior west wall will remain.
2. The existing rectangular storefront "window" on the west facade will be removed and a new contemporary alum. Storefront with a thermal break and insulated glazing compatible with the size, scale and color of the existing storefront will be installed.
3. All of the existing bd. And batten and wood exterior panels will be removed from the building.
4. The bd. And batten oval shaped windows that are centered on the west facade on the first floor will be removed. A new contemporary alum. Storefront will be installed that is compatible with the size, scale and color of the historic building. This storefront will have a recessed entry. The sidewalk outside of the exterior door will be altered as well as the floor on the interior to allow for ADA access.
5. The beam that is located in the exterior wall just above the oval shaped windows will remain and will be wrapped on the exterior with brake metal. A new alum "storefront" will be installed above the beam and up to the belt course. This portion of storefront will not recess back as the storefront below the beam does. This will allow the existing first floor plaster ceiling and the coffered (faux) beams on the same ceiling behind the storefront to remain as is. The brick belt course will need to be repaired. Some brick may need to be replaced..
6. The stacked bond brick on the west facade will be removed, the brick will be set aside for potential re-use in the new work.
7. The stone veneer elements on the west facade will be removed. Where existing brick remains behind the stone facade, it will be assessed for repair. Where it is beyond repair, new brick to match the existing brick on the building will be installed.
8. The stone sill at the 2nd floor windows will also be assessed for repair. Where it is beyond repair, new stone or concrete sill will be installed at the belt course.
9. The existing stair access is located on the west facade just north of the previously discussed storefront. The stair itself will remain; however, the exterior facade of the stair will be altered. A new alum. Storefront that is compatible with the size, shape, and color of the existing building will be installed.
10. The 3 large oval and 1 small oval storefront bd. And batten windows located farthest north on the west facade will be removed. The storefront door and windows that are located behind that bd. And batten will also be removed. A new alum. Storefront with a recessed entry that is compatible with the size, scale and color of the existing building will be installed. A design that is similar to the design of the storefront in the center of the west facade will be installed as well. That design is not

structurally required since there is no beam within the extents of this storefront area; however, this design will allow the existing tin ceiling on the first floor ceiling behind the storefront to remain as is. The sidewalk outside of the exterior door will be altered as well as the floor on the interior to allow for ADA access.

GENERAL NOTES

1. Material of all new storefronts is intended to be insulated glazing with thermal break aluminum with a profile (varies; slim to wide) to be similar to profiles of the storefront located in same area as shown in historic photos (pre-1921), and a color to be compatible with the scale and color of the historic building.
2. The material of the new 2nd floor double hung windows is intended to be wood or other compatible material to match the size, shape, material and color of the existing windows.
3. All of the existing exterior brick will be assessed for need for re-pointing, cracking, repair, and mortar work. All work done to repair the masonry will be done so using the gentlest means possible.
4. Infill masonry areas are intended to be "keyed" into the adjacent masonry. Except at the removal of the windows on the east facade.
5. The sandstone foundation sill at the base of the south exterior wall will be repaired.
6. The only work to be done to the stucco on the east exterior wall will be for required maintenance.

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.

PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE

300 N. MAIN STREET, PUEBLO, COLORADO

SHF GRANT No. 2020-M1-023

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION



SHEET INDEX	
GI.0	EXT. WORK COVER, INDEX
GI.01	HISTORIC PHOTOS
GI.02	EXISTING CONDITIONS PHOTOS - EXTERIOR
GI.03	EXISTING CONDITIONS PHOTOS - INTERIOR
GI.04	EXISTING CONDITIONS PHOTOS - INTERIOR
GI.05	EXISTING CONDITIONS PHOTOS - INTERIOR
GI.06	EXISTING CONDITIONS PHOTOS - INTERIOR
DI.01	EXT. WORK - DEMO PLANS
DI.02	EXT. WORK - DEMO ELEVATIONS
A1.1	1st & 2nd FLOOR PLANS
A2.1	EXT. ELEVATIONS
A2.2	ENLARG. EXT. ELEVATIONS
A2.3	ENLARG. EXT. ELEVATIONS
A2.4	ENLARG. EXT. ELEVATIONS
A3.1	WALL SECTIONS & DETAILS
A4.1	DOOR & WINDOW SCHEDULES & DETAILS
S1	STRUCTURAL FOUNDATION PLAN
S2	STRUCTURAL FIRST FLOOR FRAMING PLAN
S1	STRUCTURAL SECOND FLOOR FRAMING PLAN
S1	STRUCTURAL ROOF FRAMING PLAN

PROJECT TEAM		
ARCHITECT: HGF ARCHITECTS, INC. 2602 N. ELIZABETH PUEBLO, CO 81003 719-543-7600 CONTACT: AMY HURTIG-SMITH asmith@hgfarch.com	STRUCTURAL ENGINEER: VALENTINE ENGINEERING 415 N. GREENWOOD, SUITE G PUEBLO, CO 81003 719-542-9230 CONTACT: JIM VALENTINE jv@valentinesengineering.com	HISTORICAL CONSULTANT: SQUARE MOON CONSULTANTS, LLC 602-682-6394 CONTACT: JAMES STEELY justeely@gmail.com

GENERAL PROJECT NOTES

NOTES:

- THIS PROJECT IS A STATE HISTORICAL FUND PROJECT. THIS BUILDING IS DESIGNATED A LANDMARK BY THE CITY OF PUEBLO, COLORADO. THIS PROJECT SHALL MEET THE REQUIREMENTS OF A REHABILITATION AS PER THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- ALL EXISTING HISTORIC ELEMENTS THAT CONTRIBUTE TO THE HISTORIC CHARACTER OF THIS BUILDING THAT ARE A PART OF THIS REHABILITATION PROJECT SHALL FIRST BE ANALYZED FOR PROTECTION AND MAINTENANCE, SECOND FOR REPAIR, and THIRD (ONLY IF PROTECTION AND MAINTENANCE AND/OR REPAIR IS NOT POSSIBLE) FOR REPLACEMENT.

ALTERNATES

NOTE: ALL ALTERNATES SHALL BE LISTED AS SEPARATE BID ITEMS FROM THE BASE BID IN THE BID TABULATION SUBMITTED BY THE GENERAL CONTRACTOR.

THIS BASE BID SHALL INCLUDE ALL WORK SHOWN IN THE CONSTRUCTION DOCUMENTS. DEDUCT ALTERNATE No. 1 AS DESCRIBED BELOW AND SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE A DEDUCT FROM THE BASE BID. DEDUCT ALTERNATE No. 1 INCLUDES ALL WORK THAT IS ABOVE THE STONE SILL AT THE TOP OF THE BELT COURSE (2ND FLOOR) ON THE EXTERIOR WALL, EXCEPT THE REMOVAL OF THE FIRE ESCAPE STAIR AND FIRE ESCAPE DOOR IS NOT PART OF THE DEDUCT ALTERNATE.

- DEDUCT ALTERNATE No. 1: ALL EXTERIOR WORK, THAT IS LOCATED ABOVE THE STONE SILL AT THE TOP OF THE BELT COURSE EXCEPT THE REMOVAL OF THE FIRE ESCAPE STAIR, AND FIRE ESCAPE DOOR IS TO OCCUR DESPITE ACCEPTANCE OF THIS DEDUCT ALTERNATE. DEDUCT ALTERNATE No. 1 INCLUDES THE DEMOLITION/REPAIR AND INSTALLATION OF THE 2ND STORY WINDOWS AND THE INSTALLATION OF A NEW CORNICE. DEDUCT ALTERNATE No. 1 IS NOTED ON THE PLANS. IF DEDUCT ALTERNATE No. 1 IS DEDUCTED FROM THIS CONTRACT, THE OPENING LEFT BY THE REMOVAL OF THE FIRE ESCAPE DOOR AND THE HOLES IN THE BRICK FACADE SHALL BE TEMPORARILY SEALED TO PREVENT EXPOSURE TO THE ELEMENTS AND BARRICADED ON THE INTERIOR TO AID IN SAFETY.

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

2602 N. ELIZABETH ST.
PUEBLO, COLORADO 81003
PH: (719) 543-7600
FX: (719) 545-2910
WEB: HGFARCH.COM

HGF ARCHITECTS

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
300 N. MAIN STREET, PUEBLO, COLORADO
SHF GRANT No. 2020-M1-023

