AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Acknowledgment of County Manager Signature; Grant

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Attached please find the Colorado State Historical Fund grant application for Phase II - Interior and Exterior Rehabilitation for the Ohio City Town Hall. This grant application was filed April 1, 2016. Grant awards will be announced August 1st.

Fiscal Impact: $97,427; County Match of $35,393

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
This is included in the 2016 adopted budget. No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 4/14/2016

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 4/7/16

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 4/12/2016 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

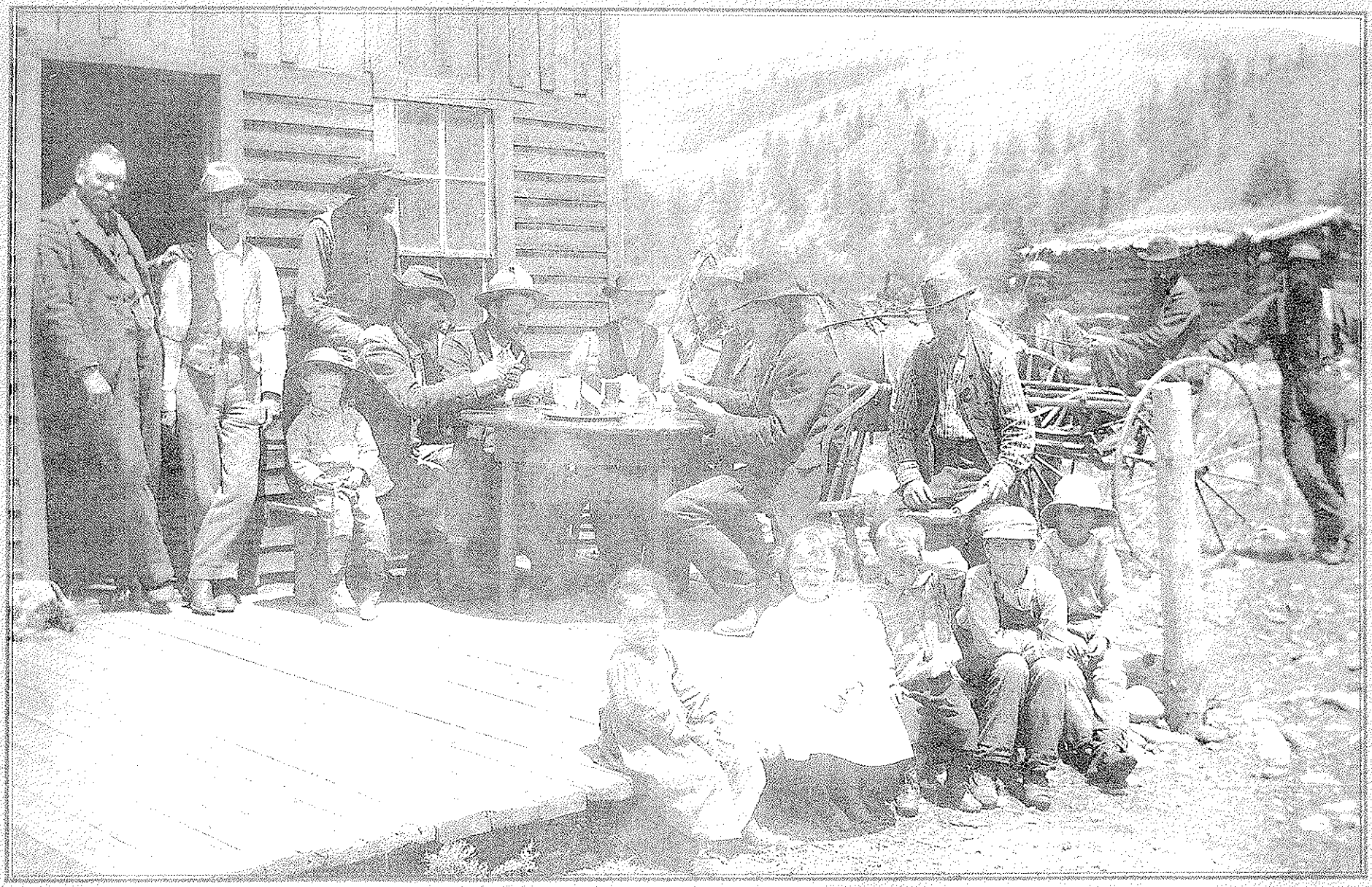
Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 4/15/2016

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted:

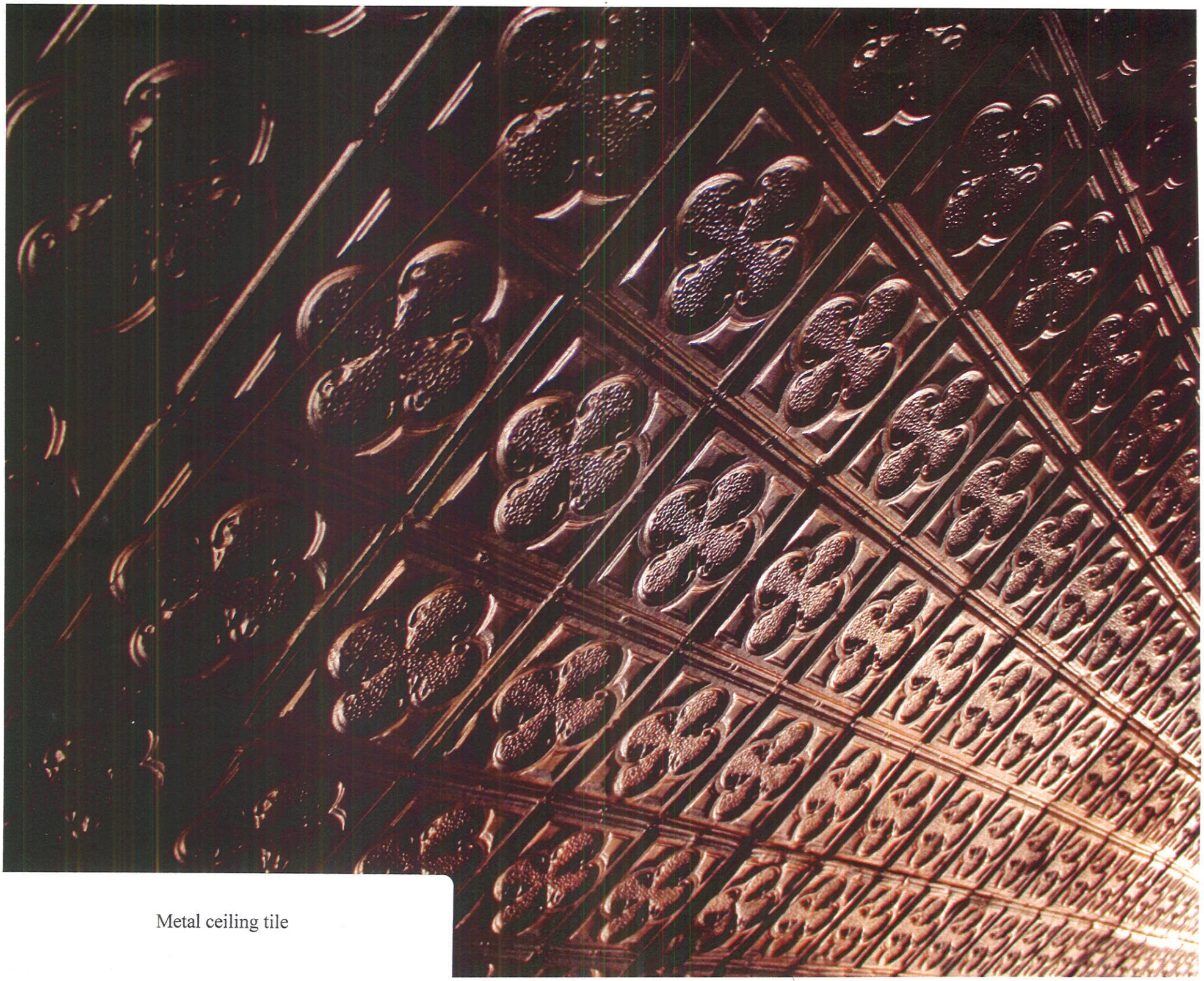
Agenda Date: 4/19/2016

Revised April 2015

1908
OHIO CITY HALL
EL.8595
OHIO CITY HALL

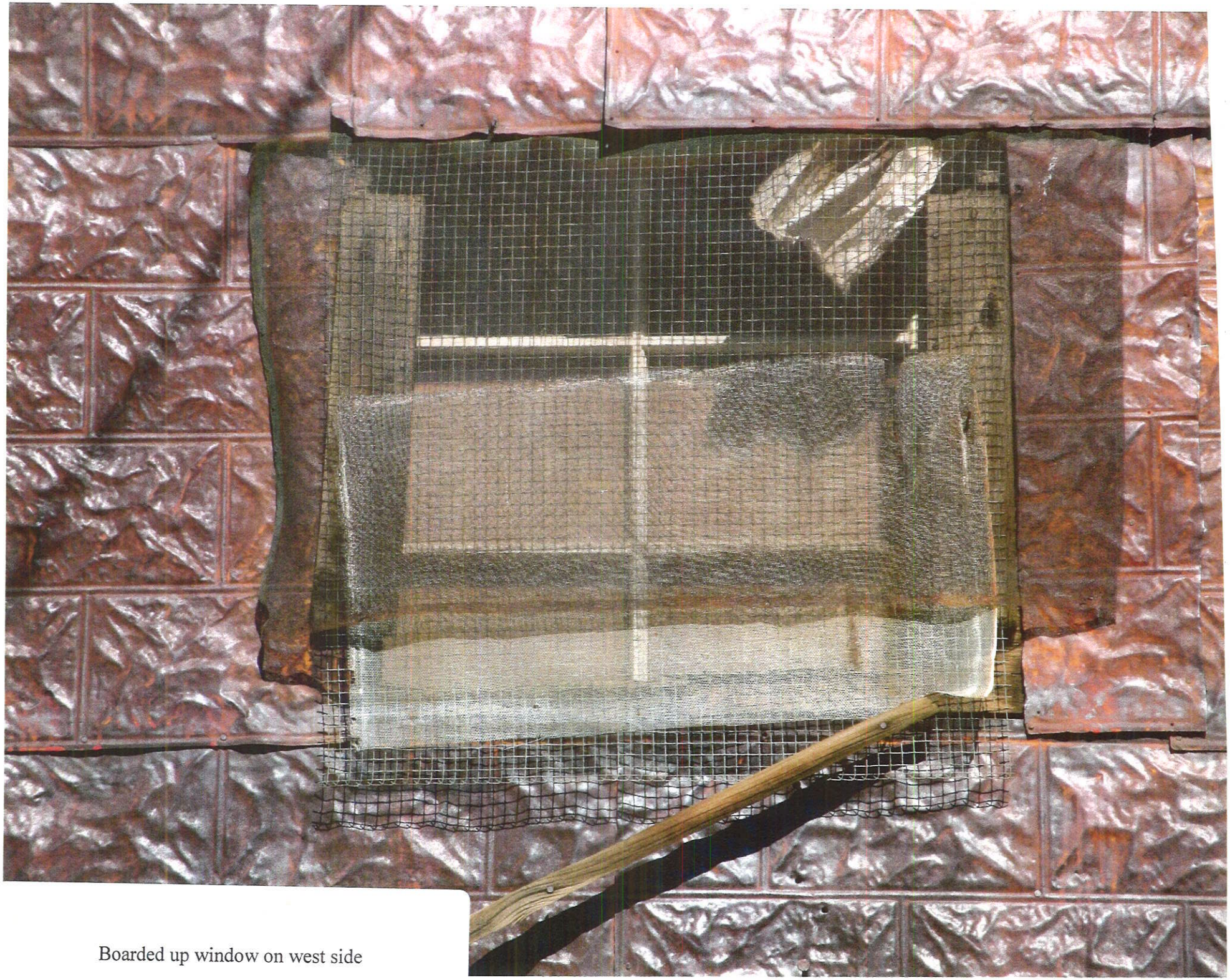


Ohio City residents gather at their local store.

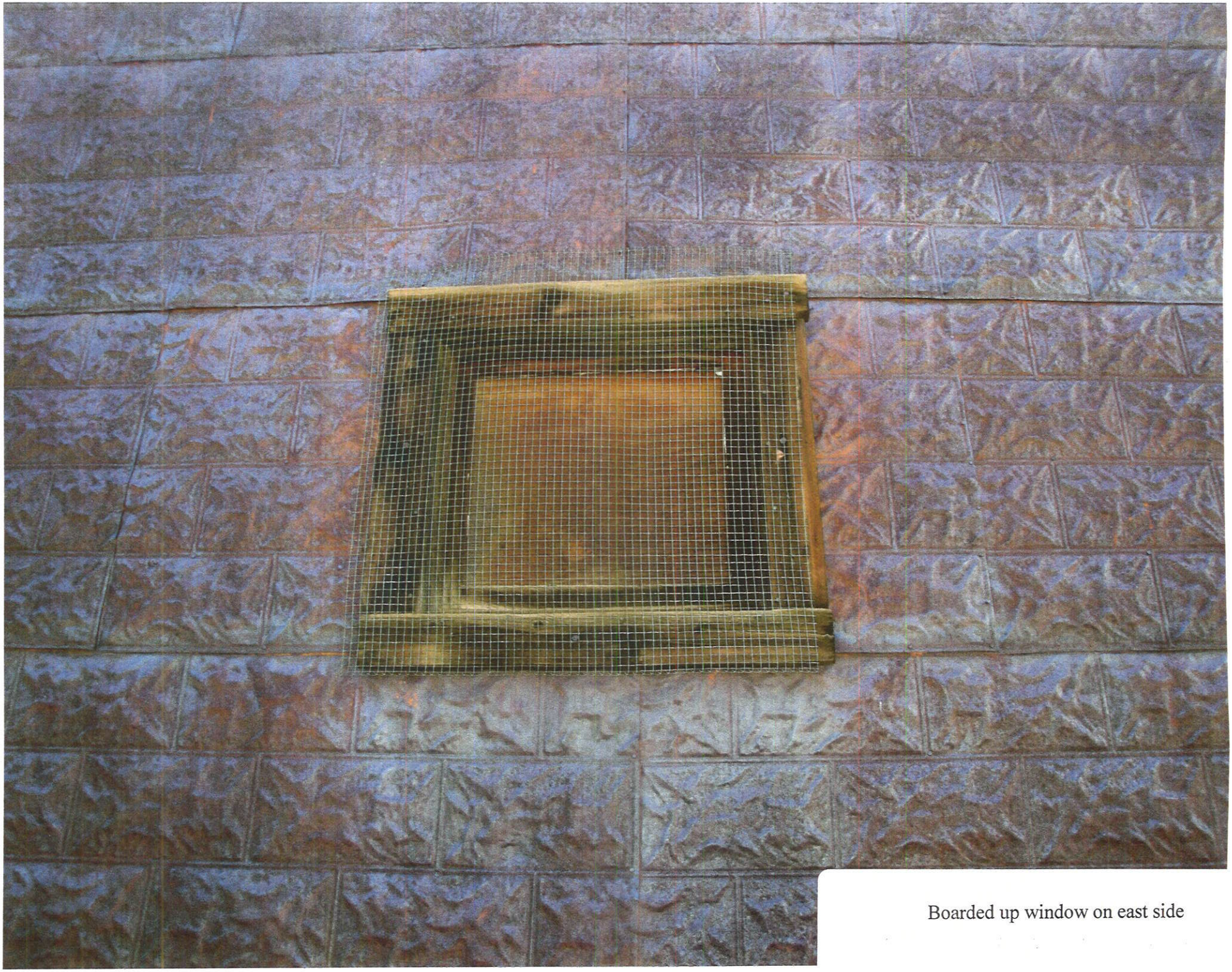


Metal ceiling tile

Metal tile on exterior west side of building



Boarded up window on west side

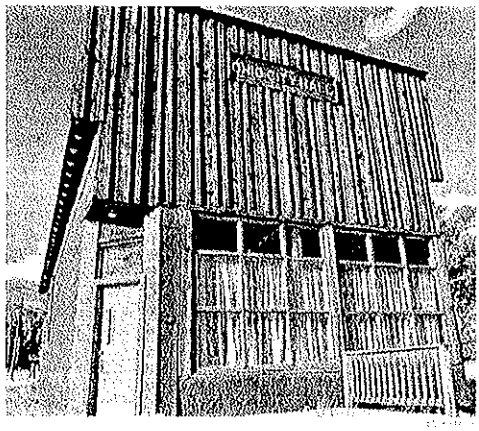


Boarded up window on east side

New foundation for an old gathering place

First phase of Ohio City Town Hall rehabilitation complete

Kevin Noreen
Staff of the Times



Town Hall is pictured here following the completion of the project's first phase.

The first phase of a two-part project to restore the historic Ohio City Town Hall was completed earlier this year, thanks in no small part to the community mindset the building is founded upon.

To date, the project has included structural repairs to the foundation, a new electrical system and light fixtures, removal of non-original interior columns and reinforcement of the ceiling. An exterior deck was also rebuilt and an ADA ramp added for access to the building.

The Ohio City Town Hall was originally built in 1906 in the then-booming mining town located east of Gunnison. According to Gunnison County's website, the building first opened as a mercantile, then served as a restaurant for a brief stint before being sold to the Town of Ohio City in 1914. Since then, it has functioned as a place of congregation for the small community. Gunnison County acquired the property in 1974.

Restoration of the building was prompted after the discovery in 2010 that parts of the building no longer appeared structurally sound.

"Somebody noticed that the north wall sort of moved when you pressed on it, and we were just really concerned about the structural integrity of the building," said Rachel Magruder, an Ohio City resident and paralegal for the county.

Magruder explained that the county applied for a Historic Structure Assessment through the Colorado State Historical Fund. Upon completion of the assessment in 2011, it was determined that part of the foundation system was rotten. Although the building could potentially have continued to be used, without rebuilding the foundation there was no guarantee how long it would last.

In 2013, the county was awarded a second grant through the historical fund to rebuild the foundation. Upon recommendation, the entire building was moved to an adjacent parcel while the foundation was repaired. The Town Hall was later put back on its original footprint to reside permanently. Construction on Phase I began at the end of August 2014 and was completed this past March.

Magruder noted amazement that the building was still standing, given the state of the structural systems unearthed during the construction process.

Gunnison County hired Ben White Architecture to produce construction plans, and Magruder said White went "above and beyond what was expected of him."

"The style of the building is very much of the timeframe in which it was built – a high, false front with vertical board and batten siding, and metal shingles on the sides.

"The thing that really attracted me to it was the fact that it will be used as a community center," he said. "Although the population of Ohio City is not all that dense, it's a very lively community, and I think very close-knit, and that building I think serves as kind of the communal gathering point."

Both Magruder and White praised support the project received from a wide array of community members, especially the Quartz Creek Improvements Association.

The association started a "Gold Rush" run/walk race to help raise funds for the project that will go toward the 25 percent cash match required for the Phase II grant. Next month will be the second year of the event, and Magruder said they have already raised approximately $3,000.

The total cost of Phase I and II is estimated at $291,168, according to the Gold Rush Race website.

In addition to the county's commitment to preserving the building, Magruder noted that the project has received a good deal of support from businesses in Gunnison.

If funding is secured from another grant the county applied for in April 2015, Phase II – including wood floor rehabilitation and window restoration, as well as repair to the exterior siding materials – could be completed by the end of 2016. On the grant application, it was noted that Phase I came in more than $39,000 under the projected budget.

TerraVision Contracting Group of Montrose was the general contractor on the first phase, which included several other local subcontractors – among them Legacy Electric in Gunnison and Hearne Excavation, Inc. of Ohio City.

For more information about the Gold Rush Race and the project, visit www.goldrush-5k10k.com.

OLD meets NEW

8th Street Schoolhouse, Ohio City Town Hall receive historical restoration grants

The interior columns in the Ohio City Town Hall, seen above, will be removed as part of the State Historic Fund grant project.

Courtesy photo

ABOUT THE FUND:
The State Historical Fund was created in 1990 by a constitutional amendment that allows limited gaming in select towns in Colorado. The amendment directs that a portion of gaming tax revenues be directed towards historical preservation projects — ranging from restoration and rehabilitation of buildings to education to interpretation of historic places — throughout the state. To date, 3,885 grants have been awarded in all 64 counties amounting to $254,155,509.

Two historical structures in Gunnison County are the recipients of more than a quarter of a million dollars for some much needed structural and cosmetic repairs. The 8th Street Schoolhouse in Gunnison and the Ohio City Town Hall each received grants from the State Historical Fund to return the structures to functional use so they can continue to be used and enjoyed for years to come.

Ohio City Town Hall

The Ohio City Town Hall, located 20 miles east of Gunnison on County Road 76, will receive funding for restoration work, which will take place this year. Rachel Magruder, a paralegal for Gunnison County, wrote and received the State Historical Fund grant of $120,000. That money will be used to raise the building and rebuild its foundation, install electricity and light fixtures, and remove non-original columns inside the building.

"I was kind of speechless. I'm still digesting it," Magruder said about receiving the grant. "I believe that these old buildings are important, and we've lost so many already." Gunnison County will fund improvements to the outside of the building, including reconstructing the front deck and west side landing, building an ADA ramp, loading

In recent years, the Quartz Creek Improvement Association, an Ohio City-based nonprofit working to preserve natural resources and historical places, replaced the roof and stabilized the ceiling of the town hall. The next phase of the project will include restoring the floors and replacing windows.

Originally constructed in 1906, the Ohio City Town Hall has historically served as a community gathering place for potlucks, fundraisers, cultural events and private gatherings.

"It's a pretty symbolic building for that valley," she said.

Magruder noted that as more permanent residents move to the Quartz Creek Valley, it's important to offer a space for private gatherings and public functions, and she hopes the building will be used more frequently in the future.

MARK YOUR CALENDAR!

In order to raise money for Phase 2 of the Ohio City Town Hall Project, the Quartz Creek Improvement Association will be hosting the Gold Rush 5k/10k Walk/Run. The Gold Rush will take place in Ohio City and past the old mines up Gold Creek Road on Aug. 16. For more information, to make a donation or to register, visit www.goldrush5k10k.com.

8th Street Schoolhouse

The 8th Street Schoolhouse, located at 101 N. 8th St., was built in 1881 and served as Gunnison's original schoolhouse. It was eventually converted into a home. The building was purchased by Gunnison Country Partners in 2010. Tina McGuinness, Partners' executive director, said she's excited to see the building return to its original use.

"A piece of the excitement is that the building was the first school in Gunnison," she said. "Returning it to its roots as a place for children feels really good."

McGuinness applied for and received $140,000 to complete the restoration work on the building, which has been slowly revitalized since its purchase. A grant allowed for Partners to complete a structural assessment of the building.

"It's been empty since the 1960s, but it's still in fair condition," said McGuinness. "So we started working on a phasing project, started raising money, and the assessment gave us a good outline of the

Continued on page 25

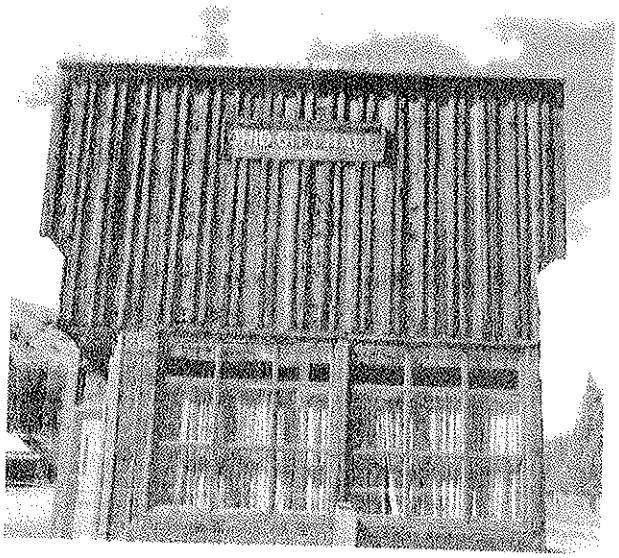
Continued from **page 13**

work that needed to be done on the building."

The first step was to stabilize the foundation through a process called "repointing" and revitalizing the bricks and mortar. Through another grant, which the organization received in 2012, the roof was fixed. "The exterior of the building is pretty much done," observed McGuinness.

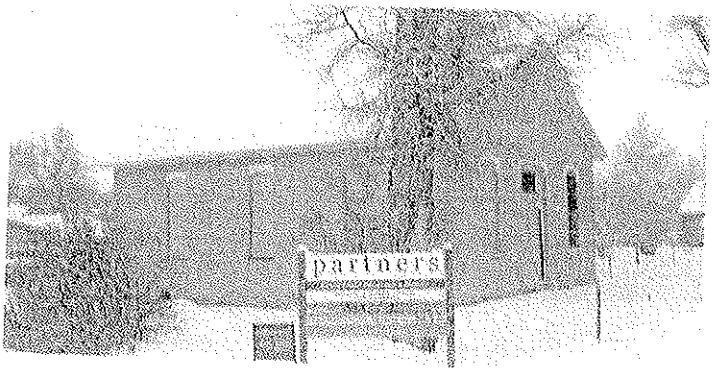
The latest grant funds will be used to complete the inside of the historic structure, which was partitioned into rooms and used as a residence during its last life. The inside walls will be removed to restore the one-room schoolhouse feel and a modern kitchen and bathroom will be installed.

Once the restoration is complete, the building will be used as a mentoring center for Partners. It will also be available for public receptions and events.



