



FEASIBILITY STUDY FOR THE OURAY COUNTY COURTHOUSE

OURAY, COLORADO

MARCH 2017



CHARLES CUNIFFE ARCHITECTS

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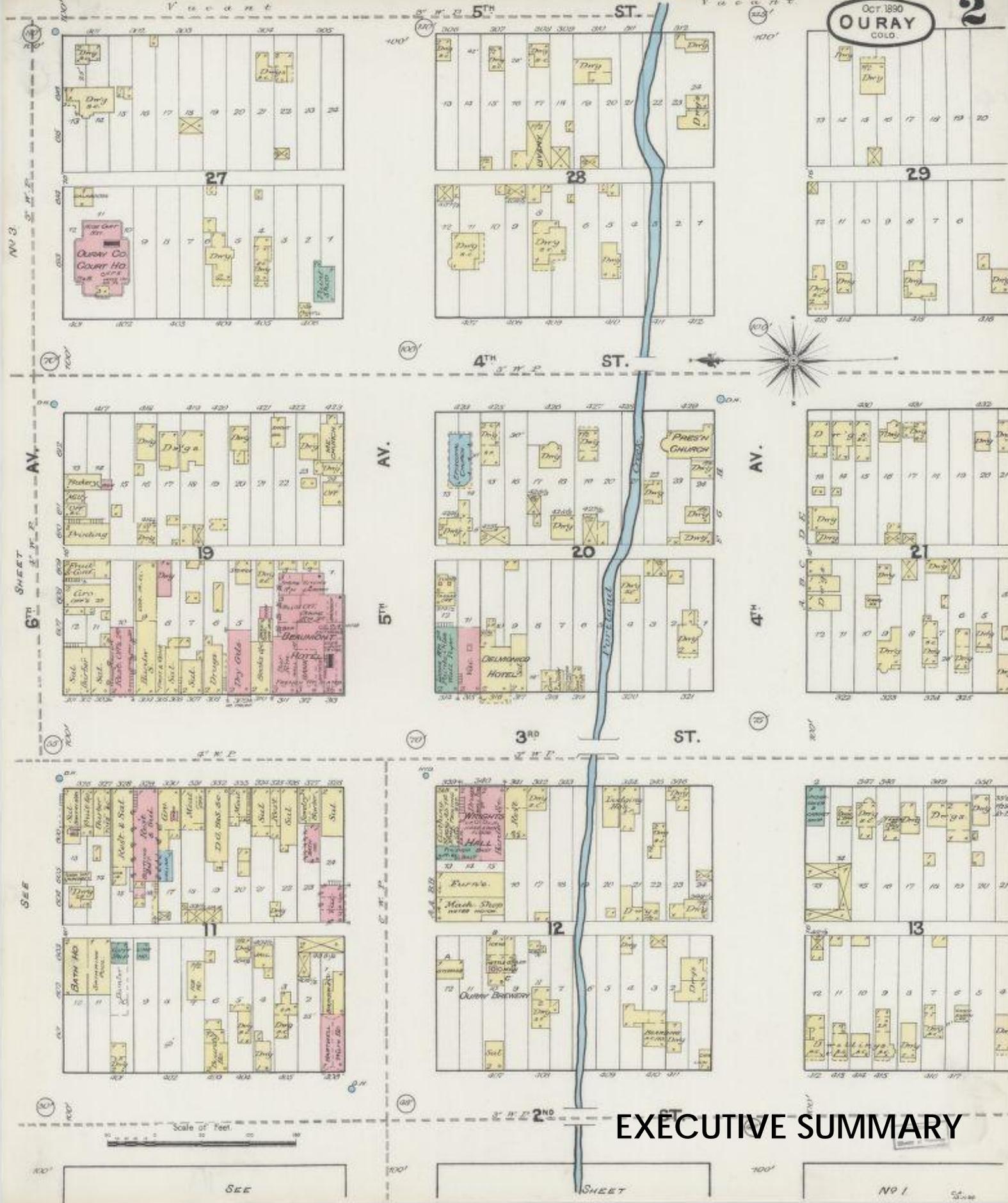
PROJECT APPROACH

In August of 2015 Charles Cunniffe Architects (CCA) performed an initial site visit and meeting with the County to evaluate the current County needs and conditions of the Ouray County Courthouse. In April of 2016 the masterplan and feasibility study commenced.

The Masterplan and Feasibility Study includes the Ouray Courthouse, Historic Jail building, and the one-story Annex building to the north currently housing the County Assessor's offices and all associated property. Scope of the project includes assessments and recommendations for civil and landscape, architectural, interior planning and building utilization, structural, mechanical, plumbing and electrical. Our design team includes:

- Roaring Fork Engineering: Civil Engineers
- Connect One Design: Landscape Architect
- Alpine Edge Engineering: Structural Engineer
- Bighorn Consulting Engineers: Mechanical, Electrical, Plumbing Engineer

Prior to this current master planning effort, the Ouray County Courthouse has undergone four previous assessments by CCA: in 1995, 1997, 2001 and again in 2003. The limited outcome of the prior studies resulted in a full window restoration in 2002, and the addition of a connection link and elevator between the courthouse building and historic jail in 2008, with minor restoration to the Courthouse masonry. In addition, a new boiler was installed in 2009 replacing a 1964 fuel oil boiler.



EXECUTIVE SUMMARY

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From the outset of this project, CCA worked closely with the County Administrator, Connie Hunt; Administrative Specialist, Vicki Lane; and the Facility Director, Will Clapsadl to develop a workplan that would respond to the needs of the County within the Courthouse and adjacent property. The study responds to two general aspects of the Courthouse:

- A) Assessing the site, architecture, structure, and building systems conditions;
- B) Developing a plan for the Courthouse which maximizes the use of space through space-planning the current and adjacent departments, and the judicial space needs and requirements.

Given these two general components of the study we established the following guidelines that would frame the study and inform key recommendations:

A.) ASSESSMENT

a.Civil Investigation

- 1.) There is an icing issue where the alley meets 6th street; this is a safety hazard that has created site erosion over the years. The solution discussed was to extend the existing storm pipe south to the southernmost point of the property line.
- 2.) Regrading, in conjunction with added foundation waterproofing, is required to mitigate the years of water intrusion into the building. Per structural recommendations, all grading around the building should drain positively away from the building with 6" in the first 10'.
- 3.) The sidewalk along 6th avenue is not ADA compliant and exceeds the maximum grades set forth in the ADA code. The condition should be corrected.
- 4.) The generator is not capable of providing three phase power that the elevator needs and will need to be upgraded.
- 5.) The sewer services are currently clay pipe and will need to be replaced with a PVC SDR-35 service.

- 6.) A fire suppression system is proposed in the main building; one of the water lines will have to be upgraded to a 4" line.

b.Landscaping Investigation

- 1.) Existing handrails are inappropriate, both aesthetically and according to code.
- 2.) The main entrance to the building does not currently have a ramp for ADA accessibility. A proposed alternate and improved entry includes an ADA ramp in conjunction with the restoration of the moat.
- 3.) Walkway slopes are too steep for wheelchair access and also cause concern for drainage.
- 4.) Flagpole:
 - re-introduce original;
 - add LED lighting

c.Structural Investigation

- 1.) Water damage in basement: due to poor grading and the addition of exterior concrete pads on the on the south-west corner. Regrading, foundation drainage, and the removal of the concrete is recommended. The lightwell- moat that was historically in the south west corner of the building should be re-established.
- 2.) Northwest retaining wall: the west basement exit is in critical dis-repair and requires replacement.
- 3.) North garden-level stone and mortar: repair is recommended where moisture and poor drainage is causing deteriorations
- 4.) Stone-veneered planters: on north side of building require repair and mortar replacement and reinstalation of the stone veneer. Foundations are in good condition. Recommended adding waterproofing and flashing.
- 5.) Cupola: water intrusion detected and a re-roofing and re-flashing cupola roof and open space is required to prevent further damage. Water intrusion has deteriorated the interior finish on the west-facing upper stair landing.

d. MEP Investigation

- 1.) The existing plumbing system (waste, vent, domestic water piping, and fixtures) is in need of replacement. The system components vary in age and are in various states of repair and all are past the end of life usefulness.
- 2.) The building should be considered for an upgrade with a new mechanical system. The building has no active ventilation or air-conditioning systems. The IMC and IBC require specific ventilation rates for building occupants to ensure good air quality.
- 3.) The geothermal well piping could be tapped to provide a source of heat for snowmelting around the building.
- 4.) The existing lighting system should be updated to a LED based system.
- 5.) The existing Fire Alarm system will require modifications to include flow and tamper switches for the Sprinkler System and
- 6.) Notification devices should be installed in all of the restrooms.

e. Architectural Investigation

- 1.) Masonry Erosion: The masonry continues to deteriorate, both brick and mortar.
- 2.) Wood exterior window frames: need primer, paint, and caulk.
- 3.) Limestone: window lintels, sills, retaining walls, and the building base are heavily covered in lichen colonies.
- 4.) Clerk's Storage Vault: remove the non-historic Clerk's storage vault on the southeast corner of the Courthouse and relocate in new archival storage building across the alley.
- 5.) Fire alarm system: expand the installation of the fire alarm system to include all portions of the both buildings (Jail and Courthouse)
- 6.) South Lawn: Re-grade the lawn, from the alley to the street, to provide positive drainage to the west and away from the buildings at all points.
- 7.) Waterproofing: waterproof areas of the exterior foundations that are exposed in the course of new construction and portions of the east and south side of the Jail building where the finished grade

will be above the interior floor level.

- 8.) Lighting: replace all lighting in the Courtroom and stair case with restoration style fixtures.
- 9.) Address life safety and fire protection throughout the building.

B.) DEVELOPMENT

The current functions within the Courthouse building are not working as fluidly as possible due to a lack of storage spaces, incorrect adjacencies, and out-of-date A/V capacities. The following space planning changes are recommended:

- 1.) Reorganize the upper level to place the Judge and Court Clerk closer together to accommodate their daily interactions.
- 2.) Reconfigure the current Sheriff's office to hold the Juror's deliberation room and an additional courtroom for smaller hearings.
- 3.) Relocate the Sheriff's office to the existing County Assessor's building.
- 4.) Relocate the County Assessor's office to the existing EMS office in the lower level of the Courthouse for better adjacency to other County departments and the public.
- 5.) Repurpose existing Elections room in main level of the Jail building to be the BOCC meeting room and a dedicated Staff lounge.
- 6.) In lower level of the Courthouse, make the existing Facility Manager's office a Research Room for County staff and the public.
- 7.) Relocate existing Facility Manager's office to a new addition to the existing County Assessor building; rest of the space in new addition will be dedicated to archival storage.



HISTORY & USE

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HISTORY AND USE

Established on January 18, 1877, Ouray County was originally part of San Juan County with Silverton maintaining the county seat. Following the first meeting of the Ouray County Commissioners on May 7, 1877, Ouray was designated the county seat even though the new county owned no buildings. Space was rented from existing structures instead, and the offices were located in 3 different buildings over the span of 10 years. While the requirements for the county offices were addressed, there was a desire to have a permanent, fire proof structure to protect the increasing number of record books. On May 9, 1884, The Solid Muldoon, a newspaper, urged the Commissioners to build a new county Courthouse. Two years later a petition was presented stating: *“Public buildings should be erected suitable for courtroom and edifices for the transaction of the county business, the protection of the county records and the economic confinement of criminals. Your petitioners believe that this can be accomplished with a great savings to the taxpayers ... and we therefore request that the question of creating an indebtedness in the sum of \$20,000 for that purpose be submitted to the public at the next election.”*

During the spring of 1888, the County acquired lands from C.W. Haskings. The buildings for the Clerk and Recorder’s office and a timber jail were leased off of this existing property, and F. E. Edbrook and Company produced plans and specifications accepted by the Commissioners. The contractor who won the bid was Francis Carney, with a contract bid of \$22,336. An additional amount of \$13,000 was required for the completion of the heating and furnishing the building. Francis Carney owned Blake Placer, which contained clay ideal for making bricks, and a brickyard was built near the present swimming pool.

On August 10, 1888, the Muldoon published an overall description of the Courthouse construction on their front page. The building was to be *“56 x 78 feet at extremes and the height 44 feet, the tower*

fronting on Fourth Street and Sixth Avenue being 75 feet above the foundation. The building is of brick with stone cut trimmings. The materials are all home productions with the exception of the finishing lumber, which comes from Chicago. The inside finishing will be mostly of hardwoods and Chicago Pine and of a character in keeping with the substantial stone and brick work”.

The paper described in detail the rooms and respective offices for each floor, predicted there to be a bell in the cupola, and that the boiler of the Courthouse may eventually heat the schoolhouse. A celebration was held for the laying of the cornerstone on August 22, 1888. A tin box laid beneath the cornerstone contained a copy of the Muldoon with descriptions of the Courthouse and the engravings used, some county and district papers, the request of the County Commissioners to the Masons to lay the cornerstone, a list of the members of the Ouray Lodge, the constitution of the grand lodge, bylaws of the Ouray Lodge No. 37, a steel engraving of the Ute Chief, Ouray, various amounts of currency including paper and coins and a card of Dr. Lange. The stone was then sprinkled with “corn of nourishment,” “wine of refreshment” and “oil of joy.” No record was made as to the location of the cornerstone, and is still unknown today.

Named for the dead Ute Chief Ouray, “Ouray’s Courthouse exhibits about the most gorgeous and complete job of song and dance painting” as reported by the Muldoon. A great amount of taste and contrast in blending colors was involved in the completion of the cupola. The Courthouse was ready for occupancy in March 1889, yet there were unforeseen problems with allocated spaces. According to the Muldoon, both the County School Superintendent and County Surveyor lost their offices to an “outsider”, and city council was displeased with their space due to an oversized Hose Company space. In response to the fire alarm bell not being relocated, the paper stated “Whoever figured this way should shovel sand for a living!” Despite the timber jail’s being prone to leaks, it was utilized to house inmates. One such inmate in

1877 was able to kick out a couple of logs and walk himself home from the jail. Following a fire set by vigilantes in 1887 which killed one inmate, Joe Dixon, the frame of the jail was rebuilt while the recently purchased steel cages remained. However, a second fire in 1898 prompted the Commissioners to build a new jail as the electric wiring short-circuited and 2 inmates died.

The new jail, built of stone, was completed in September of 1898 and housed the sheriff on the upper level. Coincidentally, the Courthouse also suffered a fire in May 1898 due to burning soot in the chimney. Fortunately, the fire was stopped before it burned past the interior ceiling, but the upper floors were flooded with water that leaked throughout the entire building. Woodwork and ornamental plasterwork were damaged and charred timbers are still visible in the attic. Repairs to the Courthouse have included a new “fresco” decoration by Robert Lamb, a concrete walk along the north and west sides of the Courthouse (1908), and replacement of the wooden entry porch with a concrete bridge (1928). On July 12, 1965 a flood struck which considerably damaged the basement floor, furnace room, vaults and records of the county assessor and county clerk. As a result, a new boiler and new flooring were required. New concrete flumes were required at Portland Creek and Cascade Creek (the drainage’s responsible for the flood) and the county officials had the lower level windows filled with brick, and the east and west sides were filled with concrete below ground level.

Despite efforts to convert records to microfilm in late 1965, additional space was needed for storage of files and equipment. The Clerk’s storage vault addition on the southeast side of the Courthouse was built to meet the expanding needs of storage. Other space needs were accommodated by moving the sheriff offices to the ground floor of the jail building and the upper level became other courthouse offices; during more rehabilitation of the county offices, the sheriff offices were once again relocated to the upper level of the jail building.

ARCHITECTURAL STYLES & FEATURES

The Ouray County Courthouse is a monumental two-story structure situated at a prominent corner location. Constructed of locally-made brick and cut stone trimmings, local papers in 1888 described the new Courthouse as being in a “style of architecture unknown to any of our carpenters or builders in this section.” While the design does not exhibit an identifiable unified style, its architecture was clearly influenced by elaborate French, Italianate, and Romanesque forms popular at the turn of the century. The central tower is capped with a unique mansard cupola. The fenestration is dominated by Romanesque arches. With the exception of minor alterations of site work and a small brick addition on the southeast corner, the building is essentially unchanged from the day it was built.

The Courthouse plan is typical of many western courthouses of its era. A central hallway is flanked by county offices, and stairways lead up to a second-story courtroom, with the Jail located near the Courthouse. Over the years few changes have been made to the plan, with the exception of the clerk’s vault. The basement level has undergone significant partition changes over time, and not all vaults are used as originally intended.

Aside from these minor modifications, the walls, openings, doorways and partitions have survived as built. The Courtroom is the most significant architectural and functional space in the building. Well-proportioned with natural light from all sides, it is characterized by simple classical ornamentation; wood wainscot and pediments are highlighted against painted plaster walls. Interior wainscoting and elaborate woodwork was used as is typical with public buildings. Sold as “Chicago Pine”, the interior woodwork is used throughout the Courthouse and has a faux oak grain on all surfaces. Through comparison photographs, it appears the furniture for the courtroom and other spaces is still in use today, and has the same natural dark oak stain.

HISTORY & USE

Since construction, the Ouray County Courthouse has been in continuous use for its original purpose. Most county offices occupy the same rooms as in 1888, yet a mounting challenge in this historic building is meeting the needs of a modern government.



EXISTING CONDITIONS SUMMARY

EXISTING CONDITIONS SUMMARY

The Courthouse and Jail buildings do not meet current life safety codes, specifically with regard to fire protection as there is no fire suppression system. Decades of water and moisture infiltration at the perimeter of the building and into the below-grade space have created deterioration of mortar within the structural foundation. Water infiltration at the location of the roof and cupola has created deterioration of both the exterior masonry and interior wall finishes. The existing piping for domestic water and waste appear to have surpassed its useful life and needs replacement. The net result is that this jewel of a building with one of the strongest ties to Ouray County's past is in danger of becoming unfit for occupancy unless action is taken. Given the age and condition of all of the systems, and lack of building insulation, the utility costs are very high. Many exterior trims and joints have opened up permitting weather penetration that is accelerating the deterioration. Finally, the exterior masonry has been painted from its original state. The paint is in an extreme deteriorated state, and is not of historic origin. A more detailed description of existing conditions appears later in this report (Figures 1, 2, 3).

The historic spaces and architectural elements in and around the building should be preserved. However, the addition of the non-historic Clerk's storage vault built of concrete masonry in a utilitarian fashion should be removed and the exterior of the courthouse in this location should be restored (Figures 16, 18, 20).

Serving as the spine of the Courthouse's circulation, the main floor corridor leads to the rear door and stair with the majority of the County offices branching off of the hallway. Contemporary fluorescent ceiling fixtures line the hallway, but the original stained wood wainscot runs the length of the hall. Upstairs from the primary County offices is the historic Courtroom. Not only is the Courtroom a principle architectural element of this building, it also serves as one of the most significant functioning spaces. Natural light entering from all sides enhances the classical ornamentation of the well-proportioned

space. Ouray County Courthouse has received the highest level of designation achievable for historic properties. Therefore, preservation of this important and significant building should be a priority for Ouray County and the State of Colorado. All proposed projects should comply with the Secretary of the Interior's Standards for Rehabilitation.

FOUNDATION SYSTEMS OF THE COURTHOUSE

The partial basement finish floor is about 6 feet below grade on the south and day-lighted on the north. The foundation walls are of stacked rock masonry construction. Most basement walls are 18 inches in thickness with some areas of the boiler room being over 24 inches. The depth and size of any spread footings supporting these walls is unknown.

Based upon performance, the condition of the foundation system is good. The differential settlement cracks in the masonry bearing walls are not of such a magnitude that can be considered evidence of serious structural faults. The stonework comprising the foundation is exceptional in its durability. There has been some settlement of this building but the differential settlement from the outside walls to the interior walls appears minimal. The differential settlements along any particular exterior bearing wall is quite small as evidenced by the number and width of cracks in these walls. There are no signs of frost or heave damage that would indicate insufficient foundation depths. The lime mortar joints of the basement walls in the boiler room and the southwest storage room have weakened and show signs of exterior moisture penetration. Improving site drainage should help this situation.

BUILDING BACKFILL

Although a soils test was not performed, it is likely that native soils consisting of gravelly silt with cobbles and scattered boulders typical of alluvial mountain deposits were used to backfill the structure. This soil

EXISTING CONDITIONS SUMMARY

type is generally self-draining. The moat on the east and west sides of the Courthouse was originally much more extensive than what exists today. Significant portions of this feature were filled in and some windows were bricked over in 1965. There are reports that some of the moat was filled in using concrete. Although the quality of fill materials is assumed to be generally appropriate, the situation with site drainage and the filled moat require attention. It appears that insufficient waterproofing was performed prior to the moat being filled on the southwest corner of the Courthouse. If concrete was used as a fill material, natural soil drainage could be blocked, trapping moisture against the foundation walls. The base of the east wall of the Jail building has been covered by debris potentially leading to deterioration of masonry walls not originally intended to lie below grade.

BUILDING STRUCTURAL SYSTEM

The Courthouse main floor elevation varies from 2 feet to 10 feet above grade. The second floor contains the main courtroom. The basement floor is mostly concrete slab-on-grade and the first and second floors are wood joist systems supported, in most cases, on masonry bearing walls. The roof is entirely wood framed and includes two quite heavy built-up tied trusses spanning east and west.

Considering the age of the Courthouse and original Jail building, the soil conditions known to exist in this area, the probable level of structural maintenance, and the type of construction, these buildings must be judged as being in good condition overall. The buildings were well-designed over 100 years ago based on accepted practices and convention in use at that time. The absence of fractures and intense deterioration of materials are testaments to structural soundness and good workmanship. The problems resulting from age and use can be renovated.

BASEMENT STRUCTURAL SYSTEM

The exterior basement walls are of stacked rock masonry construction with some dressed stone detailing where exposed. Most basement walls are

18 inches in thickness with some areas of the boiler room being over 24 inches. Several interior masonry walls support floors and vaults above. These are of brick construction and vary from 12 to 18 inches in thickness. Some areas of the south portion of the basement have wood joist floors with little if any crawl space below. The boiler room floor is an additional 6 feet lower than the rest of the basement floors.

The condition of the basement structural system is generally fair. While the structural integrity of the masonry walls is excellent, some of the Sub-components require replacement or repair. Portions of the basement floor are wood framed. These areas appear to have no ventilated crawl space below the joists. The floors in the bathroom feel spongy and the smell of dampness permeates the southwest storage room. Moisture penetration through the south basement walls is evident.

FIRST FLOOR STRUCTURAL SYSTEM

The exterior walls are of brick masonry construction with dressed stone detailing. Most walls are 12 inches in thickness. Several interior masonry walls support floors above or form vaults at this level. These are of brick construction and vary from 12 to 18 inches in thickness. The floor of the Courthouse is of 2 x 12 wood joists with approximately 18 inch spacing and supported, in most cases, on masonry bearing walls below. The floor joists are exposed in many areas of the basement. The first floor structural system of the Courthouse is in good condition, while the connected Jail building (housing the Sheriff and Elections Room) is classified as in fair condition. With the exception that the floor joists are exposed from below, the Courthouse first floor structural system is structurally sound and performing its intended purpose.

SECOND FLOOR STRUCTURAL SYSTEM

The exterior walls are of brick masonry construction, dressed stone detailing, and typically 12 inches thick. Some interior masonry walls support the roof above the courtroom but most interior partition walls are of wood construction at this level.

EXISTING CONDITIONS SUMMARY

ROOF FRAMING SYSTEM

The roof of both buildings is entirely wood framed. There are two heavy built-up trusses spanning east and west over the courtroom. The remainder of the roof system is timber beams and/or rafters and joist systems in a double hip configuration. In most cases, the roof framing system is supported on masonry bearing walls. Most rafters are 2 x 6 with 24 inch spacing. The ceiling joists are 2 x 8 with 18 inch spacing.

The roof structural system is best described as fair. Most of the roof structure has performed well over the life of the building and needs no significant attention. However, there are two specific areas that show some evidence of structural deficiency. The roof rafters in the east section of the Courthouse are too small for the span and show signs of sag. This problem has apparently been observable for some time as intermediate bracing has been installed. However, the additional braces are too few and haphazardly placed to be considered a permanent solution.

The existing cedar shake shingles on the main roof are not the original roofing material. The shingles are in poor condition, and their failure is allowing serious penetration of water. This one condition is the most critical element threatening the stability and preservation of the Courthouse building.

It is likely the felt underlayment between the shingles and wood roof decking has deteriorated and no longer functions as an additional water barrier. The analysis of future roof probes can determine if this has occurred and if any significant damage to the roof decking exists. The existing sheet metal flashings are a primary cause of visible water penetration due to not functioning properly. Many previous repairs have not been properly integrated with adjacent systems and are simply tacked on without counter flashings. The sheet metal gutters and cast iron downspouts are leaking the water they collect, leading to visible water damage on adjacent materials and the adjacent landscaping.

EXTERIOR WALL CONSTRUCTION AND MASONRY

The exterior Courthouse walls are load bearing masonry construction (Figure 11, 12). The predominant exterior material on the upper floors is a locally manufactured common brick. A distinctive triangular “frog” has been impressed into the top of each brick. Most of the brickwork is four wythes thick in running bond with a head course every eighth course. Mortar joints are a nominal 3/8 of an inch. The brick is simply ornamented with arched headers at windows, projected belt courses, and a corbelled cornice. Dressed stone- primarily buff colored sandstone- has been used for belt courses, window lintels, and sills. The sandstone is probably of local derivation and has both tooled and split-face finishes.

The base of both the Courthouse and the Jail building is a combination of sandstone laid in a random ashlar pattern and a dark green-gray quartzite in a random rubble pattern. Again, a dressed sandstone is used for lintels, sills and quoins around window and door openings (Figures 3, 13, 15, 21).

Overall, the condition of the exterior masonry is fair. Most of the original mortar and masonry used in construction of the buildings is in good condition requiring no repair at this time. However, localized areas of deterioration have been identified and will need to be addressed. The types of deterioration or damage include:

- Areas of eroded mortar requiring repointing.
- Areas previously repaired using Portland cement which can have long term deleterious effects on older masonry units.
- Areas of loose bricks, particularly in the cornices at the top of the masonry walls.
- Areas with broken or cracked bricks (Figure 11).
- Areas where the roof directs water onto the masonry. Most notable is the spout draining the bell tower which is placing water onto the brick and stone

immediately above the front entrance causing noticeable erosion of mortar and saturating the masonry. Left unchecked, freeze/thaw action during the winter months will cause damage to this area including the engraved tablet immediately below the tower.

- Sandstone window sills with small horizontal fractures developed due to water infiltration and freeze/thaw action. In a few instances larger crosscutting fractures are present. Some action is suggested to repair and monitor these problems to prevent accelerated deterioration.
- Local areas where stonework has been painted in an attempt to halt exfoliation of the stone face. This actually has just the opposite effect of trapping water within the stone. No significant or detrimental cracks were observed, although hairline cracks due to differential settlement of the buildings have occurred. The stone is relatively clean with little soiling or staining.

EXTERIOR FINISHES

Currently, the brick is painted dark red. The limestone trim and stone base remain unpainted with a natural finish. Historic photos indicate that the brick originally displayed a natural unpainted finish except for the corbelled cornice. This area showed a multi-colored paint scheme (picture on front of Landscape Report). The exterior finish comprised of painted brick is in poor condition. Many areas show loose or peeling paint. Although historical accuracy would indicate a non-painted surface, the paint does not appear to be causing deterioration of the brick masonry or trapping moisture in the walls. On the other hand, complete removal of the paint would unquestionably damage the soft brick.

EXTERIOR DOORS, WINDOWS, HARDWARE & TRIM

The original double-leaf, paneled wood entry doors and wood windows remain in place (Figures 12, 88). Two types of counter-weighted double-hung windows are evident: arched-top and flat-top (Figure 1). The

loose fit of the sash does not provide adequate insulation; removable storm windows have been installed within the wood frames on the north interior. A peculiar condition can be observed in comparing the main floor windows on both sides of the front entry porch. The left window is typical of others in the building with two sashes, the upper being an arch-top. The right window, however, consists of a large single sash and arched transom with a wood fan-shaped in-fill. Historical photos show this asymmetrical detail, and it may be an original solution to the conflict between the entry foyer stair soffit and the window head. Some changes have occurred to the original door and window patterns. Glazed aluminum doors have been installed in the north basement openings (Figure 5). A few basement window openings have been in-filled with brick and horizontal sliding metal windows.

The overall condition of the doors and windows is poor, however the condition of individual units varies widely. Many of the original windows are in satisfactory condition but several sashes show serious deterioration and even missing pieces and loose glazing. For the most part, the frames are in satisfactory condition. There is evidence of significant wood decay at some of the window sills. Although most of this is only surface decay, a few sills may require replacement.

Most sashes operate as designed but some are painted shut or have broken or missing counter-weight cords. In many instances the glazing is original blown glass which transmits images with a very pleasing distortion. However, the fit of the sash results in a overall window energy performance that is seriously below modern standards. In some areas removable storm windows have been installed to correct this situation. For the most part, these storm windows have been installed on the interior of the building which is certainly preferable in terms of exterior appearance. Nonetheless, the presence of these aluminum windows seriously degrades the architectural appearance where they are present.

EXISTING CONDITIONS SUMMARY

The windows have been painted white on the exterior, and the paint is very old and shows excessive cracking and peeling. Removal of this lead-based paint is regulated by the EPA, HUD and OSHA. The entry doors on the main Courthouse level are original and in excellent condition, have recently been re-hung and freshly painted. The aluminum basement doors are not original and are inappropriate for the historic construction. The trim under the roof eaves is in good condition and only needs repainting. The cornice trim on the Courthouse is a metal profile while the trim is wood on the Jail building. The only other areas of exterior trim are on appendages which will be discussed in a different section. A window restoration took place in 2002.

PORTICO

The wood entry porch is an important stylistic element of the building. The elegance of the shallow gable, the ornamental brackets, and the subtly tapered triple corner columns contrast with the substantial masonry mass of the Courthouse. The original architectural drawings do not include this feature, but it is clearly present in the earliest photographs of the completed building. Besides serving as a sheltered entrance, the portico also functions as a bridge across the moat originally surrounding the west side of the Courthouse. The wood base (bridge) originally constructed has since been replaced with a concrete deck and steps which appear incongruous with the rest of the wooden structure (Figures 6, 7, 8).

The overall condition of the front portico is poor. While the roof, trim and columns are in very good shape, the areas where wood structure sits on the concrete deck show extensive signs of decay. Much of the trim in this area has been lost and rotted sections are covered with sheet metal. The concrete deck itself is showing serious deterioration, cracking, and spalling. The roof of the portico has been recently replaced with wood shingles and is in excellent condition. Most of the original railings and balusters are missing. A wheel chair ramp had been installed on one side of the portico and was removed in 2008 after the ADA

accessible entrance was created during Phase A-1.

CUPOLA

The open cupola is the most distinctive feature of the Courthouse building. Sheathed in wood shakes with ornamental wood trim and moulding, the openings are framed by turned wood columns, railings and balusters. The unique French style of the building is obvious in the shape and silhouette of the cupola roof (Figure 1, 12). Historic photos of this element reveal a distinct contrast between the painted wood trim, columns, rail and balusters and the natural appearance of the wood shakes. The now-white surfaces are thought to have been "Indian paintings" according to Doris Gregory's History of Ouray County Courthouse.

The cupola tower is in good condition. This feature was recently refurbished with new shingles which were stained and the wood trim freshly painted. The drain from the open tower floor is discharging water onto the masonry below. Left unchecked, freeze/thaw action during the winter months will cause damage to this area including the engraved tablet immediately below the cupola. Additionally, due to exterior and interior water damage at the cupola tower it was waterproofed this year, 2016.

ADDITIONS

Additional modifications and additions to the exterior have been executed since the Courthouse was completed. Most of this work has been unsympathetic to the original character of the building. The shed roof and featureless brick walls of the 1976 Clerk's vault addition at the southeast corner are incompatible with the Courthouse roof forms and brick detailing. While in good condition, its appearance and appropriateness is historically detrimental. Similar contrasts are seen at the glass and metal in-fill connection between the Courthouse and the Jail building (Figures 16, 18, 19).