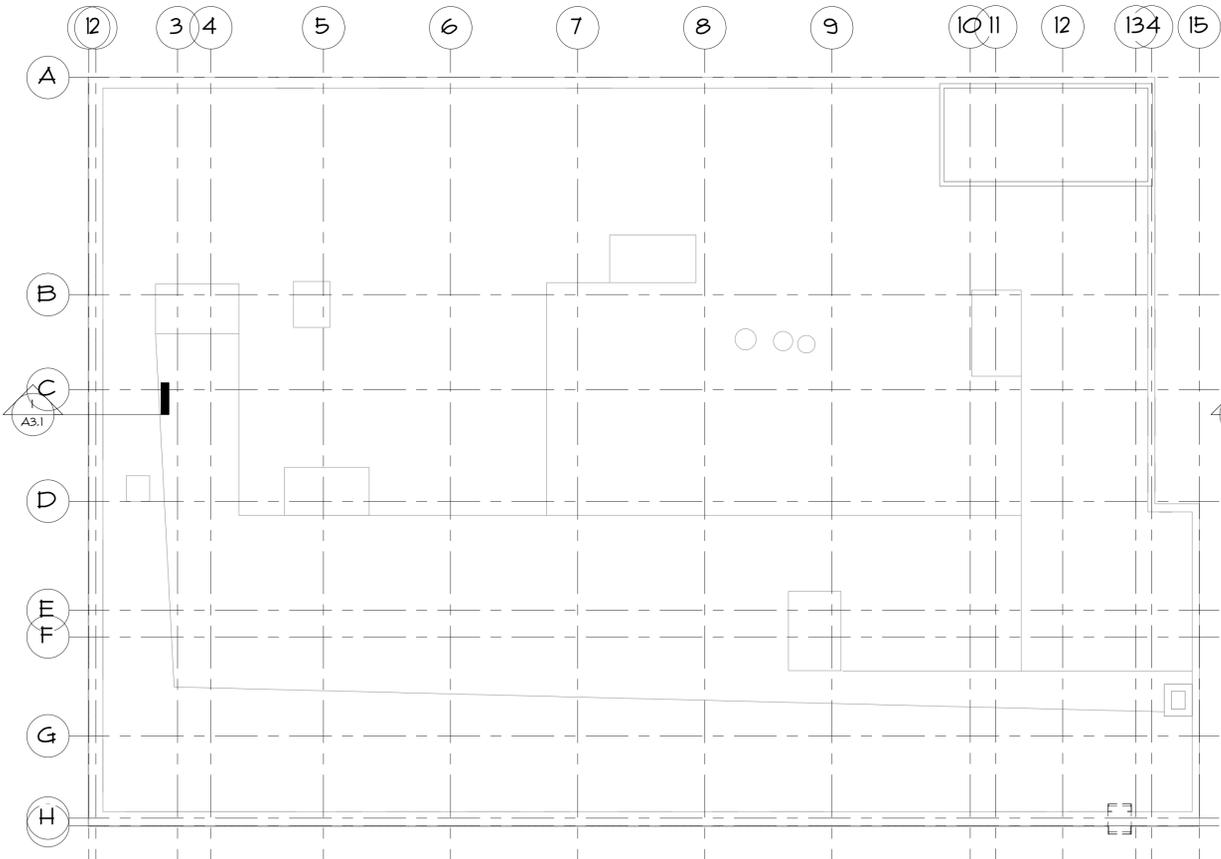
DATE
11/20/2019

DRAWN
JBR

CHECK
Checker

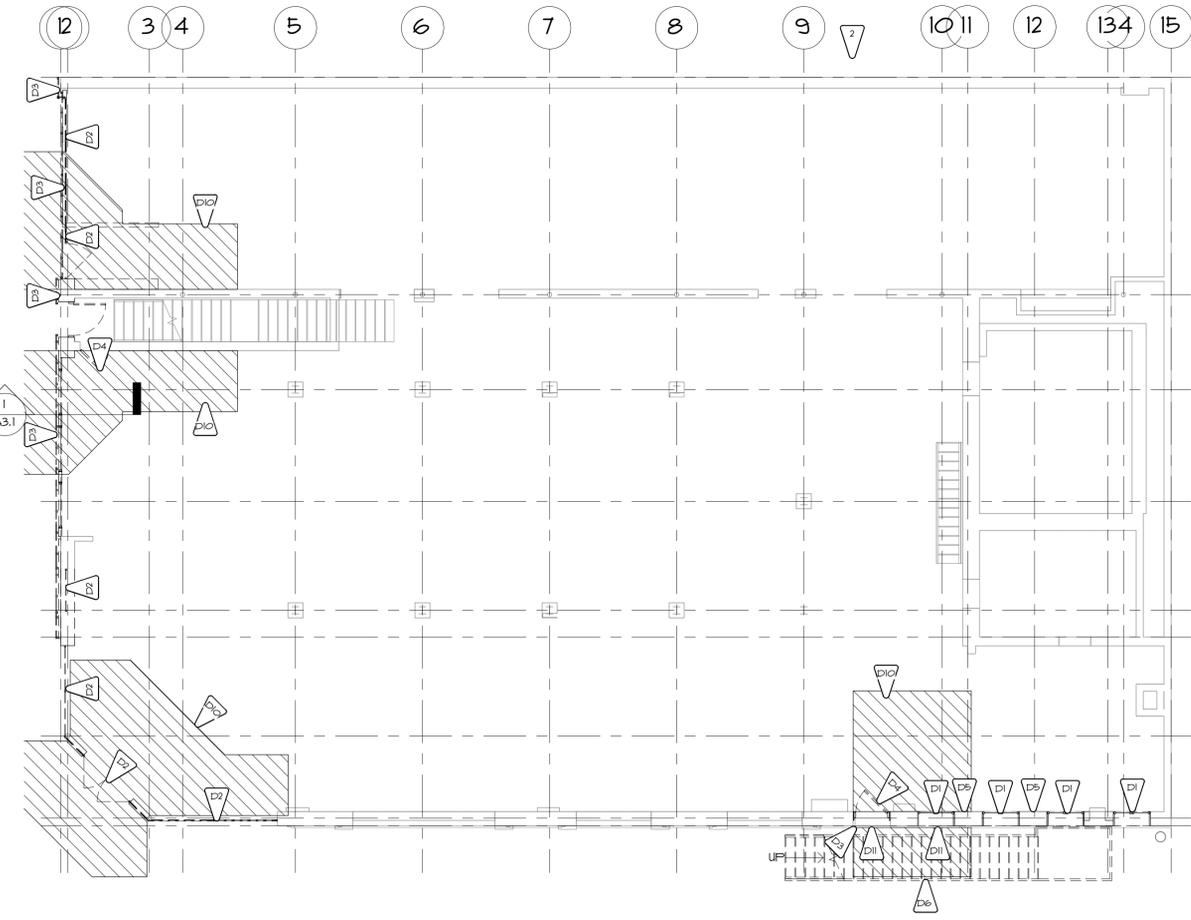
REVISIONS:

SHEET
GI.0
EXT. WORK COVER,
INDEX

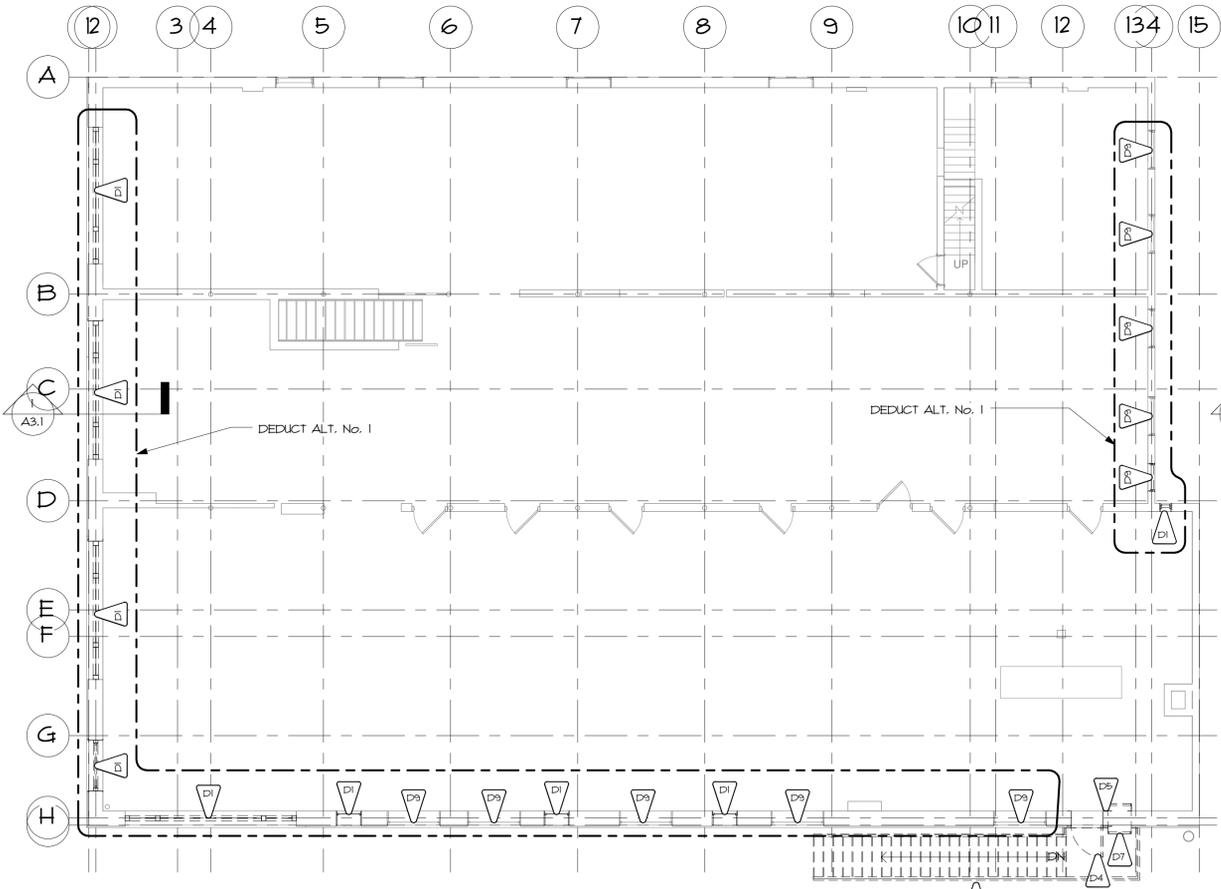


EXIST. - ROOF PLAN - NO WORK
 4
 SC: 1/8" = 1'-0" RE:A3.1

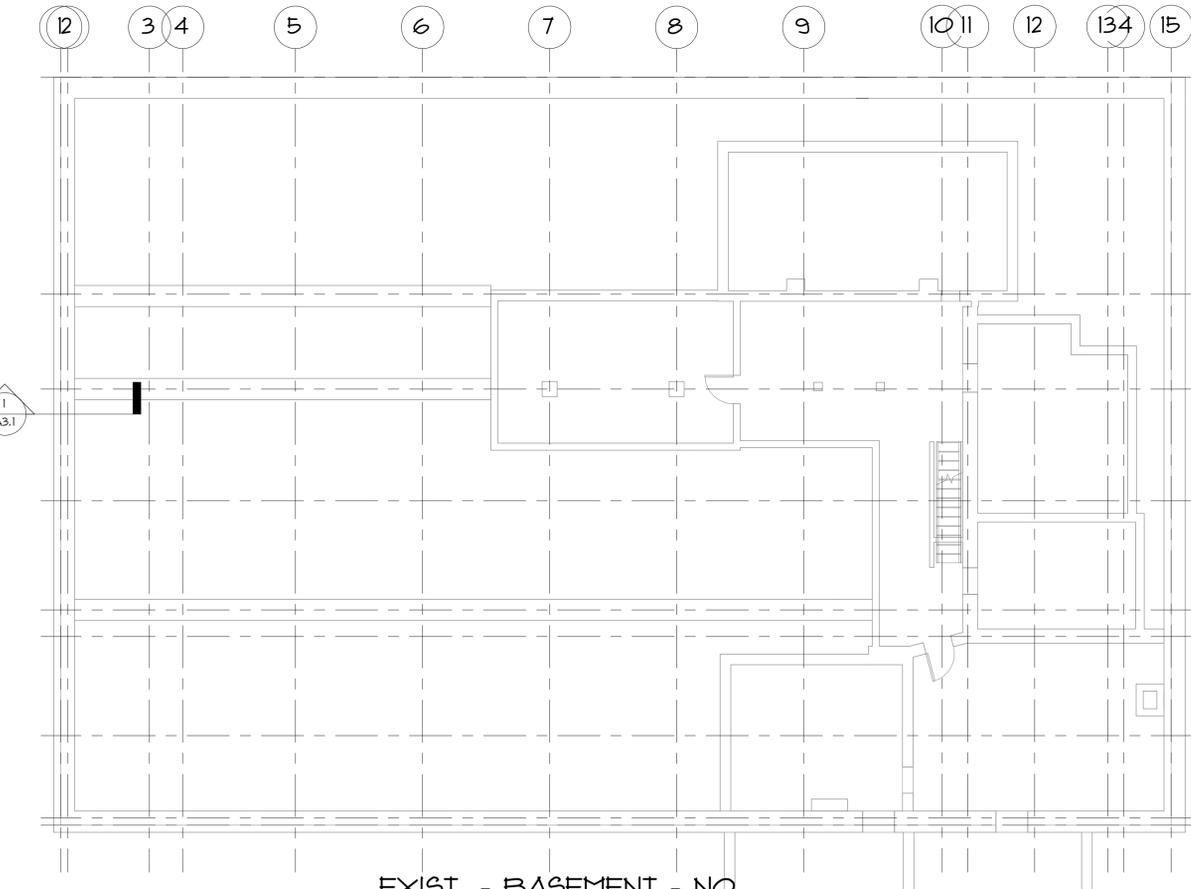
NOTES:
 1. NO NEW WORK WILL OCCUR ON ROOF, EXCEPT AS REQUIRED ATTACHMENT AND WEATHER PROOFING OF NEW CORNICE



3 DEMO - 1st FLOOR
 SC: 1/8" = 1'-0" RE:A2.1



2 DEMO - 2nd FLOOR
 SC: 1/8" = 1'-0" RE:A2.1



EXIST. - BASEMENT - NO WORK
 1
 SC: 1/8" = 1'-0" RE:A2.1

NOTES:
 1. NO NEW WORK WILL OCCUR IN BASEMENT, EXCEPT AS REQUIRED FOR NEW FLOOR AT NEW ENTRIES AND AT NEW STRUCTURAL ELEMENTS

DEMO FLAG NOTES

Flag Note Number	NOTE
D1	REMOVE EXIST. WINDOW IN ITS ENTIRETY. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D2	REMOVE EXIST. STOREFRONT WINDOW/DOORS IN THEIR ENTIRETY. INDICATED DASHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D3	REMOVE EXIST. W.D. BOARD AND BATTEN IN ITS ENTIRETY, INDICATED DASHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D4	REMOVE EXIST. DOOR IN ITS ENTIRETY, INDICATED DASHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D5	REMOVE EXIST. PORTION OF BRICK INFILL WALL WHERE INDICATED DASHED/HATCHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN. REMOVED BRICK SHALL BE GENTLY CLEANED AND STORED FOR USE IN NEW WORK.
D6	REMOVE EXIST. FIRE ESCAPE IN ITS ENTIRETY, INDICATED DASHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D7	REMOVE EXIST. ROOF ACCESS LADDER IN ITS ENTIRETY, INDICATED DASHED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D8	REPAIR OR REMOVE PORTION OF EXIST. BRICK/STONE/PLYWOOD FACADE, INDICATED DASHED/HATCHED. ANY ORIGINAL BLOND BRICK AND/OR ORIGINAL STONE SILL/LEDGE SHALL REMAIN, BE GENTLY CLEANED AND REPAIRED. ALL PLYWOOD SHEATHING TO BE REMOVED. ALL STONE VENEER TO BE REMOVED. TAKE CAUTION TO AVOID DAMAGE TO ADJ. SURROUNDING SURFACES TO REMAIN.
D9	EXIST. WINDOW TO REMAIN AND BE GENTLY CLEANED AND CAREFULLY REPAIRED, INCLUDING BUT NOT LIMITED TO INTERIOR AND EXTERIOR FRAME AND TRIM, SASHES, HARDWARE, ETC. SEE NEW WORK PLAN.
D10	REMOVE OR ADJUST PORTION OF FLOORING/SIDEWALK WHERE INDICATED HATCHED TO ALLOW NEW CONSTRUCTION ADA ACCESSIBLE ENTRY. EXTENTS OF SIDEWALK TO BE DEMOLISHED TO BE DETERMINED IN THE FIELD. COORDINATE WITH NEW WORK.
D11	REMOVE EXISTING SANDSTONE SILL AT PROPOSED NEW ENTRY TO ALLOW INSTALLATION OF NEW ADA ACCESSIBLE ENTRIES. TAKE EXTREME CAUTION TO AVOID DAMAGE TO ADJACENT SURFACES TO REMAIN. COORDINATE WITH NEW WORK.