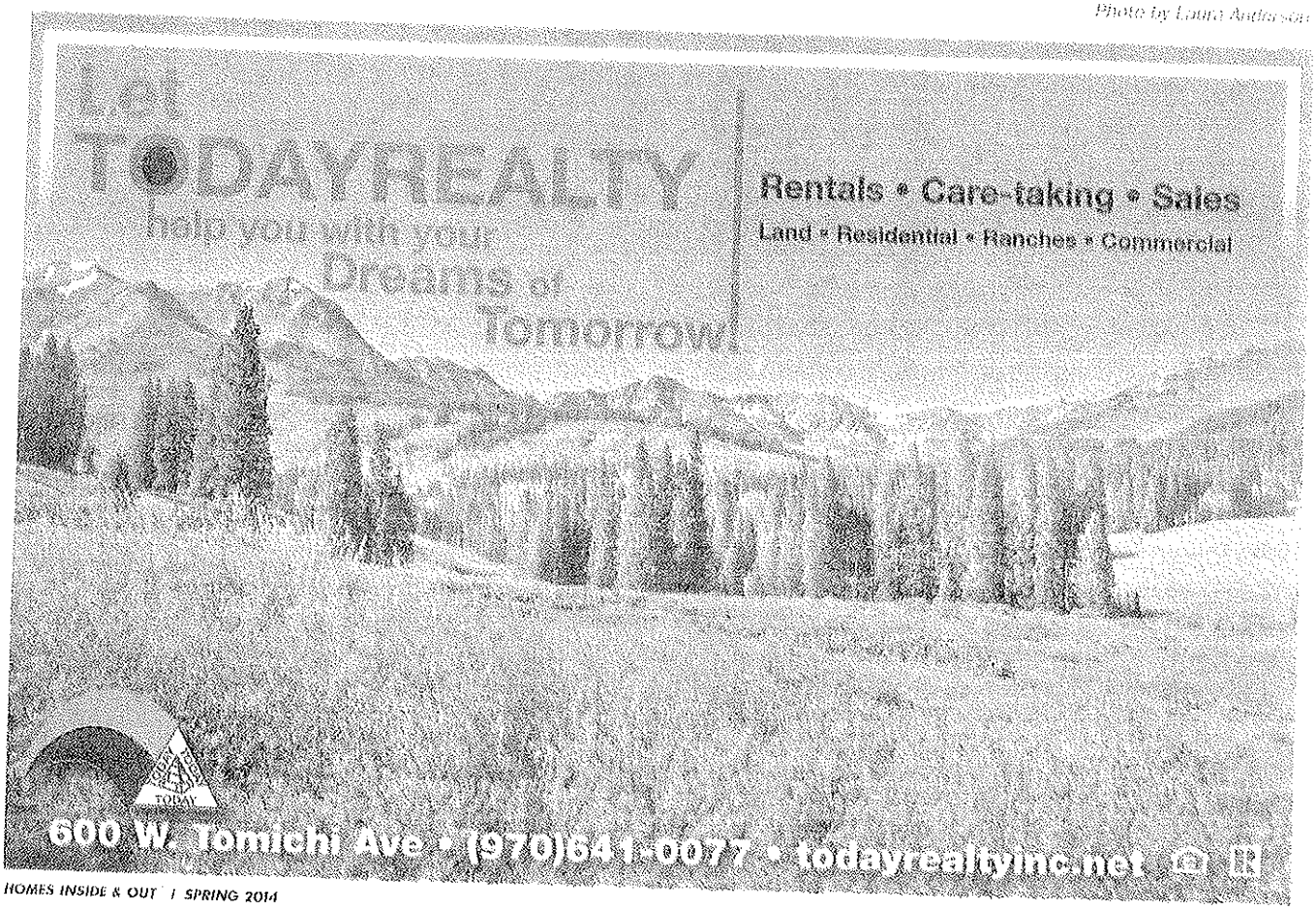
The Ohio City Town Hall will be raised and a new foundation placed underneath this summer.

Courtesy photo



The 8th Street Schoolhouse, owned by Gunnison Country Partners, will return to its original one-room schoolhouse glory, thanks to a grant from the State Historical Fund.

Photo by Laura Anderson



THURSDA RUARY 13, 2014

INSIDE

STRINGDUSTERS' SKI TOUR
» B4

BOOMERS BREAKS A SWEAT
» B3

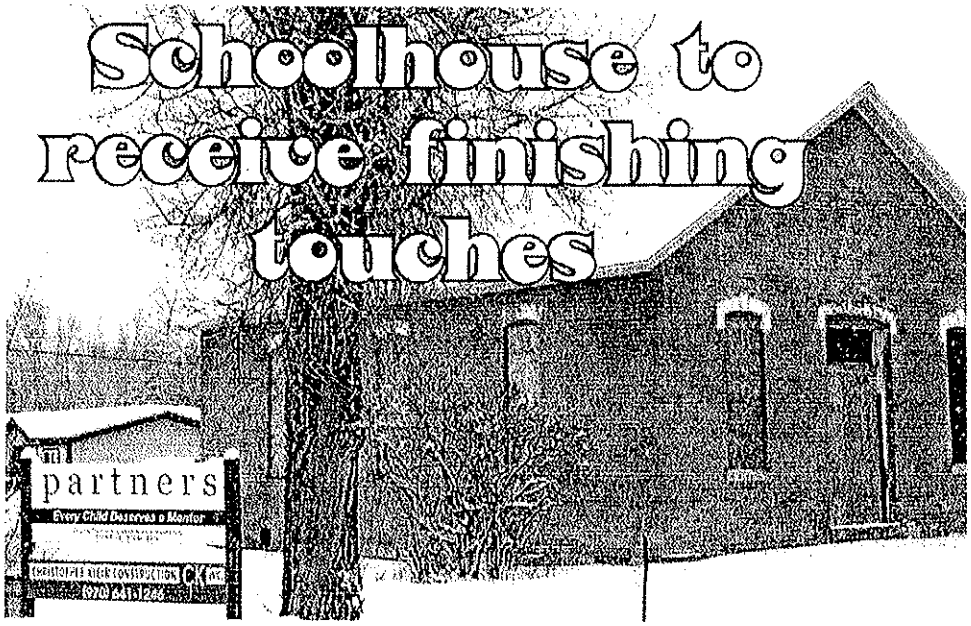
ROUNDUP

GUNNISON COUNTRY TIMES • 970.641.1414

RUNNERS ON 'TRACK' FOR IMPROVED TRAINING » B9

OBITUARIES » A3 BUSINESS » A9 OPINION » A13-A16 SPORTS » B8-B14 CROSSWORD » C2 ONLINE » GUNNISONTIMES.COM

Schoolhouse to receive finishing touches



The 8th Street Schoolhouse will be completely revitalized thanks to a State Historical Fund grant. The interior will be gutted to restore the one-room schoolhouse feel of the building and modern facilities will be installed.

Final funding piece found for Partners' 8th Street project

Laura Anderson
Times Staff Writer

When it was originally constructed in 1881, the 8th Street Schoolhouse was one of the first public buildings in the City of Gunnison. As the first school in town, it was primarily used by children. And restoring that use is exactly what Gunnison Country Partners is hoping to do.

Partners has received a grant from the State Historical Fund to the tune of $140,000 to complete the restoration work on the the building, which has slowly been revitalized

"When I heard (that we'd received the grant), it was such a relief because I know now that we're going to get it done," said Partners' Executive Director Tina McGuinness. "I'm not kidding you, when I looked out my window at the building, I swear it winked at me. It's happy to be put back together again. It's just exciting."

Partners is a local mentoring organization, founded in 1990, that pairs local youth with positive adult role models. To date, the nonprofit has served 2,400 kids in Gunnison and Hinsdale counties.

McGuinness explained that the 8th Street Schoolhouse project began in 2008 when the previous owners received local historical designation for the building, which was originally built and used as a schoolhouse in 1881.

In 2010, Partners purchased the property, located at 101 N. 6th St., which included a modern building on the north side of the lot that's utilized for office space. Through a grant, a structural assessment was completed on the building.

"It's been empty since the 1960s, but it's still in fair condition," said McGuinness. "So we started working on a phasing project, started raising money, and the assessment gave us a good outline of the work that needed to be done on the building."

The first step was to stabilize the foundation through a process called "repointing" and revitalizing the bricks and mortar. Through another grant, which the organization received in 2012, the roof was fixed.

"The exterior of the building is pretty much done," observed McGuinness.

The latest grant funds will be used to complete the inside of the historic structure, which

8th Street » B2

Another historic renovation

The Ohio City Town Hall, located 20 miles east of Gunnison on County Road 76, will also receive some funding for restoration work in 2014. Rachel Magruder, a paralegal for Gunnison County, wrote and received a State Historical Fund grant of $120,000. That money will be used to raise the building and rebuild its foundation, install electricity and light fixtures, and remove non-original columns inside the building.

Gunnison County will fund improvements to the outside of the building, including reconstructing the front deck and west side landing, building an ADA ramp, loading zone and parking space, and installing exterior electric and lighting.

In recent years, the Quartz Creek Improvement Association, an Ohio City-based nonprofit working to preserve natural resources and historical places, replaced the roof and stabilized the ceiling of the Town Hall. The next phase of the project will include restoring the floors and replacing windows.

Originally constructed in 1906, the Ohio City Town Hall has historically served as a community gathering place for potlucks, fundraisers, cultural events and private gatherings.

"I was kind of speechless. I'm still digesting it," said Magruder about receiving the grant. "I believe that these old buildings are important, and we've lost so many already."

The Ohio City Town Hall
Courtesy photo

115 Miners Ave
Ohio City, CO 81237
March 1, 2016

Colorado Historical Society
1200 Broadway
Denver, Colorado 80203

Re: Ohio City Hall Grant Phase 2

Dear Colorado Historical Society,

I am writing to you on behalf of our association's interest in the historic Ohio City Hall Phase 2 renovation. The Quartz Creek Improvement Association exists to promote and preserve our natural resources, our historical places of interest and to bring out civic betterment and social improvement.

The QCIA has raised $5,393.00 toward the cash match for Phase 2 by holding a Gold Rush Fun Run/Walk in 2014 and 2015. This event would not have been possible without the involvement of the residents of Quartz Creek Valley who participated or volunteered. Their support of the fundraising effort shows the commitment of the valley's interest in having the hall completely renovated.

The QCIA leases the city hall and holds potlucks there several months of the year. It is a time of friendship, good food, meeting new residents and entertainment. The association also makes it available for other groups such as the Ohio City Volunteer Fire Department Hunter's Dinner, the Young Guns 4-H Club and for residents who want to use it for other functions. This past June, several residents held a community garage sale in the building and donated a portion of the proceeds to the association.

The preservation of the Ohio City Hall is an important endeavor for our community and our state. We appreciate your interest and investment in this project.

Sincerely,

Patri Reinmund

Patri Reinmund
President, Quartz Creek Improvement Association

- MEANS RANCH –
DAVID & NOLA MEANS
7009 COUNTY ROAD 76 PARLIN, CO 81239 PHONE: 970-641-5398

March 15, 2016

Colorado State Historical Fund
1200 Broadway
Denver, CO 80203

RE: Ohio City Town Hall

Hello!

Please accept our letter of support for the grant request for Ohio City Town Hall, Phase II.

The historic town hall stands strong and true as the heart of our small community. It is used regularly for celebrations, potlucks, bake sales, 4-H events, weddings and funerals. It is a welcoming place for friends and neighbors to gather. We love this old building and we are very proud of it!

We so appreciate the upgrade work that has been completed. We request your approval of this grant application to continue with Phase II of the much-needed work, which includes installation of new floor boards, restoration of the east and west boarded up windows, refurbishing of the west-side entrance door and installation of authentic transom, replacement of the south-front entrance door and installation of authentic transom, replacing damaged and missing interior ceiling metal panels and tiles plus exterior metal panels, installation of adequate fire protection materials behind and underneath the wood stove, and reinforcement of the stage and steps. We want to enjoy this beautiful town hall for many generations to come.

Thank you!

for/ Nola Means

David & Nola Means

Dear Colorado Historical Society,

I first visited Ohio City in 1954. At that time Ohio City businesses included the Wright's General Store and Cabins. The Post Office was in Wright's Store. Pearl and Joe Wright operated the oldest Texaco franchise in the state of Colorado at that time.

I have so many fond memories of activities that were conducted in the Ohio City Hall building. One of my favorite memories centers around a school teacher from Kansas. Mr. Morey sponsored groups of high achieving young people from Kansas through the use of the City Hall building. It provided housing and a lunchroom facility during those years.

After that, the building has been used as a gathering place for pot luck meals, garage sales, Quartz Creek Valley meetings, holiday meals, and family gatherings.

A strong fall tradition for many years is the Hunters' Dinner which is held during hunting season, of course. The Ohio City Hall is literally packed with hunters and local residents enjoying the good food, camaraderie, and fellowship.

I, along with many others, have so many positive memories surrounding this valuable facility. For me, the facility has served for 62 years. Thank You in advance for making Phase Two in the restoration project possible.

Your generosity will will be greatly appreciated. Thank You.

Respectfully submitted,

Glen A. Kirkendall

Glen A. Kirkendall
Quartz Creek Valley Resident

March 3, 2016

Colorado Historical Society
1200 Broadway
Denver, Colorado 80203

Re: Phase II: Installation of new floor boards; restoration of the east and west boarded up windows; refurbishing the west side entrance door and installation of authentic transom; replacement of south front entrance door and installation of authentic transom; replacing damaged and missing interior ceiling metal panels and tiles and exterior metal panels; installation of adequate fire protection materials behind and underneath wood stove; and re-enforcement of the stage and steps.

The Ohio City Town Hall has been in existence for 108 years. It is the first building placed on the list of Gunnison County Historic Buildings by the Gunnison County Historical Preservation Commission. Since the Hall is old, the Phase I refurbishing was a necessary step and now Phase II is needed to finalize the project.

We have lived in Ohio City for forty-three years and during that time, the Town Hall has been the site of the civic association - the Quartz Creek Improvement Association's monthly meetings. In addition, it has hosted fund raisers for the QCIA, the Ohio City Volunteer fire department, weddings, and for many years was the voting site for the area.

To keep the Hall for more generations of valley residents, the above work needs to be done so we ask you to consider positively, this grant application.

Thank you in advance for your consideration....

Laurence E. Dolezal

Ruth E. Dolezal

Ruth E. Dolezal
158 County Road 771
Ohio City, Colorado 81237
970-641-2072

March 24, 2016

Colorado Historical Society
State Historical Fund
225 E. 16th Ave.
Denver, CO 80203

Re: Letter of Support for Phase Two of the Grant Request for the Ohio City Hall

To Whom It May Concern:

This letter is submitted in support of Gunnison County's request for a grant to accomplish phase two of the restoration project for the Ohio City Hall. We are writing as residents of Ohio City and as members of the Quartz Creek Improvement Association, Inc. (QCIA). We understand that this grant together with Gunnison County support will complete the historical restoration of this remarkable building. With these renovations the Ohio City Hall will continue to be a historical reference and gathering place for our children and their grandchildren.

The City Hall is critical to residents of the Valley. The City Hall has been the gathering place for QCIA's monthly meetings, pot lucks, special holiday events, speakers' presentations, educational events, concerts, chili cook-offs, dinners, wedding receptions, family reunions and bake sales. The Ohio City Volunteer Fire Department uses the Building to host its yearly hunters' dinner fund raiser. The list of events at the City Hall goes on and on. The Building is more than a steadfast monument to the mining history of Colorado, Ohio City and the Quartz Creek Valley; it is a living symbol of the character of a community. It is truly where our community comes together.

As we are sure you are aware, The City Hall is located in the center of Ohio City and the Quartz Creek Valley on County Road 76 which is the main thoroughfare through the Valley. Visitors to the Quartz Creek Valley are often seen taking pictures and surveying the Building as well as the other historical sites located in Ohio City. The City Hall is surrounded by historical buildings which bring to life the mining history of the area. City Hall is next to the "old jail", the "one room school house" and it is across the street from the old saloon, general store and post office, as well as being surrounded by numerous miners' cabins and artifacts. To walk through Ohio City is to step into the living west.

It is for these reasons and countless others that we respectfully support Gunnison County's grant request for phase two of the historical renovation project for the Ohio City Hall.

Respectfully submitted,

Jeffrey L. and Debra A. Dykes

March 3, 2016

Dear Colorado State Historial Society:

We are writing you on behalf of the continuing stabilization and preservation of the Ohio City Hall in the Quartz Creek Valley. We hope that you would consider granting the funds for Phase II of this project.

We strongly feel the richness of the history in our valley is worth preserving. The treasure of having a building like the Ohio City Hall still standing is remarkable and very important to the community. Our children and grandchildren need to have physical landmarks to remind them of the past. We feel the significance of the hall and the many memories we have of gathering there in this century is a visible link to the past century. Our family has three generations in this valley and we want to see this hall be stabilized and preserved on behalf of our children and grandchildren.

Thank you for considering to grant the funds for Phase II of this project.

Sincerely,

The Nicholl Family

David, Dee, Spence, Annette, Andrew and Kathryn

David L. Nicholl

Mary Dee Nicholl

March 23, 2016

Dear Colorado Historical Society:

It is reported that when the English occupied what is now Canada they met with some of the tribal chiefs to settle a land dispute. The chiefs were surprised that the English newcomers expressed a claim to the land. "If this is your land," one chief said, "where are your stories?"

Similarly with the Ohio City town meeting hall. It is where in that time the tribal elders went to swap stories, share the news, undertake community projects, and welcome newcomers.

If the Ohio City town hall is not rehabilitated, its claim to existence, and the claim of Ohio City to exist, will become shaky.

The request for funding to improve the town hall should be approved for it is historic, it is a place to swap stories, and it helps keep the community in existence.

Sincerely,

Frank and Kathy Coleman
4995 County Road 76
Parlin, CO 81239

March 30, 2016

To: The Colorado Historical Society

Re: The Ohio City city hall

We have been property owners in Ohio City for over thirty-five years and have always admired the fact that the old buildings in the town are being taken care of and used by the population of the entire Quartz Creek valley.

The Ohio City city hall is a prime example of good stewardship of the entire valley. It is with pleasure we have noted the improvements in recent years in the city hall. With the cooperation of your organization, Gunnison County and the local residents, the preservation of that building for the enjoyment of future generations has been assured.

We would like to see the finishing touches done on this 100+ year-old building, bringing it back to it's original condition. For that work to be completed, we again, need your help to complete final Phase 2 of our plan. We would appreciate your consideration of this plan.

Thank you

Charles J. Swartz

Sara S. Swartz

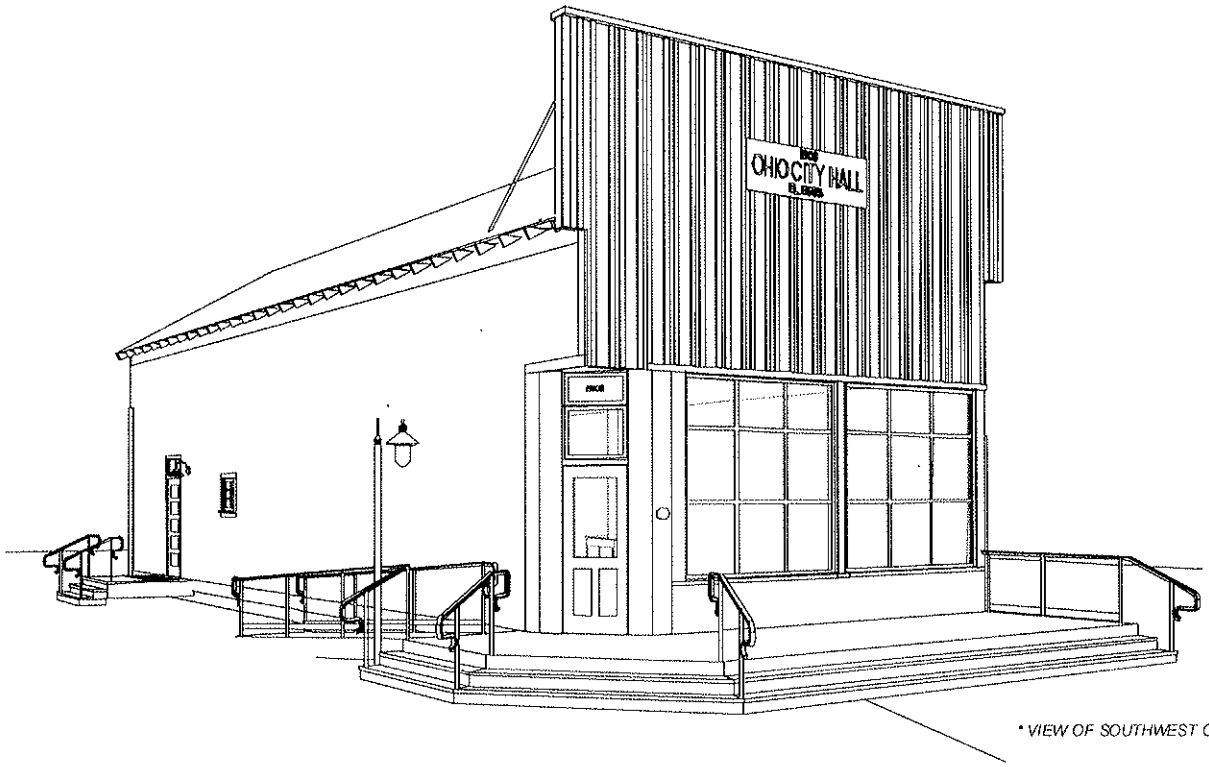
PHASE II - INTERIOR AND EXTERIOR
REHABILITATION FOR THE

OHIO CITY TOWN HALL

OHIO CITY, COLORADO

GRANT APPLICATION

APRIL 1, 2016

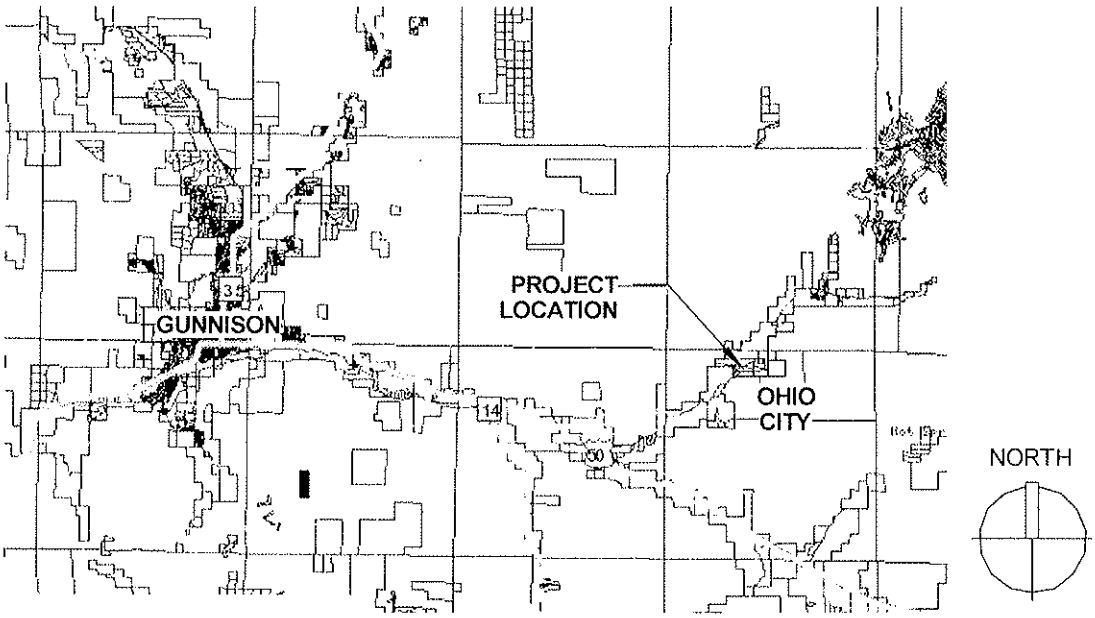


* VIEW OF SOUTHWEST CORNER

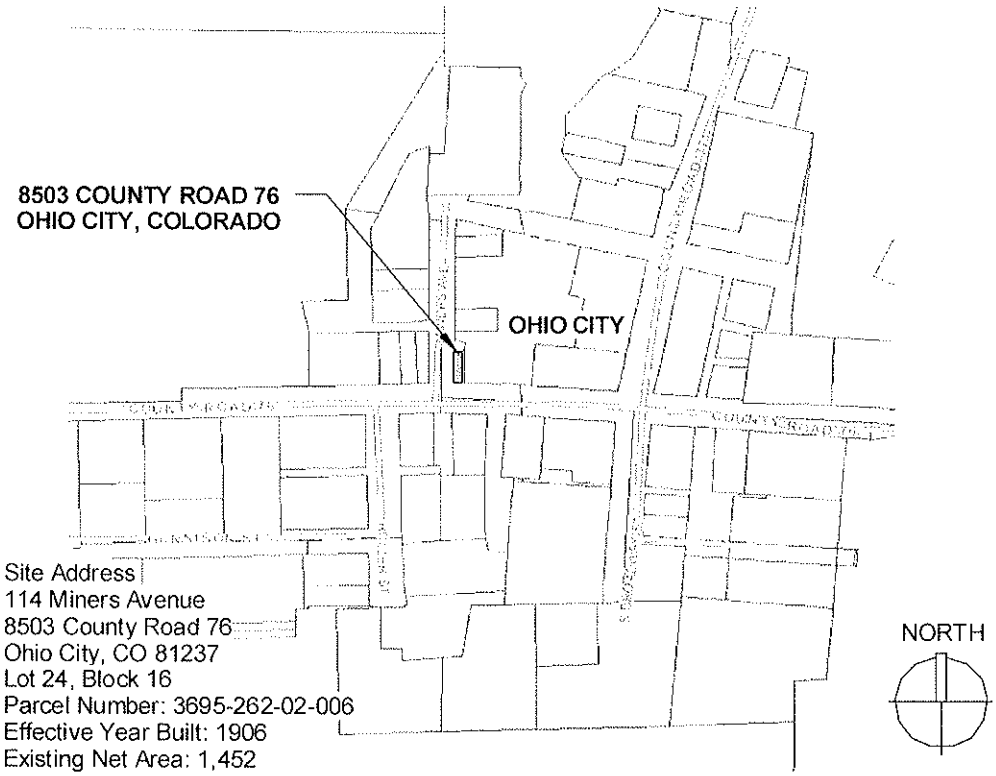
Sheet Index

1.1	Cover Sheet
1.2	Location & Area Plan
1.3	Site Plan
1.4	Interior Rehabilitation
1.5	Existing Elevations
1.6	Existing Elevations
1.7	Main Door Elevation
1.8	Side Door Elevation
1.9	Window Elevation
1.10	Stage Steps
1.11	Heat Shield Detail
1.12	Exterior Elevations
1.13	Exterior Elevations
1.14	Rim Joist Detail
1.15	Metal Ceiling Rehabilitation
1.16	Finish Carpentry Spec Part 1
1.17	Finish Carpentry Spec Part 2
1.18	Wood Floor Spec Part 1
1.19	Wood Floor Stripping Spec
1.20	Historic Record Photos
1.21	Door & Window Photos
1.22	Door & Window Photos
1.23	Exterior Siding Photos
1.24	Exterior Siding Photos
1.25	Metal Ceiling Photos
1.26	Floor Rehab Photos