The in-fill structure between the Courthouse and Jail building, while in good condition, is dysfunctional.

EXISTING CONDITIONS SUMMARY

The existing in-fill obscures significant portions of the exterior walls of the Courthouse. The narrow space between the buildings might provide a good location to upgrade the access, general circulation and functionality of the entire complex with little impact to the historical character of the Courthouse and Jail building.

ROOFING AND WATERPROOFING

The roof of the Courthouse is cedar shingle; the same type of material originally used. The roof of the Courthouse is in good condition. The entire Courthouse roof was replaced in 1996 with a new cedar shingle roof that was both properly installed and appropriate to the historical character of the building.

SHEET METAL FLASHING

All flashing on the Courthouse was replaced with copper materials at the same time the new roof was installed. Additionally, new snow brakes were installed to prevent damage from glaciating snow movement.

The condition of the flashing is fair. Apparently not all of the flashing details called for were installed with the new roof. In some areas, water from the roof is allowed to play against the masonry below causing deterioration. This is the result of originally specified diverts not being installed. Counter flashing was not let into mortar joints over the step flashing at brick walls. Instead, the counter flashing was merely caulked to the masonry and has since come free.

WALL FINISH MATERIALS

The interior of the Ouray County Courthouse is simply ornamented with modest, straight-forward classical details in plaster and wood (Figure 10, 28, 48, 54). Most walls are plaster directly over masonry construction. Where walls are wood framed, the plaster has been placed over wooden lath. The wall plaster is generally smooth without detail or ornament. Tests show no asbestos content in the plaster. All plaster surfaces are currently painted. The public

areas (main hall, foyer and courtroom) show no signs of wall paper coverings which were common at the time the Courthouse was constructed. However, historical photos suggest that most of the office spaces had their plaster covered with wall paper. Indeed, in some rooms the paper still exists under several coats of paint. Historical references suggest wall paintings in the courtroom around 1898. Multiple layers of paint cover all plaster surfaces. The historic finish analysis conducted by Evergreene Architectural Arts in 2006 reveals the historical information, location of the frescoes and stenciling, and possible artist responsible for the work. A detailed report can be found in Appendix F of this report. (Figures 50, 51, 52).

The plaster wall coverings are in good condition. Most walls in the Courthouse still have the original plaster and it appears sound and well-adhered. Most fortunately, repairs have been made appropriately and no instances of gypsum panel overlays are present. There are small areas of delamination and staining on some exterior masonry walls as a result of moisture penetration. These areas are by no means extensive or beyond repair. The decorative frieze in the courtroom is still present under several coats of paint. It appears that the "drape and wreath" design was about 20" in height and surrounded the courtroom just under the plaster ceiling coffers. Small areas of this frieze have been uncovered and the original colors and patterning can be seen. The frieze appears to have been stencil painted onto the plaster wall (contrary to reports from the time which suggest that the painting was fresco) using two or possibly three colors. There also appears to have been a final hand application of highlights using a gold metallic paint or gilding. Because of the nature of the paints applied directly over the frieze, the process of uncovering also leads to severe damage to the original painting. Reference the historic finish report in Appendix F for a more detailed report of frieze treatment.

CEILING FINISH MATERIALS

Generally, ceilings in the first and second floors are

EXISTING CONDITIONS SUMMARY

plaster over wooden lath. The wall plaster is generally smooth without detail or ornament. Tests show no asbestos content in the plaster. The ceiling in the courtroom is the most elaborate. Here, six deep coffers cover the entire ceiling and are detailed with elaborate moldings executed in plaster. The coffer beams have the appearance of being supported by pilasters at the exterior walls which are also richly detailed with plaster patterns and ionic capitals. This decorative plaster work appears to be original and is also applied over wood lath. Hairline cracks, especially visible in the Courtroom ceiling and ornamental beams, indicate that some differential movement in the masonry backup or ceiling framing has taken place over the years. In locations of cracks, blistering, peeling, or delamination from the substrate the backup masonry wall is exposed. The second-floor Court Clerk's office just off the courtroom has been finished with pressboard panels; this is the only room finished in this manner, which may have been the result of cost savings after the 1898 fire. Ceilings in some areas of the first floor have been furred approximately 3" and a new layer of gypsum drywall installed. This addition was done recently to hide numerous electrical conduits, pipes and other modern features; it has minimal visual impact and does not appear to have compromised the historic significance of the interiors. The basement of the Courthouse and the first floor of the Jail building have exposed joists with no finished ceiling. Some areas of these ceilings have been outfitted with dropped acoustic ceilings.

The original plaster ceilings are in good condition. Most fortunately, repairs have been made appropriately. The unfinished ceiling in the Courthouse basement constitutes a serious fire hazard (Figure 33). Plumbing and electrical conduits from several periods have been installed throughout this area and seriously detract from the otherwise attractive pattern established by this framing.

FLOOR FINISH MATERIALS

It has not been possible to determine precisely what the original flooring material was in most areas.

There is a layer of pine planks applied directly to the floor joists throughout. This probably served as the finished floor material when the buildings were originally constructed but there could also have been an additional layer of finished flooring applied over the planks which has since been removed. At some point, oak strip flooring was installed in all areas of the original main level and second story on top of the pine sub-floor. This material is clearly from a later period after the turn of the century. At some point, the oak flooring was mostly covered with carpet. These appear to be commercial synthetic or synthetic blends. The monochromatic colors and style are not compatible with the period of design represented by the Courthouse. Recently, the carpet was removed in the main hall and entry foyer and the oak floor exposed. The wood floor was in good condition and refinished. While not the original floor, the oak strip floor looks very good in its restored condition and is compatible with the historic interiors (Figures 53, 55). Wood strip flooring is in the seating area of the Courtroom, whereas carpet is installed elsewhere.

The lowest floor of both buildings is a concrete slab on grade (Figure 27, 44). The slab has been carpeted in some areas. After the flood of 1965, the basement floor is in need of repair. Where exposed and restored, the oak floor is in good condition. The carpet covering other areas is in poor condition. Some areas of the second floor Courthouse have not been carpeted and the exposed oak floor has not been refinished for some time. The concrete floors in other areas are in fair condition.

INTERIOR DOORS, WINDOWS, HARDWARE And TRIM

Interior wood trim was used as the major decorative element throughout the Courthouse. Varying levels of detail in wood trim were used reflecting the varying importance of interior spaces.

All windows and doors have the same trim details throughout consisting of milled trim, corner blocks and base plinths. On the second floor, the areas directly

EXISTING CONDITIONS SUMMARY

below the windows were further detailed with raised wood panels. Raised panels were also used on door jambs placed in thick masonry walls. The only other trim element universally used in all areas was a three piece baseboard. The more public areas such as the main central hall, stair cases, foyers and the courtroom were outfitted with full wainscot and chair rails. In the courtroom itself, further richness was developed with the addition of wood pediments over doors and windows. The grand stairway is the focus of the front entry foyer. Quality craftsmanship is evident in the carved newel post, handrail, stringer and baluster (Figures 71, 72). The material used for all wood trim, moldings, doors and interior window finishes was called out as Chicago Pine at the time of construction. Indeed, the wood used is a very nice clear grade of white pine, but the most notable feature is the finish. All wood surfaces have been finished with an amber colored faux oak grain. The trim used in the Jail building and basement of the Courthouse, while mostly original, is much simpler in profile and painted to match the walls.

The condition of the wood trim, doors, and interior side of windows is good throughout. It is remarkable how little any of these elements have been changed or damaged over the life of this building. The wood members are stable with little if any shrinkage or cracking. The finish on the wood is sound and shows few signs of blistering or peeling, even in areas around windows subject to moisture and condensation. The fine craftsmanship of the original architectural woodwork has resulted in few, if any, exposed fasteners or separated joints. There is evidence of remedial work in a few locations. For instance, the finial on top of the grand stair newel post is loose and now attached by two exposed nails. Other wood elements throughout the building appear to be securely attached. There are of course numerous chips, scratches, dents, and paint splatters on the wood trim, particularly in areas subject to high traffic such as the stair cases and door jambs. Such damage is minor and is not resulting in further deterioration of the woodwork. Some of the wainscoting and trim have received a coat of

some sort of soft varnish or sealer which was poorly applied and has caused some discoloration. New synthetic treads with a metal nosing have been added to the main staircase. The resulting damage to the wood trim finish is minor, but the visual effect is very detrimental.

FURNISHINGS

Many important furnishings have survived from the period of historical significance. While there are numerous pieces of office furniture scattered about the Courthouse that appear to be quite old, this report will only mention those that can be established to have been original through historic photographs.

- The largest piece of built-in casework is the wood teller counter with stone tops in the Treasurer's office (Figure 58). This piece, though perhaps shortened, is in excellent condition, has the original finish, and is still in regular use.
- The Judge's desk in the Courtroom is also original (Figure 48). The construction is as casework but sits independently in the room like a piece of furniture. The dais upon which the desk currently sits is not original. The desk is dark stained oak with the original finish and original hardware. It is in excellent condition and is still in regular use.
- The Courtroom accessory furniture, including attorney's tables and chairs, are also at least partly original. The tables of dark stained oak may have received new tops at some point, but the legs and hardware are identical to those in the oldest photographs. The chairs are also original frames but the leatherette seats may have been replaced. Both pieces are in excellent condition and still in regular use (Figures 47, 48, 49).
- The Courtroom bar is also original. Made of dark stained oak with ornate turnings and moldings, the bar has been moved from its original position to provide more room on the court side. The original gates have been lost. Nonetheless, the bar is in excellent condition and is still performing its function (Figure 47).
- The general Courtroom seating is unique and displays distinct aesthetic and functional qualities.

EXISTING CONDITIONS SUMMARY

The “theater” style row seating in the Courtroom (Figures 45 & 46) is constructed with ornamental cast iron standards and backs, perforated bent wood back inserts, tilt-up bent wood seats, wire hat racks beneath each seat and wire coat racks on the seat backs. The seat rows are fastened to 2 x 4 runners but are not affixed to the floor. As the room was originally used for dances and other public events, it is likely that the seats have never been permanently attached to the floor so that they could be move aside. The seating is in generally good condition but some of the tilt-up mechanisms are broken and parts are missing here and there. The low level of maintenance and the lack of permanent attachments results in the generation of unacceptable levels of noise from squeaks, rattles, bangs and knocks when in use. The remainder of the courtroom furnishings, including the jury box and witness stand, are clearly from a later date and their inexpensive plywood construction is not compatible with the more elaborate dark oak original pieces. Their presence, along with other contemporary book shelves and desks, creates a chaotic look in the courtroom that significantly detracts from the dignity of the original architecture and furnishings.

AUDIO/VISUAL CONDITIONS

Current efforts are tackling the accomodation of modern-day A/V systems to assist in the functioning of the Courthouse while not sacrificing its historical integrity. The vaulted ceilings of the Courthouse and the lack of absorbtive floor and wall finishes create less-than-ideal acoustics for court hearings, but the insensitive A/V set up is an improper solution. A sound system will need to be integrated into the space while respecting the historic character of the architecture and space. Additionally, fluorescent ceiling fixtures are not in harmony with the historic fabric of the Courtroom.

SITE CONDITIONS

Exterior signage on the Courthouse is not consistent stylistically or historically to the County building.

Additional exterior conditions relate to its landscaping and site elements. Sidewalks around the site show cracking and spalling and concrete paving abuts the stone base of the building south of the porch and along the south elevation. This condition is an unsympathetic addition and requires maintenance of the joint water proofing to eliminate water infiltration. Drainage problems are observed at various locations along the site as well. As observed by Roaring Fork Engineering in their Civil Assessment report, there is evidence of erosion of both 4th and 6th avenue uphill of the inlet at the street corner. In the winter, there is an issue of ice accumulation where the alley meets 6th Avenue. Erosion is significant on 4th street, and is compounded by existing downspouts on the building draining directly onto the surrounding landscaping.

Aside from the trees on the west street frontage, no other vegetation exists to provide scale, shade cover, framed views or other enhancements to the building and site. Connect One Design studied, in detail, the existing landscape conditions of the site and discovered an array of noncomplying, unhistoric, and poorly functioning site conditions. Their full report can be read in Appendix C, but a few of their findings can be summarized as follows:

- most existing site/retaining walls are without a barrier with a grade difference over 30”
- mechanical systems and utilities are openly exposed in several site locations
- existing walls aren’t always historic but appear similar, and are in poor condition
- site furnishings are not inviting or accessible during a large part of the year due to snow accumulation

JAIL BUILDING

BUILDING STRUCTURAL SYSTEM

The Jail building (Figures 89, 90, 91, 92), a satellite building to the east which is now connected to the Courthouse on the interior through the 2008 addition, is also a masonry bearing wall structure. The main floor elevation varies from grade to 2 feet below

EXISTING CONDITIONS SUMMARY

grade. There is a second floor built of solid wood joists supported on masonry. The roof is entirely wood framed in a double hipped configuration and there is no basement. Of particular note are the original steel cell doors that still hang in the first floor of the Jail building (Figure 76).

FIRST FLOOR STRUCTURAL SYSTEM

The floor of the Jail building is concrete slab-on-grade. This floor has been replaced at various times over the building's history, and was replaced during the Phase A-1 restoration completed in 2008 with in-floor heat. The floor consists of numerous different elevations. Some of the interior masonry walls in the Jail building were constructed for the purpose of jail security and are not of significant structural necessity. Due to varying levels in the Jail building, the slab-on-grade severely limits the usability of the area.

SECOND FLOOR STRUCTURAL SYSTEM

The floor of the Jail building is of 2 x 12 wood joists placed in "butcher block" fashion with no space between joists and supported on masonry bearing walls below. However, the second floor structural system of both buildings is in good condition.

ROOF FRAMING SYSTEM

The roof over the Jail building is hipped on four sides with a "compression" ring in the center which supports a small flat section at the top of the roof. There are no interior supports. While this roof seems to have performed well over time, modern engineering analysis reveals general deficiency in the structure.

ROOFING AND WATERPROOFING

The metal roof of the Jail building was recently replaced in 2016 by the Facilities Department to protect the historical integrity of the building, which was failing, and to address structural support for snow fencing along the north side ADA entrance.

COUNTY ASSESSOR'S BUILDING

ROOFING AND WATERPROOFING

Through interviews with the County Assessor staff and on-site visits, it was discovered that the skylight leaks in the main research area of the office. The green metal gable roof sheds water and snow, but needs to be investigated for improper waterproofing. The icing issue at the corner of the alley and the sidewalk leading to the County Assessor's entry needs to be addressed in the restoration process. Additionally, the steps to the east continuing from the sidewalk add to the ice problem during the winter months due to improper site drainage.

EXTERIOR SIDING

Vertical wood siding painted red cover the north, east, and west sides of the building. Discoloration and general wear and tear are evident on the lower portion of these boards as the paint is faded and the wood is splitting in some locations. The paint on the door and window trim is peeling and chipped off in some locations and will need repainting. Due to inadequate insulation in the exterior walls, the door on the west is never used by the occupants in order to keep the office a more comfortable temperature. The southern wall of this building is concrete masonry and is in good shape (Figures 24, 25).

INTERIOR WALL FINISHES, FURNISHINGS

The interior walls of the Assessor's building are painted plaster and in good condition. Paint is in tact on walls and ceilings. The storage room at the south east end of the building is of concrete masonry construction in very good condition. Interior doors are left unpainted and are in good condition. The only large semi-permanent furniture fixture is the receptionist desk at the lobby (Figure 67). This wood paneled desk is in good shape, but doesn't best serve the function of the office. A historic furniture piece is still used to hold plats and surveys accessible to the public; it's condition is fair with all original hardware

EXISTING CONDITIONS SUMMARY

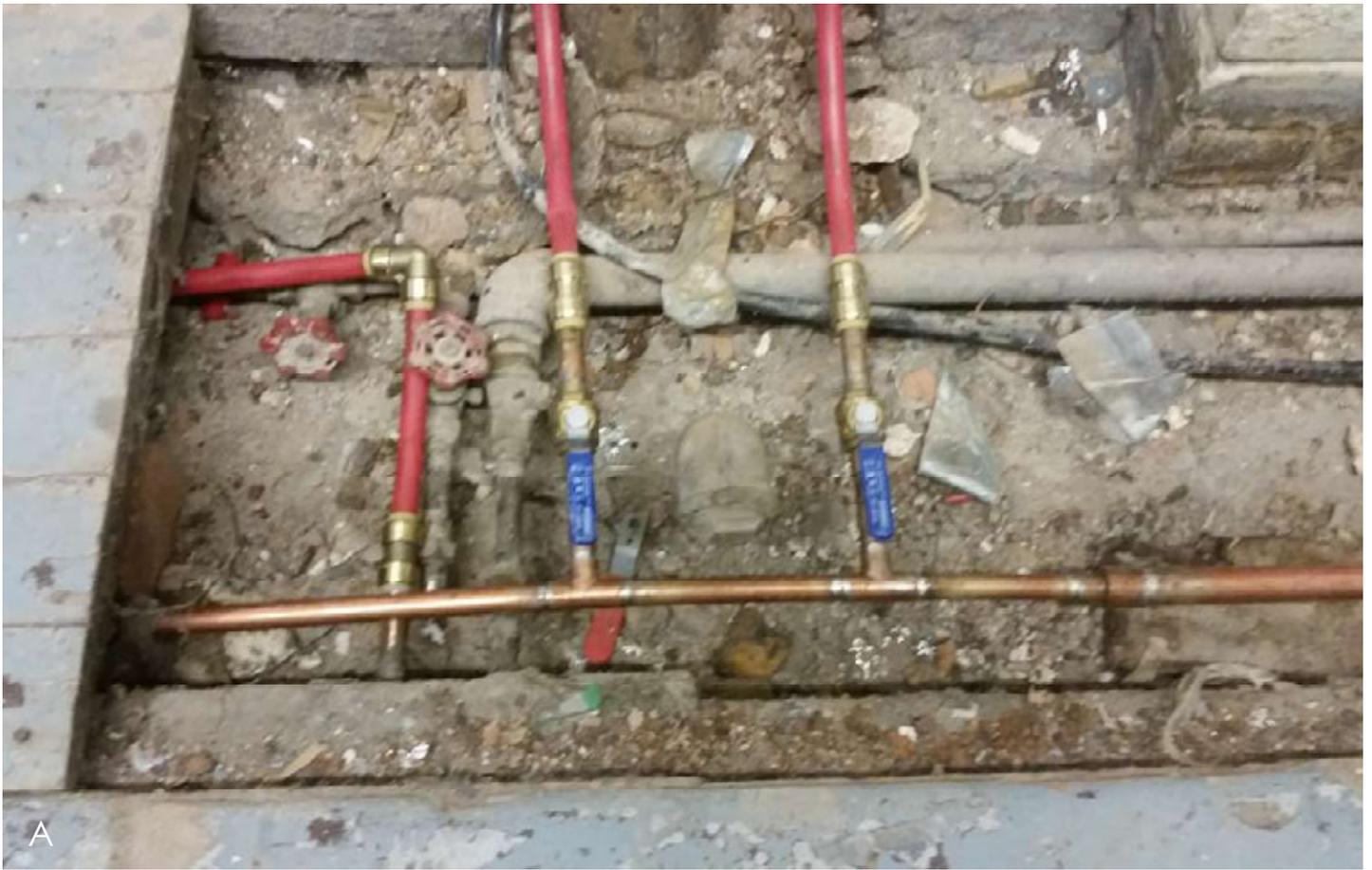
but some wood is chipped. Office desks and chairs are not historic in nature (Figure 66) and can remain or be replaced with pieces from a period more in line with the Courthouse's history. There is a general lack of storage space in the office for large format drawings and files that need to be retained for extended periods of time.

WINDOWS & OPENINGS

Interior windows are in good condition, but don't provide adequate natural light to the office spaces. The insulation around the windows and all openings needs further investigation to see if repairs are needed. The skylight in the research space leaks during heavy rains. The front door to the building is in okay condition; the white paint is chipping and peeling off in various locations and discoloration at the bottom of the door is seen from wear and tear.

FLOORING

All spaces in the County Assessor's building are carpeted with wood baseboard. The subflooring is unknown at this time. While in good condition, the neutral color and synthetic material is in no way historic or aesthetically linked to the adjacent historic Courthouse.



A

Exhibit A - Exposed plumbing is left in the basement hallway following a recent plumbing leak on the second floor.

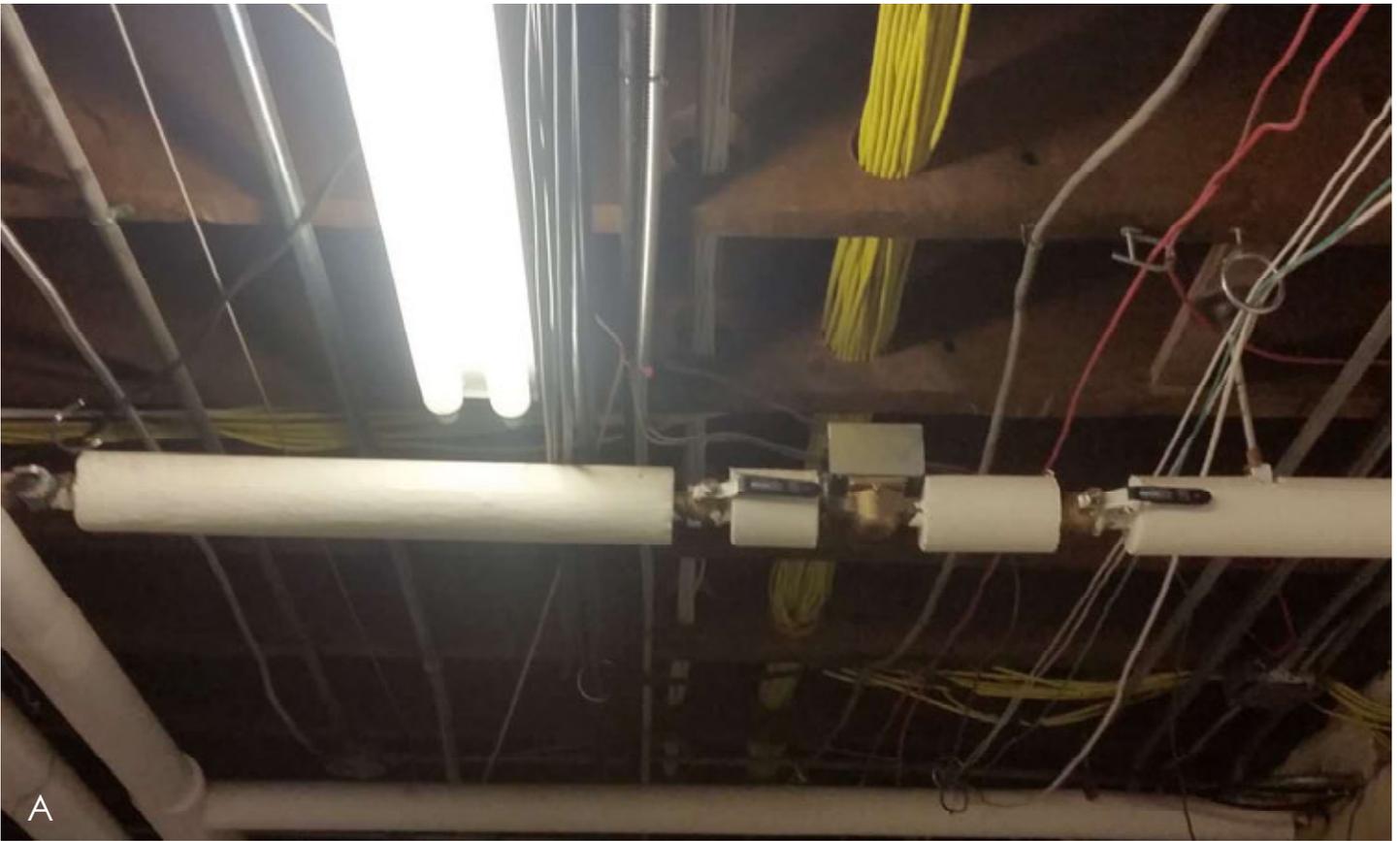
Exhibit B, C - Newly retrofitted pipe in brick wall to fix plumbing leak. Pipe has been left exposed in masonry wall.



B



C

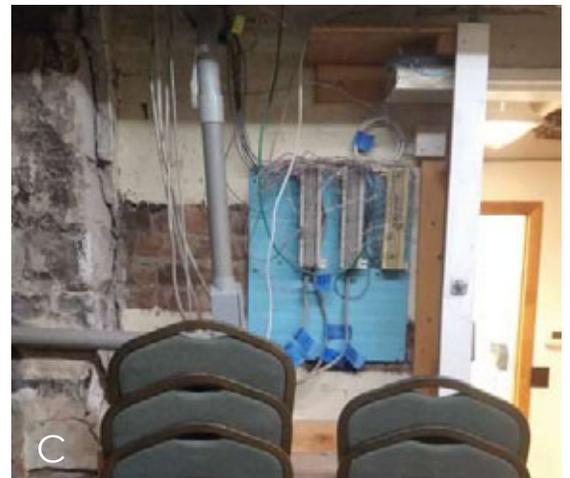


A



B

Exhibit A shows exposed electrical wires, plumbing, and insulation in the basement hallway ceiling. Exhibit B outlines the extent of exposed and cracking plaster/drywall along the stairwell. The historic brick is exposed but not properly protected. Exhibit C shows the updated building systems in a historic building and how better integration and concealment is needed.



C



Exhibit A, B - The only public restroom in the Courthouse is located in the basement. These restrooms don't have the necessary number of fixtures, are outdated, and pose security problems by allowing Jurors to interact with the public. Exhibits C and D - Office and storage space is maxed out in the Courthouse leading to non-functional work spaces and unorganized storage.



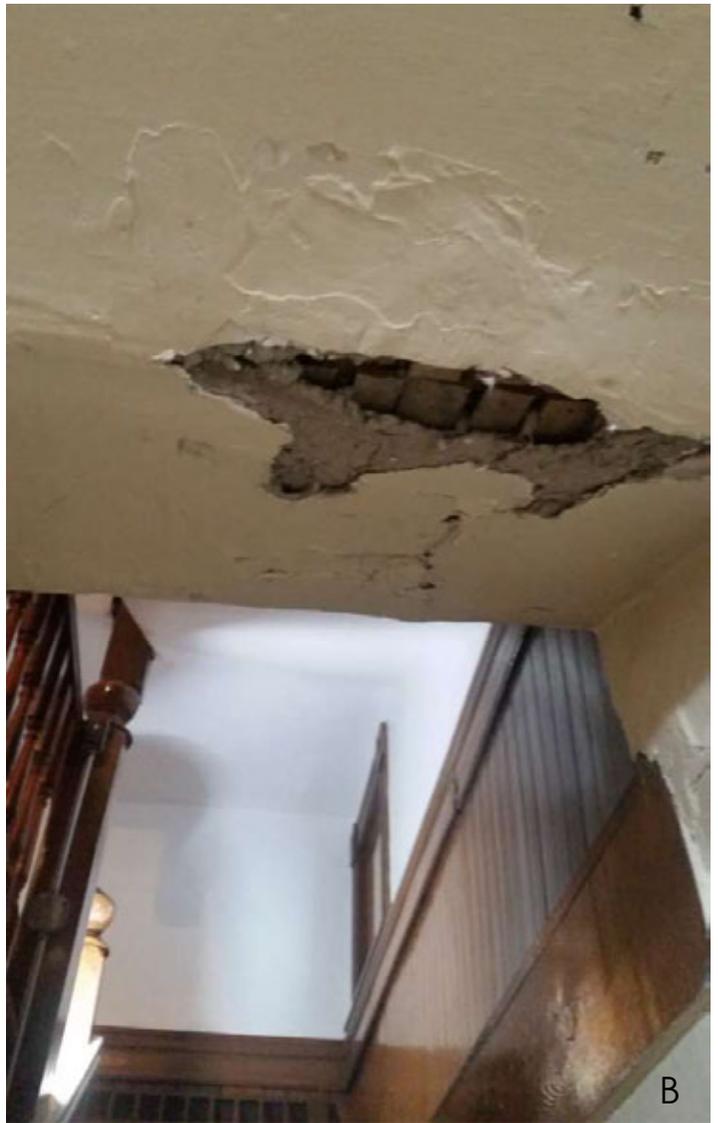


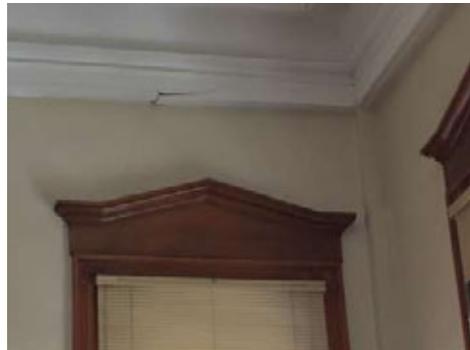
Exhibit A - Basement level stairwell with exposed ceiling structure, cracking plaster and drywall.

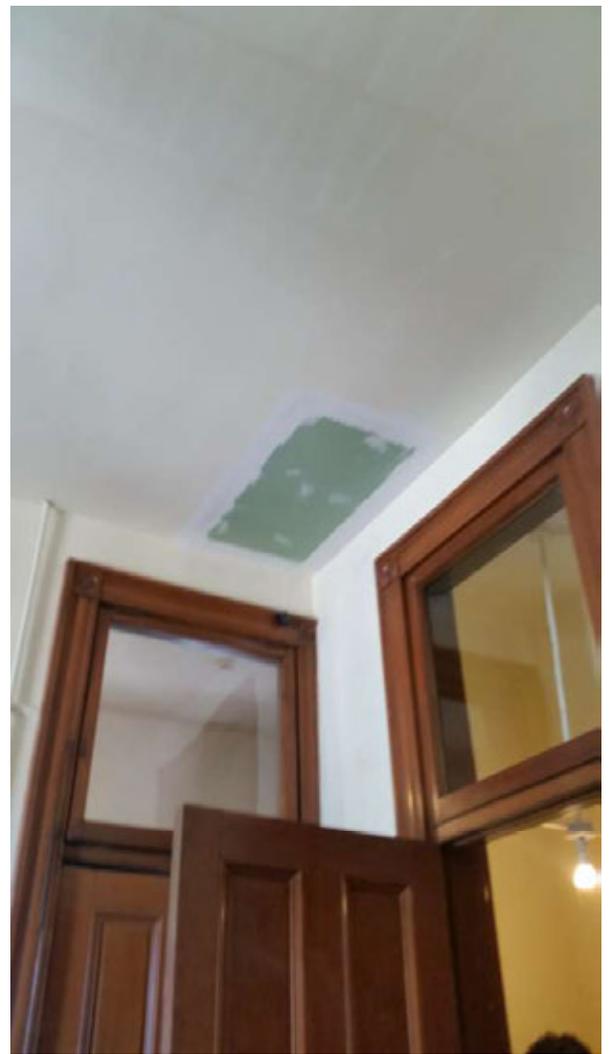
Exhibit B - View from stairwell up towards main hallway. Plaster and drywall is cracking, missing, and deteriorating further.

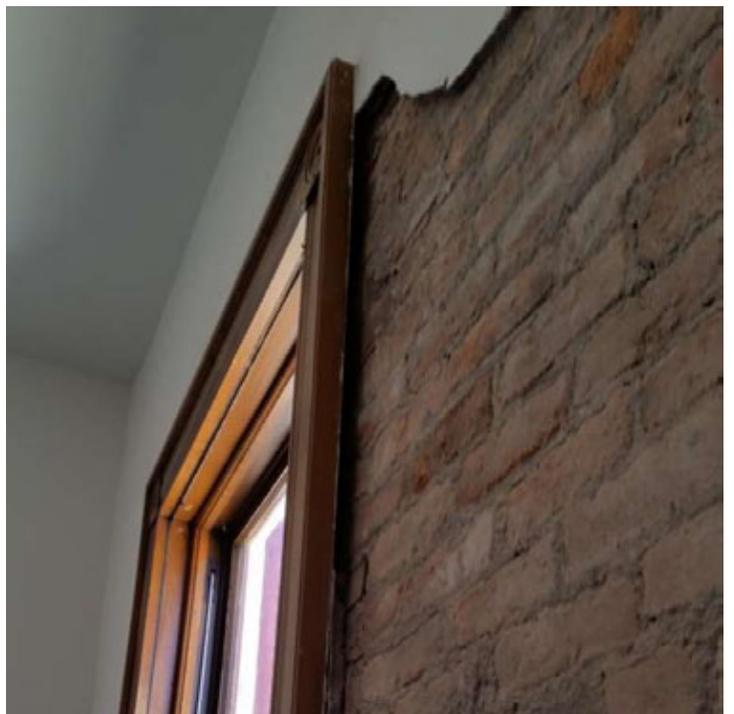














A

Exhibit A,B - Weathering and discoloration along the base of County Assessor building.