GENERAL DEMOLITION NOTES:
 1. THIS DEMOLITION PLAN REPRESENTS DEMOLITION FOR OPTION 1 ONLY. ADDITIONAL ITEMS WILL BE REQUIRED TO DEMOLISHED FOR OPTIONS 2 AND 3.

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

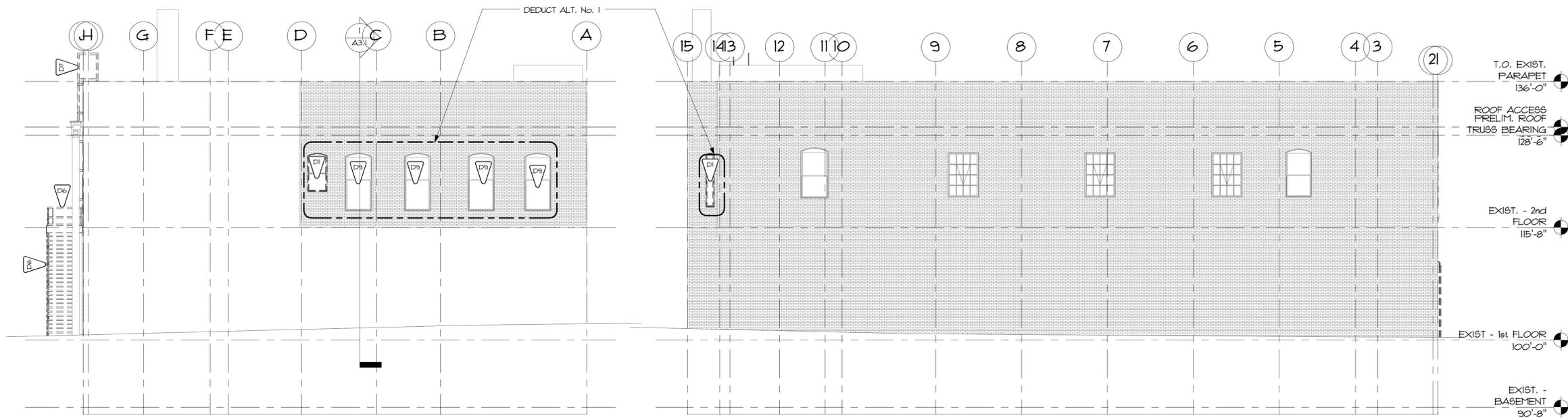
2802 N. ELIZABETH ST.
 FLEBLQ COLORADO 81003
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

HIGLIF ARCHITECTS

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
 PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, FUEBLO, COLORADO
 SHEET NO. 2020-11-023

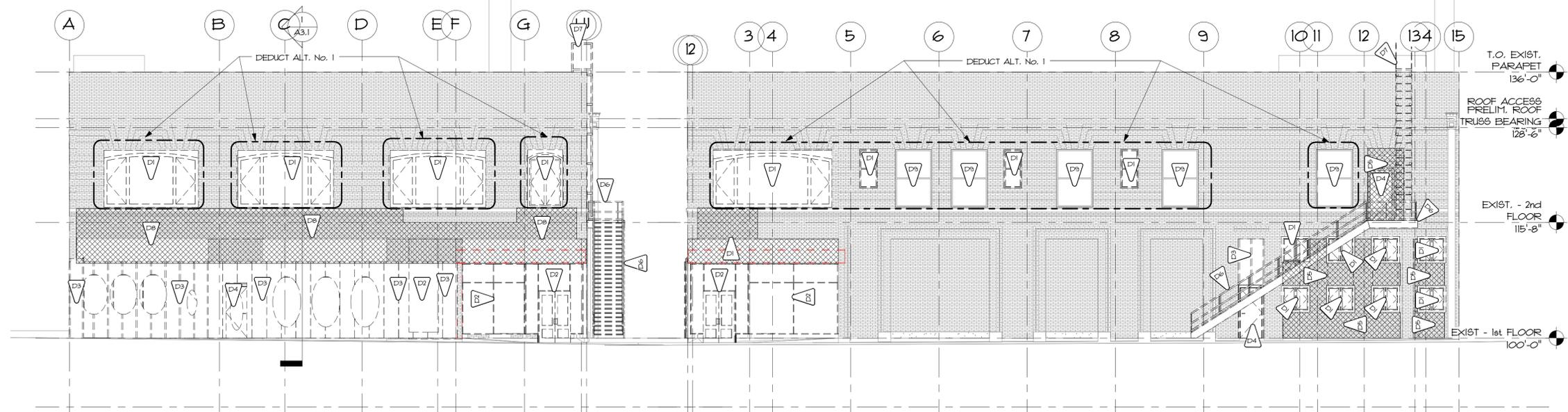
DATE	11/20/2019
DRAWN	JBR
CHECK	Checker
REVISIONS:	

SHEET
D1.01
 EXT. WORK - DEMO
 PLANS



3 DEMO - NORTH ELEV.
SC: 1/8" = 1'-0" RE:

4 DEMO - EAST ELEV.
SC: 1/8" = 1'-0" RE:



2 DEMO - WEST ELEV.
SC: 1/8" = 1'-0" RE:

1 DEMO - SOUTH ELEV.
SC: 1/8" = 1'-0" RE:

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
 PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, FUEBLO, COLORADO
 SHF GRANT No. 2020-11-023

DATE	11/20/2019
DRAWN	JSR
CHECK	Checker
REVISIONS:	

SHEET
D1.02
EXT. WORK - DEMO
ELEVATIONS

HIGLEY ARCHITECTS
 2802 N. ELIZABETH ST.
 FUEBLO, COLO. 80803
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

DESCRIPTION OF WORK

CORNICE (PORTION OF DEDUCT ALT. No. 1):

A NEW CONTEMPORARY CORNICE WILL BE INSTALLED THAT WILL MATCH THE SIZE, SCALE, AND COLOR OF THE MISSING CORNICE. THE MATERIAL WILL BE METAL, FIBERGLASS OR OTHER SUITABLE MATERIAL DEPENDING ON AVAILABILITY, CUSTOMIZATION ABILITY, SIZE AND COST. VENTS WILL BE REQUIRED TO BE IN THE CORNICE TO ALLOW VENTING OF THE ATTIC SPACE. EXISTING VENTS ARE EVIDENT ON THE EXISTING BRICK PARAPET. IN THE HISTORIC IMAGES, VENTS CAN BE SEEN IN THE ORIGINAL CORNICE AT THE SAME LOCATIONS.

2ND FLOOR EXTERIOR (PORTION OF DEDUCT ALT. No. 1):

SOUTH and WEST FACADE

1. THE LARGE ARCHED WINDOWS ON THE WEST AND SOUTH FACADES WILL BE REMOVED. NEW PAIRED DOUBLE HUNG WINDOWS WILL BE INSTALLED THAT MATCH THE EXISTING 2ND STORY WINDOWS IN SIZE, SHAPE, COLOR AND MATERIAL. THE OPENING THAT WILL BE LEFT BETWEEN THE PAIRED WINDOWS WILL BE INFILLED WITH BRICK TO MATCH THE EXISTING BRICK.

WEST FACADE

1. THE SMALL, ARCHED WINDOW ON THE WEST FACADE WILL BE REMOVED. A NEW DOUBLE HUNG WINDOW WILL BE INSTALLED THAT MATCHES THE EXISTING 2ND STORY DOUBLE HUNG WINDOWS IN SIZE, SHAPE, COLOR AND MATERIAL.

SOUTH FACADE

1. THE SMALL WINDOWS ON THE SECOND FLOOR ON THE SOUTH FACADE WILL BE REMOVED AND THE OPENINGS WILL BE INFILLED WITH BRICK TO MATCH THE EXISTING BRICK.
 2. THE EMERGENCY FIRE ESCAPE DOOR ON THE SECOND FLOOR, EMERGENCY FIRE ESCAPE STAIR AND THE ROOF ACCESS LADDER ON THE SOUTH FACADE WILL BE REMOVED. ANY REMOVED BRICK WILL BE SET ASIDE FOR RE-USE IN THE NEW WORK.
 3. A NEW DOUBLE HUNG WINDOW TO MATCH THE EXISTING WINDOWS IN SIZE, SCALE, MATERIAL AND COLOR WILL BE INSTALLED IN THE REMOVED DOOR OPENING. BRICK WILL BE INFILLED AND A MASONRY/CONCRETE SILL WHERE IT WAS REMOVED FOR THE DOOR OPENING WILL BE INSTALLED AT THE BOTTOM OF THE WINDOW.

NORTH FACADE

1. ORIGINALLY, IT WAS THE ARCHITECT'S INTENTION TO REMOVE AND REPLACE THE EXISTING METAL FRAMED WINDOWS THAT ARE ON THE NORTH FACADE OF THE BUILDING WITH DOUBLE HUNG INSULATED GLAZING WINDOWS TO MATCH THE EXISTING 2ND STORY DOUBLE HUNG WINDOWS IN SIZE, SCALE, COLOR AND MATERIAL. HOWEVER, UPON FURTHER BUILDING CODE RESEARCH, WE BELIEVE THESE WINDOWS WILL HAVE TO REMAIN UNTIL A LATER INTERIOR WORK PHASE WHICH WILL INSTALL A FIRE SPRINKLER SYSTEM.

EAST FACADE

1. THE SMALL WINDOW ON THE EAST FACADE WILL BE REMOVED. THE OPENING WILL BE INFILLED WITH BRICK TO MATCH THE EXISTING BRICK.
 2. THE NARROW WINDOW THAT FACES NORTH THAT IS LOCATED ON THE STEPPED-OUT PORTION OF THE EAST FACADE WILL BE REMOVED. THE OPENING WILL BE INFILLED WITH BRICK TO MATCH THE EXISTING BRICK.
 3. THE CONDUIT THAT COMES OUT OF THE EXTERIOR WALL AT THE EXISTING WINDOWS AND THEN RETURNS BACK INTO THE BUILDING WILL BE REMOVED.

GENERAL

1. THE OTHER EXISTING DOUBLE HUNG WINDOWS ON THE SECOND FLOOR ARE INTENDED TO REMAIN, AND BE REPAIRED. SOME WINDOWS REQUIRE MORE WORK THAN OTHERS BUT EACH WINDOW WILL BE ASSESSED INDIVIDUALLY. IN ADDITION TO REPAIRING, THESE EXISTING WINDOWS WILL RECEIVE EITHER A SECOND PANE OF GLASS ON THE INSIDE OF THE EXISTING EXTERIOR PANE AND A SPACER TO CREATE AN INSULATED GLAZING UNIT UTILIZING THE EXISTING GLASS OR WILL RECEIVE SOME SORT OF INTERIOR STORM WINDOW. BOTH THESE OPTIONS ARE STILL BEING RESEARCHED AS TO THE BEST APPLICATION.