Location Map



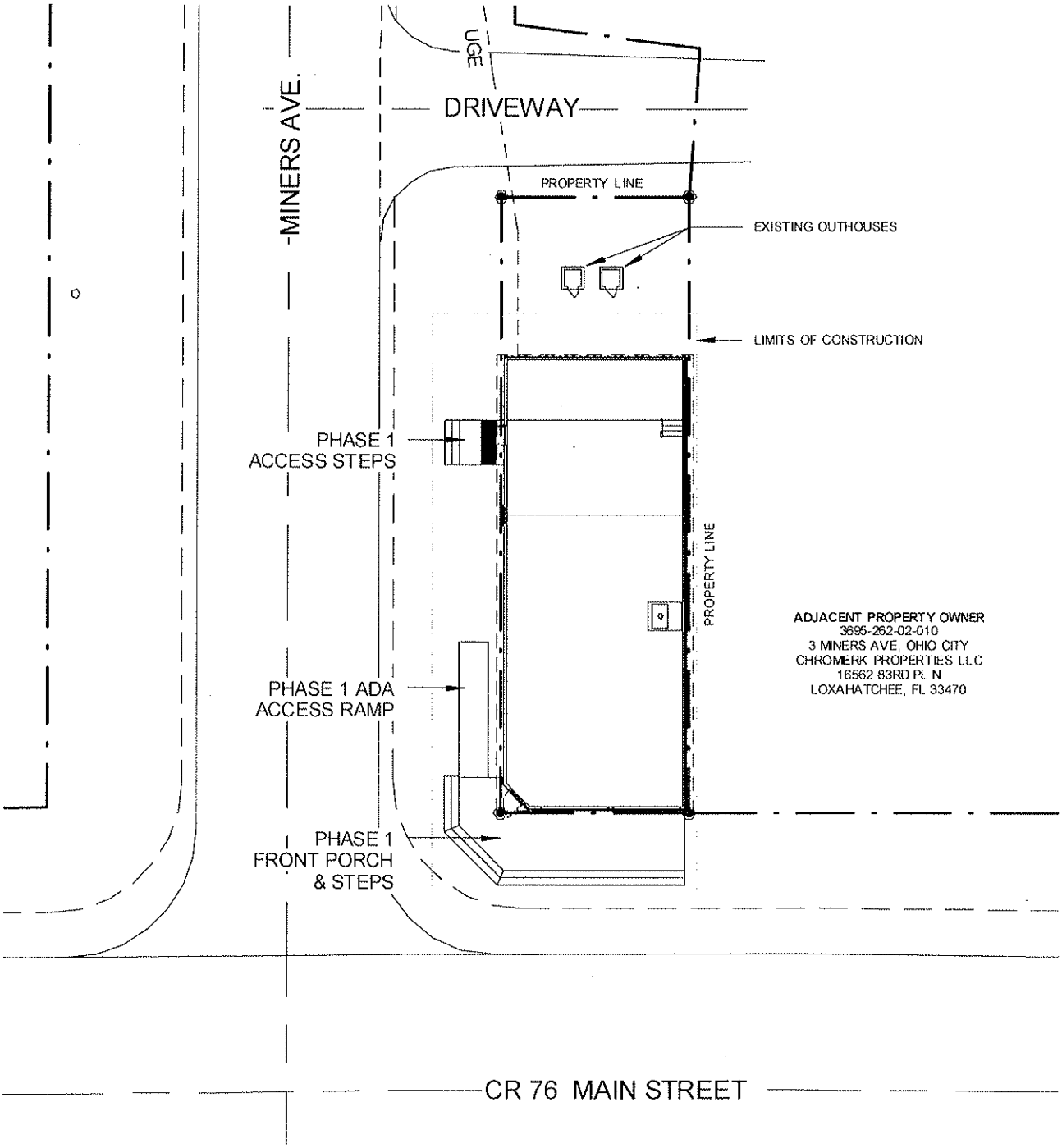
Area Map



Site Address
114 Miners Avenue
8503 County Road 76
Ohio City, CO 81237
Lot 24, Block 16
Parcel Number: 3695-262-02-006
Effective Year Built: 1906
Existing Net Area: 1,452

OHIO CITY TOWN HALL

Phase 2 Location & Area Plan
1/2" = 1'-0" Page 1.2

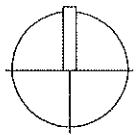


1
1.3

Site Plan

1" = 20'-0"

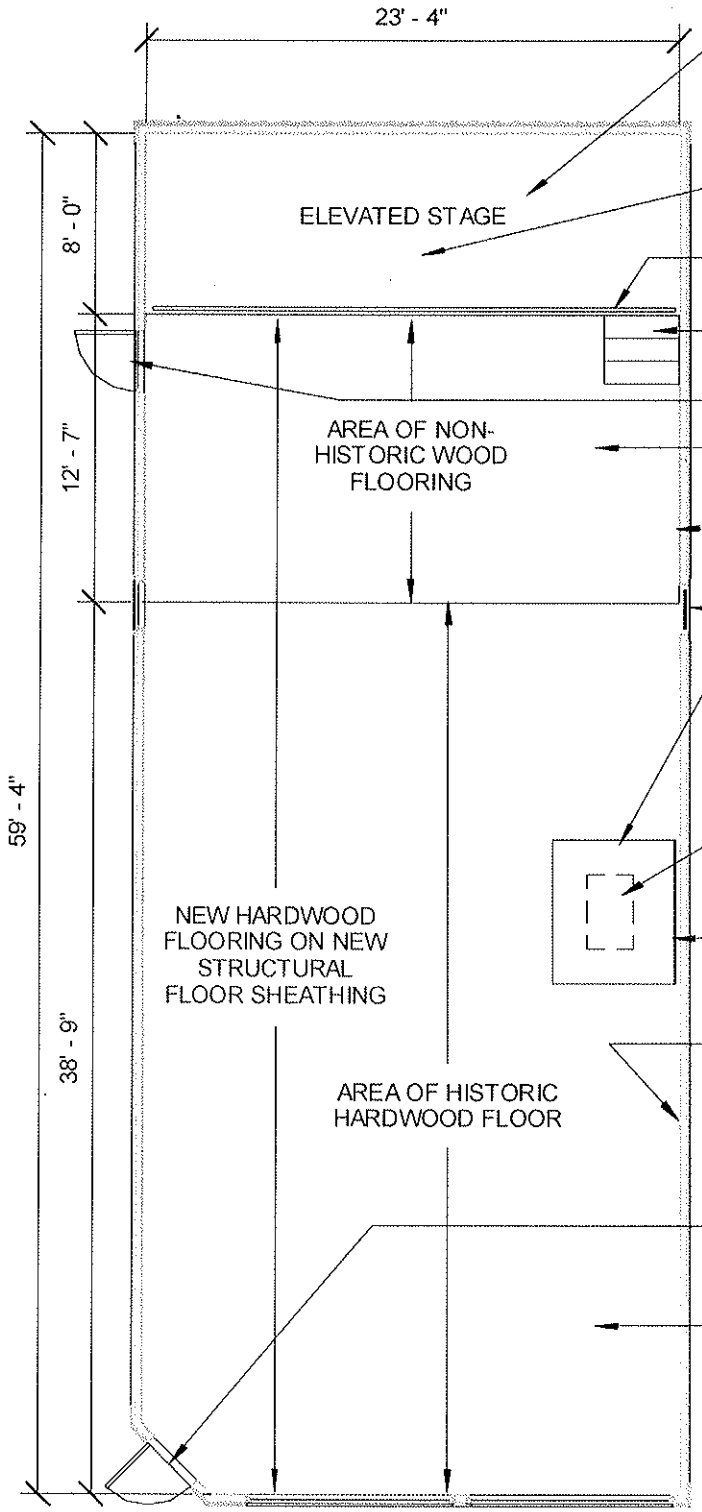
NORTH



OHIO CITY TOWN HALL

Phase 2 — Site Plan

1" = 20'-0" — Page 1.3



EXISTING STAGE LIKELY ADD IN THE 1970'S TO REMAIN. ADD REINFORCING AS NECESSARY TO LEVEL THE FLOOR SURFACE.

REFINISH EXISTING 2-1/4" DOUG FIR WOOD FLOOR

NEW TACTILE WARNING STRIP ALONG STAGE EDGE

REBUILD EXISTING NON-HISTORIC STEPS WITH EQUAL RISERS

RESTORE EXISTING SIDE DOOR

REMOVE EXISTING NON-HISTORIC HARDWOOD FLOOR AND RETURN TO OWNER

SAW-CUT EXISTING FLOORING AT SILL PLATE, TYPICAL WALL PERIMETER

RESTORE EXISTING WINDOWS, TYP OF (2)

REMOVE EXISTING STOVE FLOOR PROTECTION AND REPLACE WITH NEW, APPROPRIATELY SIZED METAL FLOOR PROTECTION

EXISTING WOOD-BURNING STOVE (SERVES AS SOLE HEATING SOURCE)

INSTALL NEW GALVANIZED METAL HEAT SHIELD BEHIND WOOD-BURNING STOVE

CLEAN INTERIOR BEAD BOARD WALL PANELS WITH A.) MILD DETERGENT, THEN B.) MURPHY OIL SOAP OR APPROVED EQUAL

REMOVE NON-HISTORIC DOOR AND RECREATE FRONT DOOR BASED ON 1930'S RECORD PHOTOGRAPH

SAND, CLEAN, AND MOP WITH MINERAL SPIRITS, FINISH HARDWOOD FLOOR WITH PURE TUNG OIL, 4 COATS

AREA TOTALS

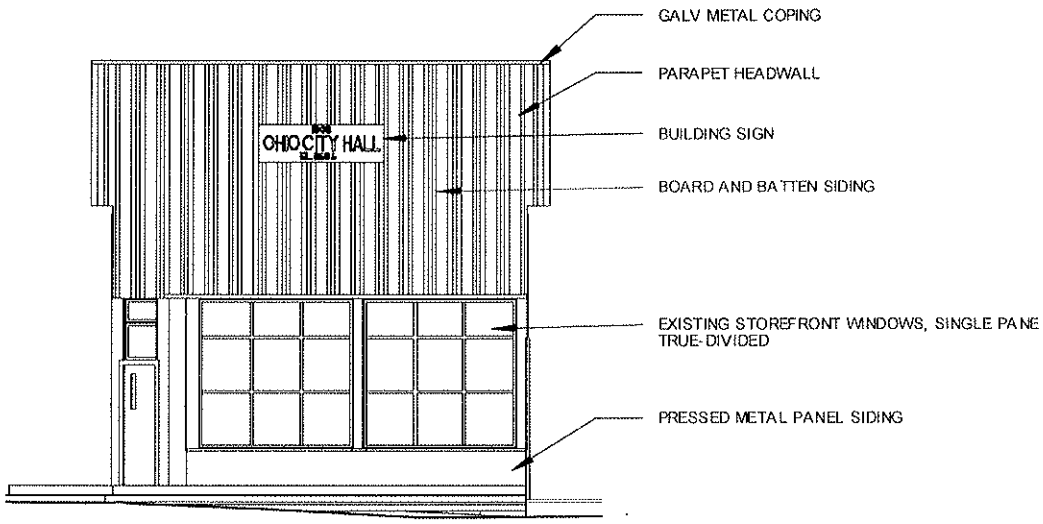
GROSS AREA	1437 SF (OUTSIDE OF WALLS)
NET AREA	1384 SF (INSIDE OF WALLS)

HARDWOOD FLOORING REHABILITATION
THE EXISTING HISTORIC WOOD FLOOR IS ATTACHED DIRECTLY TO THE FLOOR JOISTS AND IS SERVING AS THE FLOOR DIAPHRAGM. TO STABLIZE THE STRUCTURE, THE FLOORING BE REMOVED AND 3/4" SHEATHING BE INSTALLED AS THE SUB-FLOOR. THE EXTANT WOOD FLOORING WILL BE REINSTALLED AND ANY DETERIORATED OR MISSING BOARDS REPLACED WITH IN-KIND FLOORING MATCHING THE WIDTH AND SPECIES.

OHIO CITY TOWN HALL

Phase 2 Interior Rehabilitation

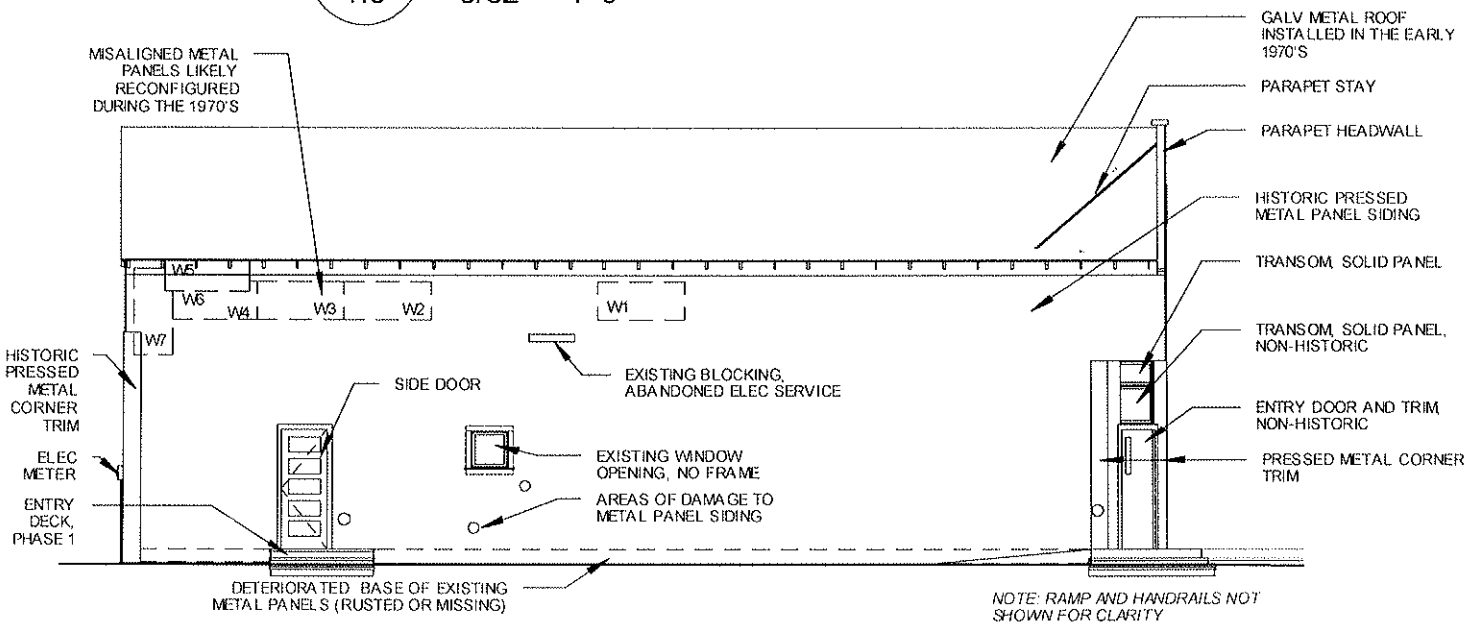
1/8" = 1'-0"



1 / 1.5

South Elevation

3/32" = 1'-0"



2 / 1.5

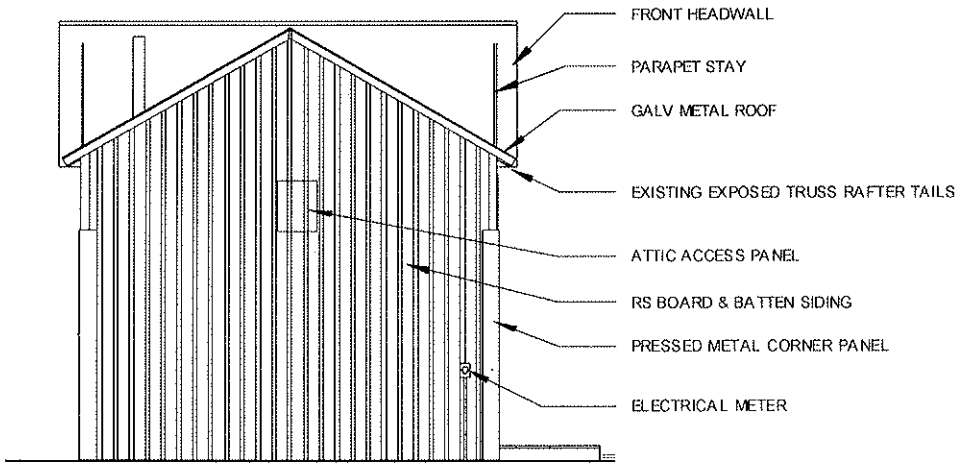
West Elevation

3/32" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Existing Elevations

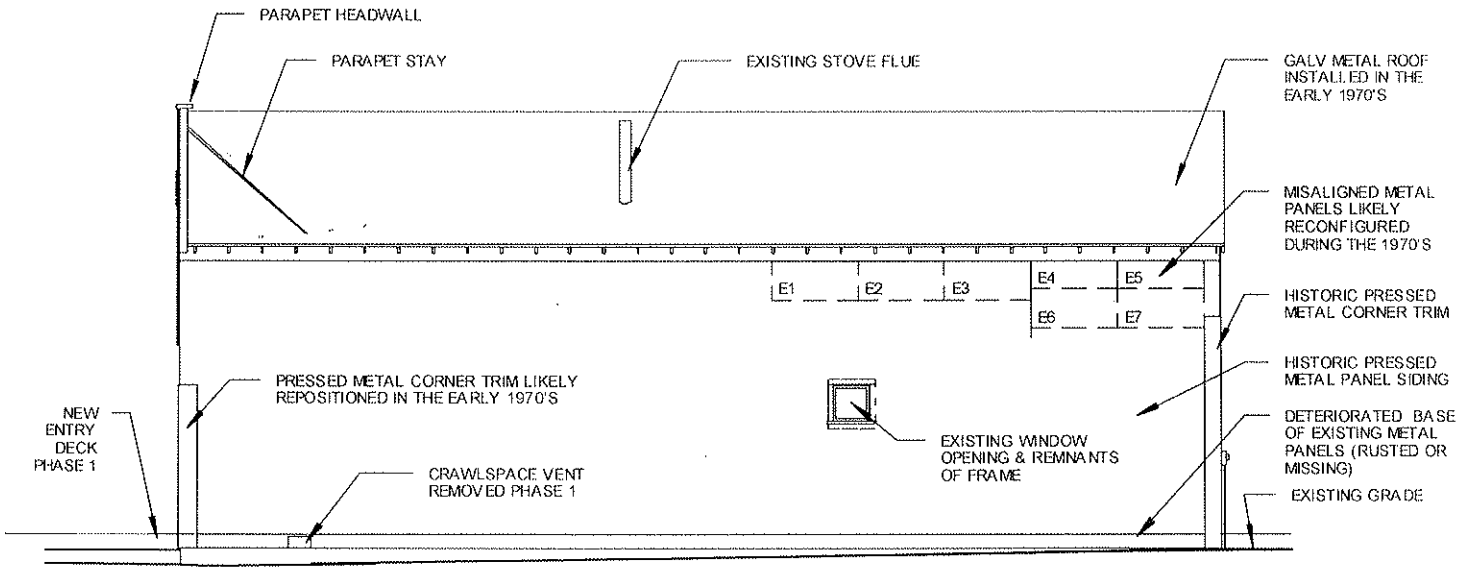
3/32" = 1'-0" Page 1.5



1
1.6

North Elevation

3/32" = 1'-0"



2
1.6

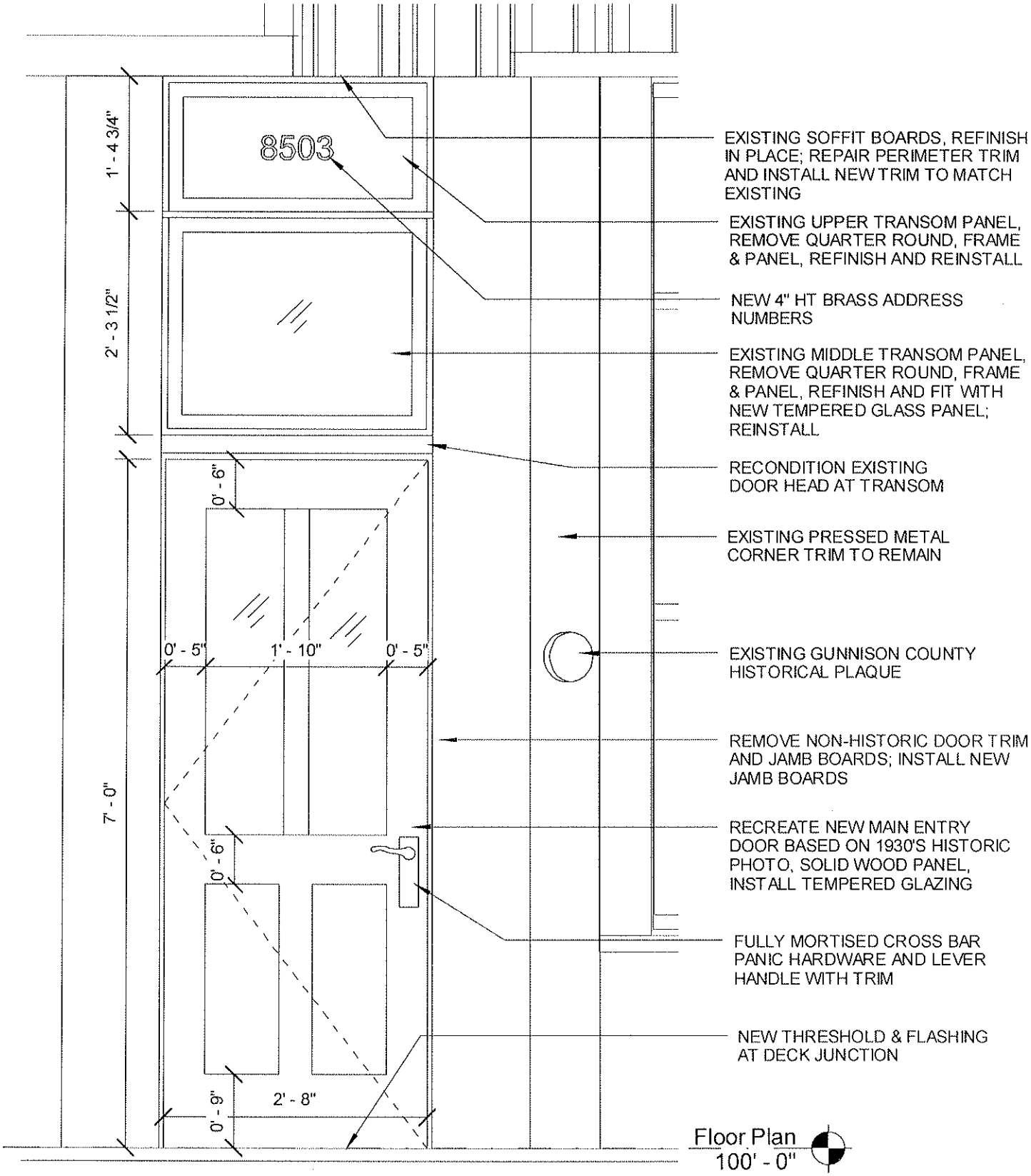
East Elevation

3/32" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Existing Elevations

3/32" = 1'-0" Page 1.6



1
1.7

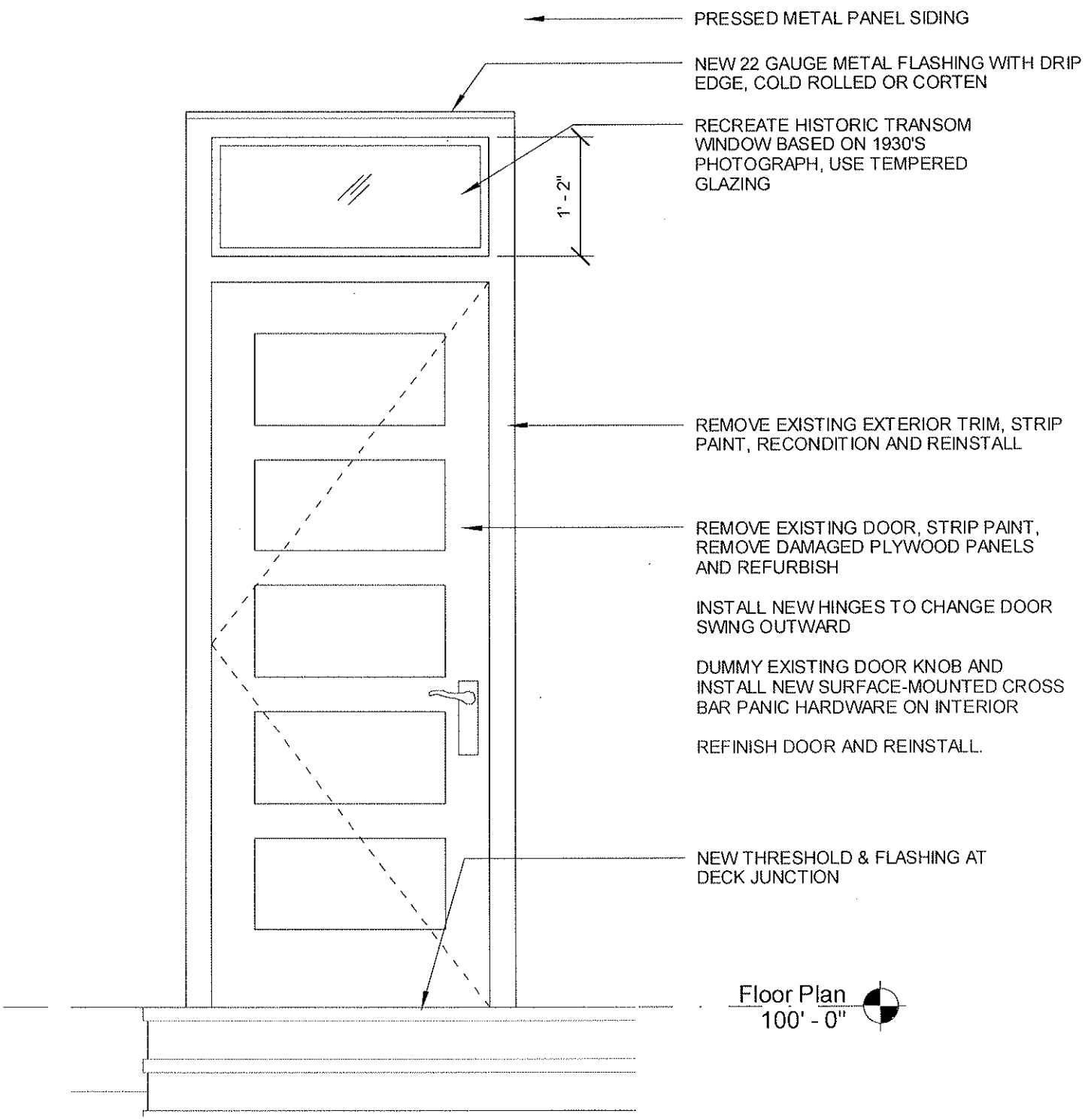
Entry Door

3/4" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Main Door Elevation

3/4" = 1'-0"