B



A



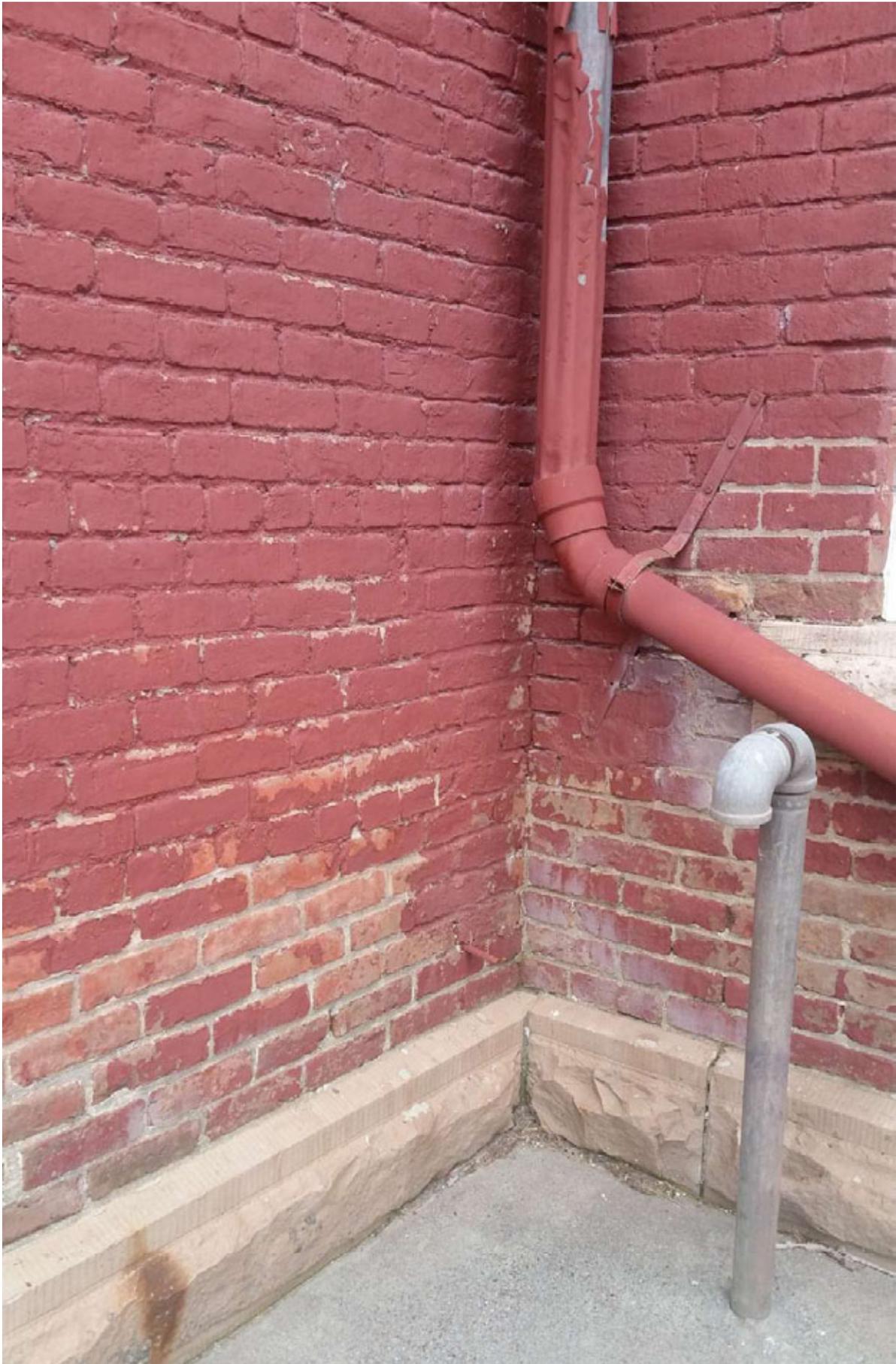
B

Exhibit A, B, C - The front entry steps have cracking and splitting concrete at step edges. Exposed masonry units are losing mortar, and discoloration is evident along the stair landing and stone base. Exhibit B illustrates the basement level window and moat that has since been infilled with brick.



C





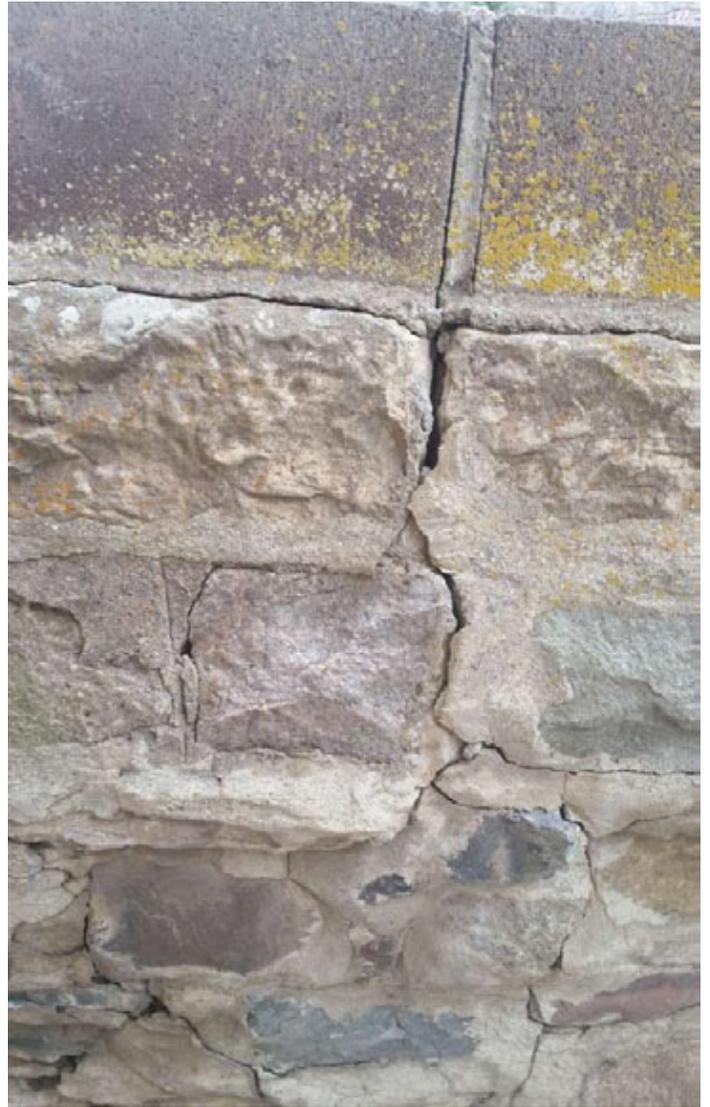
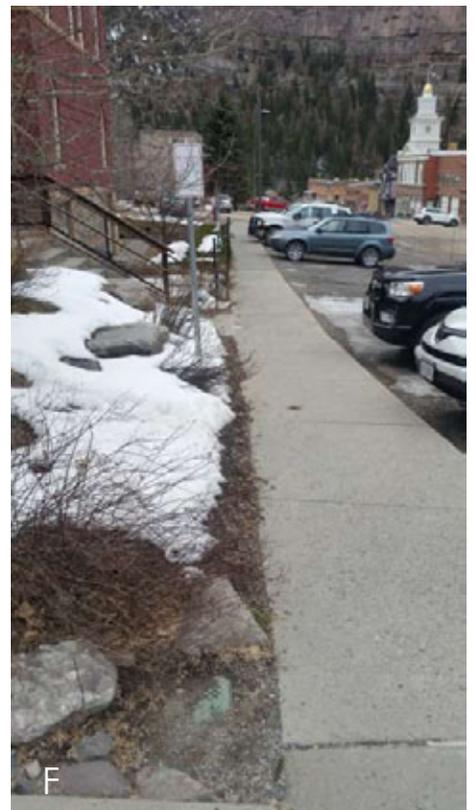
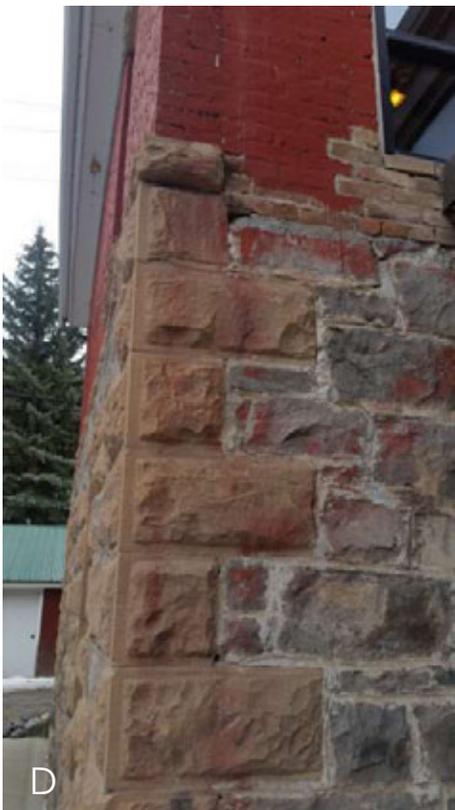




Exhibit A, B, C - The stone foundation wall at the basement level is not plumb, has many gaps between foundation stones, and is showing evidence of erosion at its base. The wood window sill outside of the existing EMS office at this level has chipped and peeling paint and weather damage. Exhibits D and E show staining and discoloration at the painted bricks and stone base. Exhibit F - The existing sidewalk along 6th Ave is not ADA compliant in its slope, and accumulates a dangerous amount of ice during the winter.









PRESERVATION & RESTORATION OBJECTIVES

PRESERVATION & RESTORATION OBJECTIVES SUMMARY

The Secretary of Interior's Standards recommend working with what exists and to preserve those elements, features, or spaces that are identified as "character defining." These standards do not require that the building be "restored." Restoration typically involves returning the building back to a specific historic period of time. The Secretary of Interior's Standards acknowledge the fact that some changes will be required in order for the building to be used for today's purposes. They recommend, however, that those changes be compatible with the historic building.

As with most buildings, changes have been made to Ouray County Courthouse over time. The spaces and architectural elements in and around the building that are significant should be preserved. There are also spaces and features that have been modified in the past that are not considered significant. These spaces offer the County more of an opportunity for making necessary changes to allow for a more functional building as relates to the program and department utilization.

Because the Courthouse first floor and Courtroom on the second floor still remains essentially as they did historically in 1888, and some of the history behind the use of the building is nationally significant, CCA believes there should be a concerted effort to preserve features and spaces in order to adequately convey the character of the Courthouse from that time period. This may even involve the entry lobby, main stair, and the Courtroom which can be restored to that specific period of time. In summary, the Ouray County Courthouse and accessory buildings are prime candidates for a rehabilitation project while offering exciting possibilities to share the history of the Courthouse and the significant events that occurred there.

The design options developed herein clearly illustrate how the repurposing of particular areas within the Courthouse, the connected Sheriff's building, and the Annex building to the east, can have a significant impact to the County functions and establish a more

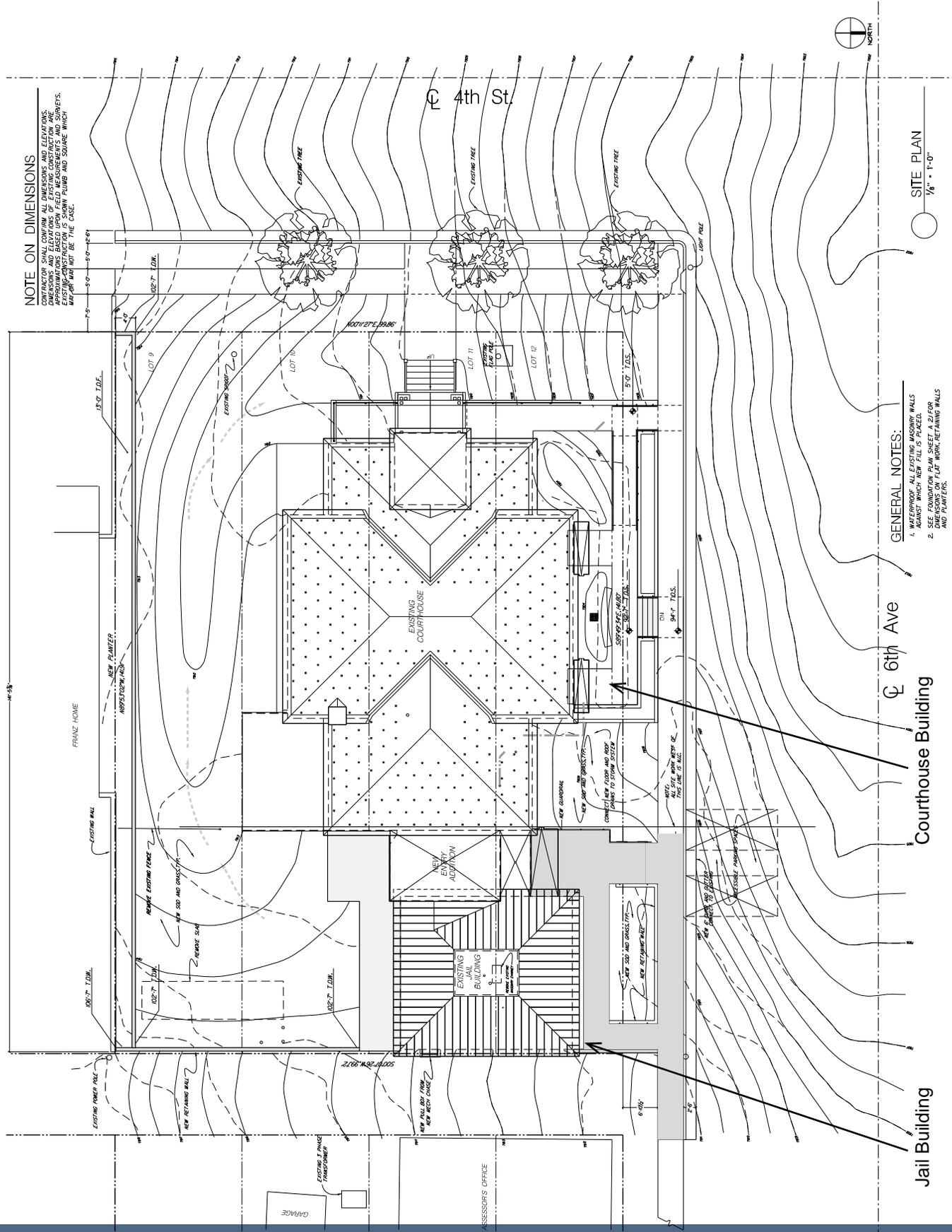
viable use of space, while creating increased access and efficiency for County Services and the Courts.



EXISTING DRAWINGS

OURAY COUNTY COURTHOUSE
FEASIBILITY STUDY

MARCH 2017



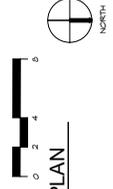
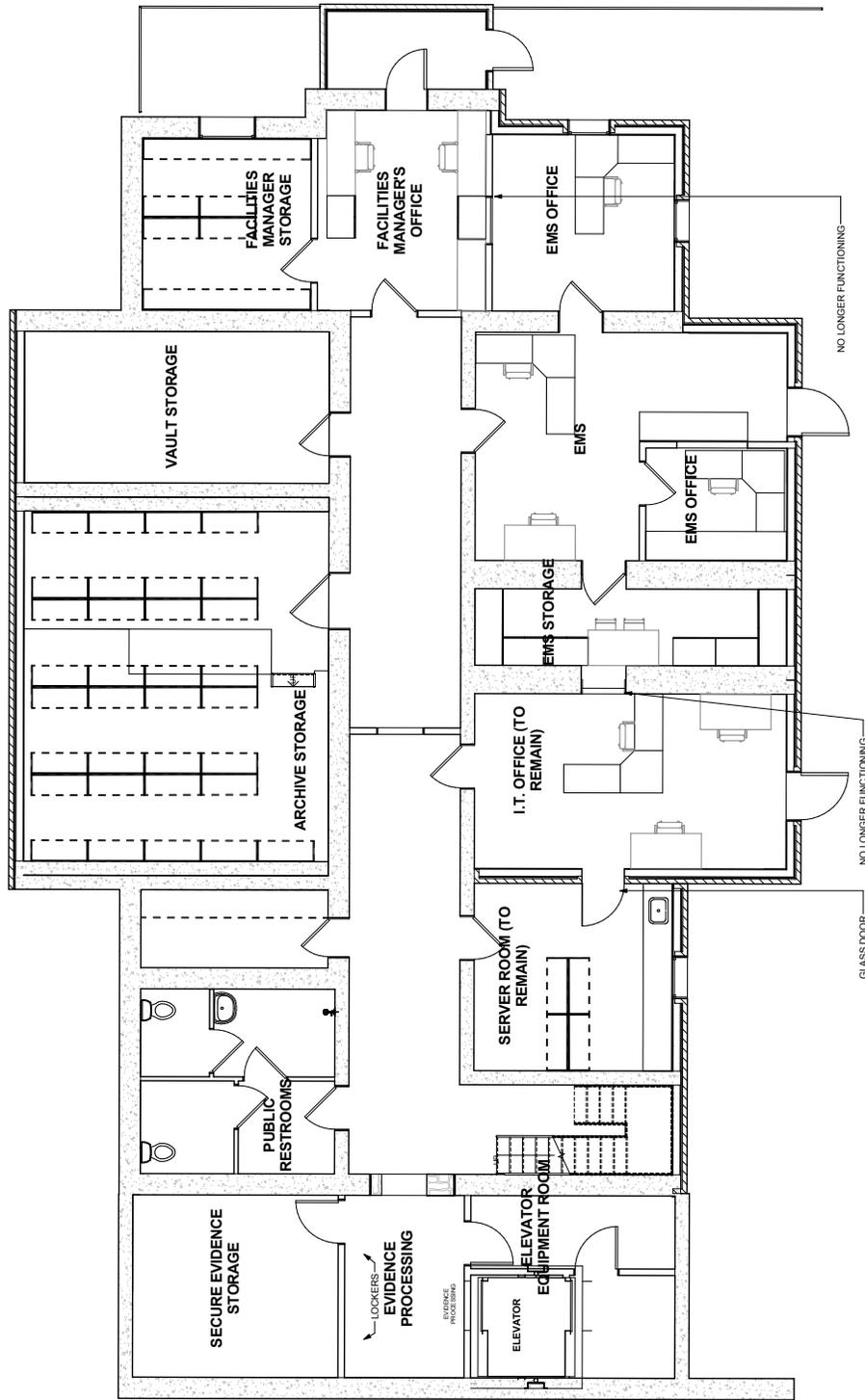
NOTE ON DIMENSIONS
 CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS. APPROXIMATE DIMENSIONS AND ELEVATIONS ARE BASED UPON FIELD MEASUREMENTS AND SURVEYS. EXISTING CONSTRUCTION IS SHOWN PLUMB AND SQUARE WHICH MAY NOT BE THE CASE.

SITE PLAN
 1/8" = 1'-0"

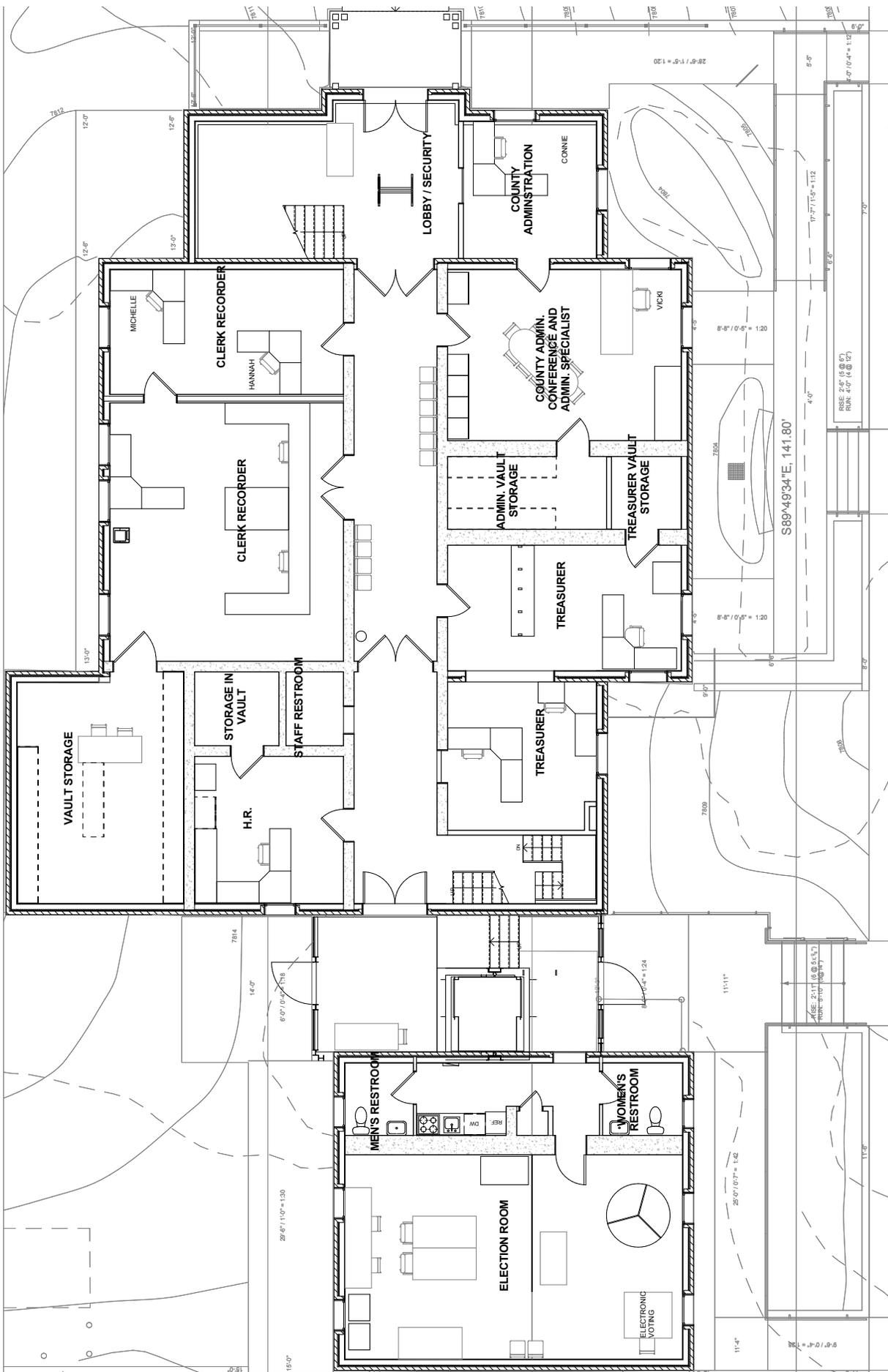
GENERAL NOTES:
 1. WATERPROOF ALL EXISTING MASONRY WALLS AGAINST WHICH NEW FILL IS PLACED.
 2. SEE FOUNDATION PLAN SHEET A-2 FOR REINFORCING BARS AND PLANTERS.

Courthouse Building

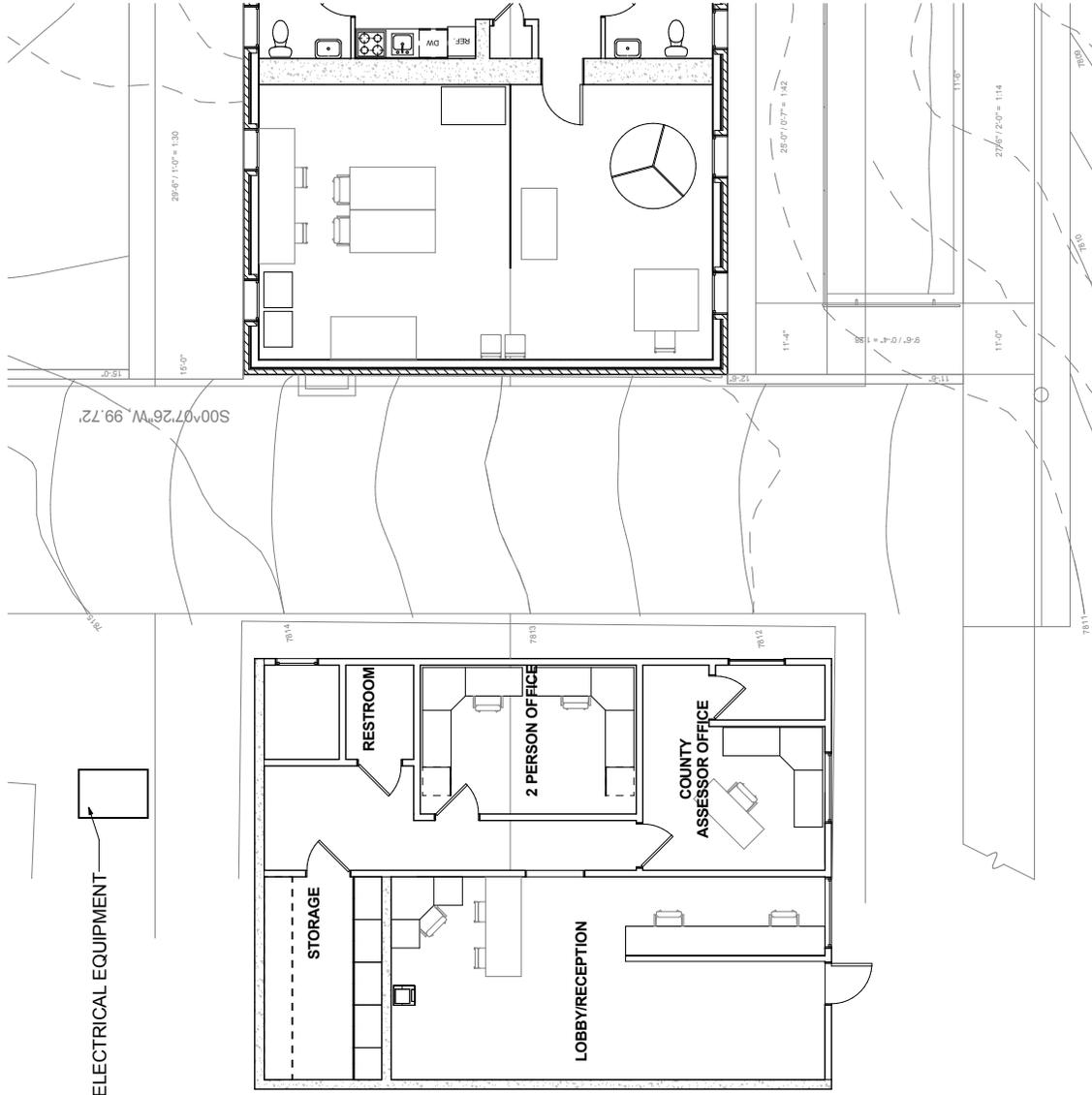
Jail Building



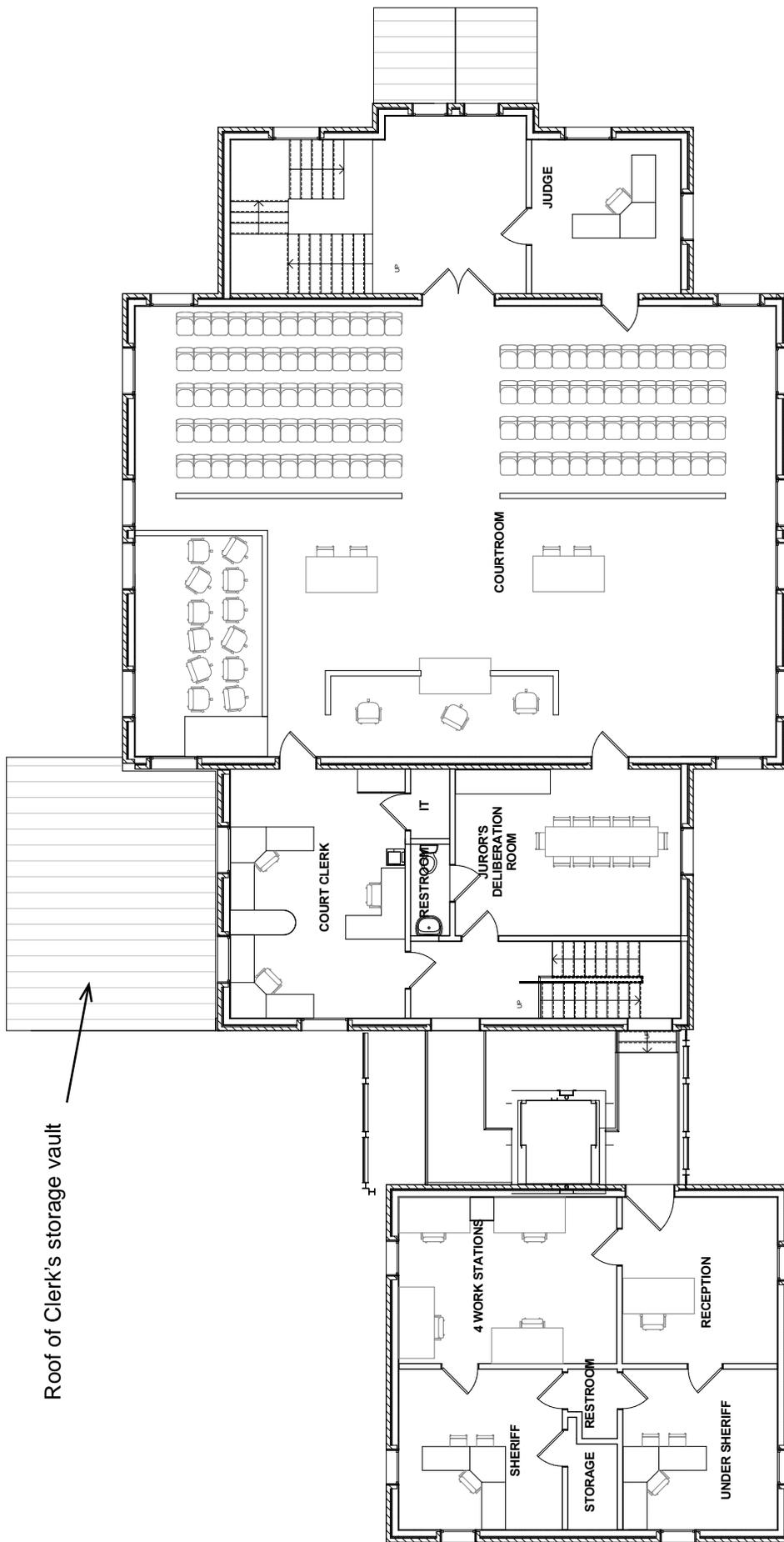
1 EXISTING BASEMENT LEVEL PLAN
 1/4" = 1'-0"