1ST FLOOR EXTERIOR

SOUTH FACADE

1. THE EXISTING SMALL WINDOWS (SOME WITH METAL BARS) ON THE FIRST FLOOR OF THE SOUTH FACADE TOWARDS THE EAST, AND THE IMMEDIATELY SURROUNDING BRICK MASONRY WILL BE REMOVED. THE BRICK WILL BE SET ASIDE FOR RE-USE IN THE NEW WORK.
 2. A NEW CONTEMPORARY STOREFRONT WITH ONE DOOR WILL BE INSTALLED AT THE REMOVED SMALL WINDOWS THAT WILL BE COMPATIBLE WITH THE SIZE, SCALE AND COLOR OF THE EXISTING BUILDING. THE STOREFRONT WILL NEED TO INTEGRATE AN EXISTING BRICK STRUCTURAL PILLASTER. THE HEIGHT OF THE NEW STOREFRONT WILL EXTEND TO THE BELT COURSE. FOR ACCESSIBILITY, A PORTION THE SANDSTONE SILL AT THE BASE OF THE DOOR IN THIS STOREFRONT WILL NEED TO BE ALTERED TO ALLOW THE DOOR TO LOWER TO REACH THE LEVEL OF THE SIDEWALK.
 3. THE EXISTING DUTCH DOOR AND THE BD. AND BATTEN ABOVE IT WILL BE REMOVED. A NEW STOREFRONT WITH A SINGLE DOOR TO MATCH THE SIZE, SCALE, AND COLOR OF THE HISTORIC BUILDING WILL BE INSTALLED IN ITS PLACE.
 4. THE METAL ACCESS DOOR TO THE BASEMENT "SHOOT" ROOM LOCATED BELOW THE SIDEWALK WILL BE ADJUSTED TO ALLOW FULL CLOSURE. AT THIS TIME IT COULD BE A TRIPPING HAZARD SOUTH AND WEST FACADE

SOUTH AND WEST FACADE

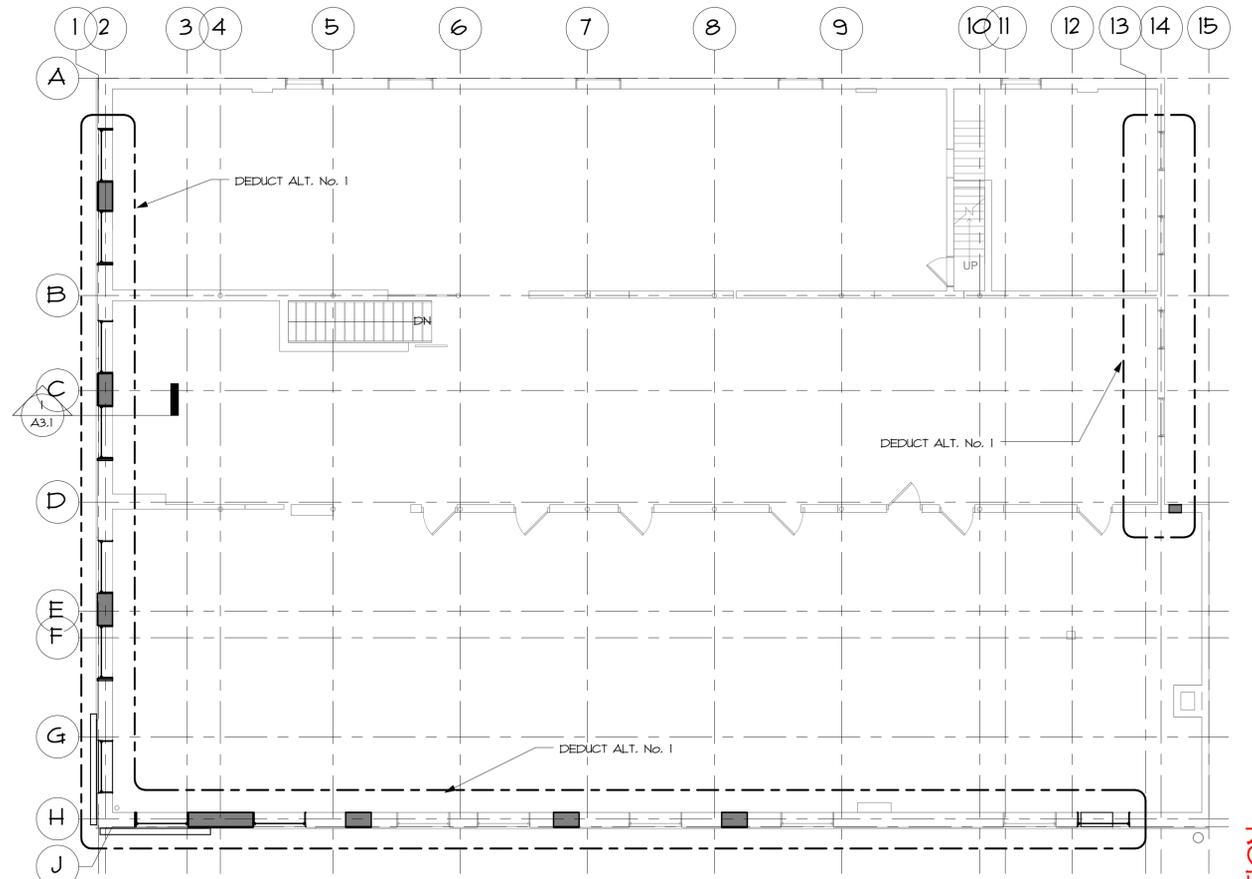
1. AT THE "CUT CORNER" THE EXISTING STOREFRONT WILL BE REMOVED, A NEW LAYOUT WILL BE CREATED THAT REFERENCES A PRE-1921 DESIGN OF THE BUILDING, WHICH INCLUDES INSTALLATION OF NEW BRICK WALLS WITH DECORATIVE BRICK DETAILS FLANKING BOTH SIDES OF THE "CUT" CORNER. THE BEAMS AT THE CORNER WILL BE REMOVED. A CONTEMPORARY "TUSCAN" STYLE STRUCTURAL COLUMN WILL BE INSTALLED AT THE CORNER. A NEW CONTEMPORARY ALUM. STOREFRONT WITH A THERMAL BREAK AND INSULATED GLAZING WILL BE INSTALLED WITH A DOUBLE DOOR AT THE "CUT" CORNER. THE STOREFRONT WILL BE COMPATIBLE WITH THE SIZE, SCALE, MATERIAL AND COLOR OF THE HISTORIC BUILDING. THE SIDEWALK OUTSIDE OF THE EXTERIOR DOOR WILL BE ALTERED AS WELL AS THE FLOOR ON THE INTERIOR TO ALLOW FOR ADA ACCESS. IN ADDITION, A SMALL CONTEMPORARY CORNICE THAT MATCHES THE SIZE, SCALE AND COLOR OF THE HISTORIC BUILDING WILL BE INSTALLED ABOVE THE "CUT" CORNER. THIS DETAIL IS REFERENCED FROM HISTORIC PICTURES, PRE-1921.
 2. THE REMOVAL OF THE BEAMS REQUIRES THE RED BRICK THAT IS BELOW THE BELT COURSE LEVEL AND IS EXPOSED ON THE FACADE TO BE REMOVED. PORTIONS OF THE BRICK THAT IS IN THE BELT COURSE AND ABOVE UP TO THE SILL OF THE 2ND FLOOR WINDOWS WILL NEED TO BE REPAIRED OR POTENTIALLY REMOVED AND NEW BRICK THAT MATCHES THE EXISTING WILL BE INSTALLED THERE. WE INTEND TO REMOVE OR COVER OVER ALL OF THE RED BRICK. (SEE PICTURES OF EXISTING). IT IS ASSUMED THAT THERE ARE STRUCTURAL ELEMENTS OR COLUMNS THAT EXTEND FROM THE TOP OF THE BEAMS TO THE UNDERSIDE OF A BEAM THAT RUNS AT THE BELT COURSE. THE STRUCTURAL ELEMENTS OF THE CORNER WILL NEED TO BE ANALYZED.

WEST FACADE

1. THE BEAM THAT IS LOCATED IN THE CENTER OF THE EXTERIOR WEST WALL WILL REMAIN.
 2. THE EXISTING RECTANGULAR STOREFRONT "WINDOW" ON THE WEST FACADE WILL BE REMOVED AND A NEW CONTEMPORARY ALUM. STOREFRONT WITH A THERMAL BREAK AND INSULATED GLAZING COMPATIBLE WITH THE SIZE, SCALE AND COLOR OF THE EXISTING STOREFRONT WILL BE INSTALLED.
 3. ALL OF THE EXISTING BD. AND BATTEN AND WOOD EXTERIOR PANELS WILL BE REMOVED FROM THE BUILDING.
 4. THE BD. AND BATTEN OVAL SHAPED WINDOWS THAT ARE CENTERED ON THE WEST FACADE ON THE FIRST FLOOR WILL BE REMOVED. A NEW CONTEMPORARY ALUM. STOREFRONT WILL BE INSTALLED THAT IS COMPATIBLE WITH THE SIZE, SCALE AND COLOR OF THE HISTORIC BUILDING. THIS STOREFRONT WILL HAVE A RECESSED ENTRY. THE SIDEWALK OUTSIDE OF THE EXTERIOR DOOR WILL BE ALTERED AS WELL AS THE FLOOR ON THE INTERIOR TO ALLOW FOR ADA ACCESS.
 5. THE BEAM THAT IS LOCATED IN THE EXTERIOR WALL JUST ABOVE THE OVAL SHAPED WINDOWS WILL REMAIN AND WILL BE WRAPPED ON THE EXTERIOR WITH BRASS METAL. A NEW ALUM. "STOREFRONT" WILL BE INSTALLED ABOVE THE BEAM AND UP TO THE BELT COURSE. THIS PORTION OF STOREFRONT WILL NOT RECESS BACK AS THE STOREFRONT BELOW THE BEAM DOES. THIS WILL ALLOW THE EXISTING FIRST FLOOR PLASTER CEILING AND THE COPPERED (FAUX) BEAMS ON THE SAME CEILING BEHIND THE STOREFRONT TO REMAIN AS IS. THE BRICK BELT COURSE WILL NEED TO BE REPAIRED. SOME BRICK MAY NEED TO BE REPLACED.
 6. THE STACKED BOND BRICK ON THE WEST FACADE WILL BE REMOVED, THE BRICK WILL BE SET ASIDE FOR POTENTIAL RE-USE IN THE NEW WORK.
 7. THE STONE VENEER ELEMENTS ON THE WEST FACADE WILL BE REMOVED. WHERE EXISTING BRICK REMAINS BEHIND THE STONE FACADE, IT WILL BE ASSESSED FOR REPAIR. WHERE IT IS BEYOND REPAIR, NEW BRICK TO MATCH THE EXISTING BRICK ON THE BUILDING WILL BE INSTALLED.
 8. THE STONE SILL AT THE 2ND FLOOR WINDOWS WILL ALSO BE ASSESSED FOR REPAIR. WHERE IT IS BEYOND REPAIR, NEW STONE OR CONCRETE SILL WILL BE INSTALLED AT THE BELT COURSE.
 9. THE EXISTING STAIR ACCESS IS LOCATED ON THE WEST FACADE JUST NORTH OF THE PREVIOUSLY DISCUSSED STOREFRONT. THE STAIR ITSELF WILL REMAIN. HOWEVER, THE EXTERIOR FACADE OF THE STAIR WILL BE ALTERED. A NEW ALUM. STOREFRONT THAT IS COMPATIBLE WITH THE SIZE, SHAPE, AND COLOR OF THE EXISTING BUILDING WILL BE INSTALLED.
 10. THE 3 LARGE OVAL AND 1 SMALL OVAL STOREFRONT BD. AND BATTEN WINDOWS LOCATED FARTHEST NORTH ON THE WEST FACADE WILL BE REMOVED. THE STOREFRONT DOOR AND WINDOWS THAT ARE LOCATED BEHIND THAT BD. AND BATTEN WILL ALSO BE REMOVED. A NEW ALUM. STOREFRONT WITH A RECESSED ENTRY THAT IS COMPATIBLE WITH THE SIZE, SCALE AND COLOR OF THE EXISTING BUILDING WILL BE INSTALLED. A DESIGN THAT IS SIMILAR TO THE DESIGN OF THE STOREFRONT IN THE CENTER OF THE WEST FACADE WILL BE INSTALLED AS WELL. THAT DESIGN IS NOT STRUCTURALLY REQUIRED SINCE THERE IS NO BEAM WITHIN THE EXTENTS OF THIS STOREFRONT AREA. HOWEVER, THIS DESIGN WILL ALLOW THE EXISTING TIN CEILING ON THE FIRST FLOOR CEILING BEHIND THE STOREFRONT TO REMAIN AS IS. THE SIDEWALK OUTSIDE OF THE EXTERIOR DOOR WILL BE ALTERED AS WELL AS THE FLOOR ON THE INTERIOR TO ALLOW FOR ADA ACCESS.

GENERAL NOTES

1. MATERIAL OF ALL NEW STOREFRONTS IS INTENDED TO BE INSULATED GLAZING WITH THERMAL BREAK ALUMINUM WITH A PROFILE (VARIES: SLIM TO WIDE) TO BE SIMILAR TO PROFILES OF THE STOREFRONT LOCATED IN SAME AREA AS SHOWN IN HISTORIC PHOTOS (PRE-1921), AND A COLOR TO BE COMPATIBLE WITH THE SCALE AND COLOR OF THE HISTORIC BUILDING.
 2. THE MATERIAL OF THE NEW 2ND FLOOR DOUBLE HUNG WINDOWS IS INTENDED TO BE WOOD OR OTHER COMPATIBLE MATERIAL TO MATCH THE SIZE, SHAPE, MATERIAL AND COLOR OF THE EXISTING WINDOWS.
 3. ALL OF THE EXISTING EXTERIOR BRICK WILL BE ASSESSED FOR NEED FOR RE-POINTING, CRACKING, REPAIR, AND MORTAR WORK. ALL WORK DONE TO REPAIR THE MASONRY WILL BE DONE SO USING THE GENTLEST MEANS POSSIBLE.
 4. INFILL MASONRY AREAS ARE INTENDED TO BE "KEYED" INTO THE ADJACENT MASONRY. EXCEPT AT THE REMOVAL OF THE WINDOWS ON THE EAST FACADE.
 5. THE SANDSTONE FOUNDATION SILL AT THE BASE OF THE SOUTH EXTERIOR WALL WILL BE REPAIRED.
 6. THE ONLY WORK TO BE DONE TO THE STUCCO ON THE EAST EXTERIOR WALL WILL BE FOR REQUIRED MAINTENANCE.