1
1.8

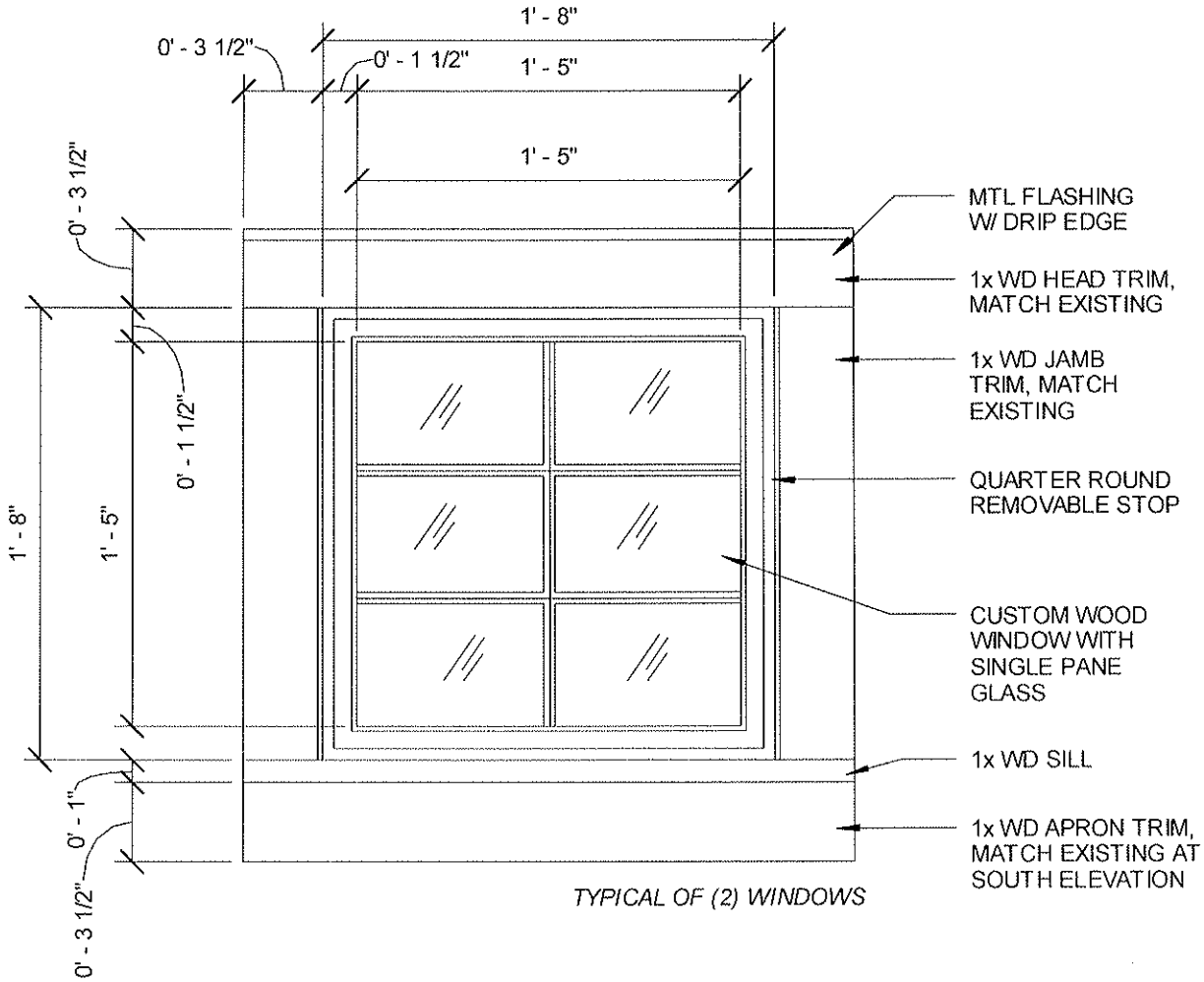
Side Door

3/4" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Side Door Elevation

3/4" = 1'-0" Page 1.8



1
1.9

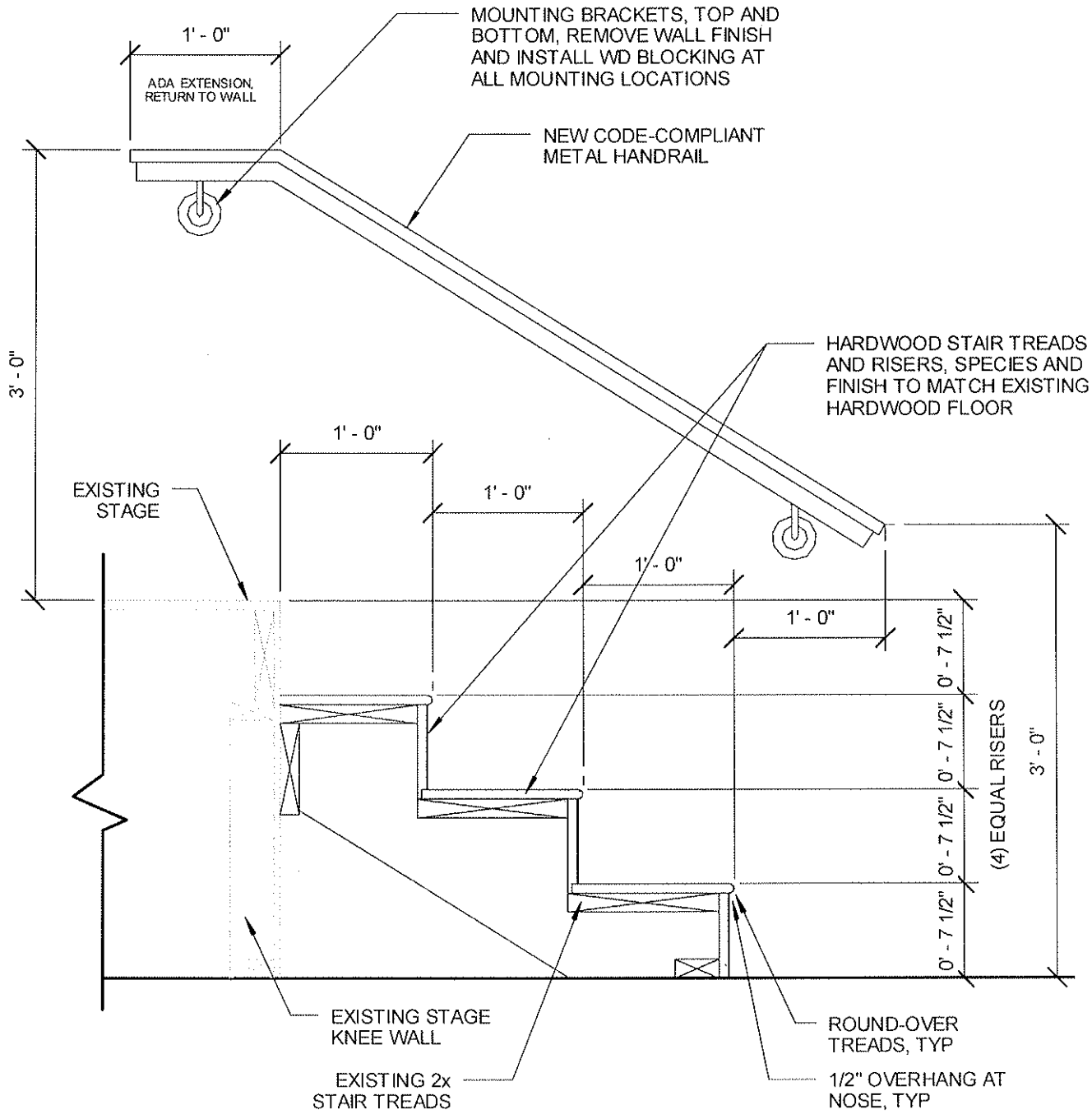
Window Elevation

1 1/2" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Window Elevation

1 1/2" = 1'-0" Page 1.9



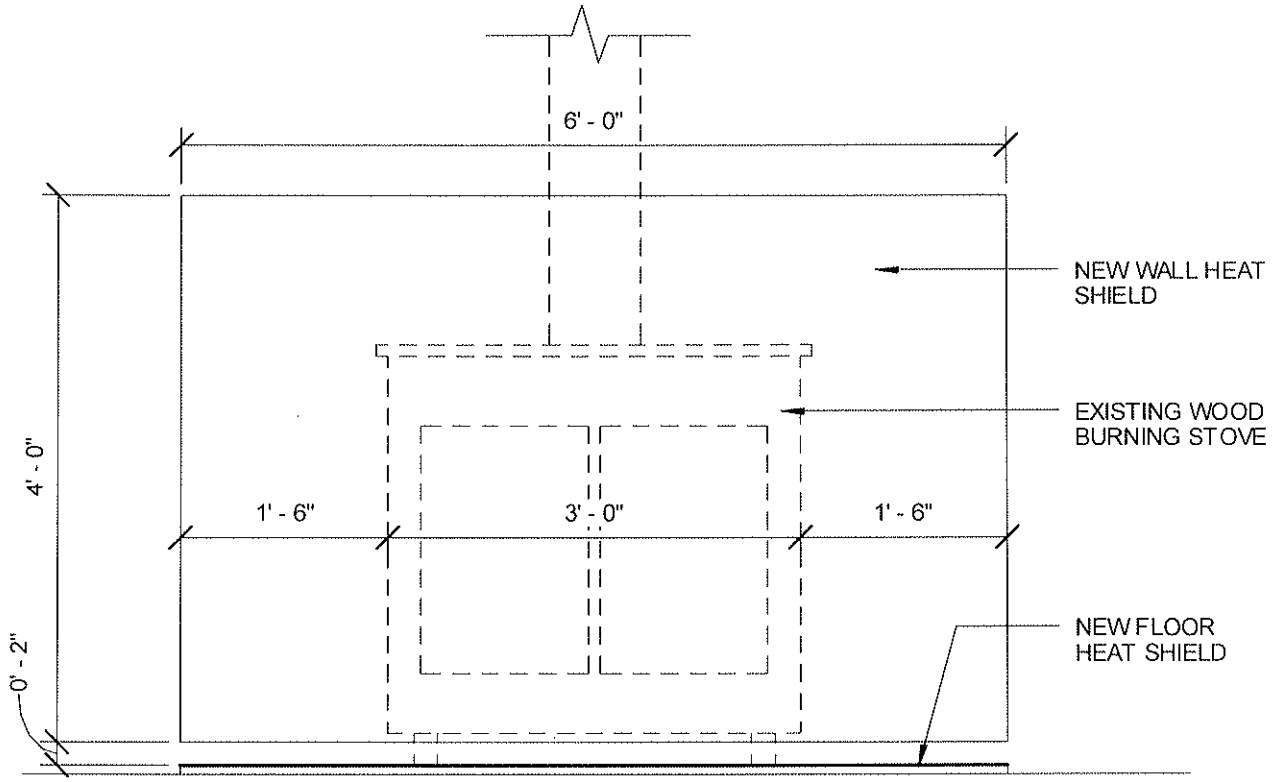
1
1.10

Steps - Section

1" = 1'-0"

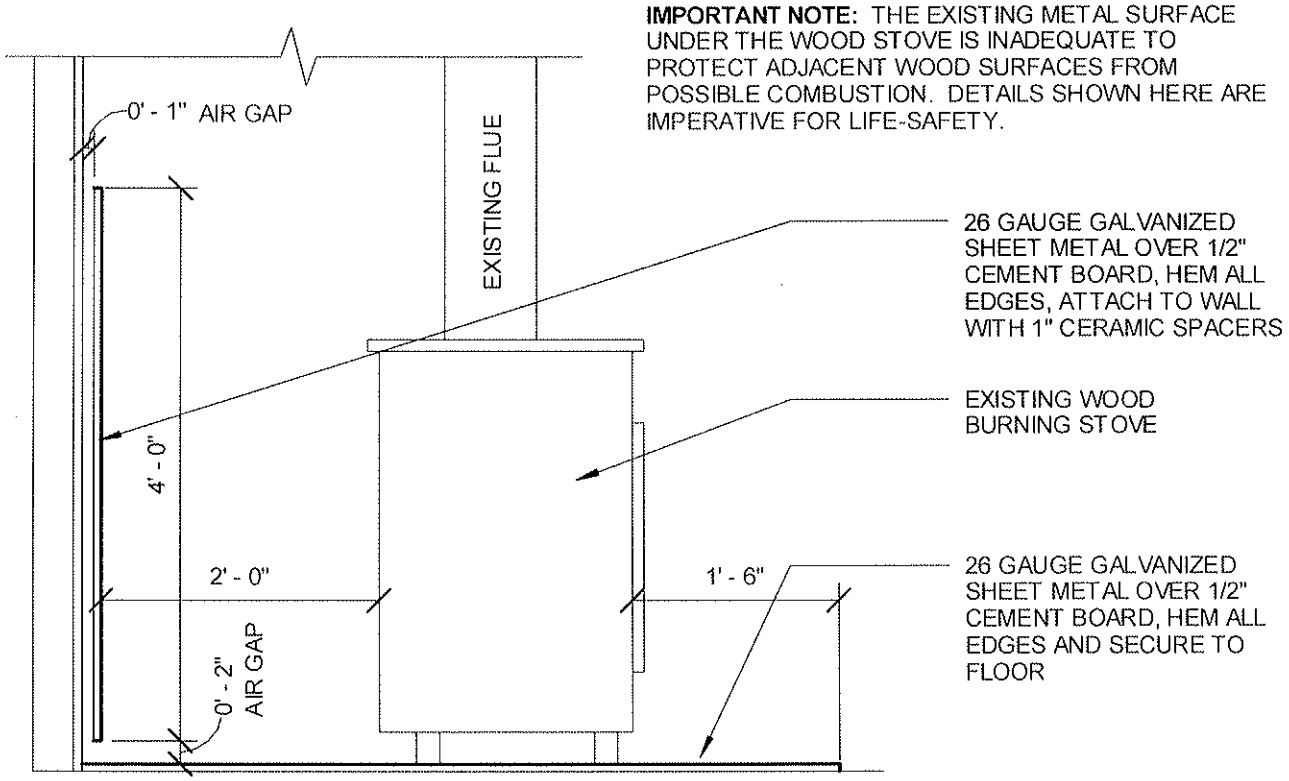
OHIO CITY TOWN HALL

Phase 2 | Stage Steps
1" = 1'-0" | Page 1.10



ELEVATION VIEW

IMPORTANT NOTE: THE EXISTING METAL SURFACE UNDER THE WOOD STOVE IS INADEQUATE TO PROTECT ADJACENT WOOD SURFACES FROM POSSIBLE COMBUSTION. DETAILS SHOWN HERE ARE IMPERATIVE FOR LIFE-SAFETY.



SIDE VIEW

1
1.11

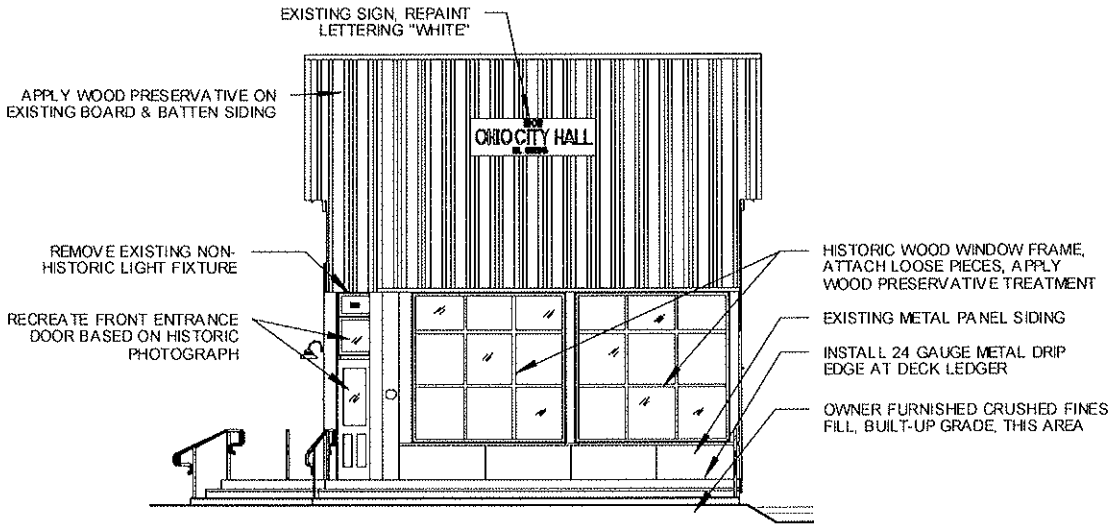
Heat Shield

3/4" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Heat Shield Detail

3/4" = 1'-0" Page 1.11

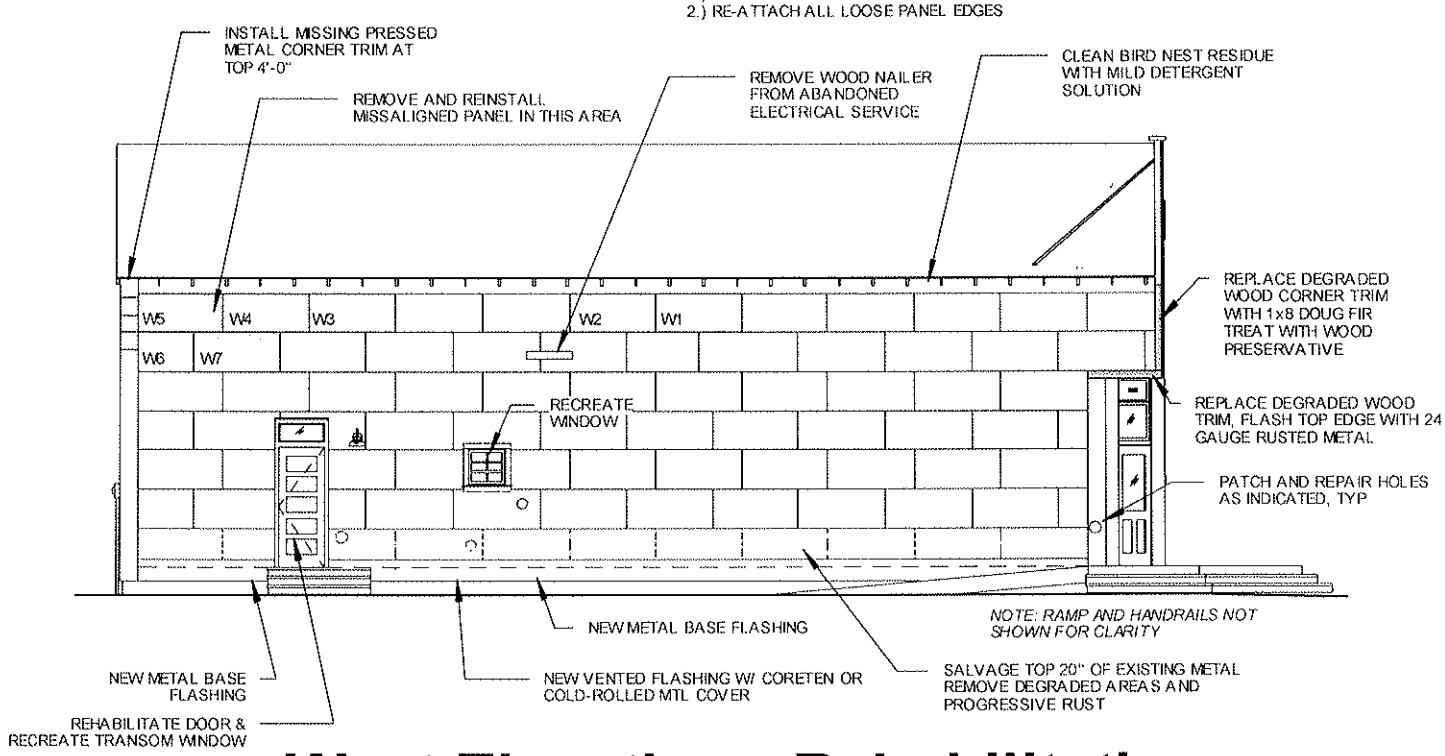


1 / 1.12

South Elevation - Rehabilitation

3/32" = 1'-0"

GENERAL NOTES
1.) USE 8d NAILS WITH PRE-RUSTED HEADS FOR ALL REPAIRS
2.) RE-ATTACH ALL LOOSE PANEL EDGES



2 / 1.12

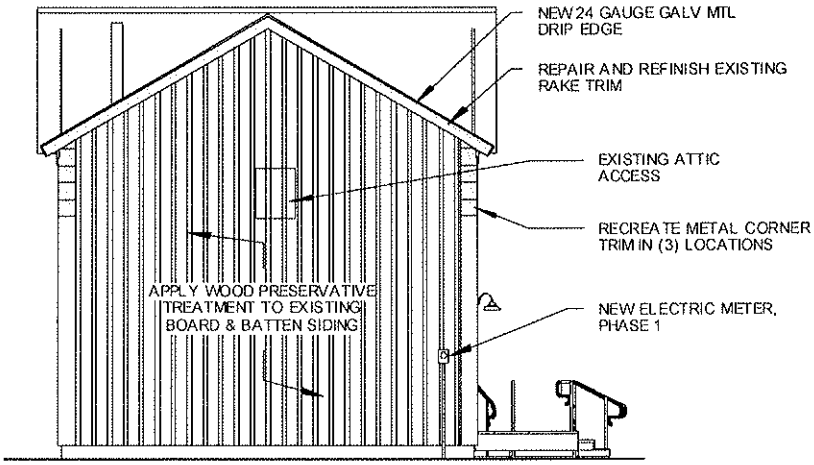
West Elevation - Rehabilitation

3/32" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 — Exterior Elevations

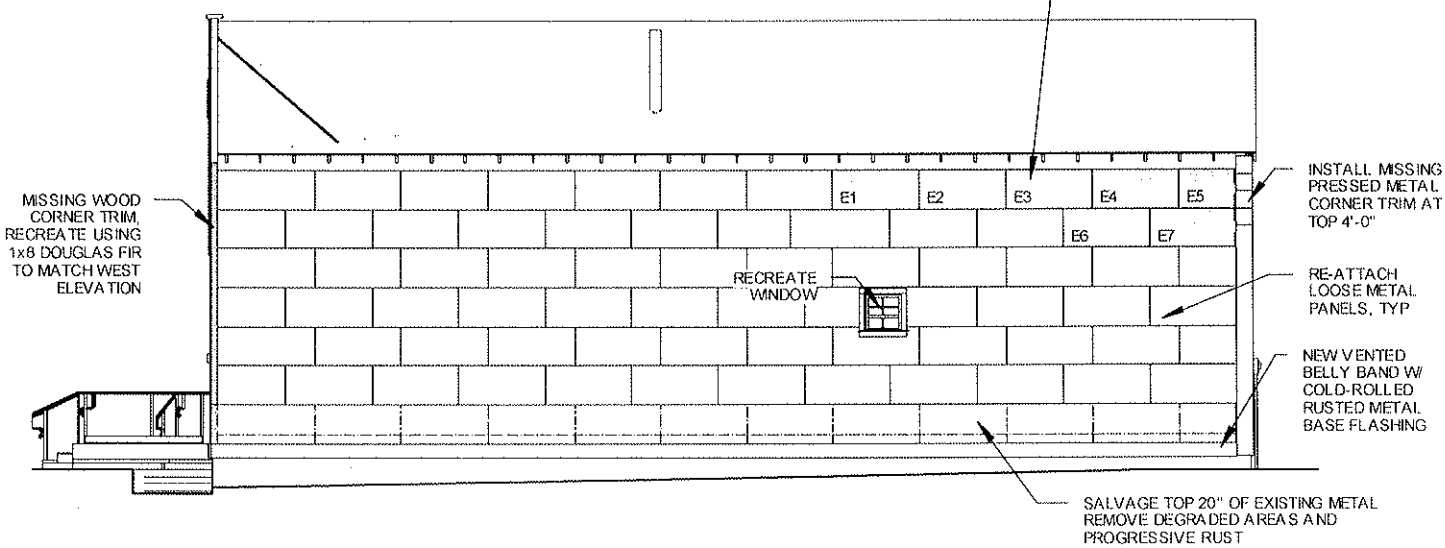
3/32" = 1'-0" — Page 1.12



3 / 1.13 North Elevation - Rehabilitation

3/32" = 1'-0"

GENERAL NOTES
1.) USE 8d NAILS WITH PRE-RUSTED HEADS FOR ALL REPAIRS
2.) RE-ATTACH ALL LOOSE PANEL EDGES



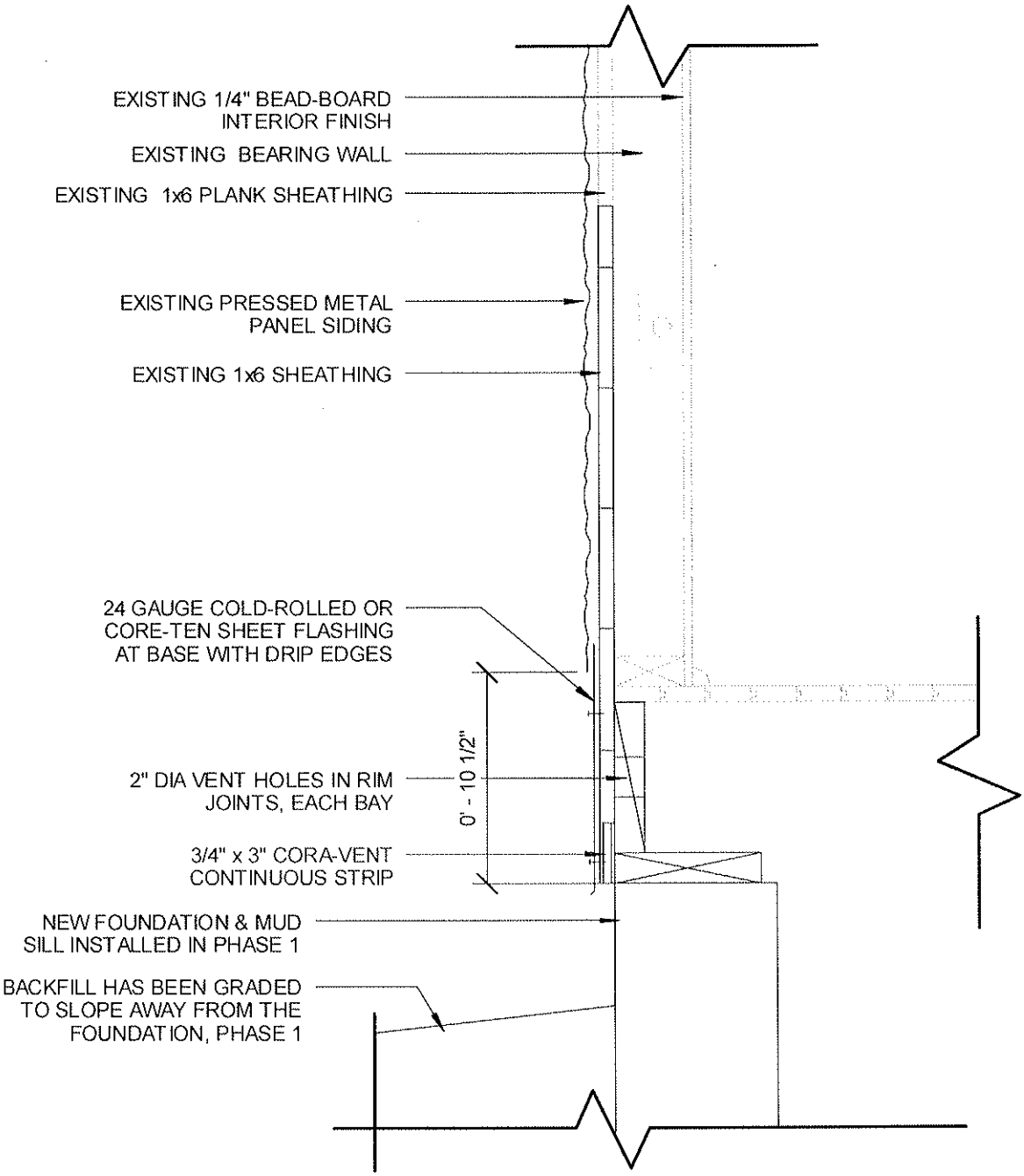
4 / 1.13 East Elevation - Rehabilitation

3/32" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Exterior Elevations

3/32" = 1'-0" Page 1.13



1
1.14

Rim Joist

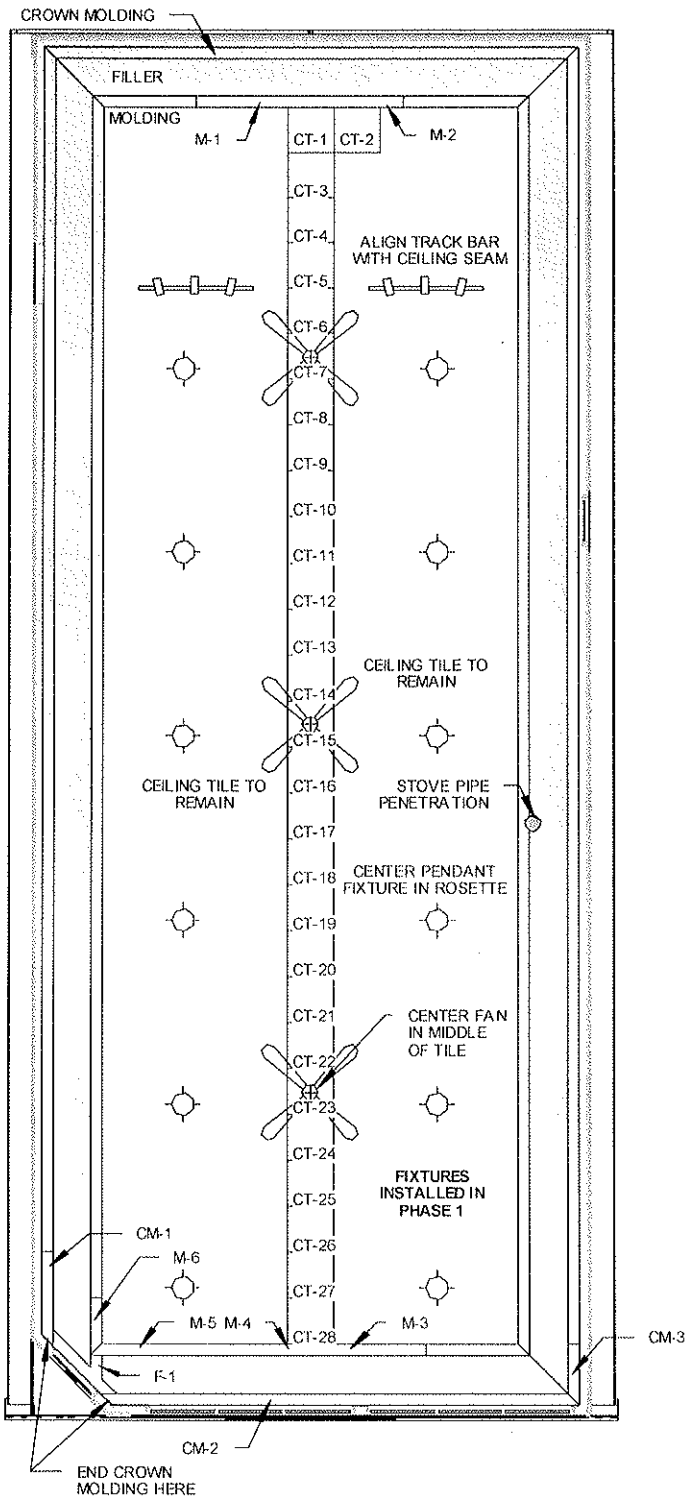
1 1/2" = 1'-0"

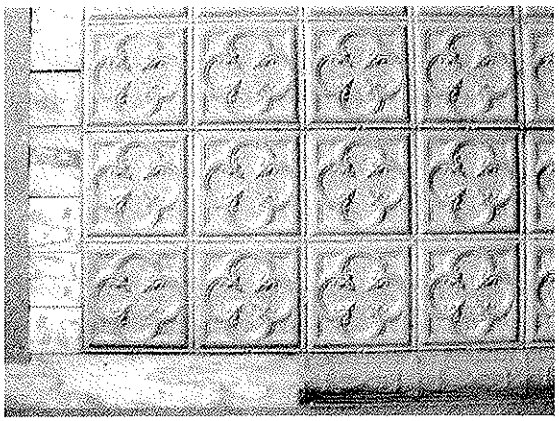
REHABILITATION NOTE: THE INTENT OF THIS DETAIL IS TO A.) RISE & PROTECT HISTORIC PRESSED METAL SIDING ABOVE THE LEVEL OF SNOW ACCUMULATION, B.) DISGUISE CRAWLSPACE VENTILATION WITHOUT USE OF STANDARD CRAWLSPACE VENTS.