1 EXISTING COURTHOUSE MAIN LEVEL PLAN
1/4" = 1'-0"



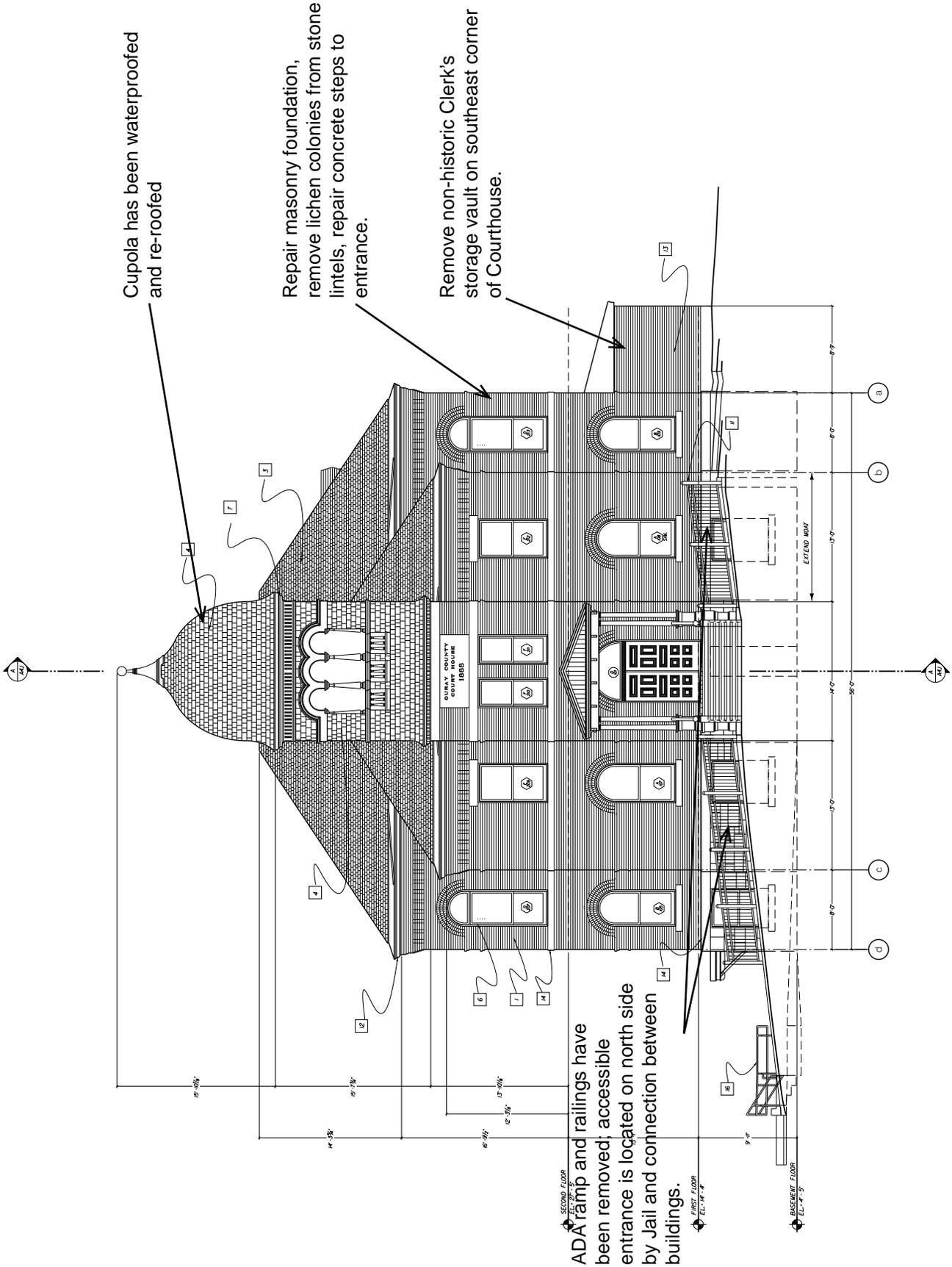
1 EXISTING MAIN LEVEL ASSESSOR'S PLAN
1/4" = 1'-0"



Roof of Clerk's storage vault

1 EXISTING UPPER LEVEL PLAN
 1/4" = 1'-0"
 0 2 4 6
 NORTH

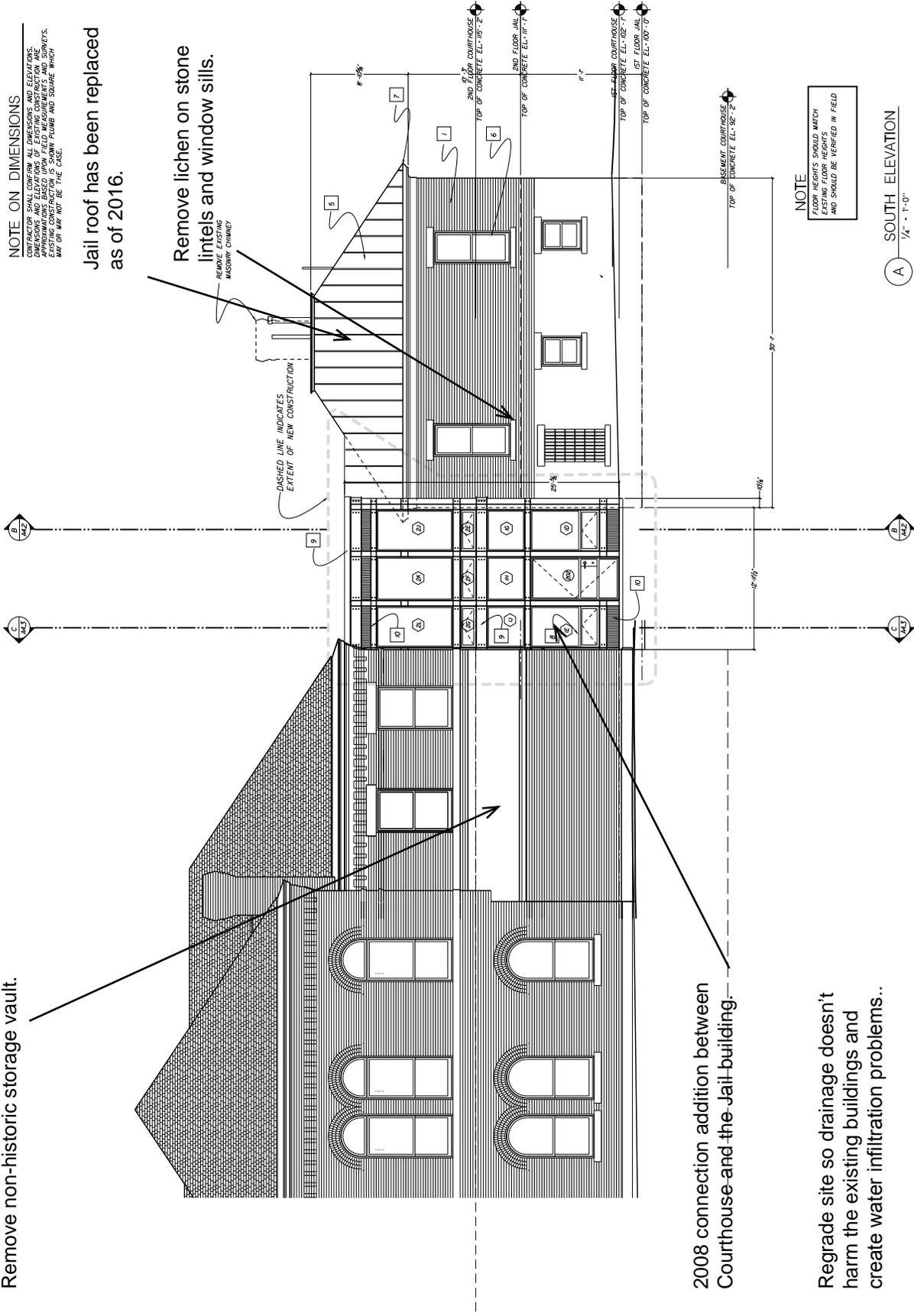
NOTE ON DIMENSIONS
 CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS.
 APPROXIMATIONS BASED UPON FIELD MEASUREMENTS AND SURVEYS.
 DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN WHICH
 MAY OR MAY NOT BE THE CASE.



A WEST ELEVATION
 1/4" = 1'-0"

KEYNOTES: EXTERIOR MATERIALS

Remove non-historic storage vault.



NOTE ON DIMENSIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION ARE SHOWN FOR REFERENCE ONLY. DIMENSIONS AND ELEVATIONS OF NEW CONSTRUCTION IS SHOWN IN LINES AND SQUARE WHICH MAY OR MAY NOT BE THE CASE.

Jail roof has been replaced as of 2016.

Remove lichen on stone lintels and window sills.

REMOVE EXISTING MASONRY CHIMNEY

DASHED LINE INDICATES EXTENT OF NEW CONSTRUCTION

2008 connection addition between Courthouse and the Jail building.

Regrade site so drainage doesn't harm the existing buildings and create water infiltration problems..

NOTE

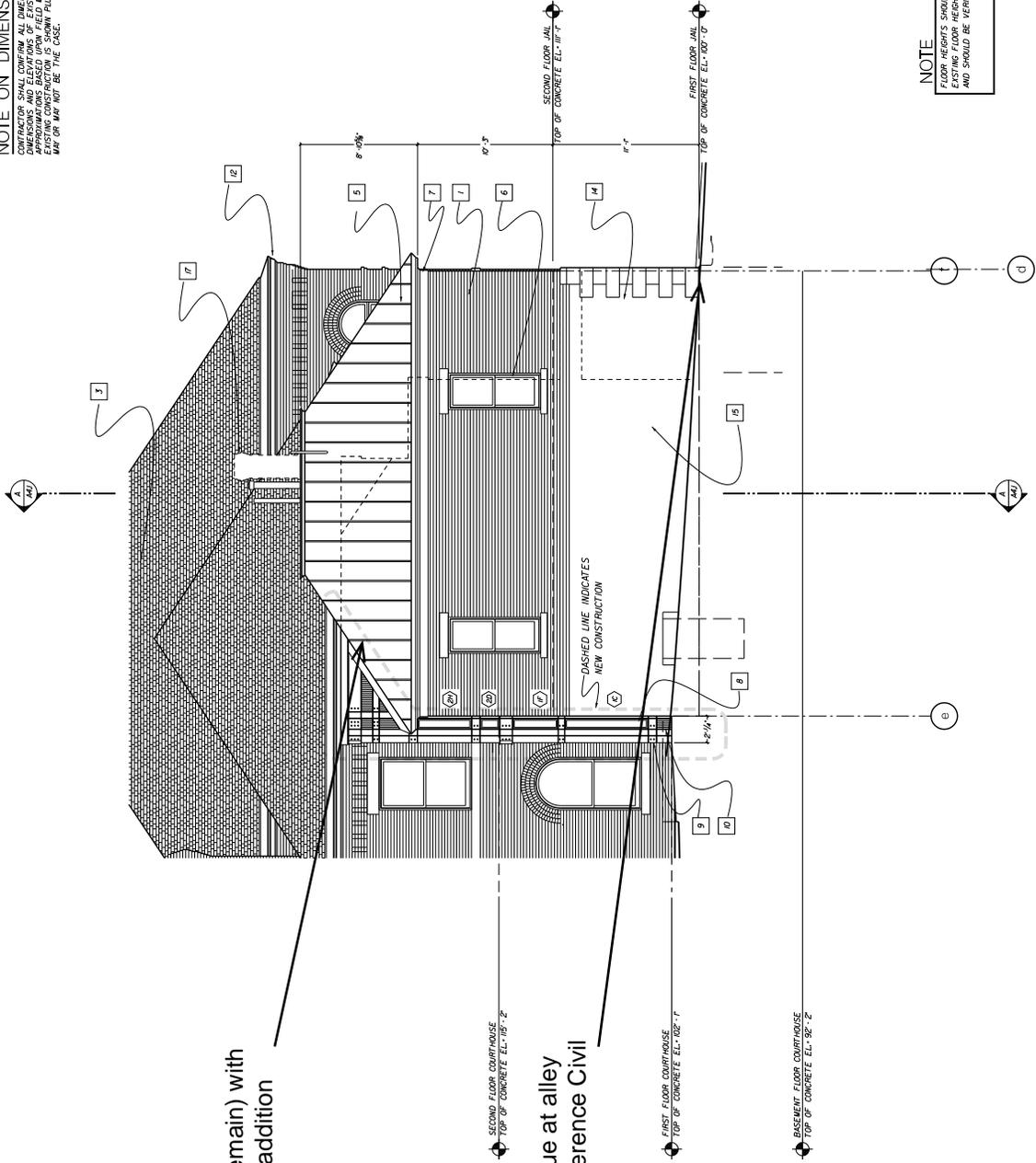
FLOOR HEIGHTS SHOULD MATCH EXISTING FLOOR HEIGHTS AND SHOULD BE VERIFIED IN FIELD

A SOUTH ELEVATION
1/4" = 1'-0"

KEYNOTES: EXTERIOR MATERIALS

NOTE ON DIMENSIONS

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS. APPROXIMATIONS BASED UPON FIELD MEASUREMENTS AND SURVEYS. DIMENSIONS AND ELEVATIONS MAY VARY FROM THE DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SQUARE WHICH MAY OR MAY NOT BE THE CASE.



Jail building (to remain) with 2008 connection addition behind.

Address icing issue at alley and sidewalk; reference Civil Report.

NOTE

FLOOR HEIGHTS SHOULD MATCH FIELD MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD

A EAST ELEVATION
1/4" = 1'-0"

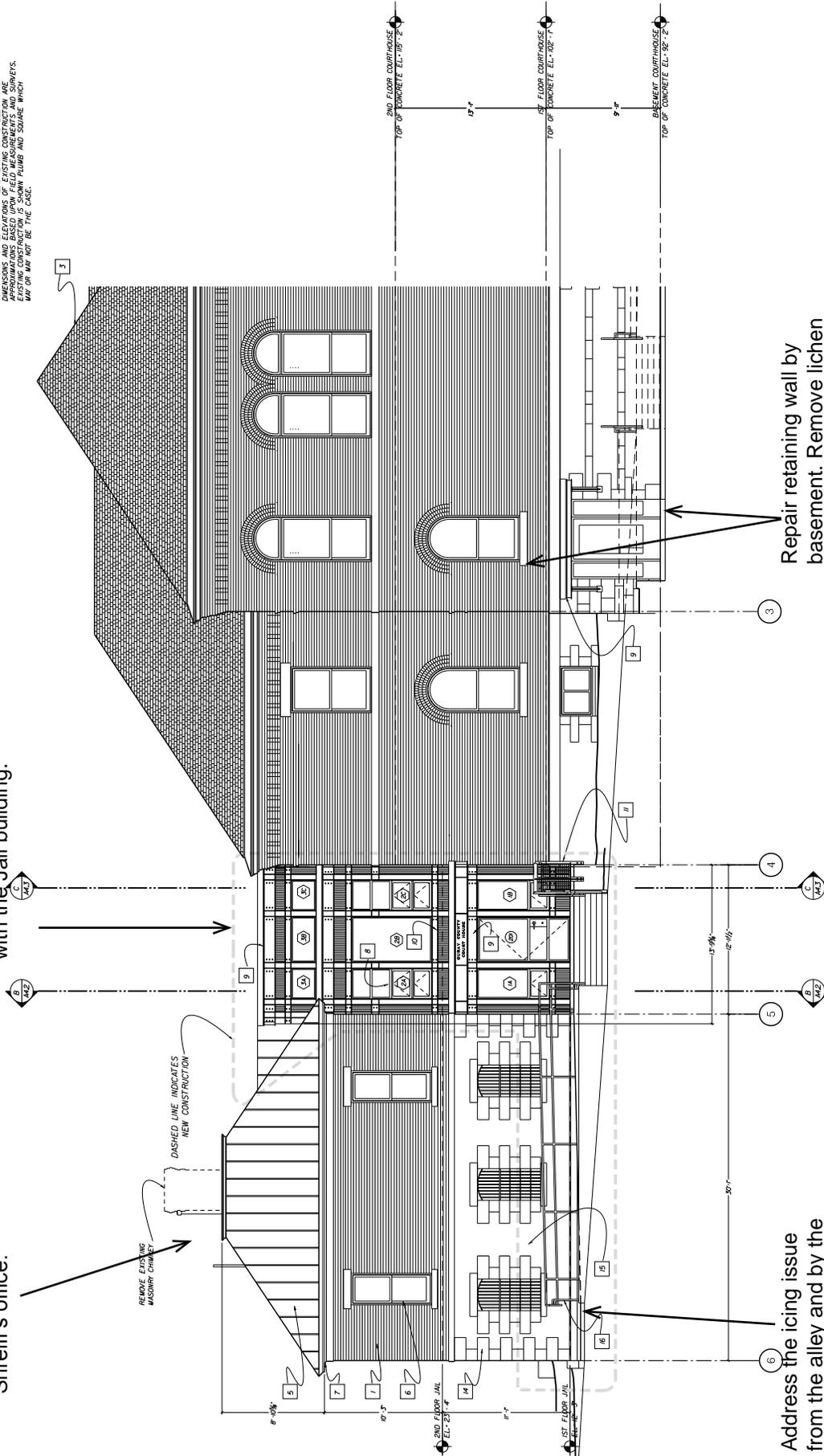
KEYNOTES: EXTERIOR MATERIALS

Jail building currently housing the elections room and the Sheriff's office.

2008 addition connecting the interior of the Courthouse with the Jail building.

NOTE ON DIMENSIONS

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS APPROXIMATIONS BASED UPON FIELD MEASUREMENTS AND SURVEYS. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR PERMITS OR FOR ANY OTHER PURPOSES WHICH MAY OR MAY NOT BE THE CASE.



Address the icing issue from the alley and by the Jail building and the ADA ramp. Reference Civil report for detailed improvement suggestions.

(A) NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES: EXTERIOR MATERIALS



EXISTING PHOTOS



Figure 1

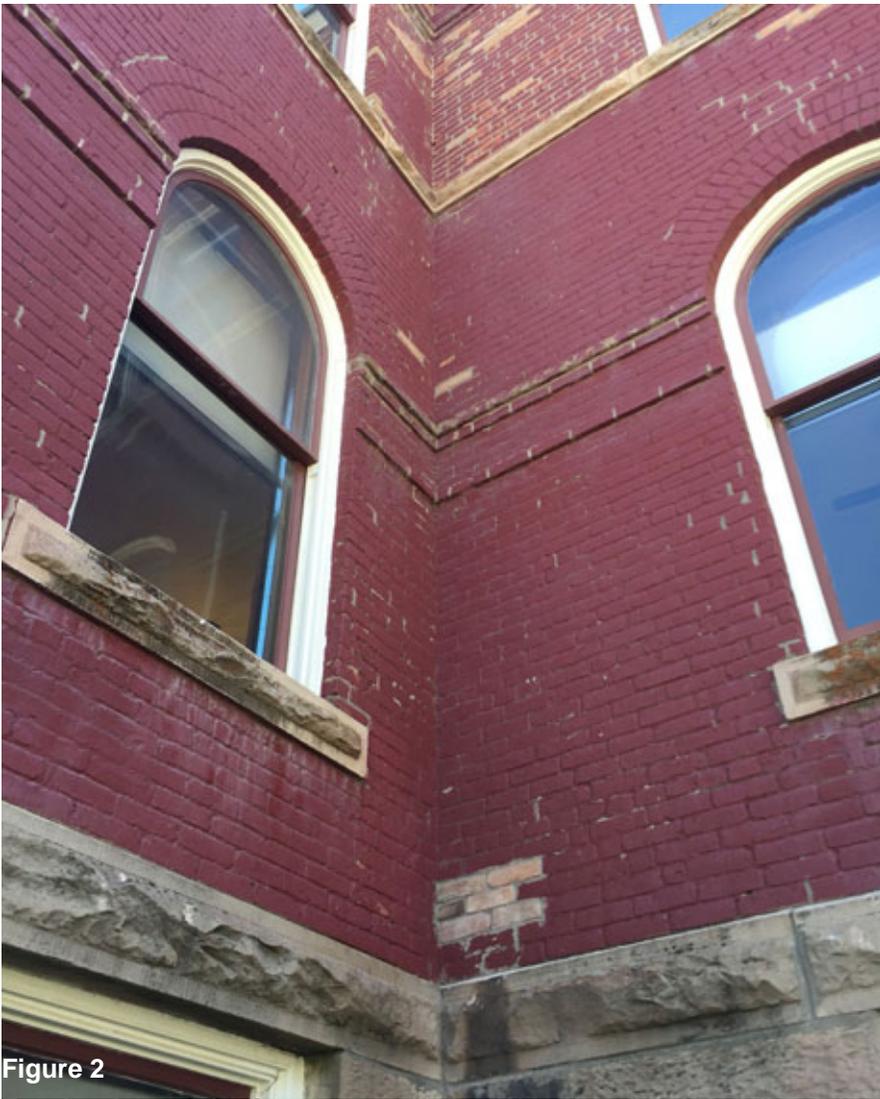


Figure 2

Exterior views of the Courthouse with its various locations of peeling paint, lichen on the limestone, and damaged bricks.



Figure 3



Figure 4



Figure 5

Stone coloring and appearance along Courthouse base and the retaining walls at the basement level.



Figure 6



Figure 8



Figure 7

Deteriorating concrete steps at front entry, exposed CMU-topped retaining wall.

Retaining wall that is falling over and missing a cap.



Figure 9

Cracked and peeling paint on the ceiling in the Sheriff's office.



Figure 10

Cracked and peeling paint and drywall in the entry of the Courthouse by the entry stairwell.



Figure 11
Cracks and damage to historic brick facade.



Figure 12
Front view of Courthouse entry and cupola.



Figure 13



Figure 14

Concrete sidewalk cracking at the edge of the Courthouse limestone base. Paint is peeling off of the bricks in various locations over the building. Window sills are in need of repair.



Figure 15



Figure 16

Non-historic, blank-faced brick storage addition looking west that is proposed to be removed.



Figure 17



Figure 18

Existing masonry and window conditions shows next to the newer connection in steel and glass.



Figure 19



Figure 20
View of storage addition onto southeast corner of the Courthouse.



Figure 21
Differentiation in natural stone base color.



Figure 22

Connection between historic Courthouse and connection.



Figure 23

Material detail of connection between Courthouse and the Jail building.



Figure 24

Front of County Assessor's building.



Figure 25

Alley view of County Assessor's building.



Figure 26

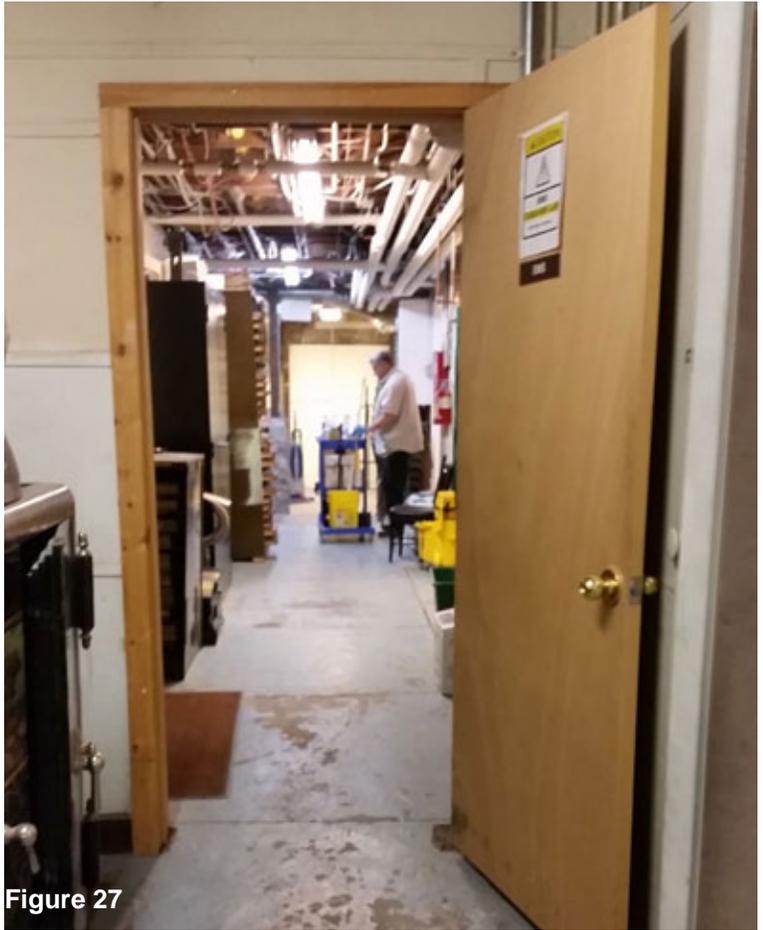


Figure 27



Figure 28

Layout of existing EMS office in the basement. The aluminum-framed door replaced the original historic door.



Figure 29

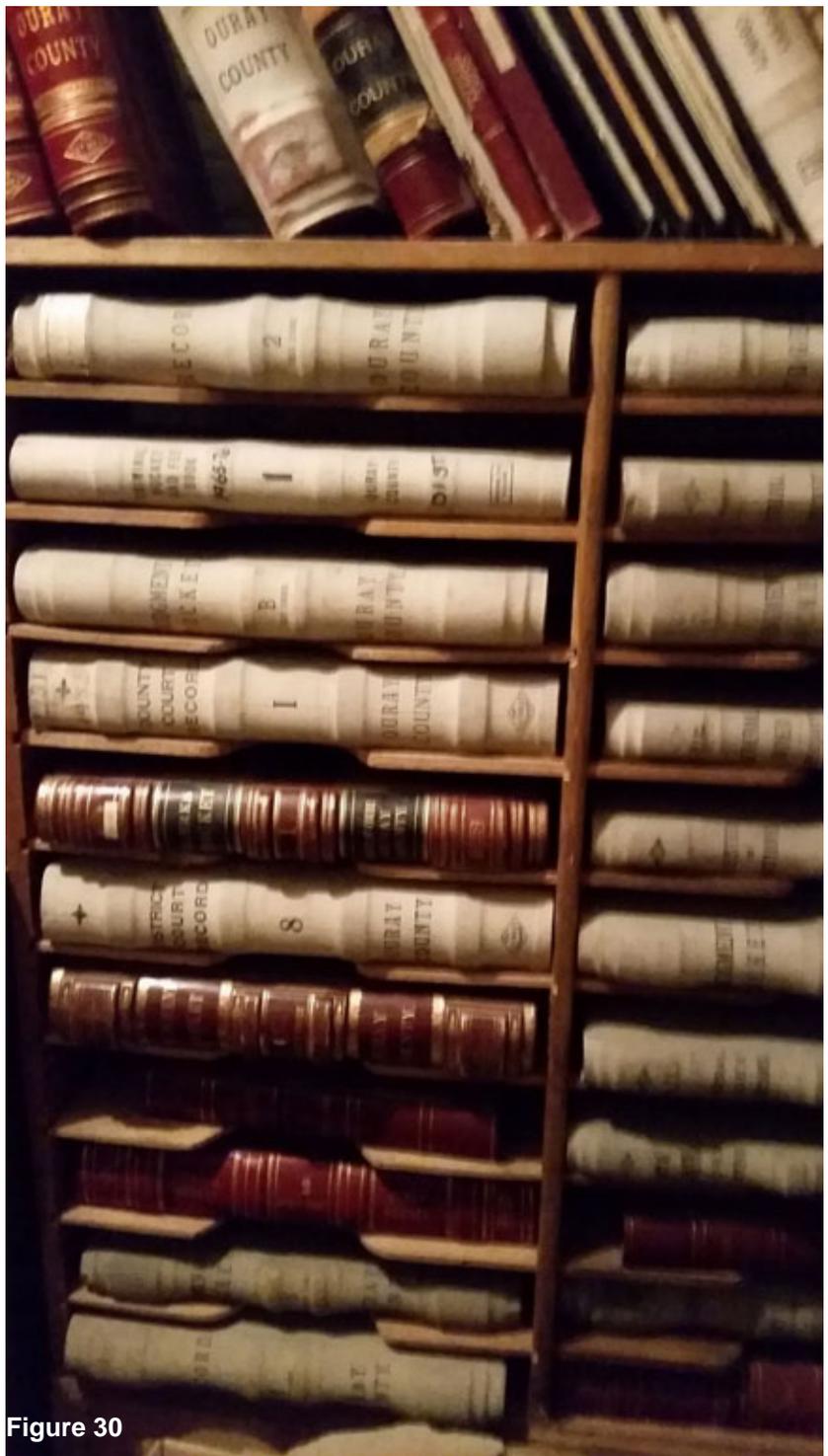


Figure 30

Additional record books stored in the basement and the catwalk with boxed up items. No temperature or humidity control in this storage room of important files.



Figure 31

Old Court record books located in storage in the basement.



Figure 32



Figure 33

Ceiling wires exposed in the basement hallway.



Figure 34

Storage boxes in the unfinished Court Clerk room. Two levels of storage with a grate cat-walk.



Figure 35



Figure 37

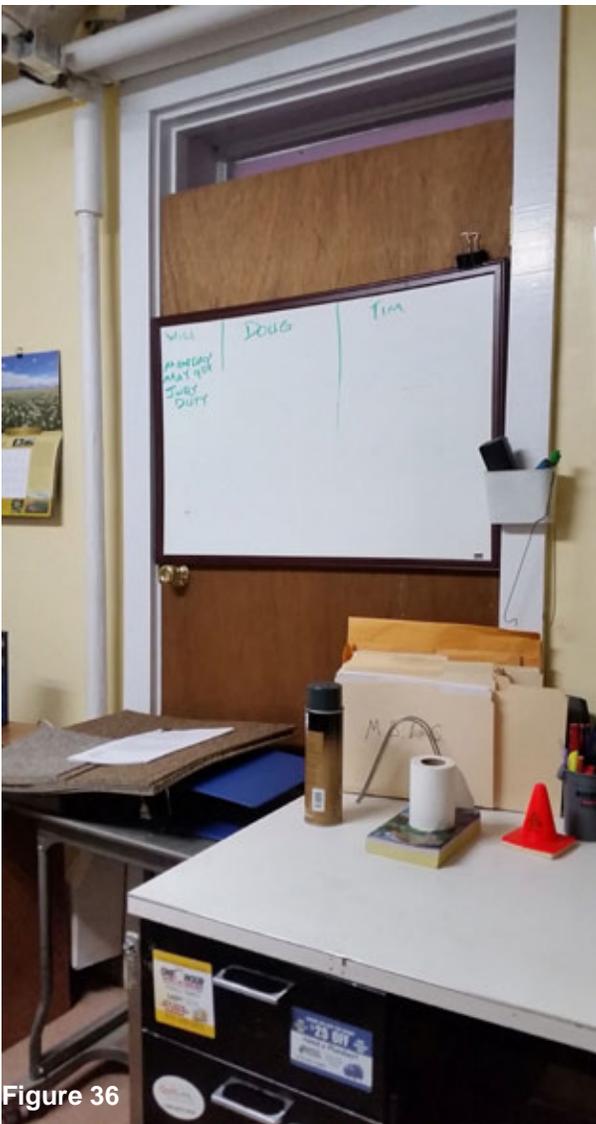


Figure 36



Figure 38

Inside of the Facility Manager's office in the basement and their storage vault.



The restroom that is used by the public is located in the basement of the Courthouse. The women's restroom does not meet code as one of the stalls has a shower curtain for a door, and the sink is supported by mop handles. Aside from its less than ideal location and condition, it poses a unique risk in terms of the jury being exposed to confidential information as they don't have access to a sequestered restroom during hearings.



Figure 41



Figure 43



Figure 42



Figure 44

The condition of the basement has worsened over the years of use and floods. Storage vaults are utilized to full capacity, mechanical and plumbing is exposed in the ceiling, and mold is evident in a few of the damaged vaults.



Figure 45



Figure 46

Original wood seating with metal hat and jacket holders at bolted into 2x4s but not the wood flooring itself.



Figure 47

Panorama shot of the Courtroom.



Figure 48

Attempts at incorporating modern technology into this historic space are seen here. Much of the original furniture remains.



Figure 49

Inside of the Courtroom looking towards the original seating area. Carpet has been installed in the space where the public doesn't sit.



Figure 50



Figure 51



Figure 52

Revealed stenciling and details in the Courtroom by Evergreene in 2006.



Figure 53



Figure 54



Figure 55

Main hallway in Courthouse with seating for the public who is waiting to see the County Clerk & Recorder. The original metal hardware and wood flooring is seen throughout the Courthouse.