NOTES:
 1. NEW WORK WALLS/ELEMENTS ON FLOOR PLAN ARE SHOWN HATCHED WITH GREY.

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

2602 N. ELIZABETH ST.
 PUEBLO, COLORADO 81003
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

HGF ARCHITECTS

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.

PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, PUEBLO, COLORADO
 SHEET NO. 2020-11-023

DATE
11/20/2019

DRAWN
Author

CHECK
Checker

REVISIONS:

SHEET
A1.1
1st & 2nd FLOOR
PLAN

REFER TO FLAG NOTES BELOW IN REFERENCE TO FLAG NOTES SHOWN ON NEW WORK FLOOR PLANS AND NEW WORK EXTERIOR ELEVATIONS

NEW WORK FLAG NOTES	
Flag Note Number	NOTE
1	REPAIR EXIST. SANDSTONE SILL. USE ONLY APPROVED TECHNIQUES PER SECRETARY OF INTERIORS STANDARDS, TYP. REFER TO SPECIFICATIONS
2	NEW CONC. SILL TO MATCH DIMENSION AND COLOR OF EXIST. CONCRETE/STONE SILL AT EXISTING BRICK INFILLED OPENINGS.
3	NEW CONC. BASE TO MATCH DIMENSION AND COLOR OF EXIST. SANDSTONE BASE AS EXIST. BRICK INFILLED OPENINGS.
4	NEW FLUTED TUSCAN STYLE COLUMN WRAP. XXXXXX NEED TO RESEARCH MANUF. XXXXX
5	NEW CONC. BEAM/HEADER AT NEW CORNER OPENING. XXXXX
6	NEW METAL FORMED/FIBERGLASS CORNICE, MODEL No. XXXXXXXX, MANUF. BY XXXXX. PRE-FINISHED. COLOR TO BE SELECTED FROM MANUF. FULL COLOR RANGE.
7	NEW BRICK POP-OUT DETAILS. RE. DETAIL ELEVATIONS.
8	REPAIR BRICK AT REMOVED BRICK/STONE/PLYWOOD. NEW BRICK SHALL MATCH EXISTING BLONDE BRICK AND SHALL BE KEYS INTO THE EXISTING ADJACENT BRICK.
9	REPAIR AND INSTALL NEW FORMED CONCRETE SILL AT REMOVED FIRE ESCAPE DOOR. CONC. SILL TO MATCH PROFILE, DIMENSION, AND COLOR OF ADJACENT STONE SILL/LEDGE.
10	PROVIDE AND INSTALL NEW METAL PRE-FINISHED METAL DOWNSPOUT TO MATCH SIZE OF EXISTING DOWNSPOUT. COLOR TO BE SELECTED BY ARCHITECT FROM MANUF. FULL COLOR RANGE.
11	REPAIR, CLEAN, RE-FINISH AND RE-INSTALL EXISTING HISTORIC ROOF SCUPPER RECIEVER HEAD. REPAIR, CLEAN AND RE-FINISH PER HISTORIC SPECIFICATIONS.
12	NEW FORMED METAL/FIBERGLASS CORNICE MODEL No. XXXXXX, MANUF. BY XXXXXXXX. COLOR TO BE SELECTED BY ARCHITECT FROM MANUF. FULL COLOR RANGE. VENTS REQUIRED TO BE PROVIDED THROUGH CORNICE AT LOCATIONS INDICATED.
13	ATTIC VENT SLOTS TO BE PROVIDED IN METAL/FIBERGLASS CORNICE. ALIGN WITH LOCATION OF EXIST. VENT OPENINGS IN EXISTING PARAPET.
14	INFILL NEW/RECLAIMED BRICK AT REMOVED WINDOW. NEW BRICK AND PATTERN SHALL MATCH EXIST. BLONDE BRICK. DO NOT KEY INTO EXIST. BRICK.
15	NEW/RECLAIMED BRICK WALL AT REMOVED OPENING.
16	NEW/RECLAIMED BRICK POP-OUT TRIM. BRICK AND PATTERN TO MATCH EXIST. BRICK TRIM AT EXIST. OPENINGS/BRICK INFILLED OPENINGS.
17	EXIST. WINDOW TO REMAIN AND BE GENTLY CLEANED AND CAREFULLY REPAIRED, INCLUDING BUT NOT LIMITED TO INTERIOR AND EXTERIOR FRAME AND TRIM, SASHES, HARDWARE, ETC., REPAINT TO MATCH EXIST. COLOR.
18	WRAP EXIST. BEAM IN ALUM. BRAKE METAL TO MATCH NEW ALUM. STOREFRONT
19	ALUM. BRAKE METAL TO MATCH NEW ALUM. STOREFRONT

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.

PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, PUEBLO, COLORADO
 SHF GRANT No. 2020-11-023

2802 N. ELIZABETH ST.
 PUEBLO, COLORADO 81003
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM



DATE
11/20/2019

DRAWN
Author

CHECK
Checker

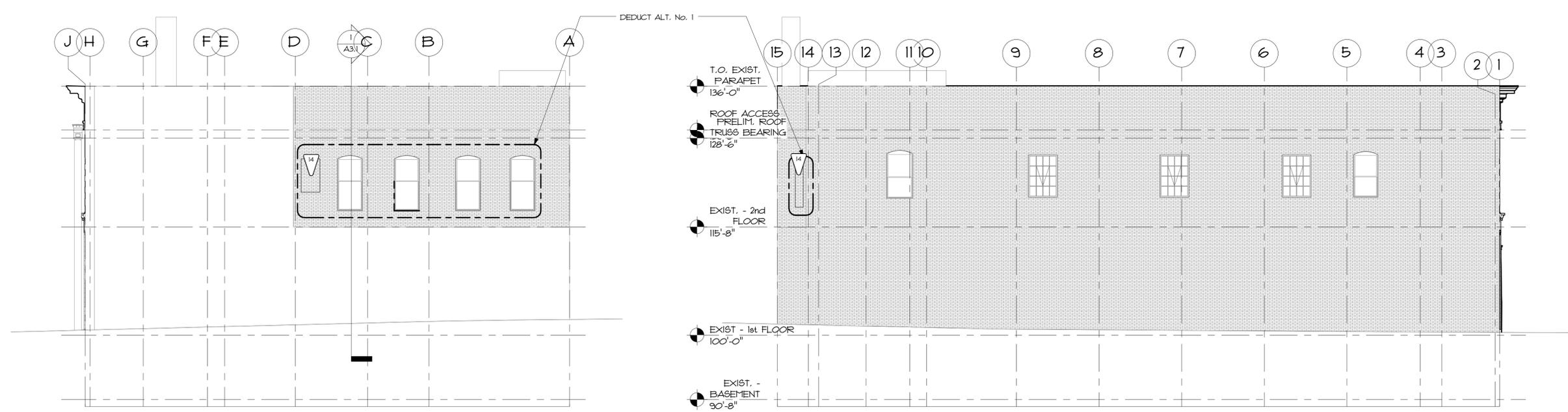
REVISIONS:

SHEET

A1.2
 NEW WORK FLAG
 NOTES

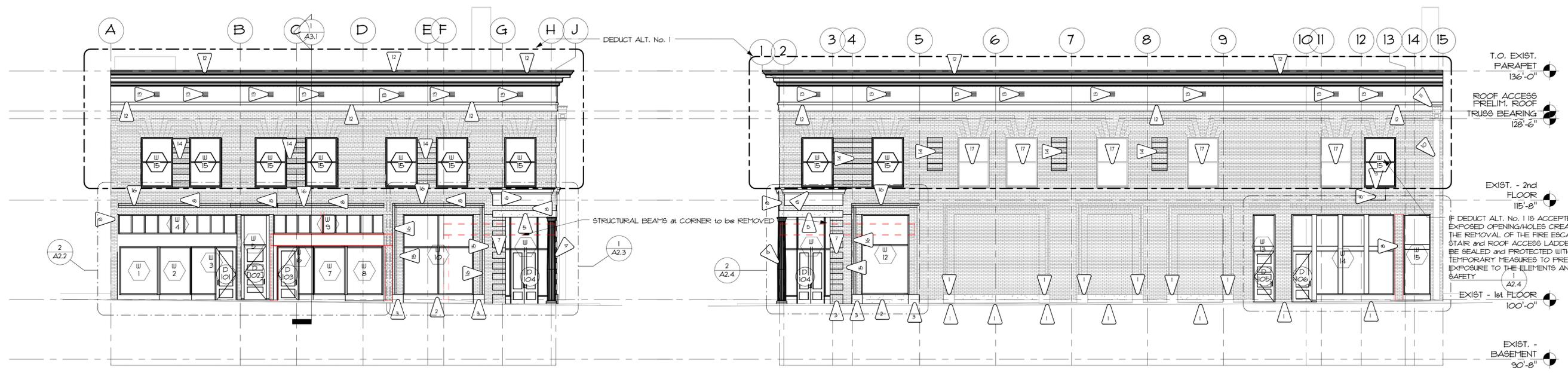
DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

DATE	11/20/2019
DRAWN	Author
CHECK	Checker
REVISIONS:	
SHEET	A2.1
	EXT. ELEVATIONS



3 NEW WORK - EAST ELEV.
 SC: 1/8" = 1'-0" RE:

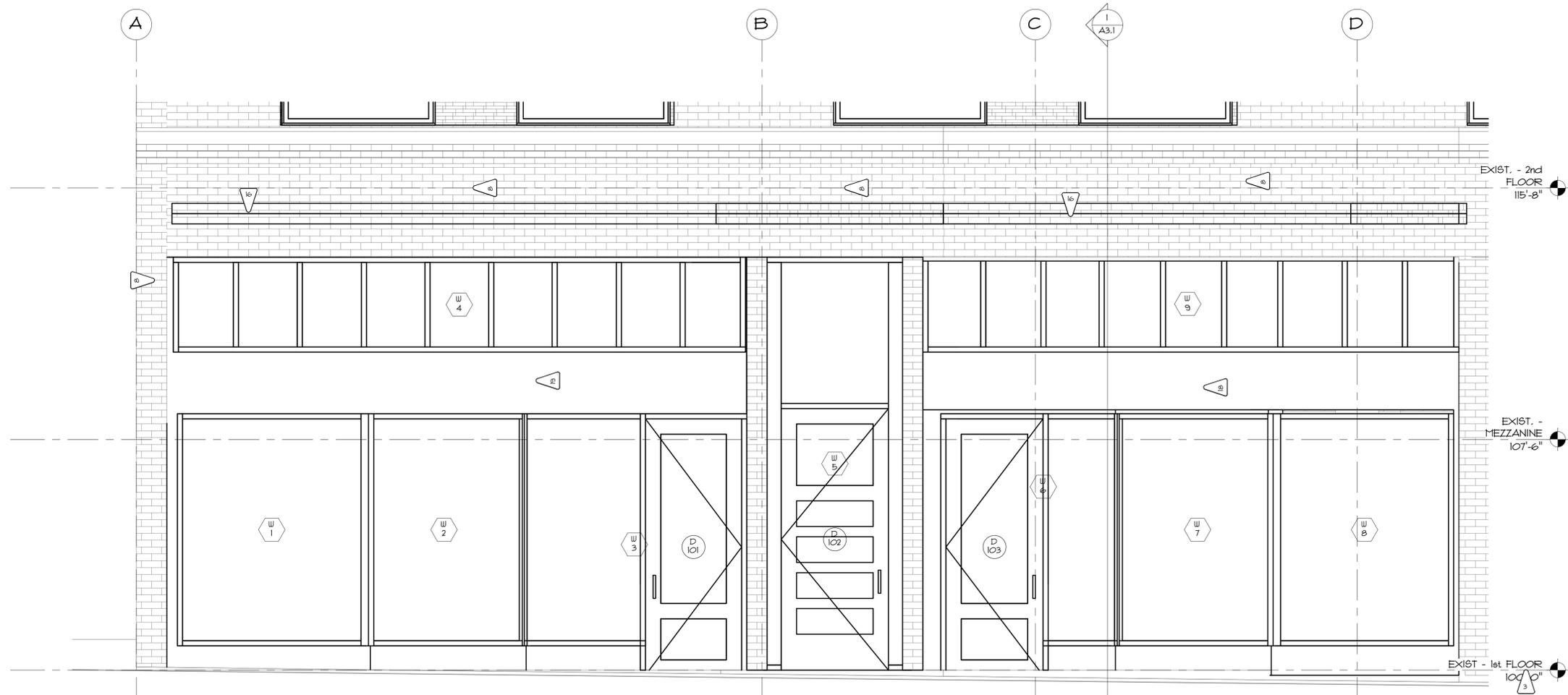
4 NEW WORK - NORTH ELEV.
 SC: 1/8" = 1'-0" RE:



2 NEW WORK - WEST ELEV.
 SC: 1/8" = 1'-0" RE:

1 NEW WORK - SOUTH ELEV.
 SC: 1/8" = 1'-0" RE:

NOTES:
 1. THE RED LINES INDICATE STRUCTURAL ELEMENTS (KNOWN BEAMS AND COLUMNS) THAT ARE LOCATED IN THE EXTERIOR WALL.