OHIO CITY TOWN HALL

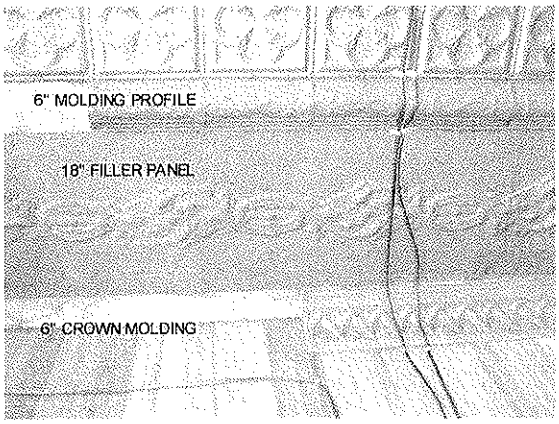
Phase 2 — Rim Joist Detail

1 1/2" = 1'-0" — Page 1.14





EXISTING TIN CEILING TILES



EXISTING TIN CEILING MOLDING, FILLER & CROWN MOLDING

Legend

CT - TIN CEILING TILE

M - MOLDING

F - FILLER

CM - CROWN MOLDING

1
1.15

Ceiling Plan

1/8" = 1'-0"

OHIO CITY TOWN HALL

Phase 2 Metal Ceiling Rehabilitation

1/8" = 1'-0"

Finish Carpentry Specification

SECTION 062000 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. The extent of each type of finish carpentry is shown on the drawings and in schedules.

B. The types of Finish Carpentry include, but are not necessarily limited to, the following:
(1) Wood standing and running trims.
(2) Replacement of historic trim work.
(3) Wood base.
(4) Wood stair treads and risers.

C. Comply with the following HUD Minimum Property Standards for Housing:
Interior pre-hung wood door units: NSDJA- 1-79.

1.2 QUALITY ASSURANCE

A. Restoration Carpenters shall have a minimum of (5) years experience on (2) historic properties within the last (10) years.

B. Moisture content of all-solid lumber and plywood shall be not less than 6% or more than 19% and shall be consistent with the average atmospheric condition at the project location. All materials shall be so conditioned at the time of manufacture and shall be handled and stored so as to maintain the condition. In no instance shall any woodwork be stored or installed in any areas unless the entire is broom clean, closed in, and possessing a relative humidity below 50% at 70 degrees F.

C. Verify all dimensions shown on drawings by taking field measurements, proper fit and attachment of all parts is required.

PART 2- PRODUCTS

2.1 LUMBER

A. Lumber for unexposed locations shall be construction grade fir or pine. Where noted on drawings for stair handrails and wall caps use oak.

B. Interior trim members shall be kiln-dried materials of species indicated.

Design Selections. Adjacent and abutting members shall be selected for reasonably compatible grain and color.

C. All species shall contain only minor inherent natural defects, covered by adjoining members, concealed when the stock is installed, or not visible after pigmented finishing (as stain) may be admitted. Lengths shall be in the proportion available in the species and grade specified except that all standing trim shall be one piece where scheduled for transparent finish, custom grade where scheduled for paint finish.

D. Trim members shall be "backed out" when 1-5/8" wide or wider, and for application on flat surfaces.

E. Exposed surfaces shall be machine sanded on flat top face surfaces only, machine run otherwise. Sander marks shall be fine enough to be concealed by the painter's finish.

F. Working defects, such as torn grain, machine marks, cross sanding, and tool marks will not be permitted. Edges shall be milled straight and true with exposed corners slightly rounded.

2.2 PLYWOOD

A. Softwood plywood shall be grade stamped fir plywood conforming to the requirements of U.S. Product Standards PSI-74. Provide plywood of grade indicated on the drawings.

PART 3 - EXECUTION:

3.1 GENERAL INSTALLATION

A. Use only finish casing nails. Provide hot-dip galvanized nails for work exposed to weather or moisture. Set nails for putty stopping in surfaced members. Hammer marks not acceptable on any exposed finished surface and may be cause for rejection of work.

B. Make all end splices exposed in finished members bevel (scarfed) splices and not square butted. Install members in as long a length as possible. Make splices at studs or other structural support.

C. Repair damaged or defective finished or defective finish carpentry where possible to eliminate functional or visual defects. Where not possible to repair, replace finish carpentry. Adjust joinery for uniform appearance.

3.2 INSTALLATION OF MILLWORK

A. Millwork shall be installed by experienced finish carpenters only. Millwork shall be erected plumb, true and square in a substantial manner strictly according to the approved shop drawings. Finished work shall be neatly installed, free of slivers, open joints and hammer or tool marks.

B. Finished work shall be blind nailed insofar as possible and all surface nails shall be set. Work shall be securely fastened to nailing blocks, grounds and furring. Hardwoods shall be drilled for nails.

C. Scribing and joining shall be done accurately and neatly, so as to produce concealed and permanently tight joints, in a uniform plane for best appearance.

3.3 FINISH HARDWARE FOR DOORS

A. Fit, install, remove for finishing of doors and/or frames and re-install hardware as required and noted under "Door Installation."

B. Install hardware per manufacturer's directions and to manufacture's templates. General installation requirements are given in Section 08711.

C. Thresholds shall be coped to profile of jamb, set in sealant, anchored with expansion bolts.

3.4 WOOD DOOR INSTALLATION

A. Doors shall be trimmed to fit openings snugly without bind. Maximum clearance, 1/8" at top and jambs, 3/16" maximum at meeting or pairs of doors. Bottom clearance 5/8" except where larger undercuts are scheduled, or where thresholds require specific clearances. All edges shall be sanded and eased.

B. Removed fitted and hung doors, remove hardware from door and allow painter to finish all edges and surfaces. Re-hang and re-fit when painter is completed.

C. Just prior to final inspection examine and adjust door hardware and weather stripping to assure perfect operation.

END SECTION 062000

Wood Flooring Specification

SECTION 09560 WOOD FLOORING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Installation of new wood floor.

1.2 QUALITY ASSURANCE

A. Qualifications of wood flooring installation: Contractor must include a minimum of five (5) years experience in wood floor work, involving cleaning, sanding, and new flooring installation.
B. The contractor shall have satisfactorily completed a minimum of two (2) similar flooring restoration projects within the previous five (5) years.
C. Personnel scheduled for work on this project shall have a minimum of two (2) years experience in flooring restoration involving cleaning, sanding, and new flooring installation.

1.3 SUBMITTALS

A. Samples:
1. Submit three 12 inch long samples of new flooring.

1.4 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. All new flooring materials shall be thoroughly dry before delivery. Deliver all other materials to the job site in the manufacturer's original containers with labels intact.

1.5 SITE CONDITIONS

A. Provide equipment and cover to maintain a minimum of 40 degrees F and to protect work completed or in progress.
B. Maintain materials and surrounding air at minimum 50 degrees F prior to, during, and 48 hours after completion of work.
C. Do not install wood flooring material until wet construction work is complete and ambient air at installation point has moisture content stabilized.
D. Protection: Adequately protect existing construction to remain and surrounding property from damage.
E. Disposal: Dispose of all waste materials in a safe and legal manner.
F. Regulations: conform to all applicable federal, state, and local regulations.

PART 2 - PRODUCTS

2.1 FLOORING

A. New Flooring:

1. All flooring shall match the original flooring. Existing flooring material is 2-1/4" tongue and groove Douglas Fir.

2.2 ACCESSORIES

A. Nails: Stainless Steel. Type and size recommended sufficient to fix nail tongue and groove flooring to its substrate.

Finishing Wood Floors

095502 FINISHING WOOD FLOORS

PART 1 GENERAL

1.01 SUMMARY

A. This procedure includes guidance on finishing floors.

1.02 PROJECT/SITE CONDITIONS

A. Existing Conditions: Determine that surfaces to which finishes are to be applied are even, smooth, sound, clean, dry and free from defects affecting proper application. Correct or report defective surfaces to Contracting Officer.

PART 2 PRODUCTS

2.02 MATERIALS

A. Cleaner: **Trisodium Phosphate with follow-up 150 grit sandpaper**
B. Finish - **Pure Tung Oil**
C. Clean, soft cloths
D. Fasteners: Nails and screws, select material, type, size and finish to match original installation.
E. Sandpaper: 3 grades, finest grade 00.

2.03 EQUIPMENT

A. Hand-held Orbital Sanders
B. Use of Rotary, Disk or Machine Belt sanders is not permitted.
C. Stiff bristle brushes

PART 3 EXECUTION

3.01 PREPARATION

A. Surface Preparation:

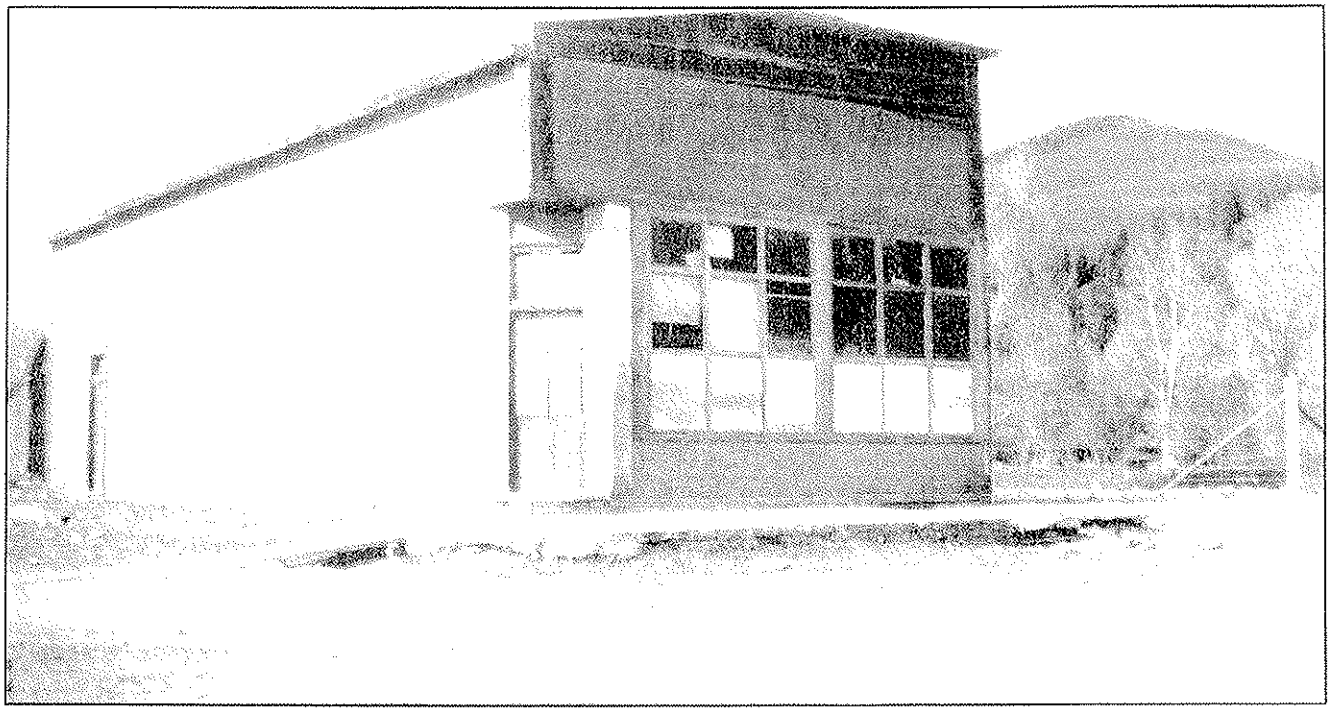
1. Carefully remove any floor mounted elements and store in location selected by the Owner.
2. Protect floor borders from damage during sanding and other floor refinishing operations.
3. Sand the wood floor to remove stains, indentations and old finish.

    a. Sand floor in direction of wood grain.
    b. Use hand-held sanders at edges of floor.
    c. Final sanding shall be with 00 grade sandpaper.
    d. Vacuum clean, remove sanding dusted with tack cloth, and immediately apply stain finish.
    e. Do not allow traffic on floor until final finishing is complete.

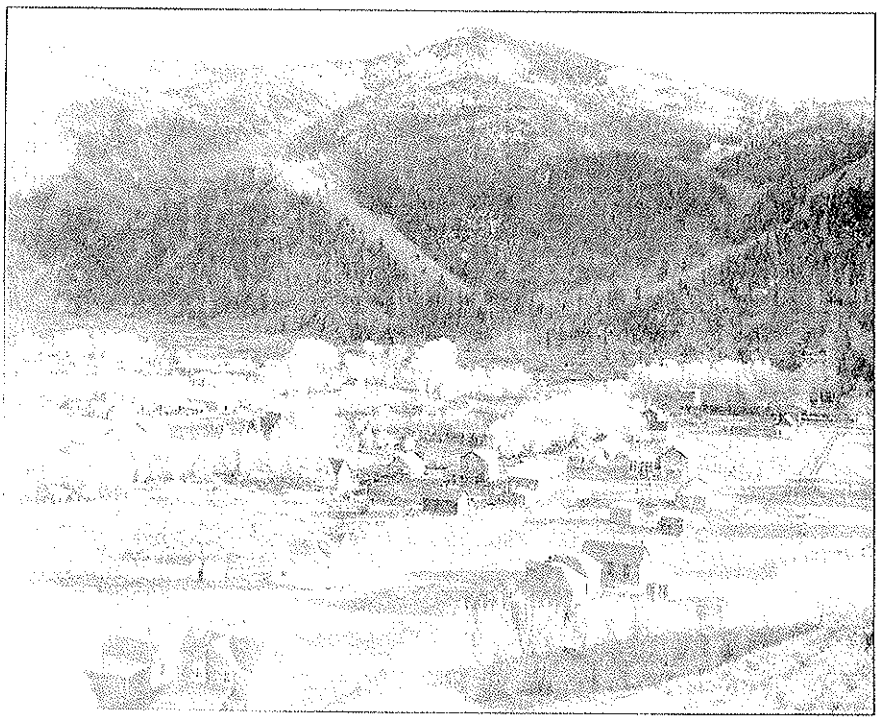
3.02 ERECTION, INSTALLATION, APPLICATION

A. Apply finish to wood floor to obtain a finish to match the original.
B. Apply floor finish in accordance with manufacturer's printed instructions, including machine buffing with steel wool as recommended by the manufacturer.
C. Reinstall floor mounted accessories in original locations. Protect wood flooring during reinstallation.

END OF SECTION



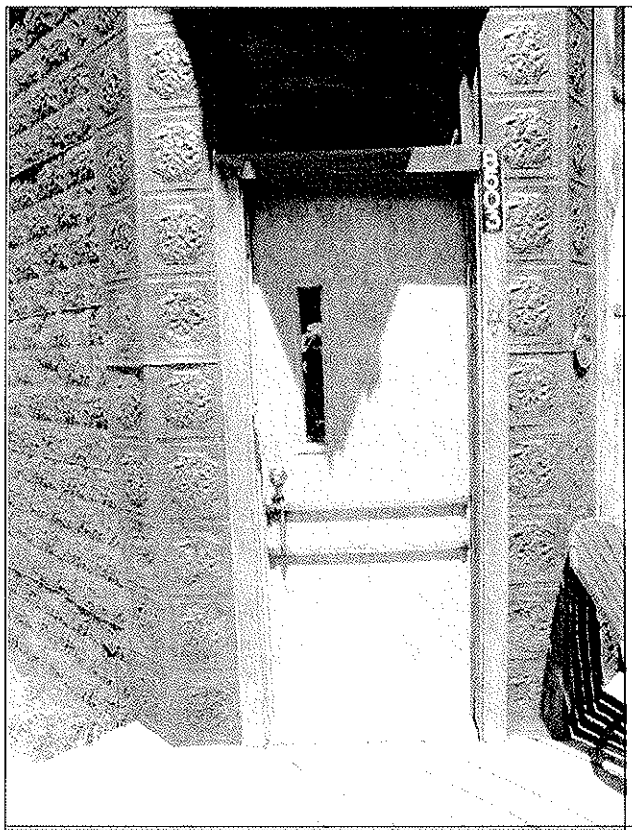
This is the flat-roofed building that you can see in an earlier overview photo of Ohio City. Early 1930's. Colorado Railroad Museum



THE ABOVE PHOTOS ARE TAKEN FROM "SOUTH PARK'S GUNNISON DIVISION MEMORIES AND THEN SOME" BY TOM AND DENISE KLINGER. FEW HISTORICAL PHOTOS EXIST OF THE STRUCTURE.

THE TOP PHOTO SHOWS THE ROOF CORNICE AND FRIEZE PANEL PRIOR TO THE ADDITION OF THE SLOPED METAL ROOF.
THE TRANSOM WINDOW ABOVE THE SIDE DOOR IS VISIBLE HOWEVER THE SIDE WINDOWS WERE ADDED AFTER THIS PHOTO WAS TAKEN.

TO PHOTO TO THE LEFT SHOWS THE STRUCTURE FROM THE NORTH WITH THE ORIGINAL FLAT ROOF. OUTRIGGERS ON THE WEST SIDE SUGGEST THAT THE BUILDING WAS NOT STRUCTURALLY STABLE AT THAT TIME.



Task 1 - Door and Window Rehabilitation
Photo 1

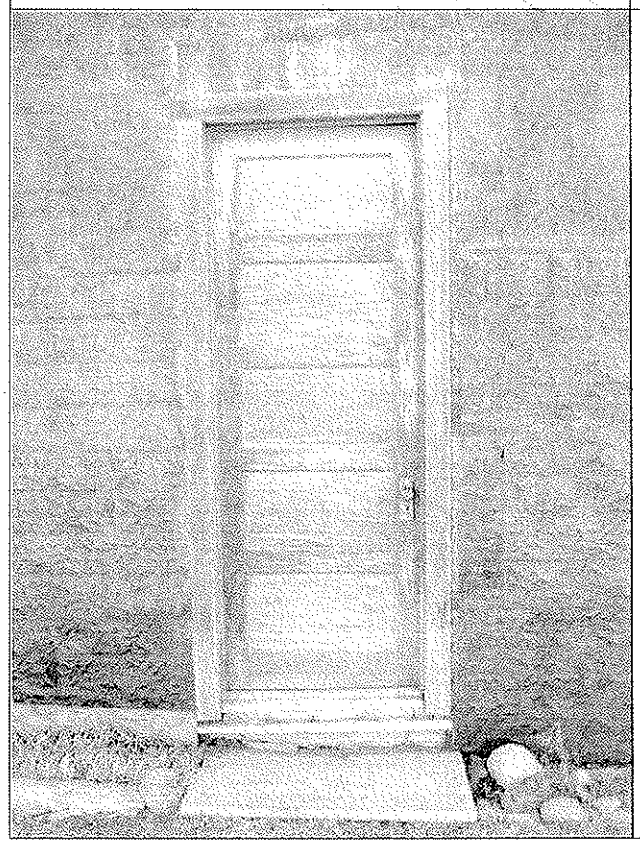
Elevation of Existing Main Door & Transom

This non-historic door was likely installed in the 1970's by Gunnison County Public Works. Transom light has been boarded off.

Rehabilitation efforts will consist of removing the door and frame and reconstructing the Main Entrance door based on the historic photograph. The basis of design will be a half-light top and 2-panel bottom. Materials and trim details can be derived from the existing side entrance door. Frames can be reconditioned and finished. Glazing will be installed in the middle transom opening; the upper transom opening (not pictured) will be reconditioned.

The non-historic light fixture (in the existing soffit) will be removed.

As the building will be used for public functions, the door will be fashioned to swing to the exterior and equipped with panic exit hardware to comply with egress codes.



Task 1 - Door and Window Rehabilitation
Photo 2

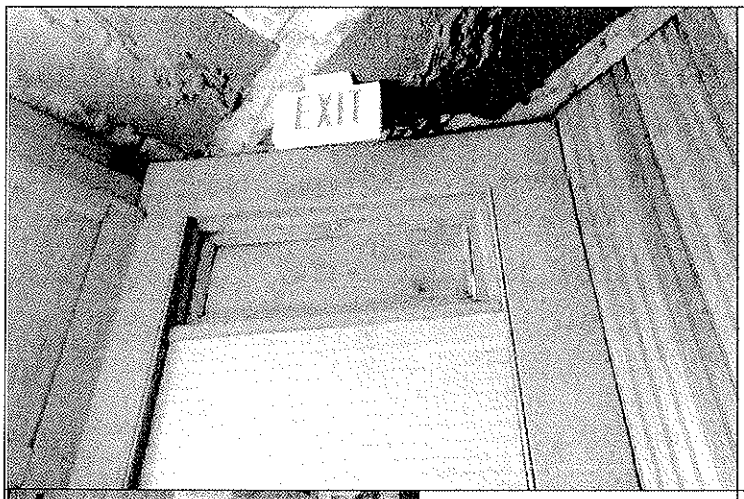
Elevation of Existing Side Door

Side door is believed to be original. Side door stile, rail, and panels are in serviceable condition. Wood needs to be refinished and preserved. Existing frame can be reconditioned and reused.

Historic transom above door will be recreated based on the historic photo.

In conjunction with the rehabilitation efforts, the door will be re-hung to swing to the exterior and equipped with panic exit hardware. As the building is heated with a single wood stove, the risks associated with fire and occupant safety are of paramount concern.

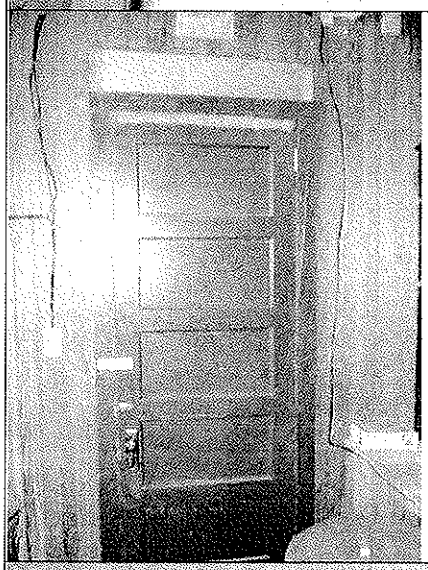
Illuminated exit signs and fire extinguishers were installed during Phase 1.



Task 1 - Door and Window Rehabilitation
Photo 3

Interior Elevation of Entry Door Transom

Boarded area above the Main Entrance Door will be reglazed. Interior trim work to be stripped and refinished.

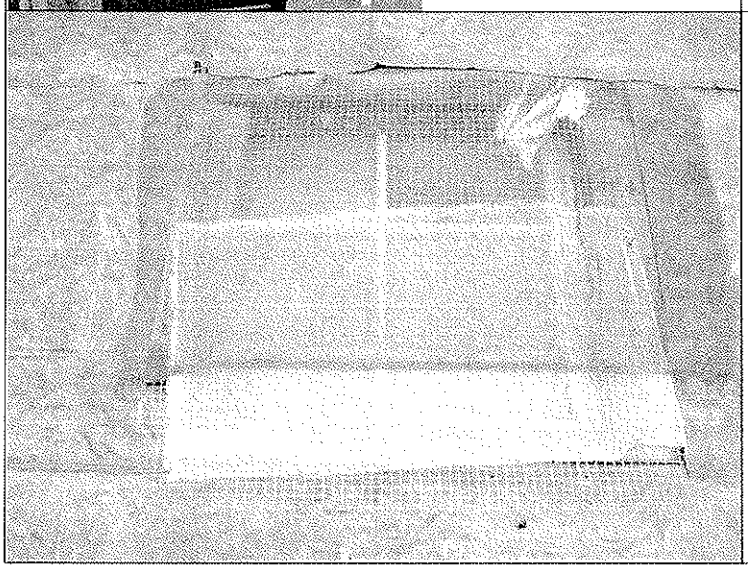


Task 1 - Door and Window Rehabilitation
Photo 4

Detail of Side Entrance Door Interior

Door will be rehabilitated. Crossbar panic hardware will be installed and door rehung to swing out. Existing door hardware can remain as inactive.

Padlock closure will be removed to ensure occupant safety in the event of an emergency.