Figure 56



Figure 57

County Administrator's office and meeting room space. Original casework seen above.



Figure 58

Original Treasurer's service counter in use in the current Treasurer's office.



Figure 59

Original safe in Human Resources office.



Figure 60



Figure 61



Figure 62

Human Resources office and storage vault. Original vault is used for storage of HR material, but does not have an adequate system for storage that is easily accessible and organized.



Figure 63

View from reception counter in County Assessor building to the outside.



Figure 64

Exterior view from the alley of the County Assessor's building.



Figure 65

Counter in the County Clerk & Recorder's office.



Figure 66

Office space in County Assessor's office.



Figure 67

Reception counter in County Assessor's office.

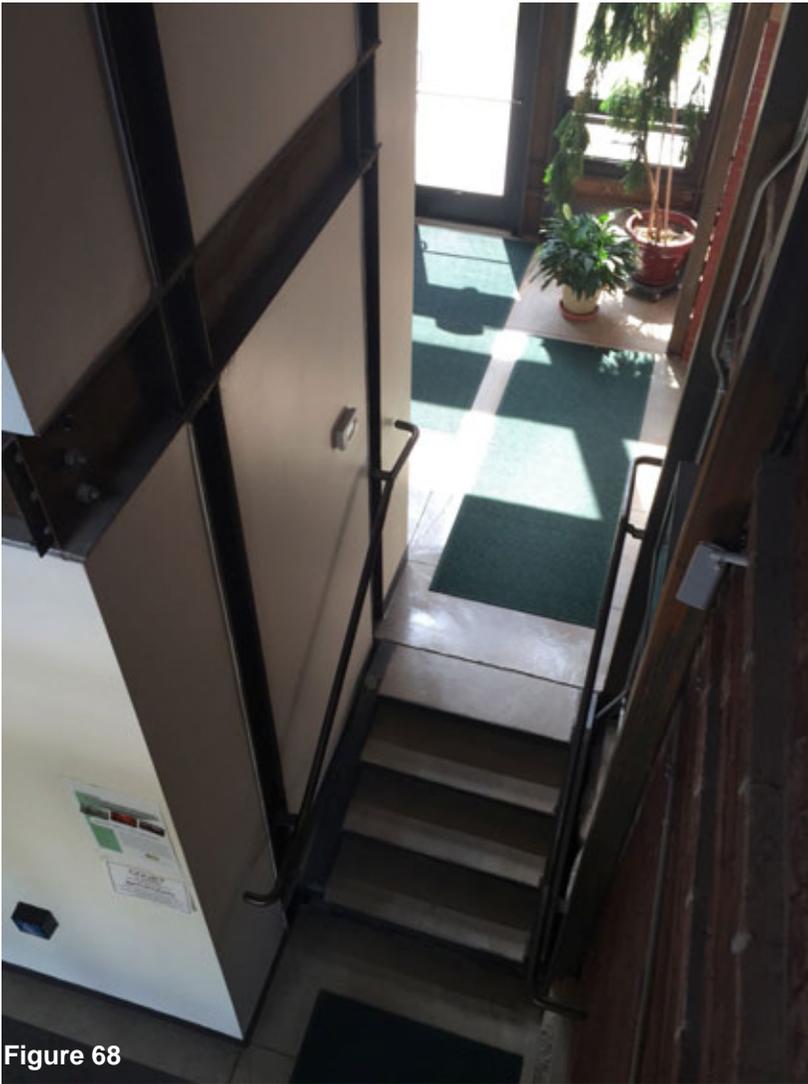


Figure 68



Figure 69



Figure 70

Various views of the connection between the County Jail and the Courthouse building. The elevator addition can be seen in the top left image, and the catwalk connection structure is shown in the bottom picture.



Figure 71

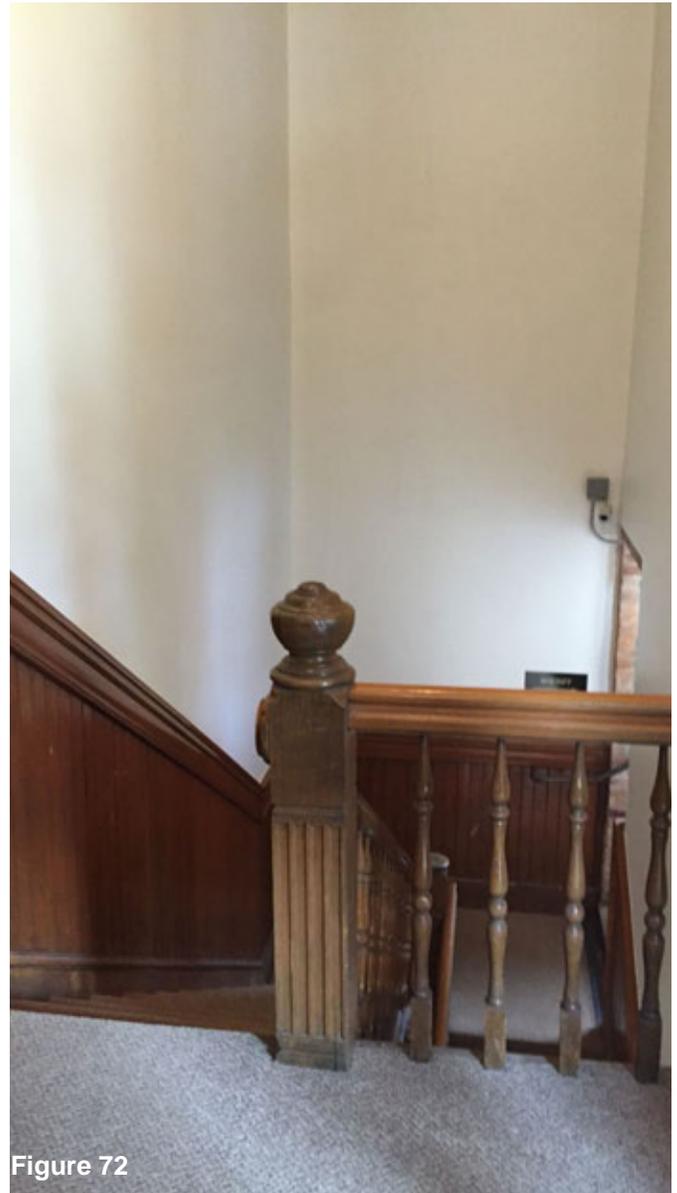


Figure 72

Stairwell balusters, wainscot chairrail and plaster walls. Original stairs and railings are in good condition to this day.



Figure 73



Figure 74

Original back door to courthouse that leads into the connection between the Courthouse and the Jail and Elections room.



Figure 75

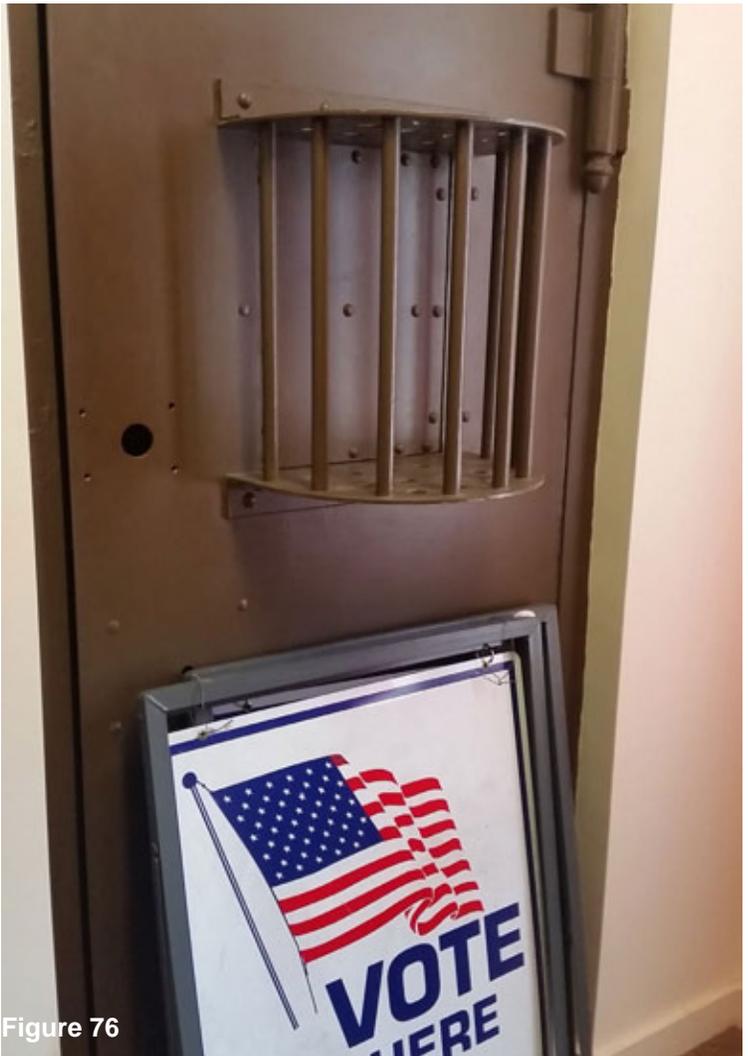


Figure 76



Figure 77

Storage in Elections Room.



Figure 78



Figure 79

County employee kitchen (image right) and inside of a storage container in the elections room (image left).



Figure 80

Inside of the elections room with work tables, ballot counters and storage.



Figure 81

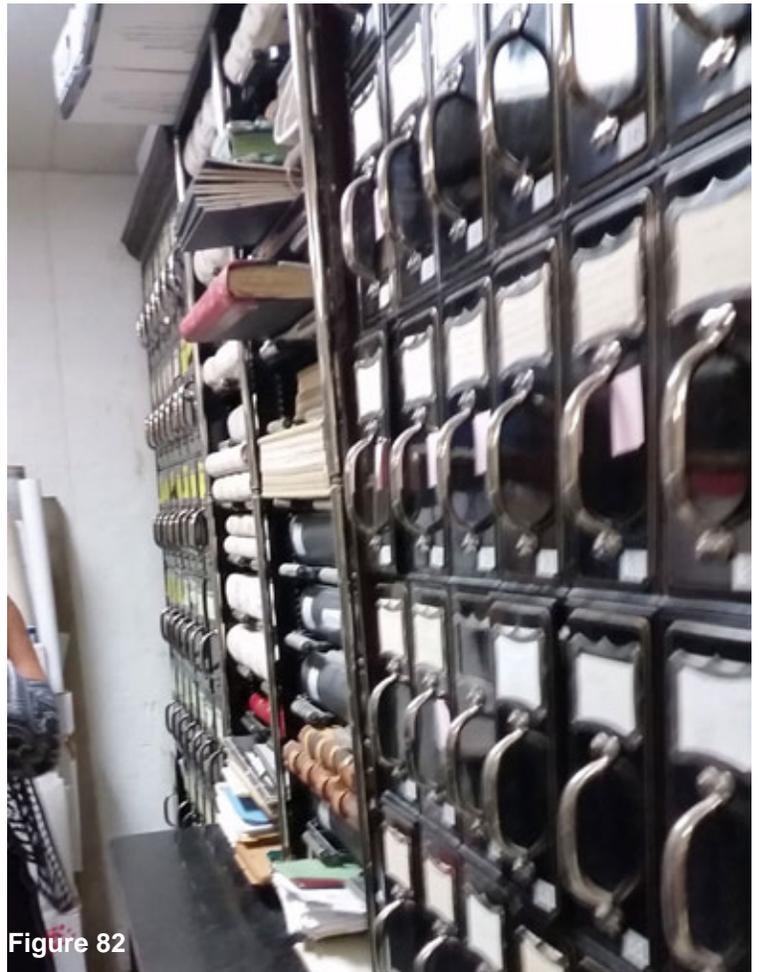


Figure 82



Figure 83

Inside of the storage addition to the southeast of the Courthouse. The County Clerk & Recorder has years worth of old records as well as copiers and scanners used daily.



Figure 84

View of the existing Court Clerk's office looking towards the Courtroom.

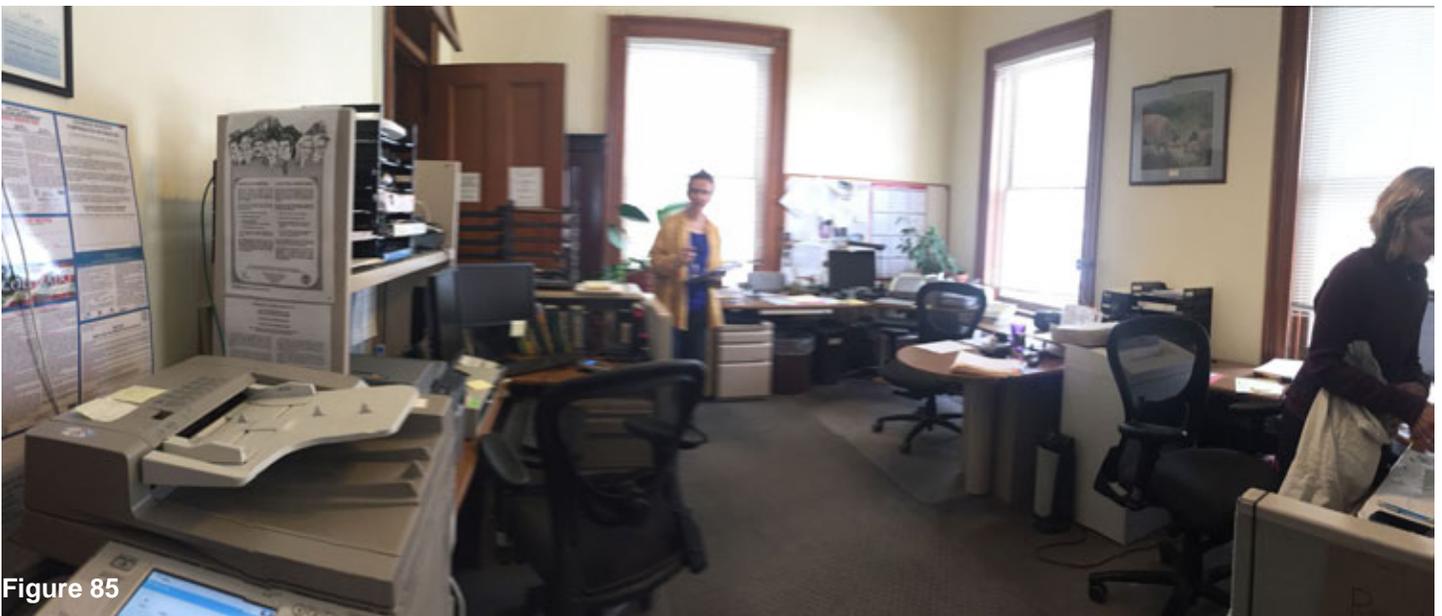


Figure 85

The existing Court Clerk's office is frequented by the Judge and public on a daily basis.



Figure 86

Reception in the Sheriff's office. There is a lack of storage and seating, and the security is compromised by having their entrance linked to the Courthouse.



Figure 87

Sheriff's office in the Jail building. Space is limited, and access to the Courthouse is not ideal from a safety standpoint.



Figure 88

Entry hallway in Courthouse looking towards front doors with metal detector. Wood flooring is covered by rugs and carpets.



Figure 89

The Jail building is seen to the right of this image connected on the interior to the Courthouse building by the 2008 addition.



Figure 90

The Jail building as seen from the ADA ramp.

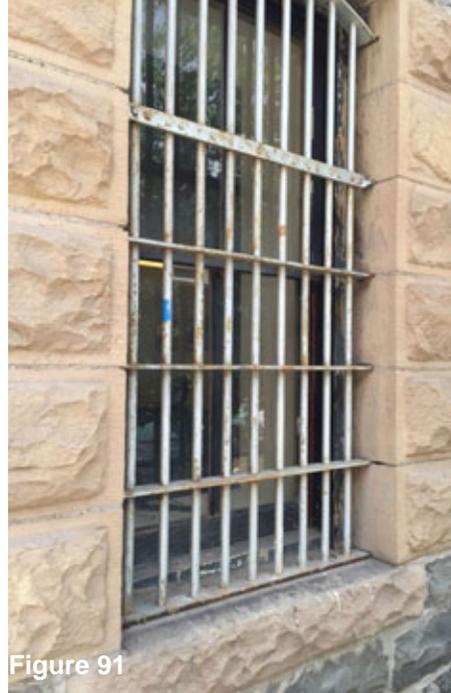


Figure 91

A detail of the original Jail cell windows.

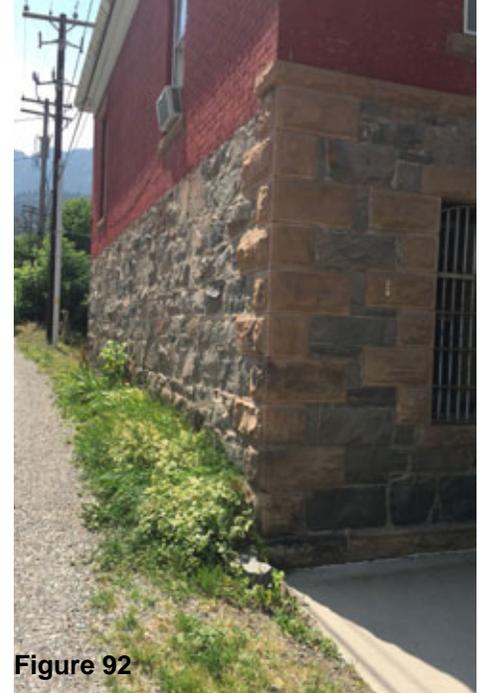


Figure 92

The east side of the Jail building on the alley.



CONCLUSIONS & RECOMMENDATIONS

CONCLUSIONS + RECOMMENDATIONS

The following list is a preliminary outline of the work needed to restore the Courthouse and Jail building. It is assumed that all of the work described will be done during the same construction phase.

COURTHOUSE

A.) EXTERIOR IMPROVEMENTS

Masonry Repairs:

1. Repoint masonry joints in areas of mortar erosion.
2. Replace badly deteriorated bricks with a similar sized common brick, or patch with a vapor permeable and compatible repair mortar.
3. Patch cross cutting fractures and the larger horizontal fractures in sandstone sills with a vapor permeable repair mortar to prevent water infiltration.
4. Strip any paint from brick and stone surfaces and remove colonies of lichen.

Roofing and Waterproofing:

5. Install copper divert ridges to the eave flashing of the Courthouse to direct water away from areas that impact or dampen masonry.
6. Apply a coat of preservative oil to wood shingle roof of the Courthouse.
7. Inspect roof and repair as needed.
8. Replace counter flashing where roof metal meets masonry walls of the Courthouse; properly install flashing in reglets formed at mortar joints.
9. Expose and waterproof basement foundation walls on the south side of the Courthouse to top of footing and provide french drain.

Miscellaneous Items:

10. Remove Clerk's storage vault added in 1976.
11. Remove, replace, and extend the stone retaining wall on the west side of the Courthouse.
12. Replace the concrete porch and steps with historically correct wooden deck.
13. Repair deteriorated wood at the base of the entry

portico.

14. Replace deteriorated or missing wood railings and balusters at the front portico.
15. Prepare a lead management plan for activities that will abrade, chip, or remove the exterior paint.
16. Repaint all exterior wood trim elements.

Site Improvements:

17. Replace the planters and landscaping on the north side of the Courthouse.
18. Regrade the south lawn- from the alley to the street- to provide positive drainage to the west and away from the building.
19. Reconfigure the ramp arrangement servicing the basement of the Courthouse.
20. Provide a storm drainage system at the north side of the Courthouse.
21. Replace and reconfigure sidewalks on the north and east sides of the property that coordinate with improved surface drainage and ADA access to the building.
22. Provide new curb and gutter system with ramps to organize parking at the street.
23. Install permanent signage for parking areas reserved for sheriff's office and handicapped users.
24. Relocate communication cables from the exterior of the buildings to the new chase and underground where crossing the alley.

B.) INTERIOR IMPROVEMENTS

Basement

Flooring:

1. Replace any remaining wooden floors with concrete slabs.
2. Repair any cracks in existing concrete slab flooring.
3. Repaint concrete slab flooring.

Windows and Doors:

4. Replace basement entry doors with historically

CONCLUSIONS + RECOMMENDATIONS

- replicated wood doors, including sidelites.
5. Provide exit and emergency illumination as required by code.
 6. Rehabilitate the bricked-in windows in the basement exposed by the moat extension.
 7. Provide lock on interior and exterior door leading into the existing EMS office.

Miscellaneous Items:

8. Rehabilitate the southwest corner room of the Courthouse basement for general Courthouse storage.
9. Provide a suspended ceiling system to hide the existing exposed mechanical, electrical, and plumbing lines in basement ceiling.
10. Repair the lack of temperature control and ventilation in the Mechanical and Storage room to protect the archival books and files.
11. Remove interior partition walls in existing EMS office to open up the room for the Elections office.
12. Replace existing east wall in existing Facility Manager's office with a glass partition wall to accommodate the new research room.
13. In vaults used for storage of Courthouse material, provide adequate ventilation, humidity, and temperature control systems. Remove mold and provide waterproofing.
14. Repair the masonry walls in the boiler room and southwest storage room.

Main Level

Windows and Doors:

1. Remove aluminum storm windows on both the interior and exterior.
2. Restore original location of door to vault storage from the County Clerk & Recorder's office and remove restroom.

Ventilation:

3. Provide positive ventilation for the building.

Finishes:

4. Repair or replace areas of damaged plaster using compatible materials and traditional three coat techniques.
5. Refurbish wood floor, millwork trim, doors and plaster.
6. Repair east wall and finish in the County Clerk & Recorder's office after the removal of the storage vault.

Life Safety and Code:

7. Provide exit and emergency illumination as required by code.
8. Expand installation of the fire alarm system to include all portions of both buildings.

Flooring:

9. Remove carpeting and refinish oak flooring in major public halls and corridors.

Miscellaneous Items:

10. Remove staff restroom from north portion of the HR storage vault and restore to original condition.
11. Replace light fixtures during rehabilitation of office and meeting areas to meet modern illumination standards.
12. Provide staff lounge in existing Elections room; provide for seating to be used for BOCC meetings.
13. Install intermediate bracing to rafters in the east portion of the Courthouse roof.
14. Provide new glass connection between the connection built in 2002 and a new County Administrator wing in the lawn.
15. Build new, one-story County Administration building in south west corner of lawn attached to Courthouse connection; approximately 1,600 sf.

Upper Level

Finishes/Details:

1. Restore the frieze design in the Courtroom.

CONCLUSIONS + RECOMMENDATIONS

2. Refurbish wood floor, millwork trim, doors and plaster.
3. Repair and refurbish the public Courtroom seating.

Space Planning:

4. Reorganize the functional layout of the Courtroom and replace the jury box, judge's stand and bailiff's desk with casework that is more sympathetic to the style of the original furniture.
5. Build two interior partition walls in current Juror's deliberation room to provide a new Judge's office.

Miscellaneous Items:

6. Replace all lighting in the Courtroom and staircase with appropriate period-style fixtures.
7. Provide engineered acoustic treatment in the Courtroom.
8. Replace the sun shades on the second floor of the Courthouse with more compatible devices recessed into window frames.

Life Safety and Code:

9. Provide exit and emergency illumination as required by code.
10. Upgrade restroom to meet code and provide door to public hallway.

JAIL BUILDING

A.) EXTERIOR IMPROVEMENTS

Masonry Repairs:

1. Re-point masonry joints in areas of mortar erosion.
2. Replace badly deteriorated bricks with a similar sized common brick or patch with a vapor permeable and compatible repair mortar.
3. Strip any paint from stone surfaces and remove any lichen colonies.
4. Patch cross cutting fractures and the larger horizontal fractures in sandstone sills with a

vapor permeable repair mortar to prevent water infiltration.

Roofing:

1. Replace roof (completed 2016).
2. Provide protection from snowfall off of roof onto ADA ramp.

B.) INTERIOR IMPROVEMENTS

Flooring:

1. Remove carpet to expose wood plank flooring.
2. Restore wood flooring.

Finishes:

3. Repair cracks in ceiling/wall finishes.
4. Refurbish wood floors, millwork, doors and plaster.

Windows and Doors:

5. Remove aluminum storm windows on both the interior and exterior.

Miscellaneous Items:

6. Provide for a large chase beneath the remodeled Jail building that ties from the basement hall of the Courthouse at one end to the alley at the other.
7. Maintain and preserve elements of the first floor of the Jail building that relate to the historic use of the area.
8. Build new interior walls on upper level to accommodate additional courtroom and Juror's deliberation room.
9. Demolish existing walls of upper level per proposed plans.
10. Replace light fixtures during rehabilitation of office and meeting spaces to meet modern illumination standards and be historically appropriate.

Description	Construction Cost
PRIORITY 1 – MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE	\$2,834,058
Plumbing	
Replace water service to Building	\$24,965
Piping and Fixtures - waste, vent, domestic water piping, and fixtures	\$513,300
Sprinkler System - w/ Fire Alarm system modifications	\$198,341
Electrical, Mechanical	
Electrical Building Upgrades, wiring, panels	\$513,300
Generator	\$179,525
Lighting	\$279,982
Data upgrades	\$139,991
Patch/ repair for MEP work	\$110,880
Heating Cooling Ventilation VRF System	\$349,978
Patch and Repair Interiors for MEP work	
Patch and Repair Landscaping	\$60,000
Exterior Civil and Landscaping	
Retaining Wall at no. west lower entry	\$157,147
Basement Level Waterproofing - Include window wells	\$185,573
Demo CMU Storage Vault	\$121,076
PRIORITY 2 - EXTERIOR + INTERIOR ARCHITECTURE AND STRUCTURAL	\$5,561,842
Architecture and Building Structural	
<u>Exterior Architectural:</u>	
ADA Ramp and Rebuild Entry Porch	\$59,640
Brick Restoration	\$408,724
Wood Windows prep paint	\$51,072
Wood Cornice and Cupola	\$26,376
Roofing at Courthouse main	\$157,134
<u>Interior Architectural:</u>	
Refurbish wood floors, millwork doors Stairs; Paint Plaster	
Basement Level	\$836,237
First Floor	\$1,156,478
Second Floor	\$1,134,370
Renovation of Annex for Sherriff office and Administrative Addition	
This work should coincide with the space planning programming changes to the Courthouse	\$1,731,811
PRIORITY 3 - EXTERIOR SITE AND LANDSCAPING	\$847,545
Exterior Civil and Landscaping	
Site Work (Grading and Paving)	\$359,722
Geothermal heating of north sidewalk	\$62,899
Landscaping	\$424,924
TOTAL CONSTRUCTION COST PROJECTION	\$9,243,445

OURAY COUNTY, COLO.

DERROLD SAFE & LOCK CO.
CANTON, O.



PATENTED MARCH 22ND 1876

PROGRAM

PROGRAM

The first step in programming the requirements for the Ouray County Courthouse was to define the needs of each department that would be included in the building. This process involved interviewing department heads and staff as well as the Facilities Manager, Will Clapsadl, to understand how their workday proceeds and what their current storage needs are. From the start, the goal was to develop an understanding of how each space is used today and gain an understanding of how they might see their work proceed in the future; additional employees, additional storage requirements, archival needs, security concerns.

Resulting from these discussions, CCA generated program documents for each space, space plans, and meeting minutes that reflect potential furniture layouts and relocation of certain departments to better accommodate functional requirements.

The Process:

CCA conducted interviews with the departments to be included over a series of on-site visits and a meeting with the Board of County Commissioners. The departments included were:

- County Clerk & Recorder
- County Administrator
- Treasurer
- Court Clerk
- Sheriff
- County Assessor
- Facilities Manager
- Judge
- Human Resources
- Board of County Commissioners
- I.T.

After discussions with the County Administrator, members of the BOCC, and the Facilities Manager it was decided that the existing EMS office would not be relocated in the feasibility study as additional offices are planned and underway at an alternate location. All other departments will remain at the existing County

Courthouse site.

A number of space needs were identified:

- Archival Storage: all departments require varying levels of archival storage that is climate-controlled, secure, and easy to access
- General Storage: all departments are limited in their current storage spaces and need additional room for files, records, and documents. Varying levels of security are desired
- Break Room: Courthouse staff desire a break room for lunch and gathering
- Additional Courtroom: to meet the needs of attorneys and their clients, and serve as a secondary courtroom in event of conflicting trials
- Sheriff Office Relocation: creates a safer separation between the Courthouse and the Sheriff; direct access to additional storage; covered parking; allows for level of privacy when bringing inmates up to Courtroom through the rear of the site rather than the front of the public Courthouse entry
- Basement Vaults: to maximize storage in the existing facility, all vaults will be restored and brought up to a condition suitable for storing delicate documents; temperature control and access

Coordinating a successful re-programming of the Ouray County Courthouse with the necessary restoration of the existing Courthouse and its site will elevate the Courthouse's importance and function in the community. In order to maintain its historical significance, certain steps must be taken to restore parts of the site and building. Due to changes in modern workdays, the Courthouse is in need of a space planning and programming update to match its physical restoration. After site documentation and a series of interviews with current staff, CCA generated space plans that would improve the inner functions of the Courthouse while respecting its rich history and continued incorporation in the local community and County at large.



DESIGN OPTIONS

OURAY COUNTY COURTHOUSE
FEASIBILITY STUDY

MARCH 2017

107

DESIGN OPTIONS

As a result of the process of investigation, data collection, and site visits to the Courthouse, design solutions for the County and Court staff have been proposed; please refer to the drawings under the Proposed Drawings chapter for clarification. Overall, every department housed in the Courthouse today is in need of additional storage and space. Adjacency issues have been discovered through talks with members of each department, and been resolved through the following design options. In trying to maintain the fluid workflow between the County Assessor, Treasurer, County Clerk and the general public, it is proposed to relocate the County Assessor in the current County Administrator's office. In doing so, a seamless connection is made between these offices that rely on each other's resources as well as daily interaction with the public.

The County Administrator and Human Resources would then be relocated to a one-story addition in the southeast lawn of the Courthouse property. The corridor link will adhere to the design of the 2008 link addition. In addition to activating the lawn, this light structure will accommodate the growing needs of the County Administrator, storage needs, and lack of conference room. With the removal of the existing County Clerk's storage vault on the south side of the Courthouse, the original facade will be discernable. In a similar style to the connection between the Jail and the Courthouse, the County Administrator building will contrast the historic Courthouse with the new modern functions occurring within the building through scale, mass, material, and location.

To better serve the needs of the Sheriff, the Sheriff's offices are to be relocated in the existing County Assessor's building to the east of the alley. An added degree of separation from the courthouse is safer for courthouse occupants, allows for material modifications to be made to the existing building for security, and frees up space in the upper level of the Jail for the Juror's deliberation room. This new location is ideal for the following reasons:

- Separation from the public restroom eliminates the possibility of overhearing private conversations.

- A more comfortable lounge area is provided for jurors in the event of a long trial.
- The existing path of circulation for jurors leaving the courtroom would be improved by relocating the jury box to the north side of the courtroom. This relocation would allow jurors to exit via a nearby door, which accesses a newly created hall for ease of exit to the juror's deliberation room.
- The Judge's office is relocated to the rear of the courtroom.
- The existing Judge's office is repurposed for a mixed meeting space to be used by attorney's and Courthouse employees.