NEW WORK - WEST ELEV. -
ENLRG. ELEV. - Dependent

2'
SC. 1/2" = 1'-0"

RE:A2.1

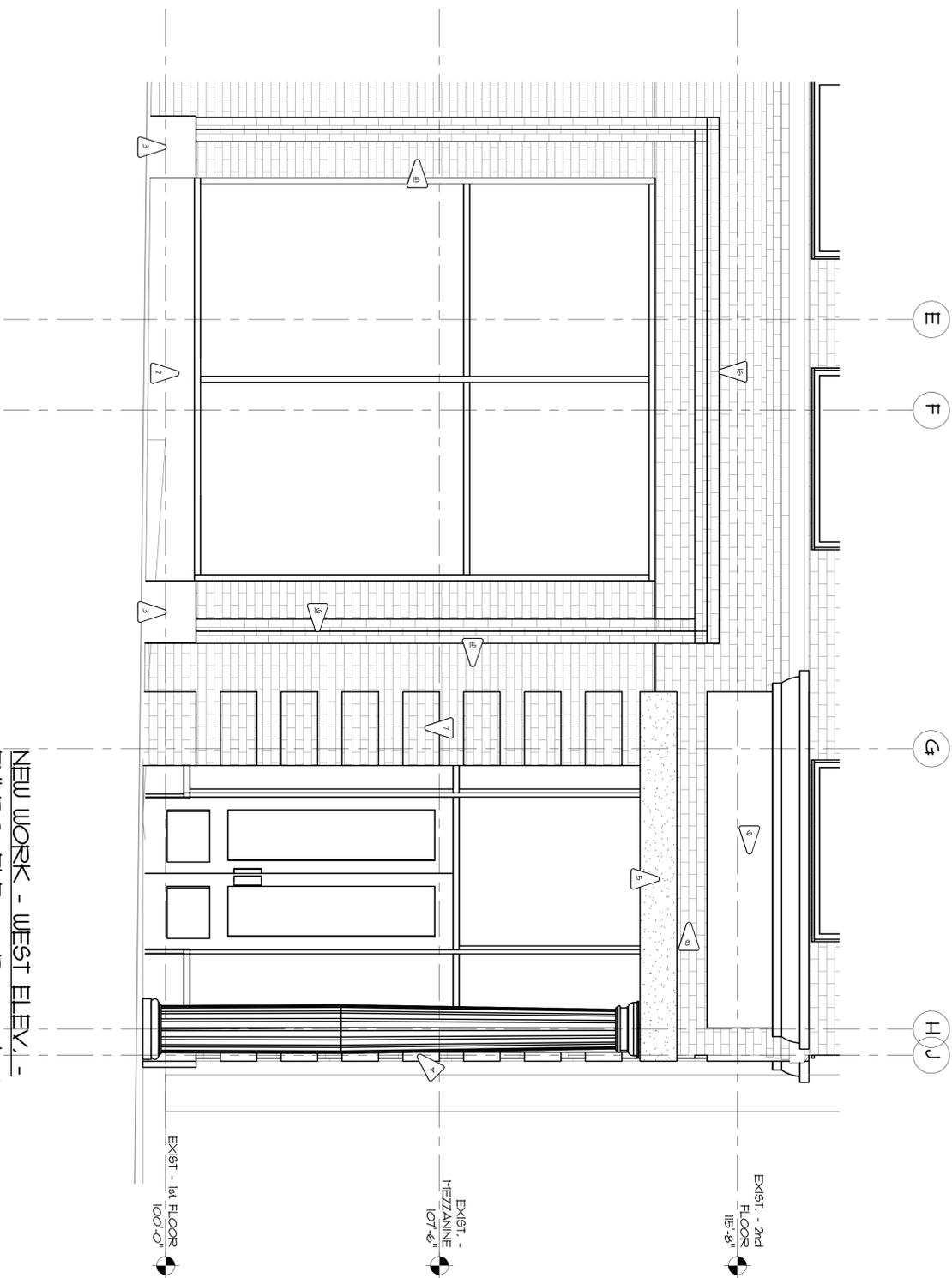
DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
300 N. MAIN STREET, FUEBLO, COLORADO
S/HF GRANT No. 2020-11-023

HIGLIF ARCHITECTS
2802 N. ELIZABETH ST.
FUEBLO, COLO. 80403
PH: (719) 543-7600
FX: (719) 545-2910
WEB: HGFARCH.COM

DATE	11/20/2019
DRAWN	Author
CHECK	Checker
REVISIONS:	

SHEET
A2.2
ENLRG. EXT. ELEVATIONS



NEW WORK - WEST ELEV. -
ENLARG. ELEV. - Dependent

1
2
Scale: 1/2" = 1'-0" REF: A21

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

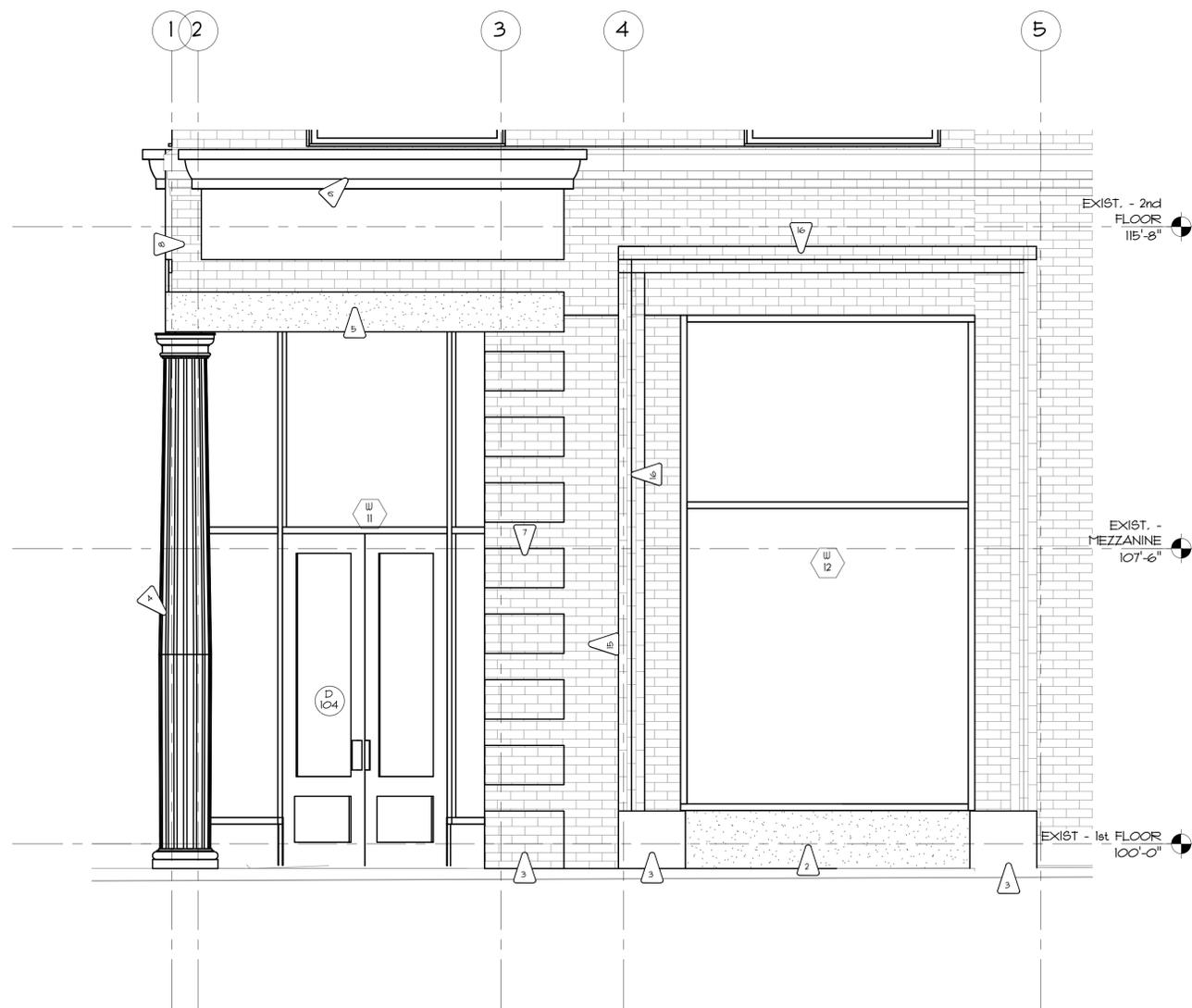
THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
300 N. MAIN STREET, FUEBLO, COLORADO
SHF GRANT No. 2020-M1-023



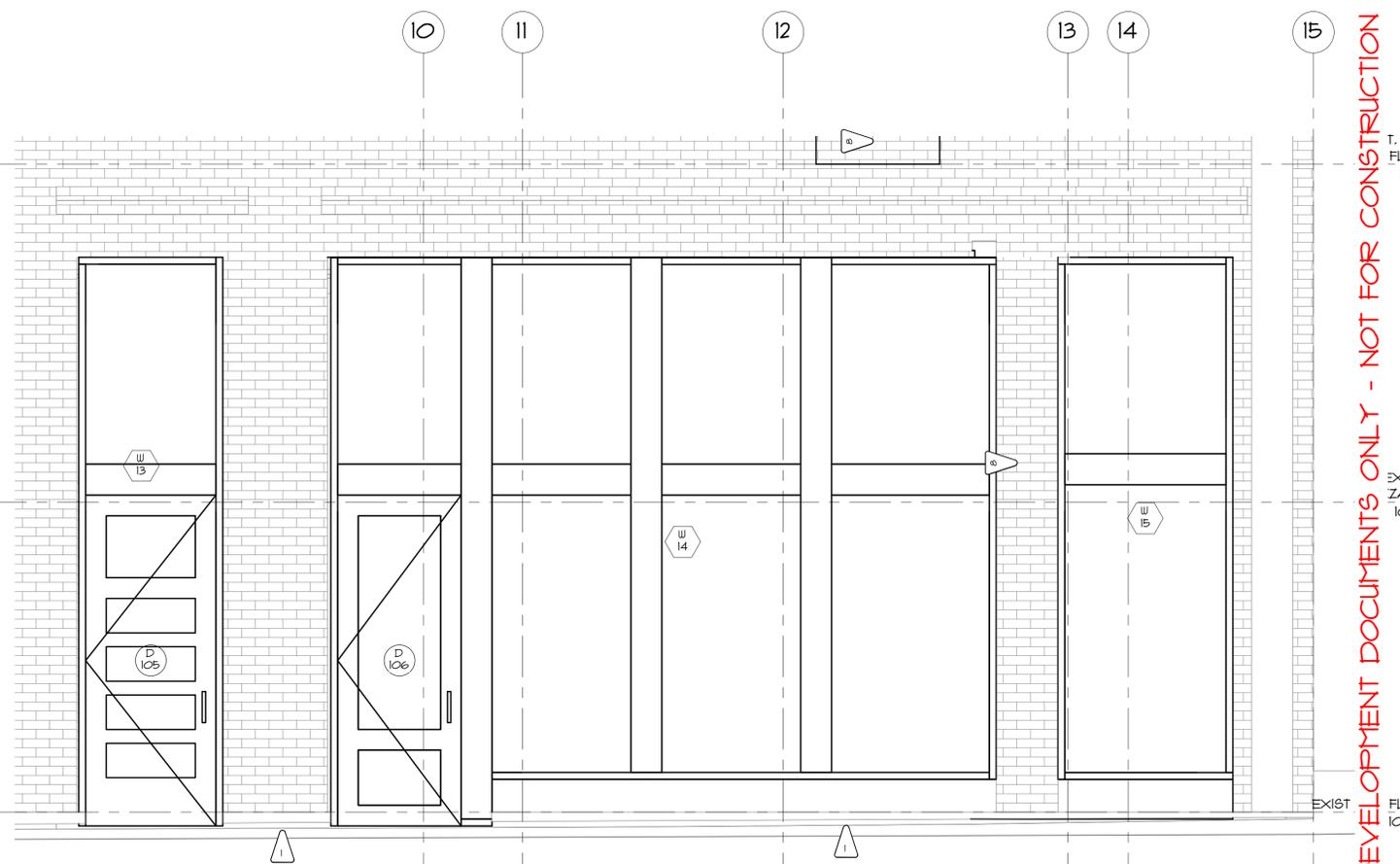
2602 N. ELIZABETH ST.
FUEBLO, COLORADO 81003
PH: (719) 543-7600
FX: (719) 545-2910
WEB: HGFARCH.COM