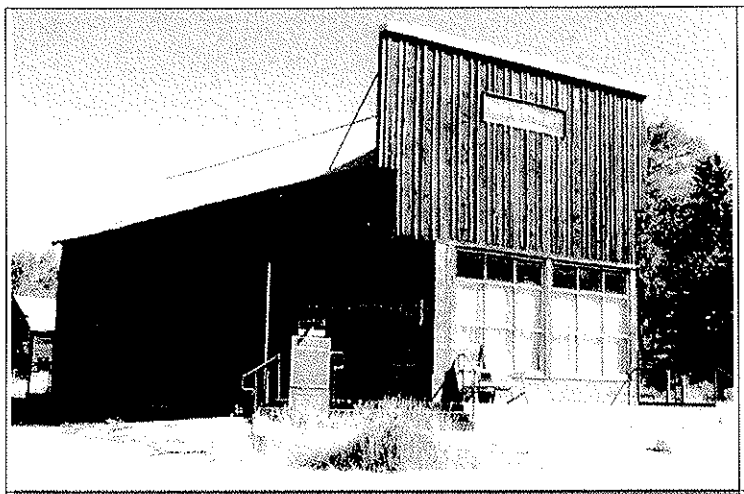


Task 1 - Door and Window Rehabilitation
Photo 5

Elevation of Existing Window Condition

Windows on the east and west will be reconstructed using the remnants of this existing window as a template.

New window headers will be installed. Windows will be trimmed on the interior and exterior using the existing window trim on the south elevation as an example. The new trim size and profile is designed in a manner that is compatible with the character defining features of the building.



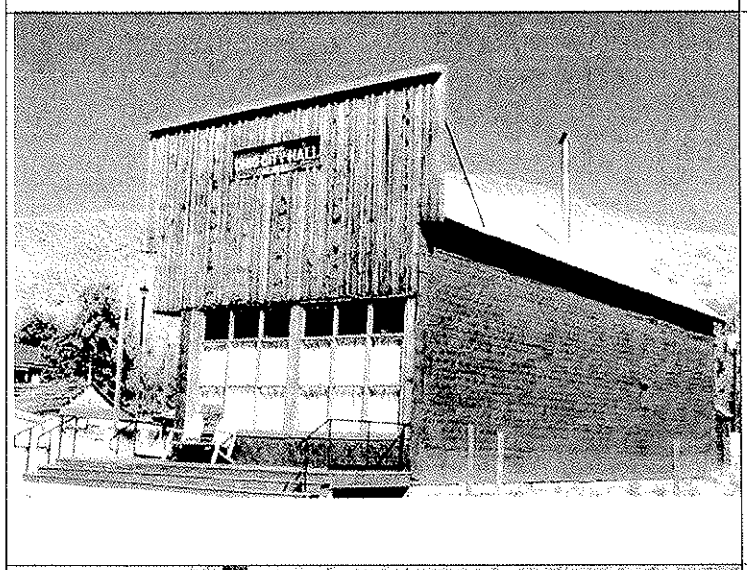
Task 2 - Metal Siding Rehabilitation
Photo 6

View from the Southwest

Panels in the far left corner of the building will be removed and repositioned to align with the original panel rows.

Bird nest residue will be cleaned off the panels along the upper rows.

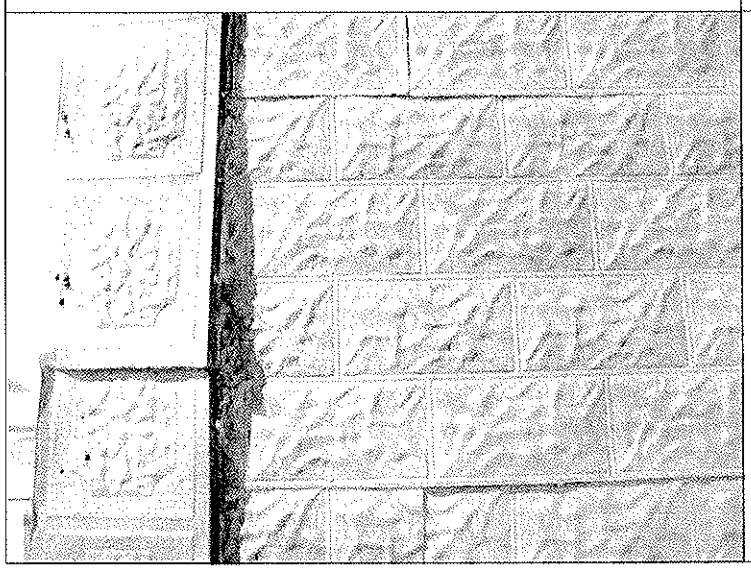
Base flashing will be installed to cover the lower portion of siding and disguise the crawlspace ventilation system.



Task 2 - Metal Siding Rehabilitation
Photo 7

View from the Southeast

Misaligned panels, likely positioned in the 1970's in conjunction with the roof replacement, will be removed and repositioned. They will be aligned with the existing panels rows.



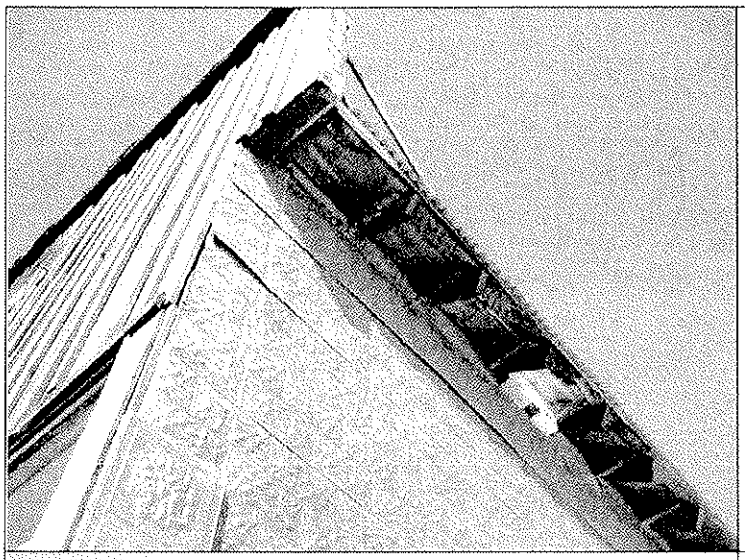
Task 2 - Metal Siding Rehabilitation
Photo 8

Detail of the Southeast Corner metal siding.

This corner trim was likely relocated with the roof addition in the 1970's. The rehabilitation plan calls for the siding to be repositioned on the rear, top corners.

The corner will receive wood trim to match the existing condition on the opposite, west side of the building.

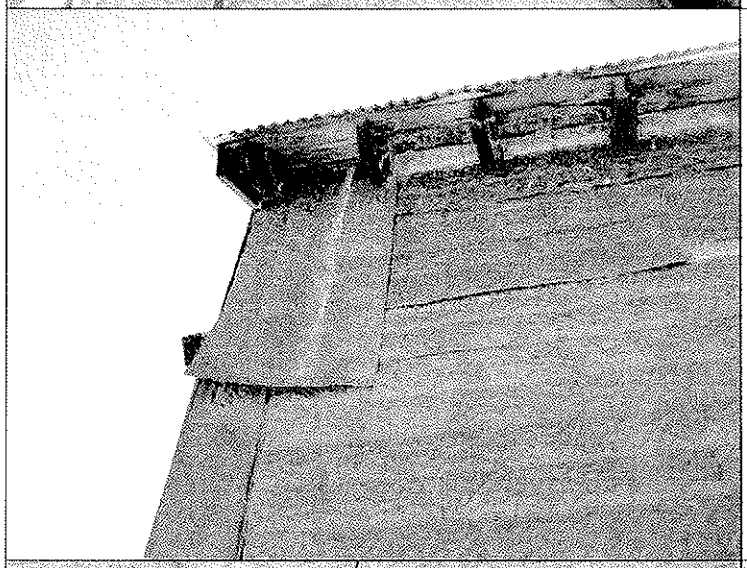
Protruding nails and loose panels will be reattached.



Task 2 - Metal Siding Rehabilitation
Photo 9

Detail of the existing southeast eave condition. Note the exposed rafter tails from the non-historic 1970's roof trusses.

Portions of loose panels which are more evident after the building was set on a new, level foundation will be reattached.



Task 2 - Metal Siding Rehabilitation
Photo 10

Detail of the northwestern eave condition.

Metal panels were haphazardly applied after the reroofing in the 1970's. Plans call for the panels to be repositioned per the original intent.

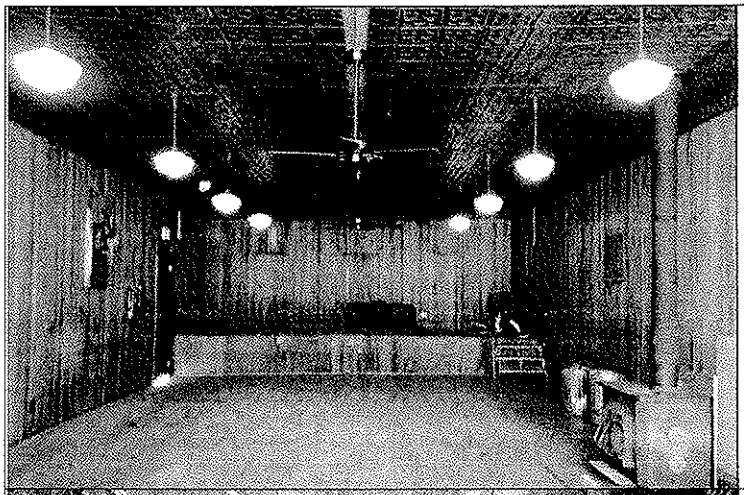
Corner trim, visible on the left, will be repositioned in the original manner.

Remnants of bird nests is visible on the rafter blocking. Soffit and panels will be cleaned.

Task 2 - Metal Siding Rehabilitation
Photo 11

Detail of the metal siding condition at grade. Metal panels were originally positioned at grade and have been severely damaged.

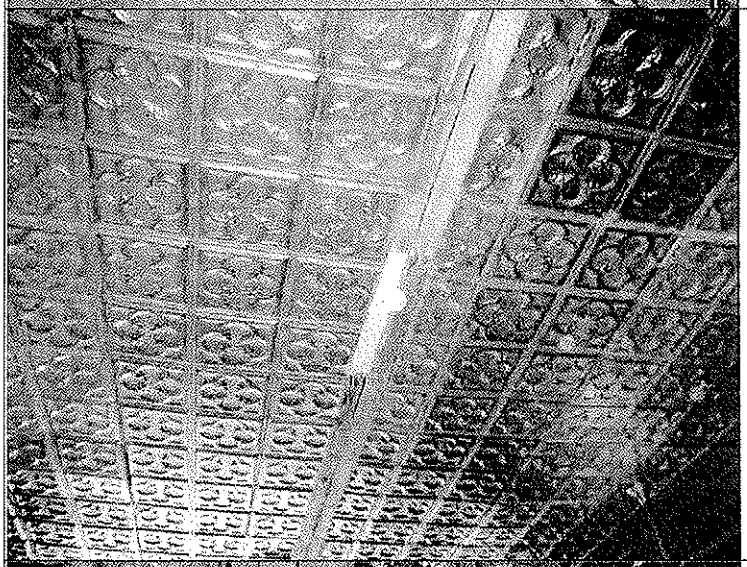
A new rusted metal base course will be installed along the lower portion of the wall. The metal base course will also hide the crawlspace ventilation system.



Task 3 - Metal Ceiling Rehabilitation
Photo 12

Looking north at the interior space.

Metal ceiling panels are missing along the center portion of the ceiling. A beam in this location was removed in Phase 1. Damaged or missing ceiling tiles will be replaced with replica panels.



Task 3 - Metal Ceiling Rehabilitation
Photo 13

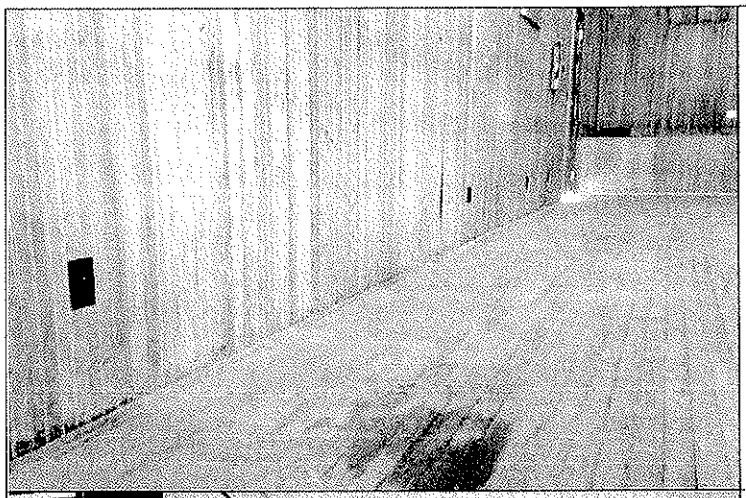
Detail of the tin metal ceiling. Electrical fixtures will be removed and reinstalled during the ceiling rehabilitation.

The original tin ceiling was never painted as was customary to replicate a plaster ceiling. The coloration is likely the result of exposure to wood smoke. Replica tiles will be treated with a faux patina to match this finish.

Task 3 - Metal Ceiling Rehabilitation
Photo 14

Detail of the tin metal ceiling panels missing at the north end of the room.

Replica tiles will be a custom order from WF Norman Corporation.



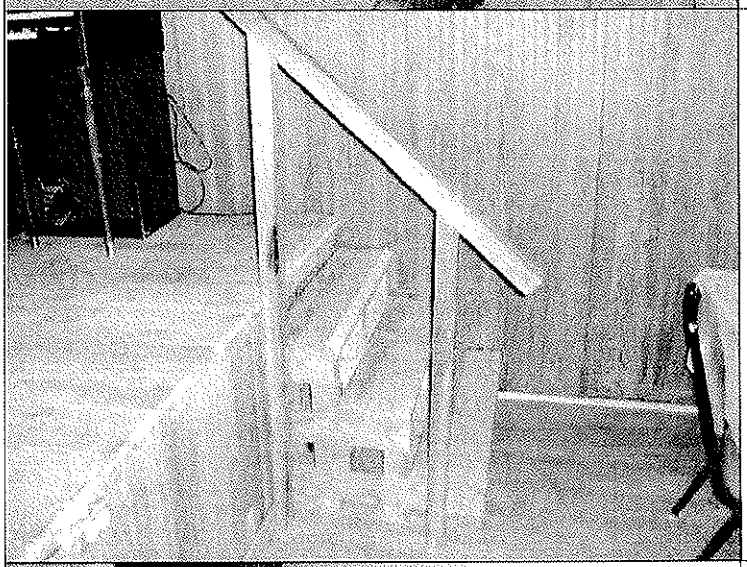
Task 4 - Floor Rehabilitation
Photo 15

Looking north along the west wall.

Non-historic wood flooring, seen in the top of the photo, will be removed and replaced with wood floor of a matching species and dimension as the existing floor.

New hardwood flooring will be installed. The entire floor will be cleaned and finished with a natural oil.

The bead board paneling will be cleaned.

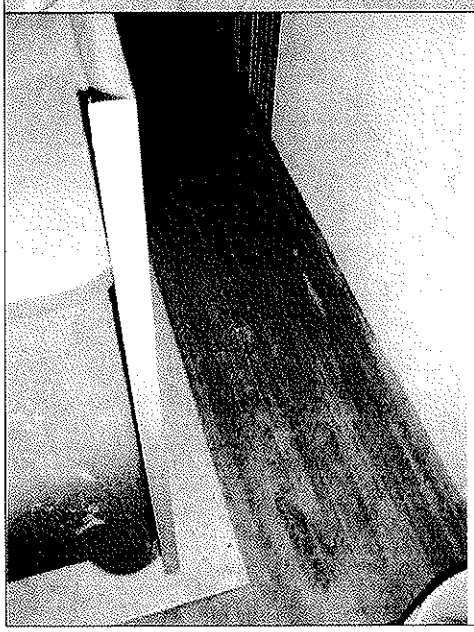


Task 4 - Floor Rehabilitation
Photo 16

Detail of Existing Stage and Steps

The stage, which was added when the building was converted to a community center, will be reinforced to stabilize the floor joists and level the floor.

The majority of the users of the Town Hall are elderly. The steps leading to the stage will be reconfigured to provide equal risers and safe tread depths. A handrail will be added and secured to the wall structure.



Task 4 - Floor Rehabilitation
Photo 17

Detail of existing wood stove, floor and wall condition.

The building is heated with a wood stove. The existing floor and wall protection surfaces are inadequate and pose a danger to the building and occupants.

A new raised metal floor protection will be installed 18" around the perimeter of the stove. This will protect the wood floor from both heat and hot ash.

A new heat shield will be installed behind the stove and protect the back wall. Neither feature is intended to alter the historic materials.

CONSTRUCTION COST OPINION

OHIO CITY TOWN HALL - PHASE 2				**DATE**	3/30/2016
8503 County Road 76				**REVISED**	
Ohio City, Colorado 81237					
*** Note Italics Indicates Revised Figures*					
ITEM	**DESCRIPTION**	**QNTY**	**UNIT**	**UNIT COST**	**TOTAL COST**
PHASE 2 CONSTRUCTION					
T2.1	**WINDOW AND DOOR REHABILITATION**				
	Temporary Side Door	1	EA	$100.00	$100.00
	Rehabilitate Side Door[1]	1	EA	$2,200.00	$2,200.00
	New Door Head Framing[1]	1	EA	$600.00	$600.00
	New Side Door Transom Window[1]	1	EA	$950.00	$950.00
	Custom Front Door[1]	1	EA	$2,600.00	$2,600.00
	Hardware & Thresholds	2	EA	$1,800.00	$3,600.00
	Rebuilt Transom Window	1	EA	$1,200.00	$1,200.00
	Rebuild Transom Panel	1	EA	$850.00	$850.00
	Rebuild Jamb, Head & Trim	57	LF	$18.00	$1,026.00
	Install Interior Trim	57	LF	$5.00	$285.00
	Flashing & Sealants	1	Lump	$270.00	$270.00
	Finishes	1	Lump	$120.00	$120.00
	Address Numbers	1	Lump	$340.00	$340.00
	Rebuild & Recreate Windows	2	EA	$850.00	$1,700.00
	Frame Head, Jamb, & Sill	8	Hrs	$45.00	$360.00
	Wood Trim, Exterior	9	LF	$25.00	$225.00
	Wood Trim, Interior	9	LF	$35.00	$315.00
	Flashing & Sealants	1	Lump	$360.00	$360.00
	Finishes	2	EA	$120.00	$240.00
	Trash & Clean Up	6	Hrs	$45.00	$270.00
	WINDOW AND DOOR REHABILITATION SUB-TOTAL				$17,611.00
	[1] *Cost Estimates from*				
T2.2	**INTERIOR REHABILITATION**				
	Demo Non-Historic Hardwood Floor	672	SF	$2.50	$1,680.00
	New Sub-Floor	1380	SF	$4.50	$6,200.00
	New Replica Hardwood Flooring	538	SF	$15.00	$8,064.00
	Install Hardwood Flooring	1380	SF	$5.58	$7,700.00
	Sand & Prep Floor	1380	SF	$6.50	$8,970.00
	Finishes on Entire Floor	1380	SF	$5.50	$7,590.00
	Final Cleaning	1	Lump	$600.00	$600.00
	Reinforce Stage Joists	8	Hrs	$45.00	$360.00

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	Rebuild Existing Stage Steps	32	Hrs	$45.00	$1,440.00
	New Metal Handrail at Steps	4	LF	$65.00	$260.00
	Tactile Strip along Stage Edge	24	LF	$8.50	$204.00
	Lift/Move Stove	8	Hrs	$45.00	$360.00
	New Floor Heat Shield	65	SF	$16.00	$1,040.00
	New Wall Heat Shield	65	SF	$16.00	$1,040.00
	Installation	8	Hrs	$45.00	$360.00
	Clean Bead Board Wall	2200	SF	$1.50	$3,300.00
	WOOD FLOOR REHABILITATION SUB-TOTAL				$49,168.00
T2.3	**METAL SIDING REHABILITATION**				
	Repair & Re-attach Metal Panels	64	Hrs	$45.00	$2,880.00
	Repair Gable End Trim	72	LF	$15.00	$1,080.00
	Misc Wood Trim	40	LF	$9.00	$360.00
	New Rim Nailer & Vent Holes	120	LF	$8.00	$960.00
	Cora-Vent Strips	120	LF	$4.00	$480.00
	New Base Metal Flashing	120	LF	$15.00	$1,800.00
	New Drip Edge at Deck	24	LF	$12.00	$288.00
	Reposition Metal Panels	64	Hrs	$45.00	$2,880.00
	Install Metal Corner Trim	16	Hrs	$45.00	$720.00
	Cleaning	1	Lump	$500.00	$500.00
	METAL SIDING REHABILITATION - SUB TOTAL				$11,948.00
T2.4	**METAL CEILING REHABILITATION**				
	* New Tin Ceiling Panels	130	SF	$45.00	$5,850.00
	* New Molding Strips	35	LF	$55.00	$1,925.00
	* New Filler Panels	24	SF	$40.00	$960.00
	* New Crown Molding	36	LF	$60.00	$2,160.00
	Administrative Costs	16	Hrs	$60.00	$960.00
	Remove 25% of Ceiling Panels	32	Hrs	$45.00	$1,440.00
	Lighting, Remove & Reinstall	18	Hrs	$85.00	$1,530.00
	Install New Panels	80	Hrs	$45.00	$3,600.00
	Misc Metal Fabrications	1	Est.	$1,600.00	$1,600.00
	Cleaning	1	Lump	$600.00	$600.00
	METAL CEILING REHABILITATION SUB-TOTAL				$20,625.00
	** Replicated historic pieces from WF Norman Corp.*				

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	Direct Cost of Construction Sub-Total	Above			$99,352.00
	General Conditions	15%	Est.		$14,853.00
	Contractor Fee (Gunnison County)	0%			$0.00
	Project Contingency	10%	Lump		$9,935.00
	A/E Construction Administration	7%	Est.		$6,930.00
	Permits & Inspections	1	Est.		$1,750.00
PROJECTED COST OPINION - PHASE 2					**$132,820.00**

History Colorado State Historical Fund Budget Page Acquisition & Development

Please fill out the sections that are applicable to your project only.

Acqisition & Development projects involve the excavation, stabilization, restoration, rehabilitation, reconstruction, or acquisition of a designated property or site.

A. Task 1 – Window and Door Rehabilitation	$	$17,611
Recreation of side windows Restoration of western side door Replacement of front entrance door Installation of transoms		
B. Task 2 – Interior Rehabilitation	$	$49,168
Reinforcement of floor Installation of flooring Reinforcement of stage and steps Installation of metal shields under/behind wood stove		
C. Task 3 – Metal Siding Rehabilitation	$	$11,948
Realignment of metal panels Crawlspace ventilation Metal base flashing Rehabilitate wood trim at corner and gable		
D. Task 4 – Metal Ceiling Rehabilitation	$	$20,625
Administrative work for replica panels Remove and reinstall light fixtures Replacement of damaged/missing tiles		
E.	$	
DIRECT COST OF CONSTRUCTION SUBTOTAL:		$99,352
General Conditions (15%)		$14,853
Contractor Fee		
Project Contingency (10%)		$9,935
A/E Construction Administration (7%)		$6,930
F. Permits & Inspections (Estimate) $	$	1,750
TOTAL PROJECTED COST OPINION –PHASE 2: $132,820		

Gunnison County Cash Match	$30,000	
QCIA Cash Match	$ 5,393	
Total Cash Match Contribution (26%)	$35,393	
TOTAL FUNDS REQUESTED FROM SHF		$ 97,427

Section H Scope of Work and Budget

The Cost Estimate provided as an attachment to this grant application was prepared by Ben White Architecture, LLC and reviewed by Ken Bodine of Bodine Construction. Mr. Bodine has worked with various historic restoration projects in the historic district of Hinsdale County and has recent experience with a number of the tasks outlined in this grant. Regrettably, there were no local contractors who would provide a cost estimate for work to be performed in excess of six months.

Task 1 – Window and Door Rehabilitation	$17,611	
Recreation of side windows Restoration of western side door Recreate front entrance door Rehabilitate transom windows		
Task 2 – Interior Rehabilitation	$49,168	
Reinforcement of floor structure Installation of hardwood flooring, finishes Reinforcement of stage and steps Installation of heat shields at wood stove		
Task 3 – Metal Siding Rehabilitation	$11,948	
Realignment of metal panels Crawlspace ventilation Metal base flashing Rehabilitate wood trim at corner and gable		
Task 4 – Metal Ceiling Rehabilitation	$20,625	
Administrative work for replica panels Remove and reinstall light fixtures Replacement of damaged/missing tiles		
DIRECT COST OF CONSTRUCTION SUBTOTAL:	**$99,352**	
General Conditions (15%)	$14,853	
Contractor Fee	N/A	
Project Contingency (10%)	$9,935	
A/E Construction Administration (7%)	$6,930	
Permits & Inspections (Estimate)	$1,750	
TOTAL PROJECTED COST OPINION – PHASE 2:	$ 132,820	
Gunnison County Cash Match		$30,000
QCIA Cash Match		$ 5,393
Total Cash Match Contribution (26%)		**$35,393**
TOTAL FUNDS REQUESTED FROM SHF	**$97,427**	

QUARTZ CREEK

IMPROVEMENT ASSOCIATION

2 History and Use

This section provides the research and analysis of the structure's history and use, providing the basis for the treatment and recommendations prescribed later in the assessment section of the report. Sources of information include historic photographs and drawings as well as oral and written histories. Refer to the National Register Nomination and *Section 7 Bibliography* for additional resource information.

2.1 Architectural Significance and Construction History

Introduction

Ohio City is located approximately 21 miles northeast of the City of Gunnison at an elevation of 8,595 feet above sea level. It is situated in the Quartz Creek Valley within what is now Gunnison National Forest. The small town has experienced numerous mining booms and busts, and finally in 1974 it was declared abandoned by the state of Colorado. Nevertheless, a small community of residents is still located in and around the former town. Once the town was abandoned ownership of the town hall was transferred to Gunnison County, who in turn leased the building for many years to the Quartz Creek Improvement Association. The lease was terminated in 2008 due to structural concerns about the building and it has remained unused since.

Constructed in 1906, the Town Hall is located directly adjacent to the property line on the west side and faces County Road 76 on the south. Both the historic Ohio City school house and historic jail are located to the north of the town hall and are what remain of the historic town center. The Town Hall is a single room, rectangular wood frame structure that appears to have undergone many modifications over time based on varying uses of the building. As such, the Town Hall embodies the many periods of boom and busts characterizing the history of Ohio City and is the most prominent building remaining in the community today.

Architectural Description and Character Defining Features

The Ohio City Town Hall is a one story, wood frame building with ornamental pressed metal cladding on the south, east and west elevations and wood board and batten siding on the north and upper south elevations. The main entrance to the building is located on the southwest corner. The principal south facing elevation faces County Road 76 and contains a sign that reads "1906 Ohio City Hall EL 8595". Two large wood windows, each with nine divided-lite panes are located on this elevation. These windows have been extensively repaired over time, however all replacement parts were done with in kind materials to match the original. Pressed metal tiles are located beneath and to the side of the windows and features a faux stone pattern as well as a more elaborate medallion pattern adjacent to the front entrance. The area above the windows and doors is sheathed with vertical wood board and battens, and includes a false front that extends approximately ten feet above the eaves of the east and west sides of the building.