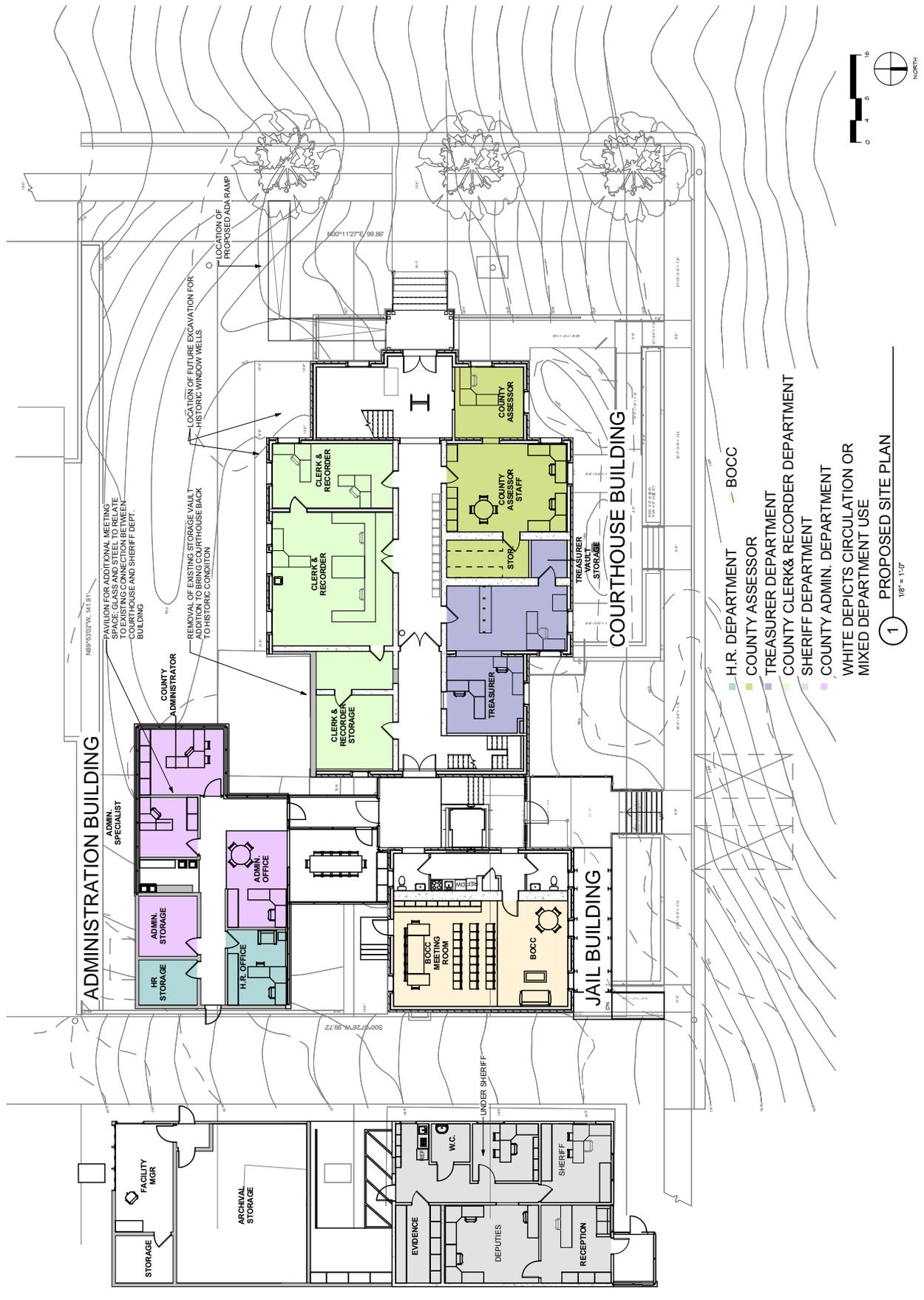
The basement level of the Courthouse is proposed to be rearranged on its northeast and southeast corners. As the Elections room needs direct access to the public during election season, its relocation to the existing EMS office allows this interaction while simultaneously being able to be locked when not in use. The Ballot room is then able to double as a resources reading room when not in use, and adds to the resources available to the employees of the Courthouse. Plats, surveys, and other records available to the public are then accessible with supervision in an inviting environment adequate for reading.

Discussions regarding fundraising and grants led to the notion of restoring and upgrading the street scape of the Courthouse. Since the majority of the public relate to this historic building through its exterior alone, part of the proposal is to upgrade the landscaping per the Landscape Architect's report. In doing so, it is possible that additional funds needed to support this project can be raised to fund the rest of the interior work. Conclusions derived from site visits, data collection, and research follow this section outlining the necessary work to bring the Courthouse back to its original condition and how to improve upon the existing site as a whole.

Reference the inserts on the following pages for proposed design option space plans.

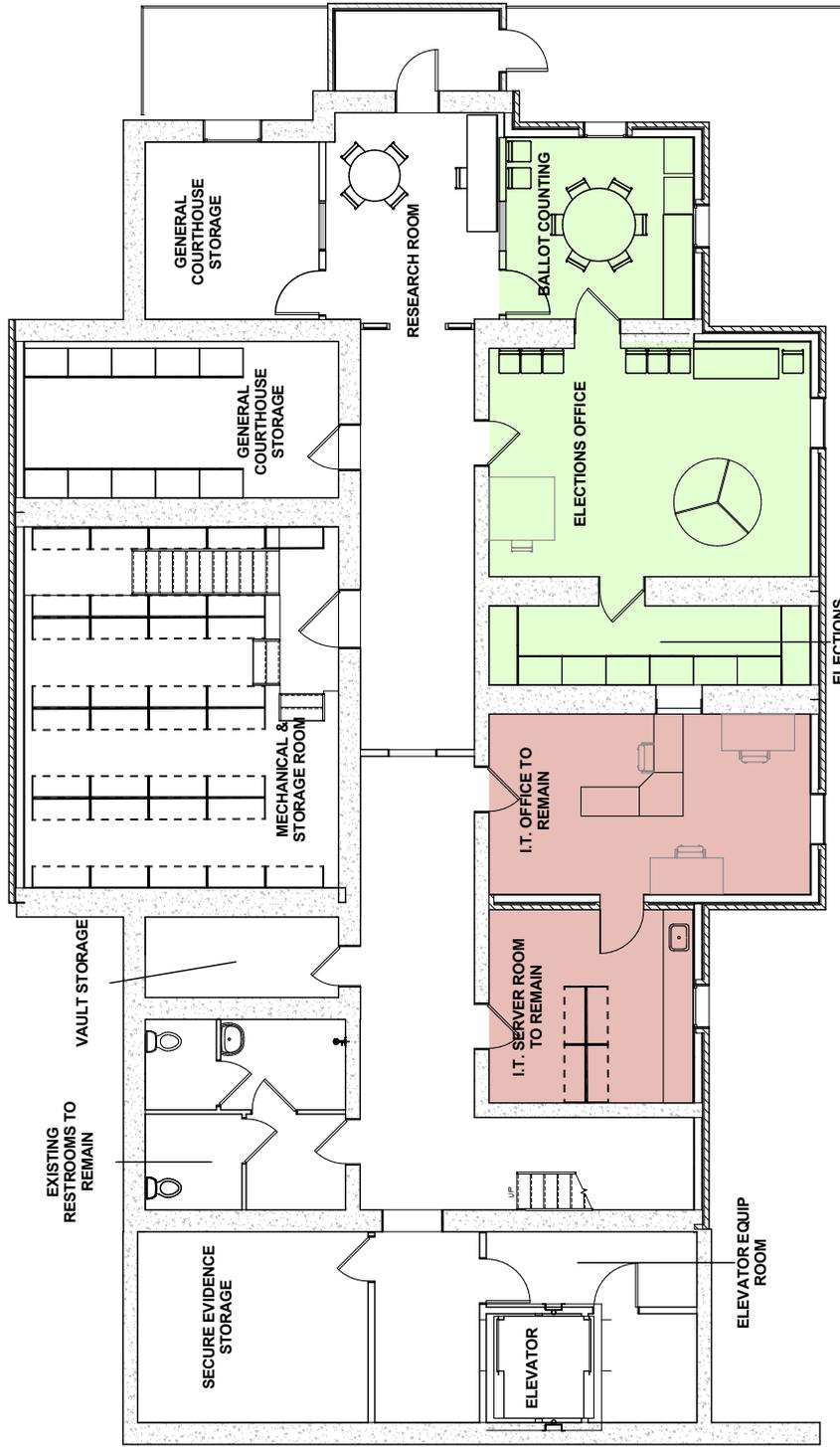


PROPOSED DRAWINGS



- H.R. DEPARTMENT
- COUNTY ASSESSOR
- TREASURER DEPARTMENT
- COUNTY CLERK & RECORDER DEPARTMENT
- SHERIFF DEPARTMENT
- COUNTY ADMIN. DEPARTMENT
- WHITE DEPICTS CIRCULATION OR MIXED DEPARTMENT USE
- BOCC

1 PROPOSED SITE PLAN
1/8" = 1'-0"



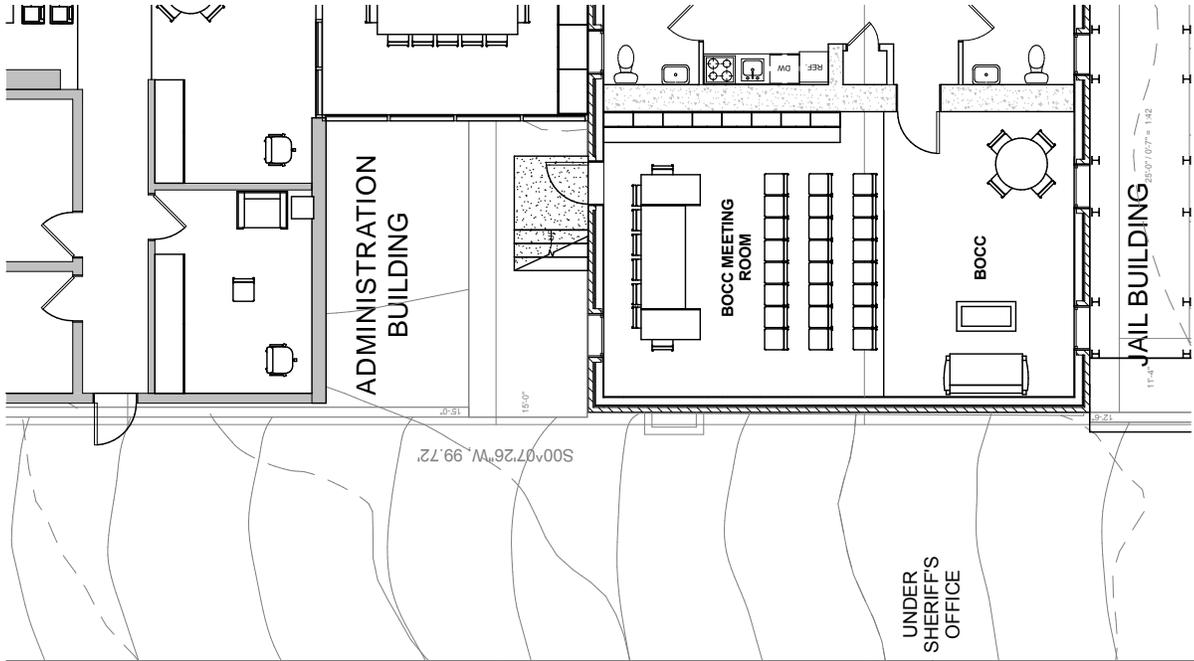
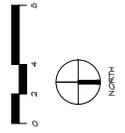
COURTHOUSE BUILDING

- COUNTY CLERK STORAGE
- IT DEPARTMENT
- WHITE DEPICTS CIRCULATION OR MIXED DEPARTMENT USE

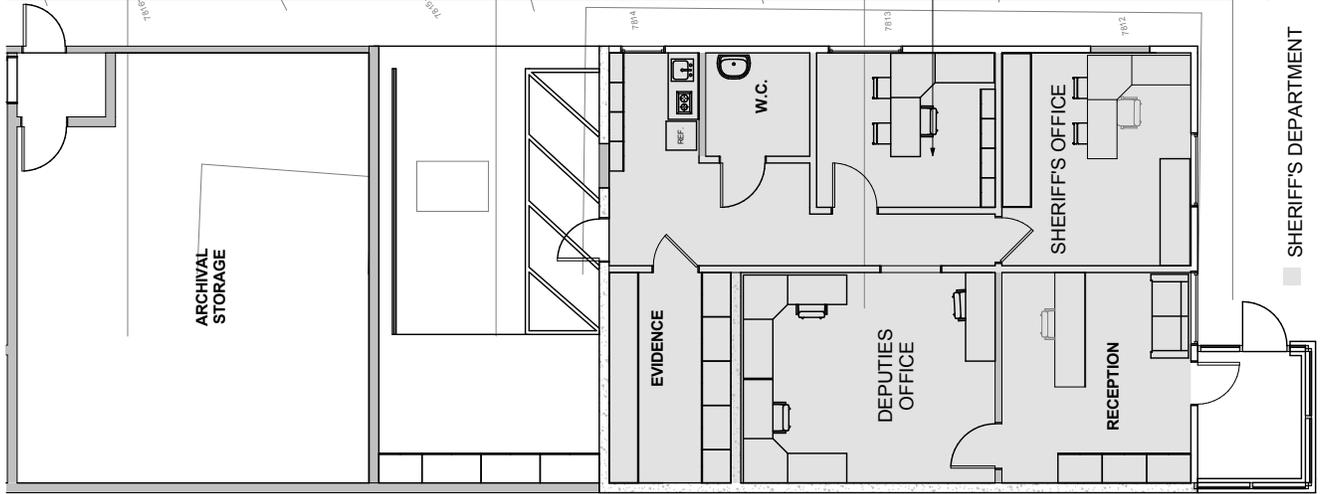


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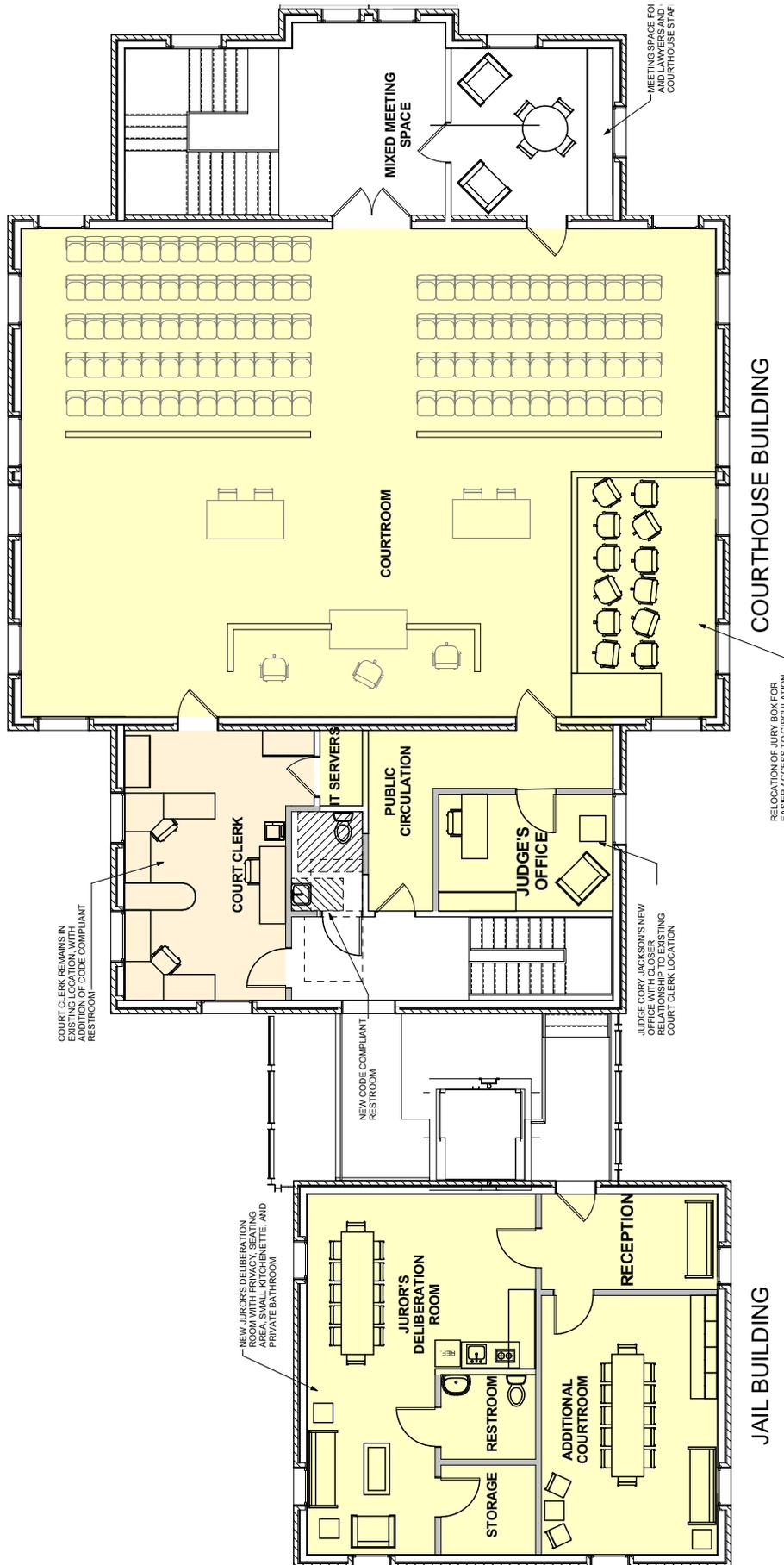
PROPOSED BASEMENT LEVEL PLAN
1/4" = 1'-0"



1 MAIN LEVEL SHERIFF PLAN
1/4" = 1'-0"



RELOCATED SHERIFF'S BUILDING





CRIMINAL

DOCKET

2

DIST. COURT.

OURAY

COUNTY

DISTRICT
COURT
RECORD

Dec 1-1903
Feb 3-1911
6

OURA
COUNT

CRIMINAL
ORDER
BOOK

10

OURAY
COUNTY

RECORD

1

DIST. COURT.

OURAY
COUNTY

APPENDIX A: MEETING MINUTES

MEETING MINUTES



CHARLES CUNIFFE
ARCHITECTS

Date: April 18, 2016

Project: Ouray County Courthouse

Time: 10am

Job #: 1528

Attendees: Connie Hunt Ouray county; Vicki Senter Lane Ouray County; Will Clapsadl Ouray County; Ben Tisdell BOCC; Cory Jackson Ouray County; Jim Kehoe CCA; Colleen Loughlin CCA

General:

- Historical CO grant is done once a year and next deadline is Dec. 1st
- SW Rural Philanthropy Days is returning the summer of 2017 to Ouray
- Connie has been soliciting for Government Lease Purchases for equipment, software, furnishings etc
 - Quotes from local banks, Montrose and Denver
 - Can pay off in payments if there were to be separation in phases of renovation, but would allow for some changes to occur more immediately than others
- Outline strategy for which grants County will go for and when
- Courtroom is in the process of making changes to existing storage closet – becoming server room dedicated to courtroom
- General storage needs: decipher archival vs. future
- No space inside or outside for staff and employees to eat lunch in private
 - Currently there is a table in a hallway
 - Patio with picnic table for eating outside desired
 - Space with couch/comfort inside desired when weather is not great
- Curb Appeal:
 - Phase 1 to generate electorate \$
 - Address overall site and building appearance
 - Brick/cupola/moat/unbrick windows on lower level
 - Public mentions appearance of courthouse often
- Jim: document issues in the feasibility study to show how spaces don't function to best practices
 - Connie agrees for future justification of adjusting spaces
- Single point of entry needs to direct the public down to the lower level too (potential future location of County Assessor)
- IT will remain in its location

Grants:

- Connie: cost estimates of construction critical for match on grant
- Vicki: state hist. society won't get involved until grant is in process of being written
- Ben: contact state hist. society to see what they allow and if it aligns/is out of step of County plans
- Jim: how does Ben's comment work with the best space planning of the Courthouse
- Connie: state hist. society leans towards new construction that blends with the old but doesn't take away the significance of the historical

MEETING MINUTES

- Will: hist. society will want new construction to be recognizable as new; also is personally in favor of concept of new building on lawn connected to courthouse

Courtroom:

- **Identified 4 main space needs:**
 - *Ability to isolate the jury if needed (comfortable space with amenities needed)*
 - *Consolidate the clerk of courts and judge's office space for regular interaction*
 - *Ideal if courtroom didn't separate the two offices*
 - *Space for lawyers/clients to talk somewhat privately (currently use the judge's office or have to go outside)*
 - *Meeting space needed for the general courthouse*
- Second court hearing space can be located anywhere as moving recorders can be easily done
- Use of elevator requires users to cross through the Clerk of Court's office if the Juror's deliberation room is in use (not ideal)
- Ben: could Ouray use San Miguel courtroom as precedent for renovation
- Public has to use the restrooms located in the basement – location not ideal and jury has to use same restrooms which is not acceptable due to sensitive information/influencing jurors
- Cory: Ouray courtroom may be best in state due to its spatial qualities and its influence on how people act/respond
 - Afraid a skywall may kill the charm of the room
 - Space and feeling of the space is enhanced by large windows, charm, grandeur, and intimacy of defendant to the judge
- Jim: skywall is more involved than initially seems because of need for access into both spaces if divided north/south axis
- Ben: still useful to consider the skywall system; budget of skywall may be more economical than constructing a separate structure on the lawn
- **Space Assessment:**
 - Once every 3 months space used at capacity and even then the space is too big
 - Once every 8 months used for more than one day in a row
 - For the largest trial in space, up to 115 people would be seated (at most)
 - Seating the jury takes up the most space
 - When there are week long trials and hearings need to take place at same time, space needs to be compromised and 'breaks' for long trial are required, or must be moved to Montrose or Telluride (inconvenient/time consuming)
 - Historical society may have an issue with introducing a sky wall system
 - Additional court hearing room could be placed in space where sheriff is located now
- **Storage Assessment:**
 - Shrinking storage needs as increasingly going digital
 - Currently using storage space in basement
 - Future: consolidate court and clerk of court storage since they interact with each other on a daily basis

MEETING MINUTES



CHARLES CUNIFFE
ARCHITECTS

- Equipment:
 - IT/AV being placed in existing storage closet
 - Acoustic issues between the courtroom and the juror's room
 - Mediate with making juror's room a dead space with wall/ceiling treatments and sound proofing/seal the window and door
 - Will: carpet pads being installed in all main level offices and can be incorporated in juror's room once space plan is set
- Security:
 - Generally satisfied with current security, but some improvements can be made
 - All public enters through the front door, including inmates
 - Summer when windows are open, coming in through windows would be very easy
 - Update HVAC system, re-establish the moat
 - Ideally, judge would be located at back of courtroom instead of at the front with complete access to the public
 - Inmate transport through the front door/courtroom not great for privacy/dignity of inmate and safety in event of an inmate escape/emergency (Will)
 - Back stair is more secure as only staff has access through door with key fob
- Meeting Space:
 - Cory: his office is used for client/lawyer meetings for privacy
 - Probation officers use juror room
 - Jurors mingle with the public etc. at the restrooms
 - Typically not allowed in courts
 - Ends up with 45 min breaks as judge requests public lets jury use restroom first
 - Need private meeting space that has proximity to courtroom
- Juror Room:
 - Currently not comfortable, has high sound transmission into courtroom
 - Restroom located there not to code and has no privacy
 - Coffee, water, mini fridge, microwave
 - Holds up to 14 people
 - Is located on the opposite side of the courtroom from where jury sits
 - Create new public circulation through portion of exist. Juror room for access into courtroom
 - Must keep historic 1898 conduit in restroom

COURT CLERK

- Space Assessment:
 - Regular interaction with public and the judge/courtroom
 - 2 current employees
 - Storage is okay, but can't get any smaller
 - Regularly goes into courtroom (even more than the judge/jury)
 - Public enters from the back stair
 - Functions well, may even be able to use less space if storage accommodated

MEETING MINUTES



CHARLES CUNIFFE
ARCHITECTS

- Storage Assessment:
 - Ideal if storage were combined with that of Judge
- Location:
 - Best served located near the judge's office for easy interface
 - Needs access to public for daily interaction
 - Direct proximity to the courtroom is not imperative (most courtrooms do not have this spatial relationship)
 - Re-location opportunity in exist. Sheriff office location

SHERIFF

- Space Assessment:
 - Shared offices between deputies right now – need more space
 - Location next to the courtroom is very convenient, but moving to the location of the county assessor is not too far and preferred by the Sheriff Junior
 - Ideal place is the C. Assessor's office because it is separated from the courthouse
- Security:
 - Connection to courthouse poses potential security issue if someone were to try and get at sheriff
 - Move to C. Assessor's office would resolve this issue
 - Separation is biggest concern
- Storage:
 - Not enough storage space currently
 - Uniforms, supplies, etc. storage in sheriff's office
 - Room with 4 deputies has a small coat closet and also the Server station
- Evidence:
 - Evidence storage and processing is in the basement of the courthouse
 - Processing occurs in the public hallway (not ideal at all)
 - Only one person accesses the evidence at a time
 - Need a separate private space for evidence processing to be done

COUNTY ASSESSOR

- Space Assessment:
 - Will and Connie: CA needs security from the public – best served in same building as the rest of the elected county officials
 - Prefer to move space over into the courthouse because work closely with other departments
 - Needs public access on daily basis
 - Historic maps need to be kept in the office in an accessible location for the public to use and look up if needed
 - Counter configuration is not ideal because it allows the public to walk all the way through the office
 - Set up right now has no privacy
 - Drawback is that private conversations must be had outside
 - Bonus is being able to hear what is occurring in lobby while doing work in office
 - Protest season:

MEETING MINUTES



CHARLES CUNIFFE
ARCHITECTS

- Need more room for tax payer to talk with an employee (currently have to hover over their desk)
- Skylight leaks on heavy, wet snow storms
- Storage:
 - Storage of plans could use better organization (archival best)
 - Some storage is used in basement of courthouse in room with no ventilation and mold
 - Currently have microfilm from clerk's office in Susie's office storage that has door to exterior (cold air infiltrates her office easily through here)
 - Some stored items are public, others are confidential
- Security
 - If moved into the basement, wouldn't want so many points of public entry as there are existing

COUNTY ADMINISTRATION

- Space Assessment:
 - Connie: space planning/location of spaces is more important than maintaining current dept locations
 - Need 4 offices:
 - Connie, Vicki, Hannah, HR
 - Meeting space in office of Connie and Vicki is used for more purposes than just Admin.
 - BOCC meetings, staff meetings of all courthouse employees, private meetings if Vicki isn't in the room, etc.
 - Need for a general meeting space that can be accessed at any time of day needed for all courthouse employees
- Storage Needs:
 - Need for a lot of paper storage: HR, financial etc.
 - Vault currently holds old books, meeting minutes, Motor Vehicle info, HR and accounts payable (maxed out on space)
 - Desire: finance/budget/HR/admin. Storage all in one location
 - Need access to storage on same level of building
 - Off site storage for archival records if they get scanned and are protected at that site
- Security:
 - Clerk and recorder want security so items don't get walked off with when public comes in to view them

TREASURER

- Space Assessment:
 - Would prefer the carpet be removed and wood floors
 - Cracks in paint in 3 locations on wall/ceiling
 - Lights are too bright for comfortable working condition
 - One employee removed light bulb above her desk and brought in a desk light instead

MEETING MINUTES



CHARLES CUNIFFE
ARCHITECTS

- No air circulation except for open windows – fans requested
- Paint color on walls is too harsh – would prefer soft sand/cream color
- Not enough floor outlets for all of their computers, machines, equipment etc
- Floor at Bea’s desk is uneven – currently leveled off with layers of cardboard
- Storage:
 - Some storage under built-in counter and in vault space
 - Rest in the non-ventilated space in basement
 - More storage needed
 - Climate controlled space needed
 - Tray layouts so drawings and files can be pulled out and looked at
 - Ideal if table is associated with this storage for viewing
 - Need archival storage for old books that aren’t accessed daily
- Safety:
 - The lock on the door is easily broken – prefer dead bolt
 - Told to go into the storage vault during an emergency but there’s no way to lock this space from the inside, and can get locked in from the outside
 - Also no ventilation and not enough standing room for 3 employees
 - Second door near Bea’s desk is not operable – painted shut
 - Emergency exit issue?

COUNTY CLERK AND RECORDER

- Space Assessment:
 - 3 full time employees, 1 part time, Hannah, Michelle
 - Interacts with the public the most and on a daily basis due to motor vehicles
 - Works closely with county admin. And courtroom
 - Recording: some confidential work, some is not – making a push to be fully electronic
 - Elections are done in the front office and voter polling is done in back election room
 - Vital statistics are req’d to be behind a privacy screen
 - Not existing at Ouray Courthouse so technically in violation
 - Would like to get some of the public out of the office for more efficient work conditions and privacy of information/forms
 - Mailboxes for all depts. Located in C. C and R office
 - Scanner used by all depts. Located on south facing wall next to desk
 - Private meeting space needed
- Storage:
 - Not much storage right now – much more needed
 - A lot of materials are required to be kept for certain amount of time – need space for semi-permanent storage
 - Permanent storage needed for ballots etc until they can be destroyed
 - Vault: built in 1976, stores old books, microfilms, court recordings, plats
 - Not used as much since going digital
 - Has scanner/printer that is used daily by all courthouse depts.

MEETING MINUTES

- Vault would be better used if books are off site (but in a location that can be reached if needed)
- Security:
 - If public looks at records, an employee must be there to monitor
 - Reading area w/ visible access to old books ideal at location of offsite archival storage
 - Security gate/rope at end of built in counter to prevent public from entering private office space
 - Ropes or some way of mitigating the line of people forming at desk/counter
 - Sign is not working as well as hoped for – no order/line forms
 - Seating in waiting area (hallway) could be better arranged to generate lines
 - Privacy issue at counter as people wait can see over counter to private forms and info
 - Everything in the office is sensitive to a degree
 - Relocate public marriage computer could help eliminate one privacy issue
 - One problem is same computer is used for public searches and staff assists the public with these searches
- Election Room
 - 8 to 10 judges in back room when used
 - Voter station is correct size and needs to remain
 - Temporary wall divider does nothing in way of sound transmission or privacy
 - New room divider that functions better
 - Ballot processing happens in the election room
 - Very cramped when ballots being counted
 - Storage unit serves purpose but isn't loved aesthetically
 - Built in storage would be useful
 - "watchers" who moderate ballot counting etc need location near monitors, or good visual line to monitor
 - Was former board room and even then felt too small
 - Space was used for board meetings, but election room must be locked so no longer used

MISCELLANEOUS

- STORAGE:
 - Can there be a centralized storage space for archival storage of multiple departments?
 - Some departments can't comingle archival information
 - Extra storage easily generated by excavating further back(south) on existing C.Assessor building (transformer will need relocation)
 - Potentially excavate more from existing evidence storage and structure it to hold loads above/be built on top of
- PLUMBING:
 - Can't drink water out of faucets
 - Faucets need to drip 24/7 to prevent pipes from freezing

MEETING MINUTES

- Will: hydronic delivery system gets a lot of the pipes/wires/etc up higher in the basement ceiling
- If both restrooms are in use outside of election room, toilets won't flush properly
- Drainage in basement is an issue
 - Still active, but many pipes are clogged with dirt
- EMS:
 - May keep one person on site for presence, but rest of office being moved off site
 - Reconfigure door to EMS from Will's office so it works again?
 - New door into current EMS location from exterior more historic in nature to match wide masonry opening?
- SITE WORK:
 - Covered parking along side of existing C.Assessor building
 - Minimal covered walkway up ADA ramp into building to protect from roof shedding snow/rain
 - Drainage from snowmelt of ADA walkway away from sidewalk
 - Currently creates ice rink affect
 - Front porch steps are crumbling away on sides
 - Addressed during restoration
- Will's office:
 - Needs more storage
 - Can be relocated anywhere easily
 - Only needs 2 permanent desks
- BOCC meets during the day
- BASEMENT CEILING:
 - Paint everything black so it disappears
 - Drop ceiling/ceiling grid down to create more welcoming space
 - Repaint walls
 - Keep industrial look
 - If mech. Can be raised up higher, drop ceiling won't need to go as low

Follow-up Required:

5/24 meeting in Colona with BOCC showing more developed plans and draft feasibility study

By: Colleen Loughlin

Copies To:



APPENDIX B: CIVIL REPORT



Civil Engineering Site Assessment

To: Jim Kehoe, Charles Cunniffe Architects
From: Richard Goulding, P.E., Roaring Fork Engineering
Tyler Stevens E.I.T., Roaring Fork Engineering
Date: May 17th, 2016
Re: Ouray Courthouse Civil Site Design Narrative

Introduction and General Layout:

The Ouray County Courthouse is located on the southeast side of the intersection of 4th St. and 6th Ave. in Ouray, Colorado. The existing courthouse is planned to undergo a significant remodel in addition to the site work.