DATE	1/10/2019
DRAWN	Author
CHECK	Checker
REVISIONS:	

SHEET
A2.3
ENLARG. EXT.
ELEVATIONS



NEW WORK - SOUTH ELEV.
 2 - ENLARG. CORNER ELEV.
 SC: 1/2" = 1'-0" RE:A2.1



NEW WORK - SOUTH ELEV.
 - ENLARG. STOREFRONT
 1 ELEV.
 SC: 1/2" = 1'-0" RE:A2.1

DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

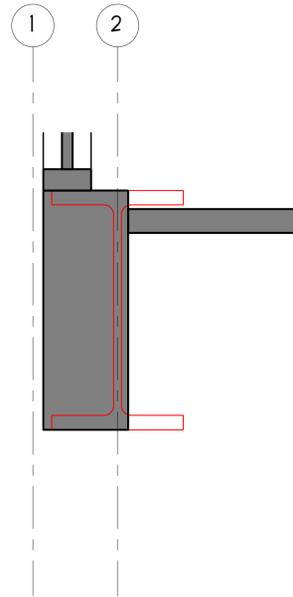
THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
 PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, FUEBLO, COLORADO
 SHF GRANT No. 2020-11-023

DATE
 11/20/2019
 DRAWN
 Author
 CHECKER
 Checker
 REVISIONS:

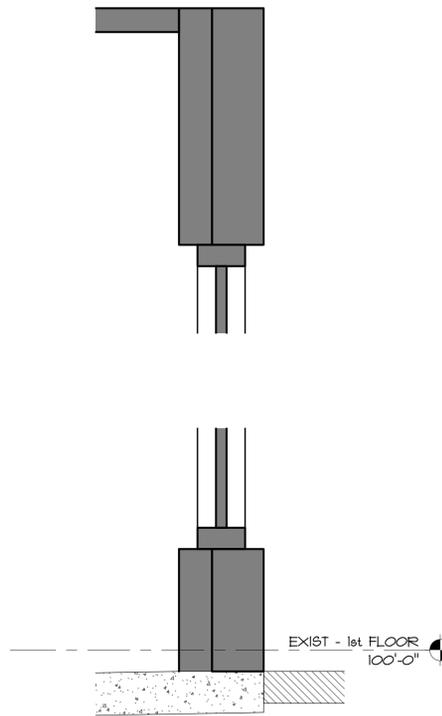
SHEET
 A2.4
 ENLARG. EXT.
 ELEVATIONS

HIGLIF
 ARCHITECTS
 2802 N. ELIZABETH ST.
 FUEBLO, COLO. 80403
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

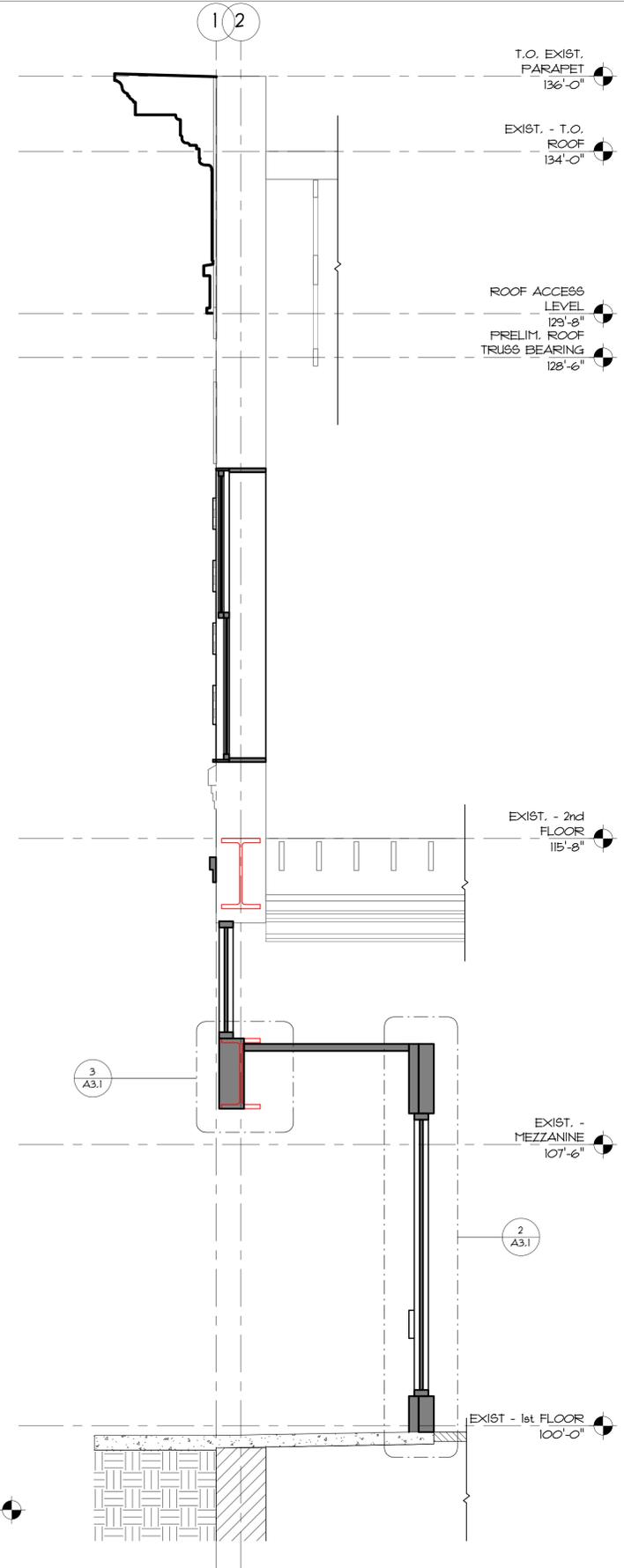
3 SCHEM. BEAM WRAP AT RECESSED ENTRY
 SC: 1 1/2" = 1'-0" RE:A3.1



2 SCHEM. HEADER and SILL at RECESSED ENTRY
 SC: 1 1/2" = 1'-0" RE:A3.1



1 SCHEM. WALL SECTION at RECESSED ENTRY
 SC: 1/2" = 1'-0" RE:A1.1



- NOTES:
1. NEW WORK ELEMENTS ON WALL SECTION ARE SHOWN HATCHED WITH GREY.
 2. THE RED LINES INDICATED STRUCTURAL ELEMENTS (KNOWN BEAMS) THAT ARE IN THE EXTERIOR WALL.

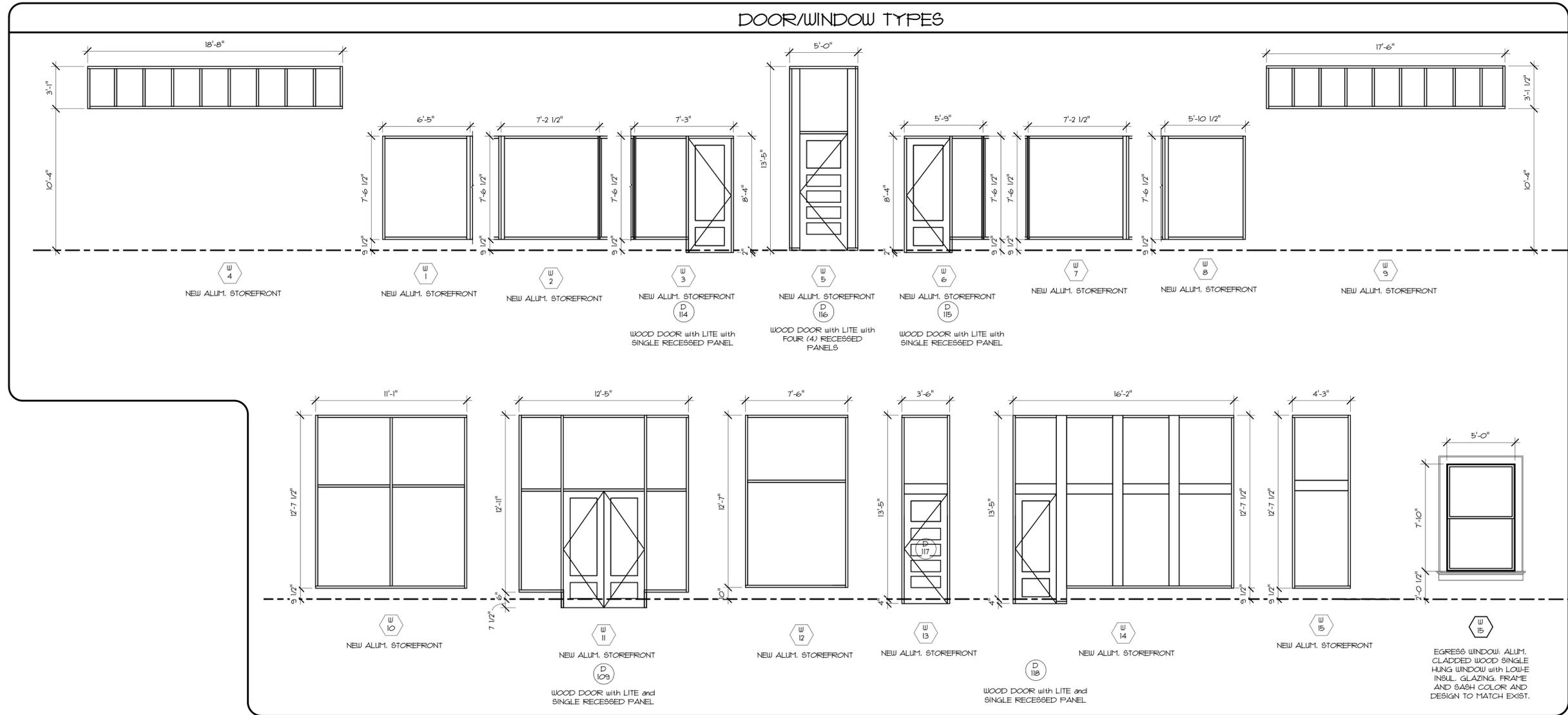
DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.
 PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, FUEBLO, COLORADO
 SHF GRANT No. 2020-11-023

HIGHER ARCHITECTS
 2802 N. ELIZABETH ST.
 FUEBLO, COLORADO 81003
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

DATE	11/20/2019
DRAWN	Author
CHECK	Checker
REVISIONS:	