The east and west elevation of the building are almost identical in that both are clad with pressed metal tiles and contain one small fixed wood window in the northern third of the building. In addition to this feature the west elevation also includes a five panel wood door at the north end. The north elevation does not include any opening in the building envelope today, however it appears that a former opening was in-filled in the upper gable portion of the wall. No pressed metal siding is used on this elevation, which consists entirely of unpainted vertical board and

the interior.

2.2 Timeline

1860s	Gold is discovered in the Quartz Creek Valley and a mining town was formed at Ohio City.
1860s	Gold ran out at the Placer Mine and the town is abandoned.
1879	The silver boom of this year brought miners back to Ohio City who rebuilt and expanded what remained of the town.
1880	Post Office established in Ohio City.
1893	The silver boom in Colorado ended and Ohio City was once again abandoned.
1896	Prospectors discovered the lode that was the source of the gold found in the 1860s.
1896	First school was built in Ohio City consisting of log construction.
1906	Successful mining lead to the construction of the Baer Boss Mercantile Building, later to become the Town Hall.
1906	Ohio City jail was constructed
1907	The Town of Ohio City was incorporated on June 24. 250 residents, a theater, newspaper and several civic organizations were located there.
c.1910	The Tarkington family owned and operated the former Baer Boss Mercantile as a restaurant
1914	The Tarkington family sold the restaurant to the Town of Ohio City for use as a Town Hall.
1916	Large scale gold mining ceased in the area around Ohio City.
1920	Most of the population of Ohio City left the town and the local government disbanded.
1920-70	Ohio City is sparsely populated with occasional miners searching for gold.
1961	School children in Ohio City are no longer taught in log school and are bused to Gunnison.
1970	The former Town Hall is used by the Quartz Creek Improvements Association as a community meeting hall.
1970-80s	Mid-span support columns are added in the building to help support the roof.
1974	Colorado Secretary of State declares Ohio City an abandoned town site and

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY

RESOLUTION NO. 96 - 25

A RESOLUTION DESIGNATING THE OHIO CITY TOWN HALL
TO BE A GUNNISON COUNTY LANDMARK

WHEREAS, the Board of County Commissioners of Gunnison County, Colorado has provided, pursuant to Resolution 93 - 32, for the preservation of the cultural, historic, and architectural history within Gunnison County; and

WHEREAS, application has been made for designation of the Ohio City Town Hall, Block 16, Lot 24, Roe's Addition, Town of Ohio City; and

WHEREAS, the review process required by Resolution 1993 - 32 has been conducted and concluded completely and appropriately; and

WHEREAS, the Board has determined, pursuant to Resolution 1993 - 32, that all of the procedural and substantive prerequisites of designating the Ohio City Town Hall as a Gunnison County Historic Landmark have been met;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO, that the Ohio City Town Hall is designated as a Gunnison County Historic Landmark, and, further, that this Resolution be recorded in the records of the Gunnison County Clerk and Recorder, as the landmark designation certificate specified by Resolution 1993 - 32.

INTRODUCED by Commissioner Santarelli, seconded by Commissioner Zanetell, and adopted this June 18, 1996.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

ATTEST:

Clerk

/s/ Chairperson

Form **W-9**
State of Colorado
Substitute rev.0415

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) GUNNISON COUNTY

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/Sole Proprietor or single member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▸
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.
☐ Other (see instructions) ▸ ☑ 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)
(Applies to accounts maintained outside the U.S.)

Address (number, street, and apt. or suite no.) 200 E. VIRGINIA

Purchase Order address if different (optional)

City, state, and ZIP code GUNNISON CO 81230

List account number(s) here (optional)

Contact name Rachel Magruder

Contact Email rmagruder@gunnisoncounty.org

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.

Social security number

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

Employer identification number
84-6000770

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below), and
4. 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 ▸** Rachel Magruder | **Date ▸** 03/31/2016

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):

- ☐ CO Location/HQ in CO
- ☐ CO Location/HQ out of CO
- ☐ No CO Location/HQ in US
- ☐ No CO Location/HQ out of US
- ☐ Has Paid Compensation Tax
- ☐ Has Not Paid Compensation Tax
- ☐ African American
- ☐ Asian Pacific American
- ☐ Subcontinent Asian American
- ☐ Hispanic American
- ☐ Native American
- ☐ CDOT Certified Emerging Small Business
- ☐ CDOT Certified Disadvantaged Small Business
- ☐ Women Owned
- ☐ Woman Business Enterprise
- ☐ Veteran Owned
- ☐ Disabled Vet Business Enterprise
- ☐ Disadvantaged Veteran Enterprise
- ☐ Service Disabled Veteran
- ☐ Vietnam Veteran
- ☐ Veteran Business Enterprise
- ☐ Disadvantaged Business Enterprise
- ☐ Small Disadvantaged Business
- ☐ Disabled Owned
- ☐ 8(A) Designation
- ☐ HUBZone Certified
- ☐ Labor Surplus
- ☐ Historical Black Colleges & Universities
- ☐ Small Business
- ☐ Airport Concession Disadvantaged Business

an entity separate from its owner is treated as a "disregarded entity." See Regulation section 301.7701-2(c)(2)(iii). Enter the owner's name on the "Name" line. The name of the entity entered on the "Name" line should never be a disregarded entity. The name on the "Name" line must be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on the "Name" line. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on the "Business name/disregarded entity name" line. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Note. Check the appropriate box for the U.S. federal tax classification of the person whose name is entered on the "Name" line (Individual/sole proprietor, Partnership, C Corporation, S Corporation, Trust/estate).

Limited Liability Company (LLC). If the person identified on the "Name" line is an LLC, check the "Limited liability company" box only and enter the appropriate code for the U.S. federal tax classification in the space provided. If you are an LLC that is treated as a partnership for U.S. federal tax purposes, enter "P" for partnership. If you are an LLC that has filed a Form 8832 or a Form 2553 to be taxed as a corporation, enter "C" for C corporation or "S" for S corporation, as appropriate. If you are an LLC that is disregarded as an entity separate from its owner under Regulation section 301.7701-3 (except for employment and excise tax), do not check the LLC box unless the owner of the LLC (required to be identified on the "Name" line) is another LLC that is not disregarded for U.S. federal tax purposes. If the LLC is disregarded as an entity separate from its owner, enter the appropriate tax classification of the owner identified on the "Name" line.

Other entities. Enter your business name as shown on required U.S. federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name/disregarded entity name" line.

Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the *Exemptions* box, any code(s) that may apply to you. See *Exempt payee code* and *Exemption from FATCA reporting code* on page 3.

Exempt payee code. Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following codes identify payees that are exempt from backup withholding:

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a) 11—

A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank.
Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Reg. section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Reg. section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a) J—

A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at *www.ssa.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if

BEN WHITE
ARCHITECTURE

Benjamin White, AIA

Job Description

Owner/Architect
Ben White Architecture, LLC

Education

Bachelor of Architecture
University of Knoxville, TN
2000

Professional Affiliations

Licensed Architect, State of Colorado, 2007

American Institute of Architects, 2009

National Council of Architectural Registration Boards, Certified 2008

CSI Certified Construction Document Technologist, 1999

Software Expertise

Autodesk Revit 2016

Autodesk AutoCAD 2016

Photoshop CS

Ben White Architecture, LLC was established in 2009 and is based in Crested Butte, Colorado. Ben White is the owner and sole proprietor and has 17 years of professional experience, 12 of which has been spent designing in the Colorado Rocky Mountains. He has a broad design background encompassing hospitality, healthcare, retail, restaurant, civic, institutional and residential design.

BWA has completed projects in Gunnison, Hinsdale, Eagle and Montrose counties. Since 2009, the office has designed over $16 MM in total project costs. Ben is a licensed architect in the State of Colorado.

Design Approach

Ben serves multiple project roles including designer, construction document specialist, specifier and construction administration. Ben has experience working closely with committees in both the academic and private sector and is capable of quickly establishing relationships with diverse and occasionally conflicting user groups. He is an accomplished public speaker and will lead meetings, presentations and open forums. Ben prides himself in designing within established project budgets and, when necessary, finding creative avenues for cost savings.

Representative Project Experience

Ben's current project resume is diverse. He is currently involved in over $3 MM in residential construction, $6 MM in multi-family construction, and $1 MM in commercial construction. He is currently working on historical preservation projects in both Gunnison and Hinsdale Counties and has practical experience designing in Historic Districts. Ben completed the 2014 Phase I Historic Preservation of the Ohio City Town Hall and is currently working on an addition to the Historic Armory Building in Lake City. He has served as a Construction Management and Architectural Consultant for Western State Colorado University. This experience has allowed for an in-depth knowledge of state bidding requirements, Construction Management /General Contractor contracts and the LEED certification process.

148 ELCHO AVE. #3 • CRESTED BUTTE, CO 81224 • 970.349.5378

RESUME

John Cattles
Director of Facilities Maintenance
Gunnison County

February 2013 – Present
John manages all maintenance of Gunnison County Facilities from janitorial, routine maintenance, repairs, capital planning and improvements, space use, physical facilities and grounds of Gunnison County. John also manages all new construction, additions, and remodel work. As a steward of County facilities, John strives to maintain, manage, and plan for the future to ensure the County's interests are served and facility needs are met thoroughly and efficiently.

Job Experience

Carpenter/ Laborer
1994-1997
John worked on several remodel and restoration projects in the historic town of Dolores, CO. John assisted his father and learned the trades working on several projects including a boarding house near the original train depot that was converted into a gallery but still maintained most of the original structure and finishes, as well as several 1880's homes some of which were maintained has homes and others used for commercial uses.

Carpenter
1997-1998
John worked on a development in Rico Colorado building completely off-grid homes. These homes utilized unique construction techniques such as earth filled tire walls, straw bale, and other recycled or renewable materials.

Draftsman
2000-2002
John worked as a draftsman for an Eric Williams P.E. in Gunnison Colorado. John did all Architectural design work and structural layout and finished structural drawings for mostly log homes and remodel projects for Eric Williams P.E. and Greatland Log Homes.

Owner/ Operator
C&C Building and Design
January 2002 – February 2013

John worked as Designer and General Contractor for custom homes in Gunnison County. John worked closely with clients to develop a design for their home, draft plans, permit, seek sub-contractors, and bid the project. John not only manages the entire project, he also performed rough and finish carpentry work. He specialized in homes and home remodels valued from $200,000 to over $2,000,000.

Education

Adams State College 1997 to 1998 Associates with emphasis in Engineering- B.S. Engineering coursework.
Western State Colorado, 1999- 2001 Bachelor of Arts, Environmental Design / Architecture

Gunnison County Facilities and Grounds

John Cattles, Director (970) 641-8560 jcattles@gunnisoncounty.org

200 E. Virginia Street, Gunnison, CO 81230

Rachel Magruder

From: State Historical Fund <mail@grantapplication.com>
Sent: Friday, April 01, 2016 3:50 PM
To: Rachel Magruder
Subject: [SPAM-B] Your Application

Importance: Low

Your application has been saved successfully, and the tracking number is 21235. For your records, here is a copy of the contents of your application:

Before You Begin

For comprehensive instructions, please visit our application webpage HERE.

For instructions on how to use your "My Account" page please click HERE.

Get started:

- Log into your application account page HERE to access saved and submitted applications.
- Add mail@grantapplication.com to your safe senders list to ensure you receive all system communications.
- Be patient waiting for the pages to load.
- Contact SHF Outreach Staff at 303-866-2887 **as early as possible** for assistance if you have ANY questions about the application process or need assistance with completing the Competitive Grant Application form.

Write Your Narrative Sections:

- Limit your use of bullets and other formatting.
- Copy and paste your text from Word documents into the narrative sections.

Download Required Forms:

- Signature Page:
You will be required to submit an attachment (see Agreement section) with signatures from the grant recipient contact, property owner, and state or federal agency representative as applicable. Please remember to save time to complete the signature page attachment.
- Scope of Work and Budget:
Applicants **MUST** use the appropriate SHF Scope of Work and Budget Form.

Upload Attachments:

NEW: ALL ATTACHMENTS MUST BE IN PDF FORMAT.
Please see the Attachments section for a full list of required attachments.

Share Your Draft:

- From your account page, use the "envelope" icon at the far end of the right-hand column to send a draft of your application to SHF staff or your peers.
- For more instructions on how to share, view and change application managers, please see the account page instructions HERE.

Table of Contents:

i. Organization Information
ii. Contact Information
iii. Project Information
iv. Property Information
v. A. Applicant Capacity
vi. B. Property or Project History
vii. C. Project Description
viii. D. Urgency
ix. E. Timeline
x. G. State Preservation Plan
xi. H. Combined Scope of Work and Budget
xii. Acknowledgement of Award Conditions
xiii. Attachments

Organization

Applicant Organization

Please provide all requested contact information for the eligible applicant organization, which must be either a:
• Non-Profit Organization (any organization certified by the Internal Revenue Service as tax exempt under Internal Revenue Code Section 501 (c), (d), (e), (f), (k), or Section 521 (a)); or a
• Public Entity (as defined in Colorado law, includes "...the state, county, city and county, incorporated city or town, school district, special improvement district, agency, instrumentality, or political subdivision of the state organized pursuant to law...")

Individuals and businesses are not eligible to apply for SHF grants directly. If you do not know your Federal Tax ID#, visit www.melissadata.com/Lookups/np.asp or visit the website of the Secretary of State. Do not forget, you must include your **COLORADO SUBSTITUTE** W-9 as an attachment for tax ID verification. If you are uncertain of your IRS tax status, you can call the IRS toll free at 1-877-829-5500 and ask for an affirmation letter.

Applicant Organization Name
Board of County Commissioners of the County of Gunnison, Colorado

Contact First Name
Rachel

Contact Last Name
Magruder

Title
Paralegal

Organization Mailing Address
200 E. Virginia

City
Gunnison

State

CO

Zip Code
81230

Telephone
970-641-7616

Federal Tax ID Number
84-6000770

Please remember to sign the signature page in the AGREEMENTS section, this is required.

Contact Info

Grant Recipient Contact

Please provide all requested contact information for the GRC. This person should be the primary point of contact for the project if awarded and should be someone that is easily accessible. All correspondence will be sent to this person. Only one person can be the contact. If the property is owned by an individual or business, the owner cannot be the GRC.

Prefix
Ms.

Contact First Name
Rachel

Contact Last Name
Magruder

Title
Paralegal

Primary Phone
970-641-7616

E-mail Address
rmagruder@gunnisoncounty.org

Grant Recipient Contact Organization
Board of County Commissioners

Grant Recipient Contact Address
200 E. Virginia

City
Gunnison

State
CO

Zip Code
81230

Project Info

Grant Type

Indicate if the amount of your grant request is $35,000 or less (Mini grant), or more than $35,000 (General grant).

Grant Type
-General

Is this a repeat application?
Yes

Project Information

Choose the project type that reflects the majority of the proposed project. For instance, if you have a combination of an education and survey project, choose the project type that corresponds to the majority of the budget. Contact SHF Outreach staff if you need assistance in determining your project type: shf@state.co.us or 303-866-2887.

Project Type

- ***Acquisition & Development:*** *Those projects that involve excavation, stabilization, restoration, rehabilitation, reconstruction, or acquisition of a designated property or site.*
- ***Archaeology:*** *Those projects that involve the identification, recordation, preservation and interpretation of archaeological resources. This includes ancient and historic sites as well as artifact collections.*
- ***Survey & Planning:*** *Those projects that involve identification, recording, evaluation, designation and planning for the protection of significant historic buildings, structures, sites and districts.*
- ***Education:*** *Those projects that provide historic preservation information or information about historic sites to the public.*

Acquisition and Development

Project Title

Ohio City Town Hall, Phase 2 - Interior and Exterior Rehabilitation

Brief Summary of Project

Ohio City Town Hall, Phase 2 - Interior and Exterior Rehabilitation is the final phase of a two phased project. Phase 2 will include restoration of the historic east and western windows and western entry door, replacement of missing and damaged interior ceiling and exterior wall metal tiles, reconstruction of the front entry door and transoms, replacement of non-historic flooring and patches, reinforcement of flooring, stage and steps and providing for additional fire protection under and behind the wood stove.

Grant Request Amount

97,427

Cash Match Amount

35,393

Total Project Budget

Press calculator button to total.

Cash Match Percentage of Total Project Budget

Press calculator button to total.

%

Please check the box if you will have cash match in the bank at the time you sign your SHF contract (1-2 months after the award date).

Yes

Indicate if you are requesting a waiver for the Cash Match requirement.

No

If Yes, What is your justification for Waiver Request?

Property Info

Geographic Information

County and City where project is located

Gunnison-Ohio City

If you are unsure of the corresponding district numbers for the State and US representatives, you may look them up HERE.

Colorado State Senate District
S-05

Colorado State House District
R-59

US Representative District
US-03

Property Information

Property Historic Name
Ohio City Town Hall

Historic Designation
County Designated

Designation Area
Building Only

Property Historic District
N/A

Property Street Address
8503 County Road 76

Property City
Ohio City

State
CO

Zip Code
81237

Property Site Number
5GN.5833

Property Legal Description

Lot 24, Block 16, Roe's Addition to the Town of Ohio City, County of Gunnison, State of Colorado

Property Period of Significance
1906, 1910, 1914, 1964

County Assessor's Contact Information (for verification purposes)
970-641-1085

Property Owner Information

This section is only applicable to projects that will be carrying out physical work including archeological work.

Is your property owned by the applicant organization?
Yes

Legal Owner
Board of County Commissioners of the County of Gunnison, Colorado

County in which property/project is located
Gunnison County

Owner Street Address
200 E. Virginia

City
Gunnison

State
CO

Zip Code
81230

Telephone
970-641-0248

SIGNATURE PAGE REMINDER: The owner IS REQUIRED to sign the signature page in the Attachments section if the property is not owned by the applicant.

A government representative IS REQUIRED to sign the signature page in the Attachments section if this property is privately owned.

Section 106 Compliance

Complete this section only if your project involves State or Federal funds as a source of cash match to the SHF grant request, and/or requires State or Federal permitting. More information about Section 106 compliance can be found online at: http://www.historycolorado.org/oahp/section-106-compliance

If applying to fund a mitigation activity, consultation and a signed Memorandum of Agreement between the parties is required prior to application.

Will your project require Section 106 Compliance?

No

If you answered "Yes," this information is required:

Federal Agency Involved in Your Project

Contact Name

Telephone Number

Nature of Collaboration with Federal Agency

SIGNATURE PAGE REMINDER: A State or Federal Agency IS REQUIRED to sign the signature page in the Attachments section if this section is completed.

A

A. Applicant Capacity

Write a brief history of the applicant organization in 1000 words or less. (0-10 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."

Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

The Board of County Commissioners of the County of Gunnison, Colorado represents Gunnison County, Colorado, a political subdivision of the State of Colorado. Gunnison County is a rural mountain county situated on the western slope of Colorado which encompasses 3,258 square miles with approximately 15,000 residents. Gunnison County carries the following mission statement:
"Gunnison County cherishes its sense of community and place. We strive to preserve and promote the well-being of the County's citizens, natural environment and rural character. We will deliver services and set standards that reflect our values and preserve our unique quality of life for present and future generations to enjoy."

Preserving our historic structures is a means of maintaining the rural character of our community for future generations. Gunnison County's commitment to historic preservation is identified in the Board of County Commissioners Resolution No: 93-32, a resolution providing for the preservation of the cultural, historic and architectural history within Gunnison County. This resolution established the Gunnison County Historic Preservation Commission, identified the eligibility and process for designation of historic landmarks, restricts landmark alteration without approval, requests maintenance by owners of designated landmarks and provides enforcement mechanisms for any violation of the resolution.

This grant application is for Phase 2, the final phase for the rehabilitation of the Ohio City Town Hall. The preservation and rehabilitation of the Town Hall means very much to both Gunnison County and the local Quartz Creek Valley community. The Town Hall uniquely represents simplicities of times past. The building is significant to the local population as it has provided a location for community functions in this rural mountain area and has served as a community center for potlucks, fundraisers, cultural events and private celebrations. Our goal and desire has been and continues to be that the Ohio City Town Hall be preserved, rehabilitated and its historic attributes be restored so that it will continue to serve and shine as a community center for generations to come.

In 2010, the structural integrity of the Ohio City Town Hall was questioned because of settling movement below the north wall. Because of this concern, Gunnison County applied for and received grant funds from the Colorado State Historical Fund ("SHF") for a Historic Structure Assessment which was completed in 2011 by Humphries-Polli Architects. In 2011, Gunnison County applied for a SHF acquisition and development grant for costs of architectural and engineering plans for the entire project and Phase 1 improvements but was unfortunately rejected. We believe this rejection was based upon the proposal being too conceptual not having developed plans prior to submitting our application. In 2012, Gunnison County hired a local architecture firm, Ben White Architecture, LLC, to draft architectural and engineering plans and provide methodologies. The plans and a project manual identifying the methodologies were completed December of 2012. In April 2013, Gunnison County applied for a SHF acquisition and development grant for "Phase 1 Foundation Stabilization and Electrical Upgrades" but was rejected as we still had more to learn about historic preservation and its methodologies. In October 2013, Gunnison County again applied for a SHF acquisition and development grant for Phase 1 and was fortunate enough to be awarded that grant. Improvements funded by the grant for Phase 1 included the immediate need to stabilize the Town Hall by replacing the foundation, replacement of the electrical distribution system, installation of replica lighting and ceiling fans, removal of the non-historic interior columns to provide for an open, undivided space as it was originally, and provided for additional structural support of the roof. Along with the cash match of $30,000, as in-kind contributions for Phase 1, Gunnison County provided for all excavation work, construction of and materials for replacing the partial front deck and step with a full front entrance deck and steps along with railings for safer and easier access, an exterior lamp post, an adequate ADA ramp with railings, parking space and loading area and constructed a west landing with railings with exterior lighting, and installation of an underground electric service to the building. The costs incurred for those in-kind contributions was over $32,000.

During Phase 1, the Quartz Creek Improvement Association (QCIA), the local community civic organization, provided volunteers who removed the old front partial deck and ramp, provided for post-construction clean-up and retraced the engraved names of community members from the old deck boards onto the new. Gunnison County then engraved those names.

Phase 1 was completed and formally approved by the SHF in August 2015. Phase 1 came under the projected budget by approximately $39,000.

In April 2015, Gunnison County applied for funds for Phase 2 improvements and was rejected. The rejection, we believe, was predominately based upon the methodologies being considered too drastic. For example, a task proposed was to remove all of the exterior metal tiles on the east and west sides of the building and to reinstall and realign the tiles so there would not be a need for replacement of the missing and damaged tiles with replicas. In this application we propose to replace the damaged and missing tiles with replicas so as not to disturb the historic materials.

With sage advice, guidance and approval of the SHF, the plans have been revised so as not to disturb the historic materials, to such a degree, and provide methodologies more consistent with the U.S. Secretary of Interior Standards. We have also tried to grasp a better understanding of spatial relationships, periods of significance and in more detail, further clarify the vision for the building.

QCIA has raised $5,393.15 to be contributed towards the cash match for this application. Also, as an in-kind contribution for Phase 2, the QCIA has volunteered to clean the entire interior bead board walls and provide for the mild or oil soap per U.S. Secretary of Interior Standards.

Project management and oversight for Phase 2 will be provided by Gunnison County's Facility Maintenance Director, John Cattles, as general contractor and Ben White of Ben White Architecture, LLC.

B

B. Property or Project History

Write a brief history of the property or project and its relationship to historic preservation in 1000 words or less. (0-10 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

Ohio City is located in the beautiful Quartz Creek Valley of Gunnison County. The town was established on the original site of Eagle City settled by miners in the latter part of 1879 and was formally incorporated on June 24, 1907.
The Ohio City Town Hall was constructed in 1906, during the second of three distinct mining periods of boom and bust. During this high point, the town supported approximately 250 people, a newspaper, theater, several civic organizations, baseball teams, a brass band and an orchestra.
The Ohio City Town Hall has served a number of purposes and has several areas of significance.
1. 1906 - ca. 1910 Mercantile Building (area of significance: commerce)
2. 1910 - ca. 1913 Restaurant (area of significance: commerce)
3. 1914 - ca. 1955 Town Hall (area of significance: government)
4. 1964 - ca. 1976 Community Center (area of significance: social history)
1. 1906 - ca. 1910 Mercantile Building (area of significance: commerce).
The Ohio City Town Hall was originally constructed as the Baer Boss Mercantile. The building represents a significant type of architectural style predominant around the turn of the century. The wood framed building is a vernacular Victorian style characterized by the false front and store front glazing. The building is unique with its corner entrance. The exterior walls are sheathed with a combination of unpainted vertical wood board and batten siding on the north and south sides and terne pressed metal panels on the east and west elevations. The panels are a rock-faced brick pattern which mimics the appearance of stone. The unfinished panels have a distinct rusted patina. Matching pressed metal corner trim with a medallion pattern was used on the corners and around the main entrance.
The interior is an open, undivided space. Interior walls are covered with wood bead board paneling from floor to ceiling. The high ceiling is finished with an unpainted pressed metal tile with a decorative quatrefoil pattern. This pattern is commonly associated with the Gothic and Renaissance Revival periods of architecture in the United States. The symbol is considered a representation of a flower with four petals, or a leaf with four leaflets, such as a four leaf clover symbolizing good luck. A decorative border with a covered cornice adds additional formality to the design.
2. 1910 - ca. 1913 Restaurant (area of significance: commerce). During this period the building was used for a short time as a restaurant owned by the Tarkington Family.
3. 1914 - ca. 1955 Town Hall (area of significance: government). In 1914, the Tarkington's sold the restaurant to the municipal government for use as a town hall.
4. 1964 - ca. 1976 Community Center (area of significance: social history). Since 1964 the building has been used as a community center and officially leased to the QCIA since the 1970s. Significant changes occurred during this last period of significance as the building evolved to meet its function as a community center. In the 1970s, the QCIA installed trusses and constructed a sloped metal roof above the existing flat roof to better shed snow. During that time, the QCIA also installed interior columns to support the sagging ceiling and constructed a stage. In the early 1990s, the Gunnison County Maintenance Department replaced damaged floor joists and a patch of wood flooring, and, with donations from community members, constructed a new front deck. Throughout the years, maintenance of the building has been contributed mutually by Gunnison County and the QCIA.
In 1974, the Secretary of State deemed the town abandoned, pursuant to C.R.S. 139-19-101, and turned ownership of the Town Hall over to Gunnison County. In 1996, Gunnison County designated the Town Hall as a historic county landmark by virtue of Resolution1996-25.
In 2010, out of concern for the structural integrity of the building, Gunnison County pursued the rehabilitation of the Town Hall. In 2011, Gunnison County was awarded a grant by the SHF for a Historic Structure Assessment and in 2013 Gunnison County was awarded another SHF grant for Phase 1 which

included, with archaeological monitoring, stabilization of the building, removal of non-historic interior columns and reinforcement of the roof and installation of an electrical distribution system including replica historic lighting. During Phase 1, Gunnison County constructed a west entrance landing and reconstructed the front deck, ADA ramp and loading zone, installed railings, provided for excavation work and installed an underground electric line to the building, with additional archaeological monitoring.
The Ohio City Town Hall uniquely represents simplicities of times past. There is no running water in the Town Hall; rather water is transported by valley residents. It is heated by a wood stove that was built and donated by a valley resident. Wood is provided by valley residents. The Town Hall has provided a venue for both public and private gatherings since 1964. The Town Hall is "The Community Gathering Place" and is significant to the valley residents. Valley residents adore this building for the history it represents and its comforting simplicity. The fellowship and community spirit is reminiscent of days gone where people truly depend upon each other and look forward to gathering together. The QCIA helps promote this community spirit through monthly potluck dinners. These potlucks may also include entertainment such as musicians, storytellers, historians, square dancing and games. Local government entities utilize the building for presentations addressing issues that impact the valley. Private uses include the Ohio City Volunteer Fire Department and 4H fundraisers, and family reunions, welcome home parties for soldiers and music and dancing opportunities. The Ohio City Town Hall represents a unique magnet in that it brings both residents and visitors together.