Surrounding road surfaces are compacted road base with uneven grades and erosion from flowlines. To the east is a road base alley also with uneven grades. Across the alley is an annexed assessor's building. The following sections summarize what we observed and our recommendations for site improvements. .

Drainage/ Storm Water:

- Offsite storm infrastructure consists of an inlet at the corner of 6th Ave. and 4th St. Runoff from both streets enters the system, which is conveyed to the Uncompahgre River. There is evidence of erosion of both streets uphill of the inlet due their steep grades and the road base material that is used for the surface.
- There is an icing issue where the alley meets 6th Ave. The proposed solution is to extend the storm pipe up 6th Ave. and install an inlet near the alley. An additional inlet may also be added further into the alley. These inlets would collect runoff before it reaches 6th Ave. and freezes, eliminating the ice damming issue. Runoff from the snow melted walkways around the building also contribute to the ice damming problem. Inlets would be a concrete valley pan style with a grated lid similar to what is installed on surrounding streets. 170' of 15" ADS (plastic) pipe will be needed to connect the proposed inlet near the alley to the existing storm system.



End of Alley, location of proposed inlet.

- There is significant erosion on 4th St. The solution discussed was to extend the storm pipe south to the southernmost point of the property line. An inlet would be added to prevent run off flowing across the parking lot. About 140' of pipe will be needed to connect this new proposed inlet to the existing one within the intersection.
- The onsite existing storm drainage discharges close to the building on the south side. A number of down spouts drain onto the surrounding landscaping. There have been some temporary fixes but the project would intend to route the runoff around the building to the west. A series of inlets would collect the storm water and convey flow into the proposed pipe on 4th Street using a Y connection.
- The north section the building is lower than street level. To prevent buildup of runoff in the lower patios, inlets connected to the storm system are proposed. Roof drains would also be tied into this system.
- Per structural recommendations, all grading around the building should drain positively away from the building with 6" of fall in the first 10'. The proposed foundation drain will have to be connected to a drywell that is at least 10' from the building. We would recommend this drywell to be set at the Northwest corner, the lowest part of the site.

Pedestrian Access:

- The sidewalk along 6th Ave. is not ADA compliant and exceeds the maximum grades set forth in the ADA code. The project will remove the existing sidewalk and replace it with snow melted sidewalk that is ADA compliant. A grade compliant connection from assigned parking spaces to the current mid building access is also proposed.



Sidewalk and potential concrete parking on 6th Avenue

- A possibility, if the budget would allow, is to create concrete parking spaces on 6th Ave. with a curb and gutter. Currently the sidewalk is flush with the road base surface of the streets. This was done to facilitate the plowing of the streets and sidewalks.
- The main entrance to the building is accessed by way of steps. The proposed condition is to create an ADA compliant access off 4th St. The proposed 4' wide concrete ramp would run south and then turn west, with a total length 50'. Two parking spaces would be assigned and a curb ramp required.

Electric:

A transformer is currently located across the alley to the south of the annexed assessor's office. This transformer will need to be upgraded and a new service ran to the buildings. The generator is not capable of providing three phase power the elevator needs and will need to be upgraded as well.

Sanitary Sewer:

The building currently has two sewer services that connect near a manhole in the 4th St. and 6th Ave. intersection. The main line runs east to west on 6th Ave. These services are currently clay pipe and they will need to be replaced with a PVC SDR-35 service. Approximately 85' of service line with cleanouts will need to be replaced.

Water:

The main courthouse building is served by two water taps, while the existing annex building across the alley is served by a third. Two come off of 6th Ave. while one comes off of 4th St. near the south of the property. A fire suppression system is proposed in the main building, so one of the water lines will have

to be upgraded to a 4” line. The final size will be determined by the sprinkler designer’s requirements. The current line is only a 1”. There is also a separate irrigation tap but this would be left in place.

Gas:

The existing gas line will be reused for the remodel. The service will be turned off or disconnected during construction and reconnected for future use.

Phone and Cable:

Communication pedestals and service lines will also be re-used for the remodel. Connections will be maintained. No upgrades are envisioned at this time.

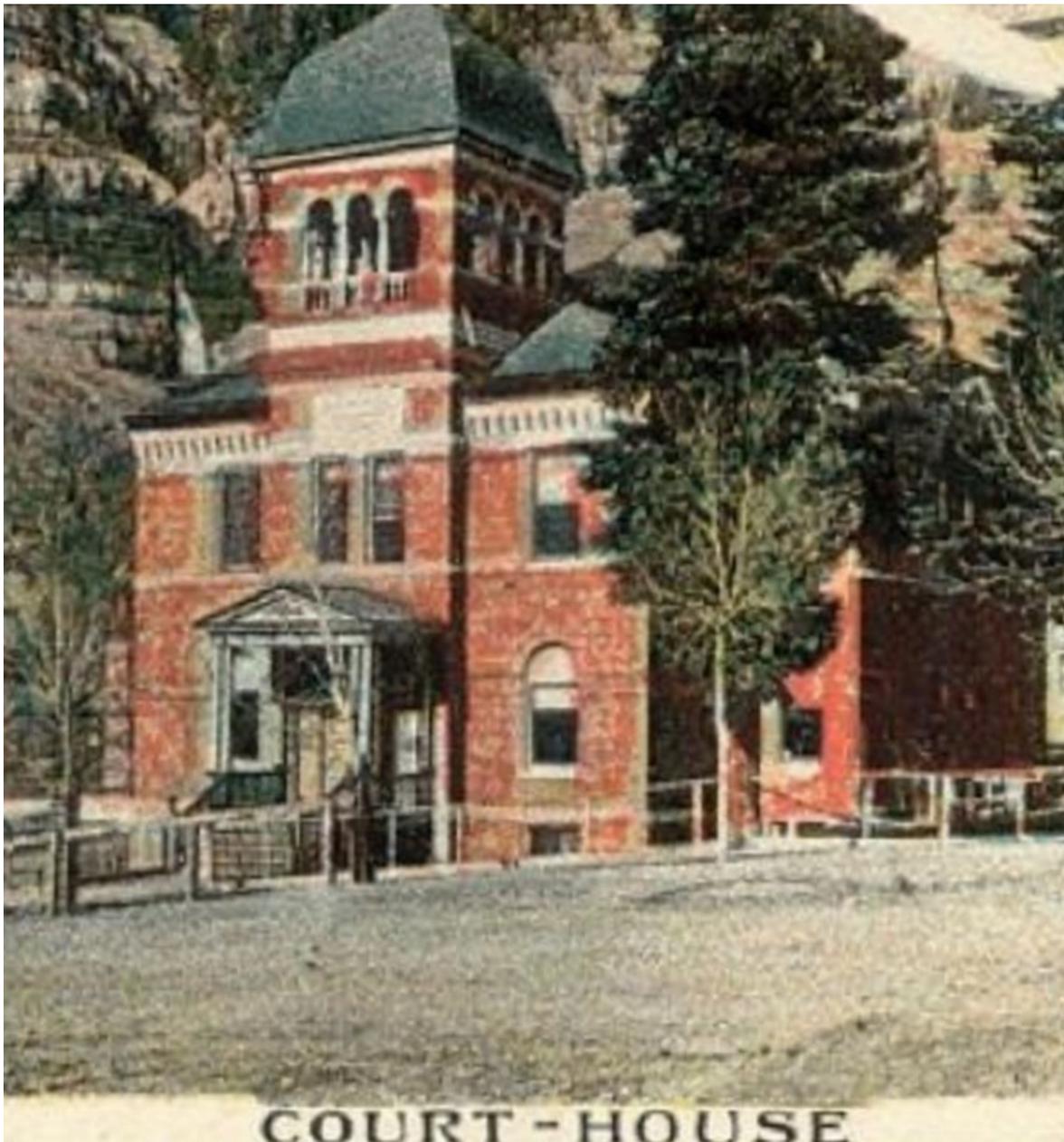


91. OURAY, COLO.

APPENDIX C: LANDSCAPE REPORT

Landscape Architectural Review

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existing conditions IBC code review.....	4-5
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suggested landscape plant material.....	13-14
proposed planting palette analysis charts.....	15
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According to the Ouray Chamber Resort Association, the Courthouse remains much the same as when it was originally constructed in 1888, and while it was built using a combination of a few architectural styles, it is predominately a blend of the Queen Anne and Romanesque styles.

From studying the historic photos of the courthouse, it appears as though most of the architecture follows the Romanesque style, which includes some attached exterior details such as staircases. For that which is Queen Anne, it seems to be in the fashion of the "free-classic" subtype as opposed to the ornate 'gingerbread' Queen Anne style.

Original construction would not inform much of the landscape architecture as it was mostly gravel/dirt and grass, with any hardscape and grandeur left to the staircases.

Regarding the exterior landscape improvements; hints and clues of specific landscape features and detailing can be pulled both from historic images of the site (see following page) as well as from the following images of historic architecture seen throughout Ouray (from Ouray County Historical Society architectural heritage review, 2006).



typical dry stack stone walls





original sugar maple street trees could be re-introduced as species chosen for street trees



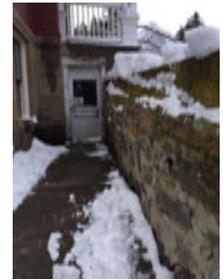
hitchpost & boardwalk made of wood; potential to re-introduce and convert into bike rack &/or walk ramp



original flag pole is a symbolic indicator of a government building; possibility to reclaim identity by incorporating flagpole in same location on site

existing entry stairs and white-painted wood rails can be introduced to replace modern handrails at main entrance & throughout site

The following images outline a series of existing conditions on the site that do not comply with code, historic integrity, or functionality



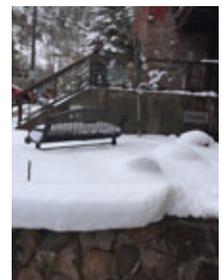
Most existing site/retaining walls have a difference in grade greater than 30" without a barrier. According to section 1015.2, guards shall be located along open-sided walking surfaces that are located more than 30" measured vertically to the grade below at any point within 36" horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Height of guards, per section 1015.3, must be no less than 42" high.



Several areas on the site openly expose mechanical systems and utilities. Suggested screening edits and improvements to utilities and other non-historical ancillary structures with plant material or fences can address these aesthetic concerns.



Existing walls do not appear to be the original, however they appear to be similar to other historic walls in the area. While the style of the dry stack wall is appropriate for the site, many sections of the wall are in complete disrepair and require immediate attention. All future walls should be constructed with a similar dry stack aesthetic but with appropriate building techniques for longevity as well as with adequate drainage in front of and behind the wall.



Existing site furnishings are neither inviting nor accessible during a large portion of the year and modern planting palettes that are more aligned with the "Colorado landscaping aesthetic" have been inappropriately incorporated into the design, such as the use of boulders and certain grasses that are irrelevant to the formality of the Romanesque landscape style and that of an important public building. A proper, accessible courtyard with new proposed plantings should be considered to resolve this issue and create a stronger sense of this historic place.

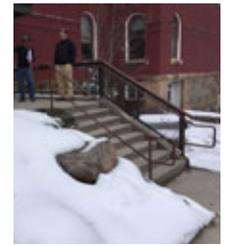


The building currently lacks well defined primary and secondary entrances with clear demarcation for vehicular and bike parking. Exterior improvements such as formal planters and plantings, snow-melted paving for improved access, added ramps to the main entrance, and bike racks can improve the conditions and accessibility to the site.

Paved areas that are damaged with potholes, erosion, and cracking are both an eyesore as well as dangerous for users of the site. All such areas should be replaced or repaired with durable, anti-slip surfaces that can handle the wear and tear of use at high altitude, and that are functional for pedestrians, and plows.



Occasional existing walkway slopes of are too steep for wheelchair access, and also cause concern for drainage (see civil report). These issues are a disturbance to the general accessibility of the site and circulation, as well as safety issues due to the accumulation of snow and ice. According to section 1012.7.2 of the 2015 IBC, outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on walking surfaces.



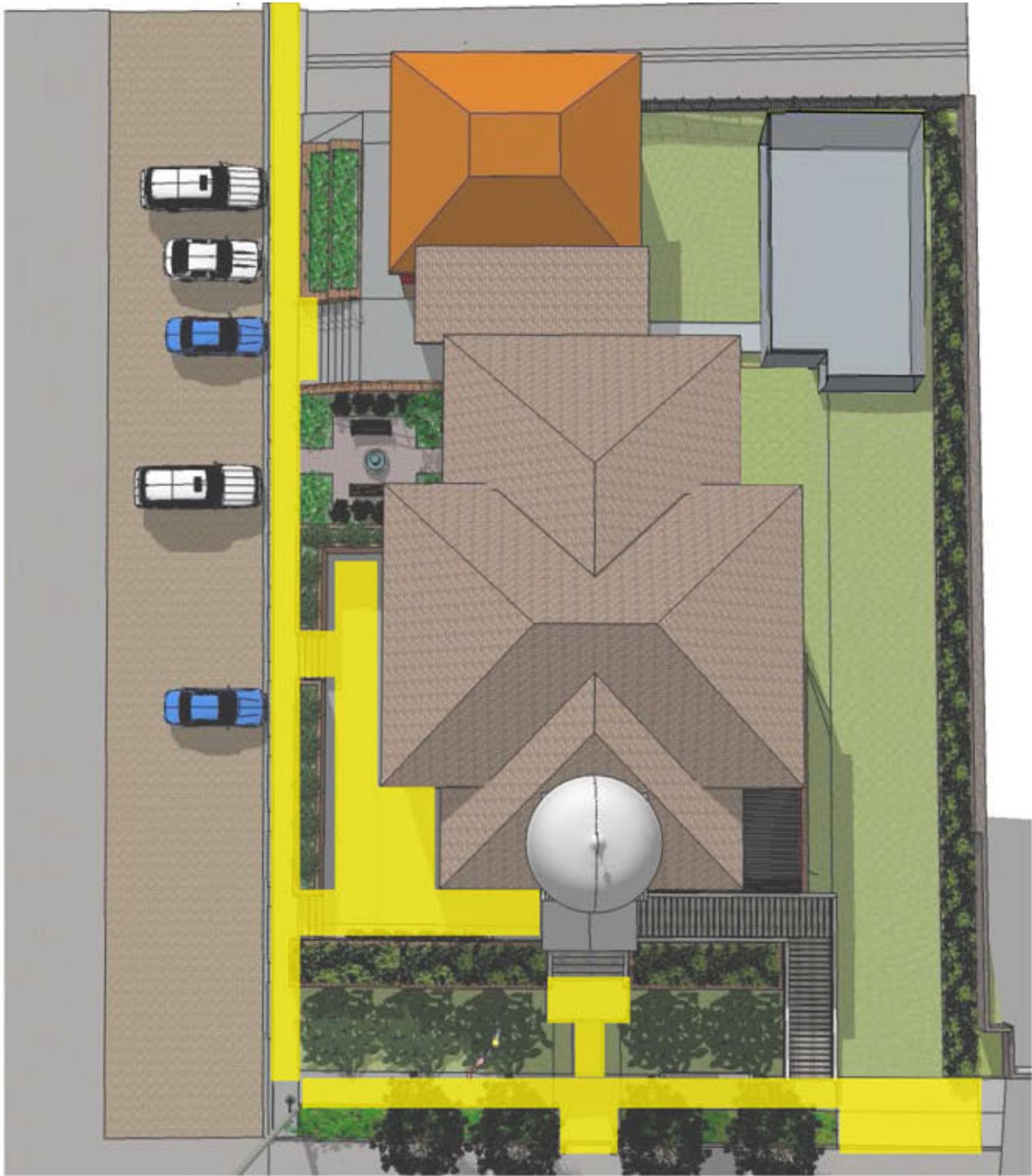
Existing handrails are inappropriate both aesthetically and according to code. The main entrance to the building does not currently have a ramp for ADA accessibility. Other entrances without stairs can be accessed using the elevator from the interior of the building. Ramps without handrails must have handrails added, and existing handrails should be of historic architectural interest, whilst being brought up to code. According to section 1014.3.1 for handrails (type 1), where the handrail is not circular it shall have a perimeter dimension of not less than 4" and not greater than 6.25" with a maximum cross-sectional dimension of 2.25" and a minimum cross-sectional dimension of 1". Edges shall have a minimum radius of 0.01". Section 1014.4 addresses the need for continuity, stating that handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions. Section 1014.8 states that on-ramps and on-ramped aisles that are part of an accessible route, the clear width between handrails shall be 36" minimum. Projections into the required width of aisles, stairways and ramps at each side shall not exceed 4.5" at or below the handrail heights. Section 1014.7 requires that a clear space between a handrail and a wall or other surface shall be not less than 1.5".

A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements. Accessibility ought to be improved with the use of appropriate lighting; section 1008.2.1 outlines that steps, landings, and the sides of ramps shall be permitted to be marked with self-luminous materials in accordance with sections 1025.2.1, 1025.2.2 and 1025.2.4 by systems listed in accordance with UL 1994.

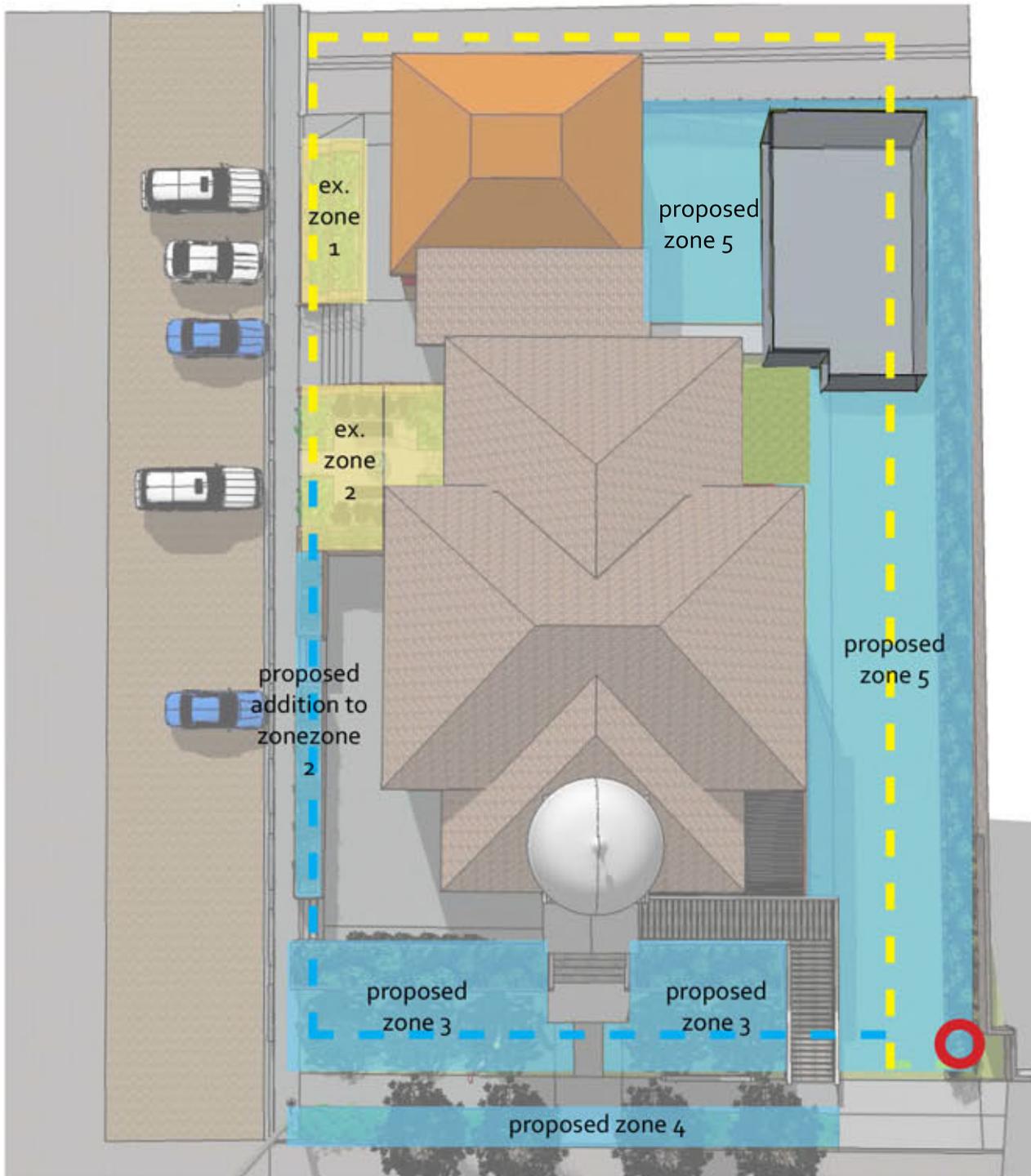
Furthermore, there are numerous requirements for ramps according the the code; Section 1012.7.1 requires that the surface of ramps shall be of slip-resistant materials that are securely attached; section 1012.8 states that ramps with a rise greater than 6" shall have handrails on both sides. Handrails shall comply with section 1014. Section 1012.10 states that edge protection complying with section 1012.10.1 or 1012.10.2 shall be provided on each side of ramp runs and at each side of ramp landings. Finally, section 1012.10.1 requires that a curb, rail, wall or barrier shall be provided to serve as edge protection. A curb shall be not less than 4" in height. Barriers shall be constructed so that the barrier prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the floor or ground surface.



- | | | | |
|-------------------------------|--------------------------------|--|---------------------------------|
| a formal two-tiered planter | f stone planters, planting | k re-introduce street trees | p planting along perimeter wall |
| b handrails added to ex. ramp | g handrails brought up to code | l proposed hitch post bike rack | q improved drainage |
| c crusher fine parking w/bind | h curb and gutter | m ADA access | r proposed fence |
| d railroad tie wheel-stops | i LED light on ex. post | n daylight ex. moat | s ballot box location |
| e romanesque courtyard | j formal planting | o revegetate with low water grasses; remove any existing hardscape | |

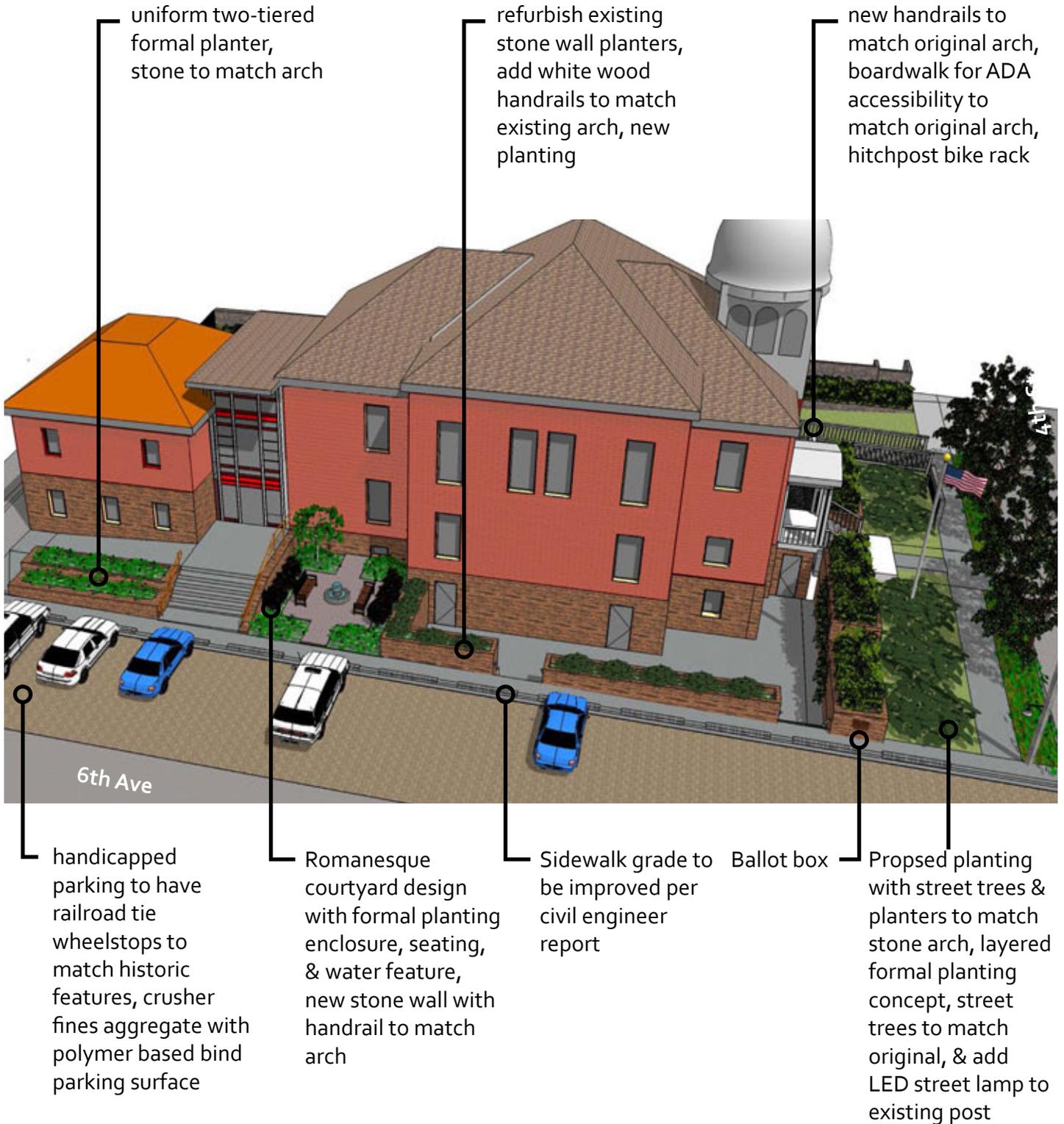


Paved areas highlighted in yellow outline the suggested paving to be snowmelted.



- — — existing irrigation line
- — — proposed additional irrigation line
- beginning of water line (ex.)

*control box located in tool shed on east side of site



uniform two-tiered formal planter, stone to match arch

refurbish existing stone wall planters, add white wood handrails to match existing arch, new planting

new handrails to match original arch, boardwalk for ADA accessibility to match original arch, hitchpost bike rack

handicapped parking to have railroad tie wheelstops to match historic features, crusher fines aggregate with polymer based bind parking surface

Romanesque courtyard design with formal planting enclosure, seating, & water feature, new stone wall with handrail to match arch

Sidewalk grade to be improved per civil engineer report

Ballot box

Proposed planting with street trees & planters to match stone arch, layered formal planting concept, street trees to match original, & add LED street lamp to existing post



Formal main entrance with layered planting, street trees, and wheelchair accessible ramp



Boardwalk, hitchpost, and railings to match historic architecture (refer to eng. plans for specifications)



Secondary entrance with handicapped access, formal planters, handrails, improved courtyard



Romanesque style traditional courtyard design with fountain, seating, new stone paving, and planting



Secondary Entrance, crusher fine with aggregate paving for improved parking, snowmelt, curb and gutter



Re-introduce original flagpole, and add LED light to existing post; include ADA accessible ballot box



Acer davidii grosseri
'Dawes Emerald Tiger'



Acer grandidentatum
'Schmidt'



Ligustrum ovalifolium
'California Privet'



Physocarpus opulifolius
'Monlo'



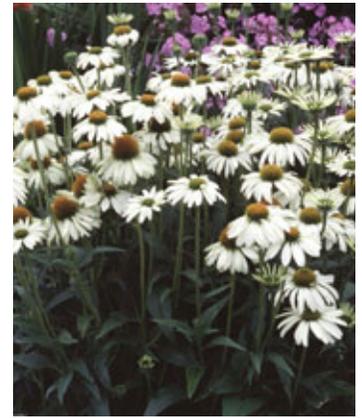
Penstemon Pseudospectabilis
'Desert Penstemon'



Salvia verticillata
'Purple Rain'



Echinacea
'Matthew Saul'



Echinacea purpurea
'White Swan'



Aegopodium podagraria
'Variegatum'



Geranium macrorrhizum
'Bigroot Geranium'



Euphorbia corollata
'Native Baby's Breath'

ENTRY &
PERIMETER
PLANTING
OPTIONS



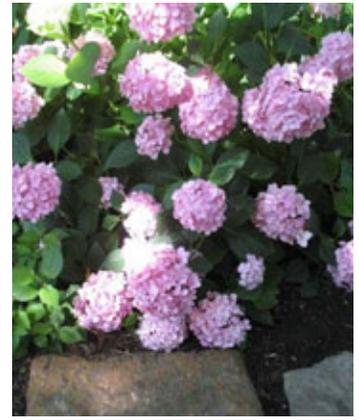
Magnolia virginiana
'Swamp Magnolia'



Schizophragma hydrangeoides
'Moonlight'



Taxus x media
'Runyan'



Hydrangea macrophylla
'Robert'



Daphne x burkwoodii
'Briggs Moonlight'



Helleborus
'Red Racer'



Eleutherococcus sieboldianus
'Variegatus'



Liriope muscari
'Big Blue'



Vinca minor
'Bowles'



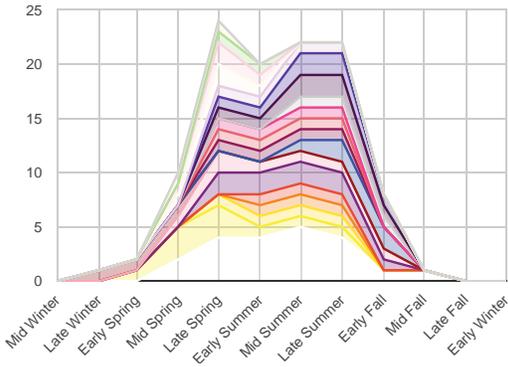
Ranunculus repens
'Buttered Popcorn'



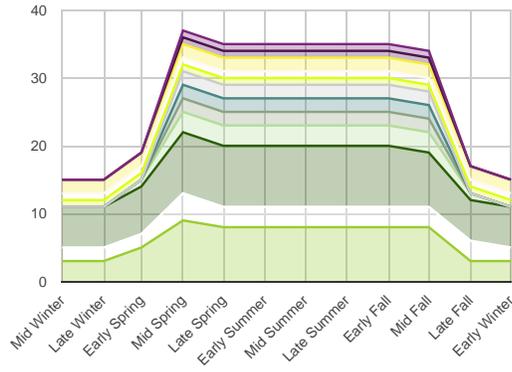
Euonymus fortunei
'Moonshadow'



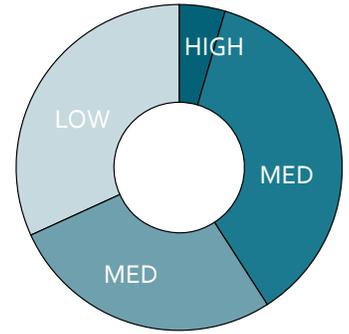
SEASONAL INTEREST FLOWER



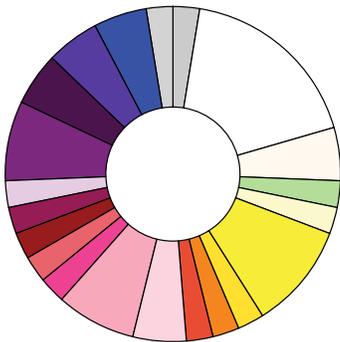
SEASONAL INTEREST LEAVES



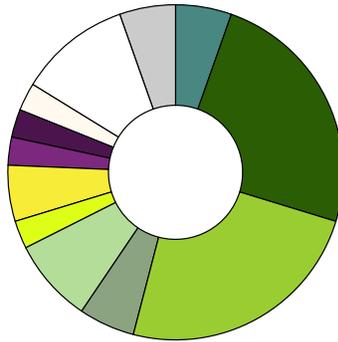
WATER USE



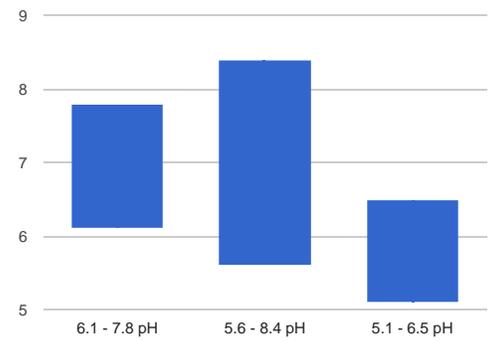
FLOWER COLOR CHART



LEAF COLOR CHART



SOIL pH



HARDSCAPE



Concrete- Grey



Concrete- Colored



Brick Pavers

**CRUSHER FINES
W/POLYMER**



Poly Pavement Crusher Fines

WALL



Concrete- Grey



Concrete- Colored



Brick Clad



Historic

WHEEL STOP



Railroad Tie Wheel Stop

LIGHTING



LED Lamp Post Lighting



Step Light



Path Light

FURNISHINGS



Hitch Post Bike Racks



Trash/Recycling Units



Benches

ADA WALKWAY



Wood Walkway



APPENDIX D: STRUCTURAL REPORT

Site Visit – Structural Engineers Matt Hepp, Nathan Ittis of AEE, LLC, met with Will Clapsadl, Ouray County Administrative Facilities Manager, from 10:00 AM to 11:30 AM on 3/7/16. The Weather was 40°F and mostly cloudy, with light wind.