SHEET
A3.1
 WALL SECTIONS & DETAILS



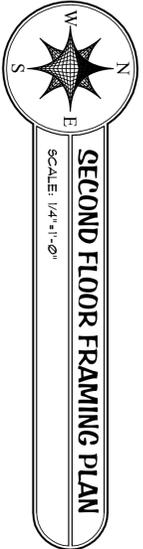
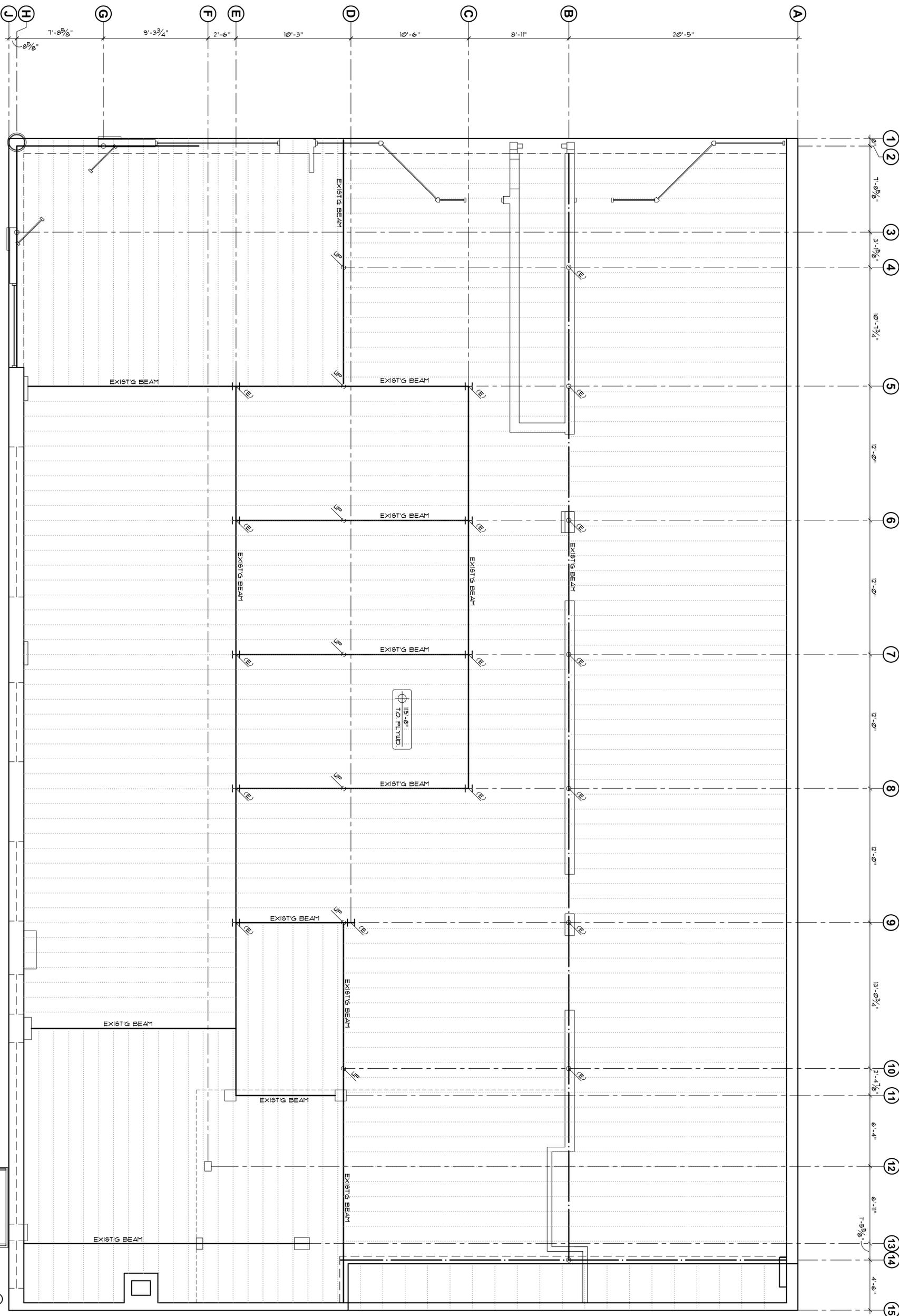
DESIGN DEVELOPMENT DOCUMENTS ONLY - NOT FOR CONSTRUCTION

THE MAIN STREET PROJECT - HISTORIC EXT. REHAB.

PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
300 N. MAIN STREET, FUEBLO, COLORADO
SHE GRANT No. 2020-11-023

DATE: 11/20/2019
DRAWN: Author
CHECK: Checker
REVISIONS:

SHEET
A4.1
DOOR & WINDOW
SCHEDULES &
DETAILS



SECOND FLOOR FRAMING PLAN

THE MAIN STREET PROJECT - EXT. WORK
 PHASE II - HISTORIC REHABILITATION OF EXTERIOR FACADE
 300 N. MAIN STREET, PUEBLO, COLORADO
 SHF GRANT No. 2020-M1-023

H G F
 ARCHITECTS

2602 N. ELIZABETH ST.
 PUEBLO, COLORADO 81003
 PH: (719) 543-7600
 FX: (719) 545-2910
 WEB: HGFARCH.COM

DATE	11-20-2019
DRAWN	JRY
PROJECT	9102
REVISIONS:	

THE MAIN STREET PROJECT –
HISTORIC EXTERIOR REHABILITATION
300 N. MAIN STREET
PUEBLO, CO 81003
SHF GRANT #2020-M1-023

DESIGN DEVELOPMENT PHASE

November 20, 2019

HURTIG, GARDNER, FROELICH, ARCHITECTS, INC.
2602 N. ELIZABETH
PUEBLO, CO 81003

**P
R
O
J
E
C
T

M
A
N
U
A
L**

SET NO. _____.

TABLE OF CONTENTS

November 20, 2019

THE MAIN STREET PRJOECT –HISTORIC EXTERIOR REHABILITATION
SHF GRANT #2020-M1-023

DESIGN DEVELOPMENT PHASE

BIDDING REQUIREMENTS AND CONTRACT DOCUMENTS

Invitation for Bids	
Information for Bidders	
Bid for Lump Sum Contract	
Subcontractor Bid for Lump Sum Contract	
Bid Bond	
Performance Bond/Payment Bond	
Certificate of Insurance	
Standard Form of Agreement Between Owner and Contractor for a Small Project Supplementary General Conditions	
Notice of Award	
Notice to Proceed	
Lienwaiver	

TECHNICAL SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

Summary of Work	01 10 00
Price and Payment Procedures	01 20 00
Alternates	01 23 00
Substitution Procedures	01 25 00
Administrative Requirements	01 30 00
Construction Progress Schedule	01 32 16
Quality Requirements	01 40 00
Regulatory Requirements	01 41 00
Temporary Facilities and Controls	01 50 00
Temporary Utilities	01 51 00
Execution and Closeout Requirements	01 70 00
Field Engineering	01 71 23
Closeout Submittals	01 78 00

DIVISION 2 EXISTING CONDITIONS

Demolition	02 41 00
Deconstruction	02 42 05

DIVISION 3 CONCRETE

Concrete Forming and Accessories	03 10 00
Concrete Reinforcing	03 20 00
Cast-in-Place Concrete	03 30 00
Under-Slab Vapor Barrier	03 39 05

DIVISION 4 MASONRY

Masonry Restoration	04 01 20
Masonry Mortaring	04 05 13
Unit Masonry	04 20 00

TABLE OF CONTENTS -- Project Name

Architectural Stone	04 43 10
<u>DIVISION 5 METALS</u>	
Miscellaneous Metals and Structural Steel	05 05 20
Structural Steel Framing	05 12 00
Column Covers (Architectural Metal Work)	05 58 13
Ornamental Formed Metal	05 75 05
<u>DIVISION 6 WOOD, PLASTIC, AND COMPOSITES</u>	
Rough Carpentry	06 10 00
Gypsum Sheathing	06 16 43
Interior Finish Carpentry	06 20 23
Millwork	06 22 00
<u>DIVISION 7 THERMAL AND MOISTURE PROTECTION</u>	
Water-Resistant Masonry Coating	07 16 12
Ice and Water Shield	07 19 15
Vapor Barrier	07 26 20
Sheet Metal Flashing	07 62 00
Manufactured Steel Downspouts	07 71 24
Caulking and Sealant	07 92 10
<u>DIVISION 8 OPENINGS</u>	
Wood Doors	08 14 00
Wood Clad Doors	08 14 23
Wood Windows	08 52 00
Wood Clad Windows	08 52 13
Wood Double Hung Replacement Sash	08 52 14
Finish Hardware	08 70 10
Glass and Glazing	08 81 00
<u>DIVISION 9 FINISHES</u>	
Plaster Patching	09 01 25
Metal Lath	09 22 13
Stucco	09 24 20
Portland Cement Three-Coat Stucco System	09 24 22
Veneer Plastering	09 26 00
Gypsum Board	09 29 00
Concrete Floor Sealer	09 34 11
Painting	09 91 00
Masonry Stain Sealer	09 97 24
Stucco Texture Coating	09 97 26
<u>HISTORICAL SPECIFICATIONS</u>	
Special Project Procedures	01 10 00.01
General Requirements for Safety and Health	01 41 00.01
Selective Demolition	02 41 00.01
Removing and Replacing Deteriorated Concrete Paving	03 01 00.01
General Guidelines for Cutting and Patching	04 01 00.01
Cleaning Masonry Using Ammonium Fluoride Treatment	04 01 00.02
Overview of Masonry Cleaning Technologies	04 01 00.03
Removing Bird Excrement from Masonry Buildings	04 01 00.04.2
Removing Bird Repellent Gels from Masonry	04 01 00.04
Repointing Masonry Using Lime Mortar	04 01 00.05

TABLE OF CONTENTS -- Project Name

Waterproofing Masonry Joints Using Molten Lead, Lead Wool....	04 01 00.06
Removing Salts/Efflorescence from Brick and Stone Masonry	04 01 00.07
Removing Soluble Salts from within Brick and Stone Masonry	04 01 00.08
Patching Weathered, Exfoliated, or Blistering Sandstone	04 01 00.09
Removal of Soiling from Sandstone Prior to Repointing	04 01 00.10
Removing Dirt Build-Up from Sandstone	04 01 00.11
Removing Painted Graffiti from Sandstone	04 01 00.12
Repairing Sandstone by Through-Surface Repair	04 01 00.13
Repointing Sandstone	04 01 00.14
Resetting Loose Sandstone Units	04 01 00.15
Mortar Patching in Stone Masonry	04 01 00.16
Removing Dirt from Stone Masonry by Steam Cleaning	04 01 00.17
Removing Dirt from Stone Masonry Using the Water-Soak Method	04 01 00.18
Removing and Replacing Deteriorated Stone Masonry	04 01 00.19
Removal of Ferrous Staining from Brick, Granite, Concrete and Limestone	04 01 00.21
Removing Biological Growth from Exterior Masonry and Stucco	04 01 00.22
Removing Copper-Based Stains from Brick, Concrete and Limestone	04 01 00.23
Removing Old Sulphated Limewash from Masonry	04 01 00.24
Removing Painted Graffiti from Masonry	04 01 00.25
General Cleaning of Exterior Brick Masonry	04 20 00.01
Patching Cracks in Brick Masonry	04 20 00.02
Poulticing Copper/Bronze Stains from Brick Masonry	04 20 00.03
Removing and Replacing Deteriorated Brick Masonry	04 20 00.04
Removing Dirt from Brick Masonry	04 20 00.05
Removing Lime Mortar Deposits from Brick Masonry	04 20 00.06
Removing Manganese Stains from Brick Masonry	04 20 00.07
Removing Smoke Stains from Brick Masonry	04 20 00.08
Removing Vanadium Stains from Brick Masonry	04 20 00.09
Sealing or Painting Previously Sand-Blasted Brick Masonry	04 20 00.10
Installing Steel Bar Anchors in Brick Walls with Cementitious Grout	04 20 00.11
Installing Steel Bar Anchors into Brick Unit Masonry with Resins	04 20 00.12
Applying a Semi-Transparent or Opaque Stain to Wood	06 05 73.07
Epoxy Repair for Deterioration and Decay in Wooden Members	06 05 73.08
Surface Preparation for Painting Wood	06 05 73.09
Making Repairs to Sheetmetal Flashing	07 62 00.01
Installing a Tin Ceiling and Cornice	07 71 00.01
Cleaning Door Hardware	08 71 00.01
Cleaning Historic Glass	08 80 00.01
Replacing Broken Glass in Wood and Metal Windows	08 80 01.01
Applying a Water-Repellent Preservative to Wood	631001S.2
Preparing a Non-Toxic Water-Repellent Preservative	631001S
Supplemental Guidelines for Specifying Repairs to Damaged Woodwork	640004S
Cleaning and Refinishing of Woodwork	640005S
Chemically Removing Paint from Wood Features	640007S
Removing Paint from Wood Features Using Thermal Methods	640009S
Refinishing Interior Wood	640010S
Repairing Pinch Cracks in Long Copper Gutters	760201S
General Inspection and Maintenance of Gutters and Downspouts	763101S
Patching Metal Gutters	763103S
Sealing Masonry Joints to Make Them Airtight and Watertight	790001S
Replacing Deteriorated Caulk at Masonry Surfaces	790002S
Replacing Deteriorated Sealant	790003S
Rehabilitating Wood Windows	861001S
General Guidelines for the Fabrication and Installation of Wood Windows	861002S

TABLE OF CONTENTS -- Project Name

Unsticking a Wood Double-Hung Window Sash	861003S
Replacing a Wood Window Sill	861004S
Repairing Weather Checks in a Wood Window Sill	861005S
Restoring Wood Window Sash and Frames	861006S
Sealing Leaky Wood Double Hung Windows	861101S
Replicating Bronze Hardware	870001S
Repairing Brass Window and Door Finish Hardware	871004S
Repairing Double Hung Window Sash Weights and Cords/Chains	876001S
Treatment for Condensation on Historic Glass and Storm Sashes	880001S.1
Temporary Patching of Chips and Cracks in Window Glazing	880002S.2
Repairing Existing Leaded Glass	882201S
Replacing Broken, Missing or Non-Original Leaded Glass Panels	882202S
Removing Loose Stucco and Patching	920010S
Conserving Decorative Painting on Plaster	990001S
Reducing Lead Based Paint Hazards Using Interim Control Techniques on Wndws	990003S
Reducing Lead Based Paint Hazards Using a Combination of Abatement and ...	990004S
General Guidelines for Painting Exterior and Interior Surfaces	990007S
Painting Exterior Stucco	991006S

END OF SECTION