C

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. (0-20 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

This grant application is a request for funds for Phase 2, the final phase of a two phased project for the Ohio City Town Hall.
Now that the building has been structurally stabilized and preserved, through the completion of Phase 1, for Phase 2, our first goal is for further restoration of the building's historical attributes and to prevent further damage/deterioration of other historic attributes. Our second goal is to address and ensure safety measures for future preservation of the building and in consideration of its continued use in serving as a community center.
Phase 2 will address rehabilitation and reconstruction of historic doors, reconstruction of two side windows, rehabilitation of the exterior pressed metal siding, reconstructing metal ceiling tiles, and repair and replacement of the wood flooring. It will also include structural repairs to the interior stage and steps, and addresses safety concerns around the wood stove. Methodologies are intended to comply with the Secretary of the Interior's Standards for Rehabilitation with the understanding that the building is currently in use as public facility.
The following Standards were applied to this work:
Fire and Life-Safety, Planning Successful Rehabilitation Projects
Rehabilitating Interiors in Historic Buildings
Documentation Requirements for Proposed Window Replacement
Maintaining the Exteriors of Small and Medium Sized Historic Buildings
The Repair of Historic Wooden Windows (interpreted for exterior door rehabilitation)
Use of Substitute Materials on Historic Building Exteriors
With the advice, guidance and approval of the State Historical Fund as well as the Gunnison County Historic Preservation Commission, the Improvements for Phase 2 are identified as follows:
The building currently has one main entrance on the south elevation, one side entrance on the west elevation, a main store front window on the south elevation, and two small windows, one on the east and west elevations. The main entrance door was likely replaced in the early 1970s with a repurposed

commercial door. The door will be recreated based on a historic photograph from the 1930s. The transom window and panel above the door will be rehabilitated and new window glazing installed. Due to concerns for occupant safety, the new door will be configured to swing to the exterior and equipped with panic exit hardware.

The side entrance door is believed to be original and will be repaired to its original condition. Likewise, this door will be rehung to swing to the exterior and panic exit hardware installed. The existing mortise lock will remain but inactivated. The historic photograph depicts a transom light above the door. This transom will be recreated based on the 1930s photograph. Both doors will receive new weather stripping, thresholds, and flashing above the head trim.

The main store front window will have loose or missing window stops replaced or repaired. The wood window frame will receive a preservative wood treatment.

The side windows will be recreated based on the remnants of an existing, degraded, frame located on the east elevation. Window trim will be added using the existing window frames as a design reference. All exposed wood will be finished with a high grade varnish for protection from excessive UV light at this altitude. Finish carpentry work repairing or recreating these elements will be performed by skilled craftsmen with experience in historic preservation projects. Qualifications for this work will be included in the project specifications.

The interior rehabilitation will address flooring, stage and fire protection shields under and behind the wood stove.

Wood flooring nailed directly to the floor joists serves as the floor finish. The back portion of joists and flooring was replaced in the 1990s by the Gunnison County Maintenance Department. The stage also has a wood floor which was likely added after the building was converted to serve as a community center. Portions of the wood floor are missing and some portions were removed when the support columns were added in the 1970s. The floor surface sees a tremendous amount of traffic and any protective finishes have worn off. There are several locations where patches of the flooring were replaced with modern materials that are inappropriate to the historic character of the space.

The existing wood flooring will be removed with care for storage and reinstallation. New ¾" OSB floor sheathing will be installed and attached to all floor joists to create an acceptable diaphragm condition. The extant wood flooring will be reinstalled with any pieces that re deteriorated beyond repair to be replaced with materials in-kind that match the historic material in species, color, and dimension. Any new material needed for infill will also match the extant historic wood flooring. The entire floor surface will then be cleaned. After consulting with Gunnison County Facilities Department, a natural tung oil finish will be applied. This finish can be integrated into the County's long-term maintenance program for the building.

The existing steps leading up to the stage do not appear to be original and are unstable and do not meet current codes. The steps will be rehabilitated to provide even riser heights and improved tread depths. A handrail will be added to the wall-side of the steps to assist public use of the stage.

Due to safety concerns, the protection surfaces around the wood stove will be replaced. Using current clearance requirements, a new metal-faced floor protection will be installed under the stove extending 18 inches in all directions. This will protect the wood floor from both heat and potential hot ash. A metal-faced heat shield will be installed behind the stove. The heat shield will be held off the wall both as a function of heat dissipation and to preserve the existing bead board wall.

This scope of work is intended to remedy alterations performed over the years on the exterior pressed metal siding.

Metal panels were haphazardly attached to the northeast and northwest corners of the building, likely after the addition of the sloped metal roof. These panels can be removed and aligned with the panel coursing in a manner consistent with the historical character of the building. Likewise, metal corner panels will be repositioned on the northeast and northwest corners to return the siding to its original look. These modifications can be done without replacing the metal panels with new or reclaimed pieces.

The base row of metal panels was exposed to the grade and snow line prior to lifting the building onto its new foundation. A rusted metal base flashing will be added to the perimeter of the foundation to cover the exposed rim joints. The base flashing will also serve to protect the historic panels from snow accumulation at the base of the building and will disguise a crawlspace ventilation system employing the Cora-Vent product.

Areas of damage will be repaired using a metal backer and residue from bird nesting cleaned off the eave and upper panels. Completed work will serve as the primary weather protection for the building.

The interior ceiling is covered in pressed tin panels typical of the Gothic and Renaissance Revival periods. It is unclear why some of the panels are missing. It is likely due to excessive damage from roof leaks which have since been remedied with the sloped metal roof. Interestingly enough, the tin does not appear to have been painted and has taken on a patina likely due to wood smoke. Replica ceiling tiles, molding, dimpled infill pieces, and crown molding will be ordered from a specialty manufacturer, WF Norman. Due to the unique patina, the panels will receive a faux finish. Existing light fixtures will be temporarily removed and

reinstalled in conjunction with the installation of the ceiling panels. The intent of this work is to complete the ceiling finish to its original constructed condition which adds tremendously to the historical character of the space.
On March 18, 2015, Gunnison County received historic landmark alteration certification approval for Phase 2 from the Gunnison County Historic Preservation Commission. For Phase 2, Gunnison County will be applying for a building permit from the Gunnison County Community Development Department for structural work on the window headers, side door head, and re-framing the stage and steps.
Project management and oversight for Phase 2 will be provided by Gunnison County's Facility Maintenance Director, John Cattles, who will serve as the general contractor, who has over 20 years of experience in the private sector as a General Contractor, has worked on several restoration projects on historic buildings, participated in Phase I of this project and is intimately familiar with the local trades and skill sets. Subcontractors will be selected who bring historic preservation and restoration experience and are familiar with the methodologies pertinent to this project as identified in the U.S. Department of Interior Standards for the Treatment of Historic Properties, Preservation Briefs, Directives and Standards. Ben White of Ben White Architecture, LLC will provide consultation and oversight of the project. Ben has over 16 years of experience with cold climate design and is currently engaged in two historic preservation projects.

D

D. Urgency

In 1000 words or less, explain why it is urgent to complete the work in your application now. (0-15 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

The most urgent concern of this project was the structural integrity of the building, which was addressed in Phase 1. We are even more appreciative of receiving funds for Phase 1 as we found that the north foundation sill was far more deteriorated than we anticipated. We also found that the east and west sills were incredibly deteriorated as well. After raising and moving the building to the adjacent property, which was a sight to be seen and with much celebration, the foundation was rebuilt and drainage issues around the building were addressed.
However, further concerns were discovered during Phase 1 and if left incomplete would leave this building hindered from the full usage it deserves. Those concerns are:
1. The existing wood floor is attached directly to the floor joists without a sub-floor. While not uncommon, this does place a fair amount of stress on the wood floor.

2. The existing wood floor is in need of repair, replacement and finishing. In the early 1990s, a significant portion of the floor was removed and replaced with wood flooring that did not match the type, width or species of the historic wood floor. There are patches of missing flooring and by removing the non-historic interior columns during Phase 1, there are additional patches of missing floor boards in the center of the floor.

3. The stage floor structure is in need of addition support to stabilize and level the floor.

4. The steps leading to the stage are not sound. They were constructed in the 1970s and are in need of repair. The riser heights are uneven and the tread depths are too short. We would like to add a handrail supported by the wall to allow safer access for our aging population.

5. The metal panel siding serves as the only weather protection for the building. The paneling is damaged in multiple locations and needs to be patched to protect the wall sheathing and framing from the weather.

6. The building is unique in that it is heated with only a wood stove. The floor and wall protection around the wood stove was found to be inadequate. We would like to replace the floor and wall protection with a new metal floor protection under the wood stove and a metal heat shield behind the wood stove with correct clearances in a manner that minimally affects the historic materials. The floor protection will sit on the historic floor; the wall protection will be mounted away from the bead board wall panel.

7. As the building is heated with just the wood stove, building occupant safety is a primary concern. Illuminated exit signs and fire extinguishers were installed during Phase 1. For Phase 2, we would like to recreate and rehabilitate exit doors adjusting the swing to the outside. Furthermore, we would like to install panic hardware to comply with the current building code and provide the greatest level of safety for the building users.

Having completed Phase 1, we would like to maintain the momentum, commitment and energy towards further preservation of the Ohio City Town Hall. It would also seem to be a disservice not to grasp this opportunity to fully rehabilitate, to the degree possible, this community's historic treasure for continued use as a community center.
The Ohio City Town Hall is the community center for Ohio City and is of great importance that it continues to serve as a local gather place. Ohio City is a rural mountain community located approximately 22 miles from the City of Gunnison, the county seat of Gunnison County. Winter seasons commonly consist of significant snow fall and temperatures dropping far below zero, often presenting quite a challenge to its residents. Community relations in this rural mountain area are important to the community's health and sustainability. The residents of the valley vary in number, from an estimated 125 in the winter to 400 in the summer, and visitors are considerable. The preservation of the Ohio City Town Hall is an effort that also adds to the general historic preservation of the valley, which encompasses approximately 25 miles of scenic roadway.

E

E. Timeline

Create a list with key project milestones and corresponding month/year showing how your project will be carried out in 600 words or less. This category shows you have adequately considered how to complete your project within the 24-month contract period, including outside factors that may affect the project. (0-5 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

Phase 2 Project Milestones:
We anticipate the following timeline to be expedited, however, for prudence sake, we are identifying what we believe to be a relatively conservative timeline. Status reports and photographs will be delivered to the SHF throughout the construction period pursuant to the due dates identified in a grant award contract between Gunnison County and SHF. Upon completion of work for Phase 2, an End of Project Report and Record Photographs will be submitted to the SHF.
Grant Award Notification: August 1, 2016
SHF Contract Start Date: November 1, 2016
RFP for Subcontractors: November 1, 2016
SHF Kick-Off Meeting: November 15, 2016
Submit Plans & Specifications for SHF Review: November 15, 2016
SHF Review Comments Received (4 weeks): December 16, 2016
Gunnison County Building Permit (3 weeks): January 6, 2016

Pre-Construction Conference with SHF: January 9, 2016
Task 1 -- Door and Window Rehabilitation
15-Week Duration, Start January 9, 2017 and finish April 24, 2017
Reconstruct Main Entrance Door (6 weeks)
Order Glazing (4 weeks)
Rehabilitate Side Entrance Door (2 weeks)
Reconstruct Windows (6 weeks)
Demolition and Rough Carpentry (1 week)
On-Site Carpentry (4 weeks)
Door Installation (1 week)
Window Installation (1 week)
Front Window Repair (1 week)
Stain and Finish (1 week)
Task 2 -- Exterior Pressed Metal Siding Rehabilitation
10-Week Duration, Start April 25, 2017 and finish July 7, 2017
Remove and Reposition Panels (3 weeks)
Install Crawlspace Ventilation and Base Flashing (2 weeks)
Patch and Repair Panels (1 week)
Finish Carpentry and Flashing (1 week)
Recreate Frieze Board and Fascia (2 weeks)
Panel Cleaning and Site Cleaning (1 week)
Interim Meeting with SHF: July 10, 2017
Task 3 -- Interior Metal Ceiling Rehabilitation
16-Week Duration: Start July 11, 2017 and finish October 2, 2017
Procure Metal Ceiling Tiles (8 weeks)
Patina Ceiling Tiles (4 weeks)
Ceiling Rehabilitation (4 weeks)
Task 4 -- Floor Rehabilitation
17-Week Duration: Start October 3, 2017 and finish January 31, 2018
Procure Wood Floor (4 weeks)
New Wood Floor Acclimatization (4 weeks)
Joist Blocking (1 week, August 2016)
Remove Non-Historic Wood Floor (1 week)
Install New Wood Flooring (1 week)
Patch and Repair Wood Floor (1 week)
Repair Stage Structure and Steps (1 week)
Install Floor Protection and Heat Shield (2 weeks)
Clean and Finish Entire Floor (3 weeks)
Task 5 -- Bead Board Restoration
2 Week Duration: Start February 1, 2018 and finish February 15, 2018.
Bead board walls will be cleaned with a mild detergent or oil soap.
(This work will be performed by volunteers of the QCIA.)
Post Construction Meeting with SHF: February 19, 2018

F

F. Public Benefit

Tell us how/why the community supports and benefits from this project in 1000 words or less, addressing the following topics, where applicable. (0-15 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

Attending to old historic landmarks such as the Ohio City Town Hall is a gesture that provides a lesson and example to everyone especially our youth in many ways. History informs us of where we come from, appreciation of where we are now and provides us with a heritage of respect for that history. It is important to provide an education in history for our children but also to display appreciation for our history by example in the time and energy displayed in preservation and care of historic landmarks such as the Ohio City Town Hall.

Not only does the Ohio City Town Hall provide a community center for its residents, it also represents the perseverance of its ancestors. These were people who established this mining town. It is a significant and beloved historical landmark of the community and a treasure to leave for children and our children's children.

Gunnison County believes that preservation and rehabilitation of the Ohio City Town Hall will allow for even more community gatherings, private functions and further use of this historic landmark and provide for future growth of this community.

A forum of education and an outreach for public awareness of historic preservation and this historic landmark will include:

1. Educational Websites. Gunnison County has created a link on their website providing information on the rehabilitation of the Ohio City Town Hall. This link, http://www.gunnisoncounty.org/628/Ohio-City, provides the history of the area and the building along with its historic attributes, the significance the building is to the community, progress reports and pictures from Phase 1, Foundation Stabilization and Electrical Upgrades and will provide the work in progress during for Phase 2. The link also identifies that it is a SHF funded project, with a sub-link to the SHF website for further historic preservation awareness

In anticipation of Phase 2, in 2014 the QCIA organized its first annual fundraiser, the "Gold Rush 5K/10K Run/Walk," which first took place in August 2014 and 2015. A website was established for the race, and the sub-link http://www.goldrush5k10k.com/donate/, also informs the public of this SHF supported project, with an inter-link to the SHF and the Gunnison County link.

2. Participation in Preservation Opportunities. Networking through local contractors, community members, historic preservation groups, to include Colorado Preservation, Inc., to inform interested historic preservation members and specialists of this project and to provide an opportunity to be informed and to observe and/or participate in this project. A skill for stay educational opportunity is also presented. Accommodations and meals will be provided by QCIA members for those traveling long distance.

3. Publication. Announcement of this SHF supported historic preservation project has previously been published in the local newspaper, the Gunnison Country Times, and its summer insert magazine during Phase 1. Further announcement and information for Phase 2 will again be published.

4. Youth Awareness and Education. Providing awareness to our youth and through our youth by 4H Members annual fundraiser at Ohio City Town Hall by recitation of the history of the Quartz Creek Valley and that of the Ohio City Town Hall

5. Artwork. A valley resident and local artisan designed a logo for tee-shirts with the Ohio City Town Hall as the centerpiece, which is sold at community functions throughout the valley by the QCIA, the local civic organization.

6. Historic Recitation. History of the Ohio City Town Hall and the valley has been and will always continue to be presented at events of the valley, potlucks, races and fundraisers. The historian, Professor Duane Vandenbusche is one who has and will continue to educate us all and included in his presentation for the last Goldrush Race for fundraising of Phase 2, SHF providing for the preservation and continued rehabilitation of the Ohio City Town Hall.

7. Circle Tours. The Ohio City Town Hall is located on one of the most popular circle tours in our area (Gunnison/Taylor Reservoir/ Tincup/Cumberland/Pitkin/Ohio City/Parlin/Gunnison). Not only is there signage in front of the building identifying it as a historic landmark, throughout Phase 1 and currently, a sign is displayed that the building is a SHF funded historic preservation project.

G

G. State Preservation Plan

Describe how this project relates to one or more of the six overarching goals of the 2020 State Preservation Plan in 600 words or less. (0-5)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION HERE."
Find comprehensive narrative question instructions for ARCHAEOLOGY HERE.

The Ohio City Town Hall, Phase 2, Interior & Exterior Rehabilitation project relates to the State Preservation Plan.
1. The State Preservation Plan Action Agenda; Goal A: Preserving the Places that Matter.
The Ohio City Town Hall is an irreplaceable historic structure that provides a cultural source for the community and the public at large and is worthy of preservation, restoration and rehabilitation.
2. The State Preservation Plan Action Agenda; Goal B: Strengthening and Connecting the Colorado Preservation Network.
By offering local contractors, historic preservation group members and specialists an opportunity to learn, observe and/or participate in this project will connect, as well as expand, the Colorado preservation network.
3. The State Preservation Plan Action Agenda; Goal C: Shaping the Preservation Message.
Providing a link on the Gunnison County Website of the History of the area and the building along with its historic attributes, the work in progress throughout the project and the significance it has to the community, while also providing for a SHF inter-link, for further historic preservation awareness, will continue to be a promotion and message of historic preservation's mission and vision.
The website for QCIA's annual "Goldrush 5k/10K Run/Walk" identifying that the funds being raised are for a SHF supported project and providing an inter-link to the SHF website, the history of the area and building along with its historic attributes and the work in progress during the project and the significance it is to the community, will continue to be a promotion and message of historic preservation's mission and vision.
The publication of this preservation project funded by the SHF in the location newspaper, the Gunnison Country Times, is also a promotion and message of historic preservation's mission and vision.
4. The State Preservation Plan Action Agenda; Goal D: Publicizing the Benefits of Preservation:
The benefits of preserving this historic landmark will be spread throughout the valley, county, state and country by valley residents and in-state and out-of-state visitors by the knowledge, appreciation and enjoyment of being able to preserve, rehabilitate and restore the Ohio City Town Hall. Phase 1 has been published in the local newspaper, and its summer magazine, and documentation of this project has been uploaded on the Gunnison County website along with the inter SHF link. Continued publication of this historic preservation project in the Gunnison Country Times, and further documentation of the project on the Gunnison County websites will further extend the benefits of historic preservation.
5. The State Preservation Plan Action Agenda; Goal E: Weaving Preservation into Education:
The project has and will continue to provide a forum for awareness of historic preservation. At the annual 4H May Fundraisers, held at the Town Hall, the children provide a recitation of the history of the valley, the historic significance of the Town Hall along with the preservation efforts of Gunnison County, valley residents and funding by the SHF. During community events, presentations are given of the significance of historic preservation, the history of the area and the building and its historic attributes and the project along with the significance it is to the community.
6. The State Preservation Plan Action Agenda; Goal F: Advancing Preservation Practices:
This project, being in a rural mountain community on the western slope where historic preservation is not as abundant as urban areas on the front-range, provides an educational opportunity for experiencing and spreading historic preservation knowledge and techniques to local contractors, architects and local historic interests. The grant writer, architect and facilities maintenance director for this project have experienced and will continue to experience expansion of historic preservation knowledge and techniques.

H

H. Combined Scope of Work and Budget

Applicants MUST complete and upload the relevant Scope of Work and Budget PDF fillable form found below.

Find comprehensive instructions on how to fill out your Scope of Work and Budget Form HERE.
Find a sample Acquisition and Development Scope of Work and Budget form HERE.
Find a sample Survey and Planning Scope of Work and Budget form HERE.

Upload your Scope of Work and Budget below if your project is Acquisition and Development.

Use the following naming convention to name your files: Applicant Organization_Upload Title.pdf
For example: Denver Botanic Gardens_Scope of Work and Budget.pdf

Ohio City Town Hall_Section H Scope of Work - Final.pdf

Upload your Scope of Work and Budget below if your project is Survey & Planning OR Education OR Archaeology.

Use the following naming convention to name your files: Applicant Organization_Upload Title.pdf
For example: Denver Botanic Gardens_Scope of Work and Budget.pdf

Agreement

Acknowledgement of Award Conditions

REQUIRED: Verification Signatures

Download the signature PDF fillable form. After collecting your signatures please upload the form and submit it as an attachment here.

You are required to collect a signature from your applicant organization, and may be required to collect signatures from your property owner and/or a government offical depending on your answers in the property information section.

Please check the box below to indicate that you understand and agree with the following conditions.

Please attach your signature page.

Please download, complete and attach your Signature Page.
Use the following naming convention to name your files: Applicant Organization_Upload Title.pdf
For example: Denver Botanic Gardens_Signature Page.pdf

Ohio City Town Hall_Signature.pdf

I understand and agree with the following conditions associated with State Historical Fund grants:

- I understand my organization will enter into a contract with the State Historical Fund (SHF). My organization will be responsible for meeting the terms of the contract. My organization cannot "pass through" fiscal or project responsibility to another organization. (See Grant Manual pg 7)
- I understand that SHF contracts contain non-negotiable terms, and it is my responsibility to review the SHF grant templates (found online at http://www.historycolorado.org/grants/state-historical-fund-grants) prior to going under contract to assure that my organization is willing to go under contract with those terms.
- I understand that once under contract, I will work in partnership with the State Historical Fund to meet the Secretary of the Interior's Standards. I will comply with review expectations and refrain from carrying out work until I have the approval of SHF historic preservation specialist to proceed. (See Grant Manual pg 18)
- I understand the proposed cash match must be available before my organization signs the SHF contract. (See Grant Manual pg 10)
- I understand SHF funds will only pay for work taking place within the SHF contract period. (See Grant Manual pg 14)
- I understand SHF will require documentation of grant administration expenditures, including time sheets and rates. (See Grant Manual pg 40)

- I understand the reported expenses must be associated with one of the task items in the SHF Contract Exhibit B: Project Budget. I am not allowed to collapse task items under one category. (See Grant Manual pg 26)
- I understand project cost savings will be shared with SHF. (See Grant Manual pg 38)
- I understand my organization cannot use funds in a manner that may result in an actual or perceived conflict of interest. (See Grant Manual pg 49)
- I understand property restrictions, if applicable, mentioned in my award letter. For architectural survey projects, I will adhere to the current Colorado Cultural Resource Manual. (See Grant Manual pg 30 & pg 6)
- I understand that my performance as a state contractor will be evaluated and made available to the public. (See Grant Manual pg 42)
- I understand that indirect costs need to be justified at the time of request for reimbursement. I am encouraged to use the SHF Indirect Cost Worksheet (found online at http://www.historycolorado.org/grants/application-forms) for planning purposes. (See Grant Manual pg 39)
- I understand that state regulations requires me to certify that my organization carries Worker's Compensation, Employer's Liability, General Liability, and Automobile Insurance, if applicable. (See Grant Manual pg 11)
- I understand that I must provide proof that my organization is not employing or contracting any illegal aliens. (See Grant Manual pg 51)
- I understand that my organization is solely responsible for determining if my cash match resources are eligible for use with SHF grant programs.

By checking the box you are indicating that you understand and agree with the above conditions associated with State Historical Fund grants, if awarded.

Yes

Attachments

Application Checklist

NEW: ALL ATTACHMENTS MUST BE IN PDF, JPG, OR JPEG FORMAT. Colorado Substitute W-9 for Grant Applicant MUST BE IN PDF FORMAT.

You may be required to combine multiple documents into one file before uploading. Please prepared one digital file for each required section. For comprehensive instructions on attachments, click HERE.

There is a 25MB size limit per APPLICATION.

Please contact SHF Outreach Staff at 303-866-2887 as early as possible for assistance if you have ANY questions about the application process or need assistance with completing the Competitive Grant Application form.

Use the following naming convention to name your files: Applicant Organization_Upload Title.pdf
For example: Denver Botanic Gardens_Images.pdf

Overall Image

Ohio City Town Hall - Main.pdf

Images

Ohio City Town Hall_Photos Final.pdf

OPTIONAL: Historic Images

Ohio City Town Hall_Historic Photo.pdf

OPTIONAL: Media images, newspaper clippings, etc.

Ohio City Town Hall_Publications.pdf

Letters of Support

Ohio City Town Hall_QCIA.pdf

Letter of Support 2

Ohio City Town Hall_Dolezal.pdf

Letter of Support 3

Ohio City Town Hall_Dykes.pdf

Letter of Support 4

Ohio City Town Hall_Swartz.pdf

Letter of Support 5

Ohio City Town Hall_Means.pdf

OPTIONAL: Letter of Support 6

Ohio City Town Hall_G. Kirkendall.pdf

OPTIONAL: Letter of Support 7

Ohio City Town Hall_Nicholl.pdf

OPTIONAL: Letter of Support 8

Ohio City Town Hall_Coleman.pdf

Proof of Local Designation

Ohio City Town Hall_Resolution 1996-25.PDF

Colorado Substitute W-9 for Grant Applicant

Blank form available online at: http://www.historycolorado.org/grants/application-forms.

Ohio City Town Hall_W9.pdf

Contractor and/or Project Participant Resumes

Ohio City Town Hall_Ben White Resume.pdf

Resume 2

Ohio City Town Hall_John Cattles Resume.pdf

Resume 3

Resume 4

Resume 5

Resume 6

Resume 7

Resume 8

OPTIONAL: Detailed Scope of Work and Budget

Ohio City Town Hall_ Section H Supplement Scope of Work and Budget.pdf

Bids or Estimates

Ohio City Town Hall_Cost Estimate.pdf

Estimate 2

Estimate 3

Estimate 4

Estimate 5

Estimate 6

Estimate 7

Estimate 8

Maps, Site Plans, or Enlightening Drawings

OCTH Phase II GRANT BOOK.pdf

Additional Drawings

Map(s)

Site Plan

Historic Structure Assessment Excerpts

Ohio City Town Hall_Historic Structure Assessment - History & Use.pdf

Research Design

Miscellaneous Attachment

Ohio City Town Hall_Logo.jpg

Miscellaneous Attacment 2

Miscellaneous Attachment 3

History Colorado State Historical Fund Application Signature Page

Applicant Organization

Signature of Legally Authorized Representative ***Please sign in blue ink***	Matthew Birnie County Manager Name / Title	4/1/2016 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