The Ouray County Courthouse, 541 4th Street, 81427, Town of Ouray, Colorado

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE (NON STRUCTURAL PER ARCHITECT)

Associated landscape features
Parking
Archaeology

3.2 FOUNDATION

The foundation system consists of natural rubble stone masonry containing stones of various sizes from approximately 4” wide to 24” wide. It is held together with lime mortar, extends approximately 6 feet below the basement floor elevation, and has a total height of approximately 16 feet. The perimeter foundation is nearly entirely covered by earth on the South side, but is exposed and covered with more organized stone block and sandstone block on the North side, where the basement is walk-out. There is a layer of sandstone block between the foundation walls and the supported red brick masonry above. The basement sees day to day use. There are a few internal basement walls, which are painted or otherwise covered and seem to be in good condition. There is no apparent movement of the perimeter foundation or standing water in the basement. There are, however, signs of water leaking through the foundation walls and into the basement at some point in time as evidenced by discoloration and crumbling of the foundation walls and mortar in places. This is especially prevalent in the South and West basement, where a flood event in 1968 brought much debris into the then-present moat there and caused the filling in of basement windows and the moat. It is unlikely that any waterproofing membrane was installed to protect the foundation from soil moisture at that time due to the emergent nature of the situation, and that is now apparent from the leakage.



Figure 3.2.1 – deteriorating mortar around flatwork and Portland cement in-fill

The original lime mortar is deteriorating in all locations easily approachable on perimeter walls, including both interior and exterior surfaces. It is deteriorating to a greater degree where the walls are in regular contact with moisture and weather in such places as the building exterior on the exposed North side, and around ground level near concrete flat work on the North, West, and South sides of the structure (Figure 3.2.1). In places, a covering of unsightly and mostly ineffective Portland cement was applied at some point in the past, assumedly in an attempt to slow deterioration

around the base of the building. This same sort of patch-work exists on many building elements such as the retaining wall, stone planters, and red brick masonry described below.

The foundation is in fair condition. It is generally structurally sound, but there are signs of deterioration in the mortar and a need for better drainage and deflection of moisture away from the building base. When the original lime mortar is wet, the rate of decomposition significantly increases because the cohesive strength decreases. This rate is accelerated in cold regions where freeze thaw processes create unwarranted pressures and separation of the mortar. It is apparent, due to efflorescence on the inside of basement walls and deterioration of low-level mortar, that the walls are being permeated by moisture and deteriorating because of it.

The treatment of this condition would be different on the North and South/West sides of the building. The concrete flat-work which extends approximately five feet from the building on the South and West sides (Figure 3.2.2) should be removed and replaced with a moat approaching the base of the foundation. This would have multiple purposes. First, it would allow the foundation stone and mortar to dry quickly and remove moisture from constant contact so that it cannot permeate into the



Figure 3.2.2 – flat work covering original moat

basement. It would also allow for a more thorough evaluation of the foundation, the placement of a waterproofing membrane, and would restore the building to its original configuration. The bottom of the moat should be covered in a well-draining gravel to shed moisture, and should be underlain by a foundation drain which flows to a drywell. Continued evaluation will be required as the excavation takes place to determine if different measures are needed. The moat should be surrounded with positive drainage so as to achieve a 6” drop in grade within the first 10’ around the perimeter in accordance with modern standards. This drainage should at least end in a sloped swale which would drain to the sewer or other convenient location, but the swale could also include an infiltrator drain which diverts excess water to a new onsite drywell. Such a drywell could be used for drainage throughout the site, as the condition of original drainage systems and storm sewer piping is very uncertain, as it is buried and likely built of tile.



Figure 3.2.3 – damage around flatwork on the North side

On the North side of the building where the foundation is mostly exposed, a removal of the poorly placed Portland cement (Figure 3.2.1) should be followed with a professional re-tucking of lime mortar to match the original. Where concrete flatwork will remain, it is advisable to

improve the rain gutter and snow retention systems at the eave above so as to reduce splashing on walls

(Figure 3.2.3) (there is a need for this throughout the roof). Where this is not possible, the flatwork should at least be sloped to deflect water away from the foundation walls.

Stone Retaining Wall

There is a retaining wall extending to the North from the concrete stairs at the front entrance (Figure 3.2.5). The wall provides for a commonly-used exit from the building's basement. It is approximately five feet tall at one end and tapers to ground level as the sidewalk below slopes upward. It's built of varying shapes and sizes of stones surrounded by lime mortar which at some time was partially repaired with Portland cement. It is topped with CMU blocks in an attempt to increase snow retainage. The wall is bulging massively at the center of its height as shown in the photo at right (Figure 3.2.4), and is on the verge of collapse.



Figure 3.2.4 – the retaining wall is in critical condition



Figure 3.2.5 – retaining wall and front entrance

The retaining wall is in very poor condition, as it is clearly bulging outwards and heavily cracked, and should be deconstructed and rebuilt with the original stones and a matching lime mortar. The wall should be built to slope away from the sidewalk so as to decrease lateral earth pressures, and the stones should be interlocked in a more structurally sound configuration so as to increase strength. The wall may require additional height for the same reasons that the CMU blocks were placed atop it, but in any case these blocks should be removed to increase the aesthetics and resurrect the original look of the wall. New stones will likely be required both on top and throughout to achieve added height and greater strength. A waterproof membrane and foundation drain should be placed to further decrease pressures and prevent water damage. These could drain to the proposed drywell mentioned above.

Stone Planters

Stone and mortar planters exist on the North side of the building which are approximately 3 feet tall and surround the North courtyard as shown in Figure 3.2.1. There is a central foundation (likely stone masonry) overlain by flat stones and mortar. The façade of these planters is peeling away in places (Figure 3.2.6), specifically on their West side, but the underlying foundation seems structurally sound and could be restored by simply repairing the stone and mortar façade.



Figure 3.2.6 – peeling planter façade

3.3 STRUCTURAL SYSTEM

Wooden Stairs at Entryway

The original stairway to ones right as he/she enters the courthouse from the West (front) entrance is experiencing large deflections, and elements such as railings and stair treads are developing gaps and bending due to the stairs' poorly supported base, seen in Figure 3.3.1 at right and described below. The floor joists below these stairs are highly inadequate in their size, number, and the way in which they are supported and connected. Currently, there are small (roughly 2x6) joists spaced at approximately 16" supporting the East side of the above stairwell, and larger (roughly 2x10) joists below the heavier West side. In some places, joists are badly spliced in the middle with a few nails and seem almost useless. There are non-original posts placed under these joists in an attempt to add support, but they are only a temporary fix, and were not placed or constructed with permanence in mind. The floor joists bear on the foundation through un-secured bricks as shown. These bricks look to be extra on-site building material from original construction which were hastily placed under the above floor joists.

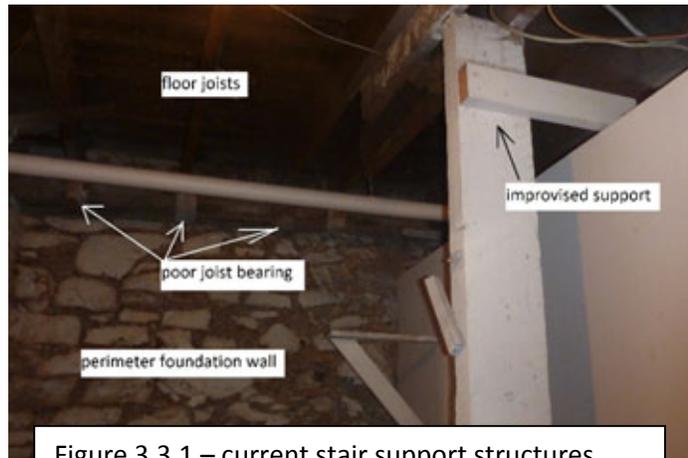


Figure 3.3.1 – current stair support structures

The stairway support structure is in poor condition. If swift action is not taken, further damage to the above stairs, or collapse, is likely. The underlying floor joists should be re-enforced with new 11-7/8" LVL joists sistered to the originals. A new double 11-7/8" LVL ledger should be secured with large epoxy anchors to the foundation wall in order to support these floor joists. This system would provide ample support for the above stairs and would deflect very little over the roughly 10-foot span, thus preventing further movement of the above stairs while also making them safe for constant use. The make-shift support posts and dividing wall could then be removed, which would free up space in the storage room below the stairs and make the courthouse basement a bit more useable. In this reconstruction process, the stair movement could be partially reversed by installing jacks to slowly push upwards in stages, but this technique carries with it the risk of breaking original stair elements which may have become brittle with age, and have attained their current shape over the course of more than a century.

Cupola Floor and Structure

The Cupola sits atop a small, roughly four foot tall section of wood framing housing a short attic, and this wood rests on the external masonry walls on the West side and a combination of wood and masonry on the inboard sections of the floor. Above the Cupola is a small, empty attic comprised of solid, dry wood framing (Figure 3.5.1). In this attic portion, a slight amount of water penetration is visible under the peak and around the edges. The roof is generally in good condition, due its dryness and good design, but the supported roof requires some waterproofing

in order to eliminate the possibility of future rot and structural failure at these critical connection points.

Much more concerning is the support structure underneath the cupola. The drainage system in the cupola is highly ineffective (Figure 3.3.2). There are some poorly-overlapping layers of waterproof membrane on the floor and a slight slope to the Southwest corner, where water is supposed to drain through a pipe in the wall and directly out into the open air below (Figure 3.3.3). However, the floor slope is not great enough, the waterproofing is deteriorating, and water easily comes in contact with the wood framing around the cupola perimeter



Figure – 3.3.2 – Current condition inside cupola

because there is no waterproofing there.

This failed system has caused regular periods of standing water in the cupola (Figure 3.3.2), which is open to weather and gathers both snow and rain. This precipitation cannot drain out as it should, and water damage to the floor system (Figure 3.3.4), underlying brick, and internal wall finishes has resulted as water has penetrated deep into the courthouse top floor (Figure 3.3.5). The partially-effective drain pipe dumps water onto the outside brick wall as seen in Figure 3.3.3, and is causing efflorescence and deterioration of the lime mortar in that area of the wall.



Note: Since the structural report was conducted, the EPDM liner has been completed as well as the copper flashing and scupper on the cupola flat roof.

The current condition of the support structures is fair, as damage exists but in its current state it is quite structurally sound. However, the overall condition will rapidly deteriorate to poor and unsafe unless an effective drainage system is installed because rot of the supporting wood and deterioration of the brick mortar will likely continue. One possible treatment of the water drainage issue is to “bathtub” the entire floor of the cupola with an EPDM

Figure 3.3.3 – water damage from cupola

(waterproof durable rubber) liner so that all moisture is routed to the

failed drain in the Southwest corner (Figure 3.3.2). The drain should be well repaired or replaced with a watertight pipe that flows to the gutters of the structure and follows a designated channel all the way to the ground instead of pouring out into the open air. Also, a clear Plexiglas™ could be inconspicuously installed between the cupola railing and the floor to partially prevent moisture from entering the room at that level. Of course, this Plexiglas™ could be continued to the ceiling in order to completely close in the room, but that would likely take away from the historic feel of the courthouse.

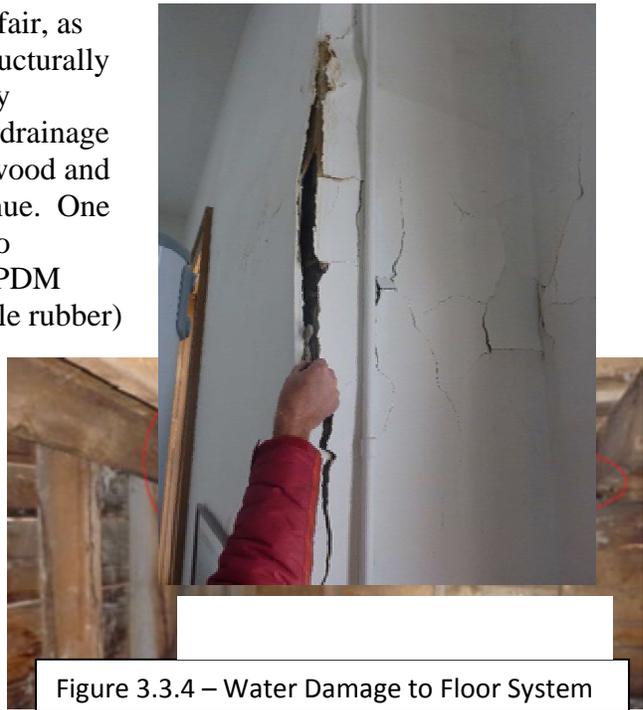


Figure 3.3.4 – Water Damage to Floor System

The main outcome of a successful treatment will be to eliminate moisture infiltration of the supporting floor structure of the cupola. The walls and decorative railing appear to be in good condition, as their wood is not rotting. They are in need of a new coat of white paint, however, and this will have both an aesthetic and protective advantage for the cupola.

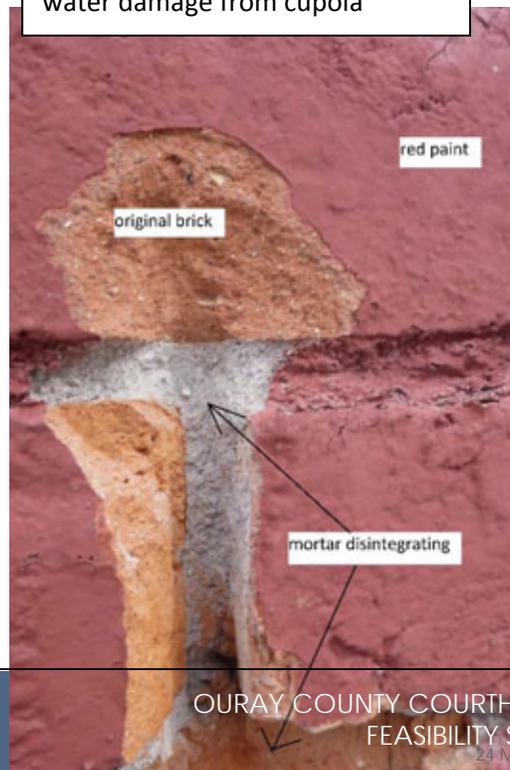
Main Entry

The main entry stairs and concrete deck are a non-original structure which rests on an original stone foundation which can be seen from the exit way directly below the deck (Figure 3.2.5). This foundation element appears structurally sound. There doesn't seem to be any critical issue with the concrete deck and stairs, but there is also no reason why they could not be removed and replaced with wood framing to match the original construction. There is also no reason why this new wood framing could not use the existing stone masonry wall as its foundation.

3.4 ENVELOPE - EXTERIOR WALLS

Red Brick Masonry Walls

Figure 3.3.5 – internal wall finish water damage from cupola



The outside walls which rest on the foundation are generally structurally sound. There are no significant cracks or bulging, and little deterioration of the brick itself. The lime mortar is in fair condition, and is crumbling away throughout the wall. One can scrape the top layer away with their fingers in many places near the base of the wall, and presumably higher up as well. The original red brick has been painted with a red paint as seen in Figure 3.4.1 at right, and this paint is cracking and peeling throughout the wall. There are places with some efflorescence where water has repeatedly splashed on the wall, but the paint makes it difficult to assess the underlying surface condition of the brick.

The red brick should be re-tucked with lime mortar to match the original in order to prevent further deterioration of the brick and preserve its structural integrity. From an aesthetic and historic standpoint, the unsightly red paint should be removed from all exterior walls so that the original 1888 brick can be seen.

Figure 3.4.1 – current condition of the red brick

3.5 ENVELOPE – ROOFING

Roof Support Structure

The interior roofing elements are generally dry and sound, performing their intended purpose well. There are signs of water infiltration in places as seen in Figure 3.5.1 at right, but no significant rot at this point. The roof support system is in good condition, but steps should be taken to stop future water infiltration at corners and seams, where it seems to be most prevalent.

In the Southeast portion of the roof, which is above the courtroom, there was a fire at some point in the past. The timbers of the roof were not burned deeply, and the damage looks to be mostly superficial and mostly from smoke. There is no need for repair in the foreseeable future.

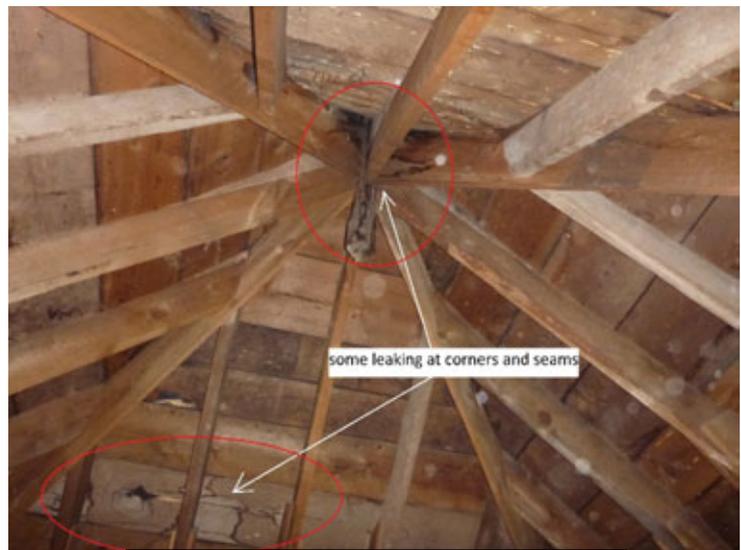


Figure 3.5.1 – the roof structure is in good condition (cupola roof shown)

(NON STRUCTURAL PER ARCHITECT)

Roofing Systems

Sheet Metal Flashing

Drainage System, Gutters and Downspouts

3.6 WINDOWS AND DOORS (NON STRUCTURAL PER ARCHITECT)

Doors
Windows
Hardware
Finishes

3.7 INTERIOR FINISHES (NON STRUCTURAL PER ARCHITECHT)

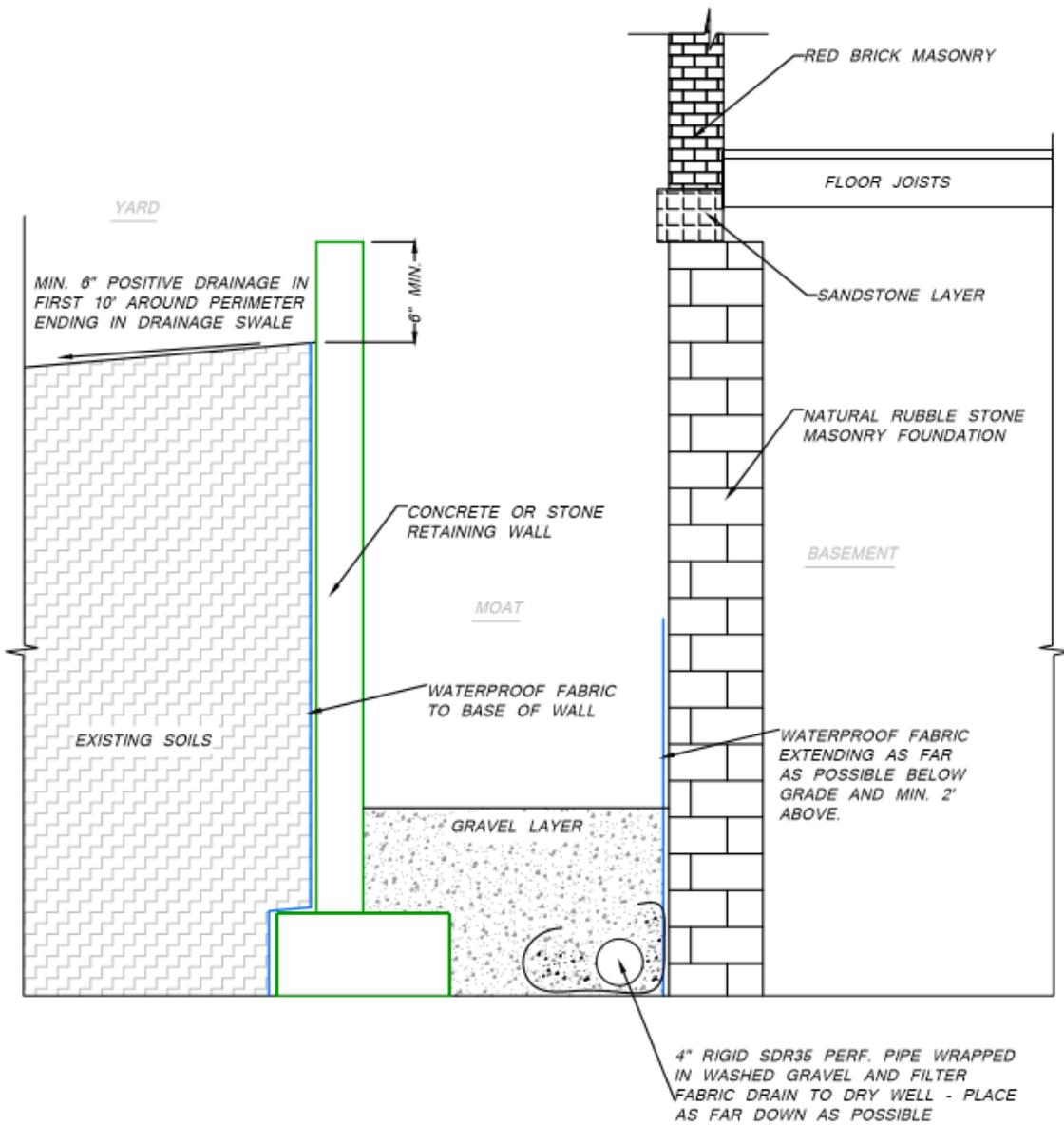
Wall Finish Materials
Ceiling Finish Materials
Floor Finish Materials
Trim and built-ins

3.8 MECHANICAL SYSTEMS (NON STRUCTURAL PER ARCHITECHT)

Heating/air-conditioning
Ventilation
Water Service, Plumbing, and Sewer Utilities
Fire Suppression—sprinklers

3.9 ELECTRICAL SYSTEMS (NON STRUCTURAL PER ARCHITECHT)

Electrical Service and Panels
Electrical Distribution System
Fire Detection System
Security Alarm System



NOTE:
FOR CONCEPTUAL PURPOSES ONLY

FOUNDATION DRAINAGE DETAIL N.T.S



APPENDIX E: MEP REPORT



Bighorn Consulting Engineers, Inc.
569 South Westgate Drive, Suite 1, Grand Junction, CO 81505
Phone: 970-241-8709 Fax: 970-241-9514

Ouray County Courthouse
541 4th Street
Ouray, CO

Mechanical, Plumbing and Electrical Assessment
March 15, 2016

General

The building is a three story county municipal courthouse that was constructed in 1888 (photo #1). The courthouse building is connected to the Sheriff's Office building by a "connector" section that was built in 2007 and, which also contains an elevator. The age of the Sheriff's Office building is unknown. There are no 911 or dispatch functions located in this facility.

The overall gross areas for each level are as follows:

1. Basement: 4,470 ft².
2. Main level: 5,705 ft² total, sheriff's office – 1,085 ft²; courthouse – 4,620 ft².
3. Second level: 5,330 ft²; sheriff's office – 1,085 ft²; courthouse – 4,245 ft².

Total floor area is about 15,505 ft².

Applicable Codes

2009 International Building Code
2009 International Mechanical Code
2009 International Plumbing Code
2009 International Energy Conservation Code
2014 National Electric Code

Assessments and Existing Conditions

Plumbing

The existing waste, vent, domestic water piping systems appear to be functioning but are possibly as old as the original building, with repairs/upgrades over time, and their

condition is consistent with their age. Various piping materials exist in the building including copper, galvanized iron, cast iron, steel and HDPE.

Plumbing fixtures are of various ages throughout the building and the restrooms in the older areas have no ADA access. The restrooms added in 2007 as part of the "connector" have ADA access.

The domestic hot water system consists of two, electric tank type heaters for general building domestic hot water. One unit sits in a small closet on the "connector" first floor and one unit is located in the sub-basement in the boiler room. The heaters are in good working order and appear to be less than 10 years old.

There is a vertical section of piping in the judge's chambers located in the northwest corner that may be a roof drain or a sanitary vent. A pipe joint in this section appears to have become separated and is obviously not water or gas tight.

The gas meter is located on the south side of the building and steel piping is routed from the meter to the old coal chute and then into the sub-basement boiler room to feed the boilers.

The domestic water entry is located in the basement on the north side of the building (photo #2) and is composed of a 1" copper line from the curb stop, an isolation ball valve and a pressure reducing valve (prv). There is no backflow preventer.

A sump basin and pump are located in the boiler room sub-basement. This pump appears to pump condensate discharge from the boilers and overflow from the relief valves on the boilers and water heater. It is unknown if groundwater is also collecting in the sump.

Fire Protection System

The building is not sprinkled.

Heating and Ventilating

The heating system generally consists of two, gas-fired, high efficiency boilers located in the sub-basement, a piping system, and fin tube baseboard radiation units.

The boilers (photo #3) are Lochinvar Knight model KBN399 with an input of 399 mbh each. The boilers are piped in a primary/secondary arrangement using existing primary pumps (photo #4) and piping to circulate heating water thru the piping system. The boilers were installed in 2008. The age of the existing pumps and piping system is

unknown. The piping system contains propylene glycol which is added manually as needed from a glycol feeder tank.

The baseboard radiation heating elements (photo #5) around the perimeter of the building provide heating from the boiler plant. These units are in various states of repair and their age is unknown. Some of the units are residential quality and are in poor shape. Some of the units located on the stair landings and public areas are a more commercial quality and are in fair shape.

The "connector" space constructed in 2007 is served by a small air handler located in the basement area next to the elevator machine room. This unit provides heating and ventilating to this space (photo #6).

The elevator machine room is served by an exhaust fan to remove heat from the room.

The Server room located in the basement is cooled by a portable cooling unit sitting on the counter and vented thru the north wall windows.

There is no active air-conditioning or ventilation in the other parts of the building not mentioned above. Operable windows are used as needed. The courtroom does have ceiling mounted fans to allow some air movement (photo #7).

The courtroom is also heated by baseboard radiation units that have been installed on the inside of wood wainscoting and window wood trim (photo #8).

Active snowmelt occurs on the north entry of the "connector" and around to the east on the north side of the sheriff's office to near the alley. The system is fed from a heat exchanger in the basement which is served by the boiler plant. A snowmelt sensor is located in the north entry slab.

The records storage in the basement has no active heating, ventilation or de-humidification and the room contents are experiencing degradation due to uncontrolled environmental conditions.

Will Clapsadl, Facilities Manager for Ouray county, has indicated the county may have access/rights to one or two geothermal wells in the area on the uphill side of the courthouse. These wells and piping are being used by others further uphill and the piping runs past the courthouse in 6th Avenue. Temperatures are in the range of 95° F for one and 120° F for the other.

Electrical:

This building has a 400 Amp 120/208 Volt electrical service fed from a transformer located in the alley. The entire service is backed up by an SDMO generator (photo #9). The transfer switch is located in a small shed near the generator and the transformer.

The electrical service has an exterior disconnect located at the rear of the building (photo #10). The main service is located in the basement (photo#11) and consists of a 400 amp main breaker with four branch breakers. A 100 Amp three pole breaker for the sheriff's office, a 150 Amp breaker for the elevator, a 200 Amp breaker for panel P1 and a 100 Amp breaker for panel BP-1.

Panel BP1 is located in the server room in the basement. Panel P1 is located on the main floor near the elevator addition. Panel P1 feeds Panel P2 which is located on the second floor directly above panel P1. Panel SO is located behind the elevator just outside of the men's room.

The building was originally wired using a system called knob and tube. This system has been eliminated and a newer system installed using electrical metallic tubing and flexible metal conduit.

Lighting

The lighting system is a mixture of fluorescent and incandescent fixtures. The lamps in the incandescent fixtures have been replaced with fluorescent lamps. Several ceiling fans have been installed to provide some air movement as well as lighting. The basement fluorescent fixtures are using T12 lamps and the upper floor fixtures are using T8 lamps.

Systems

The data system has been upgraded over time and is currently using Cat 6e wiring. The Fire alarm system is a Silent Knight IFP-100 (photo #12), with smoke detectors, horn/strobes and pull stations installed throughout the building.

The building has an up to date security system with cameras and door locks.

Comments/Recommendations

Plumbing

1. The building should be considered for a fire protection sprinkler system. This would possibly involve a new fire protection main from 4th Street to be routed to the building. The existing water service originates in 4th Street. The new fire protection line might be 6" in size.
2. The existing domestic water service to the building should be upgraded with a backflow preventer and a PRV station. The backflow is an IPC requirement to eliminate back flow into the utility system.
3. The existing plumbing system (waste, vent, domestic water piping, and fixtures) is in need of replacement. The system components vary in age and are in various states of repair and all are past end of life usefulness.

Mechanical

1. The building should be considered for an upgrade with a new mechanical system. The building has no active ventilation or air-conditioning systems. The IMC and IBC require specific ventilation rates for building occupants to ensure good air quality. Also, given the high occupancy of some areas of the building (commissioner's meeting room), it is probable that air quality standards are not met. There are also areas in the building that require air conditioning (the server room) and other areas that have been known to overheat at times and, thus, would benefit from air-conditioning. A recommended system type might be what is known as VRF (variable refrigerant flow). This system incorporates air-air heat pumps with a heat recovery feature. The defining characteristic of this system is the variable speed compressor technology and, along with the heat recovery feature, makes this system very efficient for heating and cooling. This system is easily integrated into existing, older construction; requires minimal ductwork; is extremely quiet; and offers flexible zoning.
2. The existing boiler plant could be re-used as it has many years of useful life remaining. The boiler plant could provide heating for stair landings; hard to heat public spaces; and areas in the basement. It could also continue to provide snowmelt functions and integrate to geothermal snowmelting.
3. The geothermal well piping could be tapped to provide a source of heat for snowmelting around the building. This would involve a pump (possibly,

depending on system pressure) to provide geothermal water to the building, a heat exchanger, snowmelt pump and in-slab tubing.

Electrical:

1. This building electrical system has been added to, and modified over the years. Exposed conduit is present everywhere in the building. There is a lack of convenience outlets throughout the building and the existing outlets are heavily used. The existing panels P1, P2, and BP1 are load-centers designed for residential construction. The existing system becomes inadequate with the installation of cooling into the building and will require an upgrade.
2. The existing generator is not large enough to support the building now and requires replacement with a larger unit. The transfer switch also requires replacement to an automatic switch with generator exercising features.
3. The existing lighting system should be updated to a LED based system. The existence of the large windows in the outer portions of the building will allow daylight harvesting to be used in those areas, which will allow for even larger energy savings.
4. The data system and the security system appear to be in good condition and up to date and require few modifications. The existing Fire Alarm system will require modifications to include flow and tamper switches for the Sprinkler System and the installation of notification devices in all the restrooms.

Photos



Photo #1: Ouray County Courthouse



Photo #2 : Water entry.



Photo #3 : Boiler system.



Photo #4 : Primary heating pumps.



Photo #5 : Baseboard radiation element.



Photo #6 : Connector air handler.



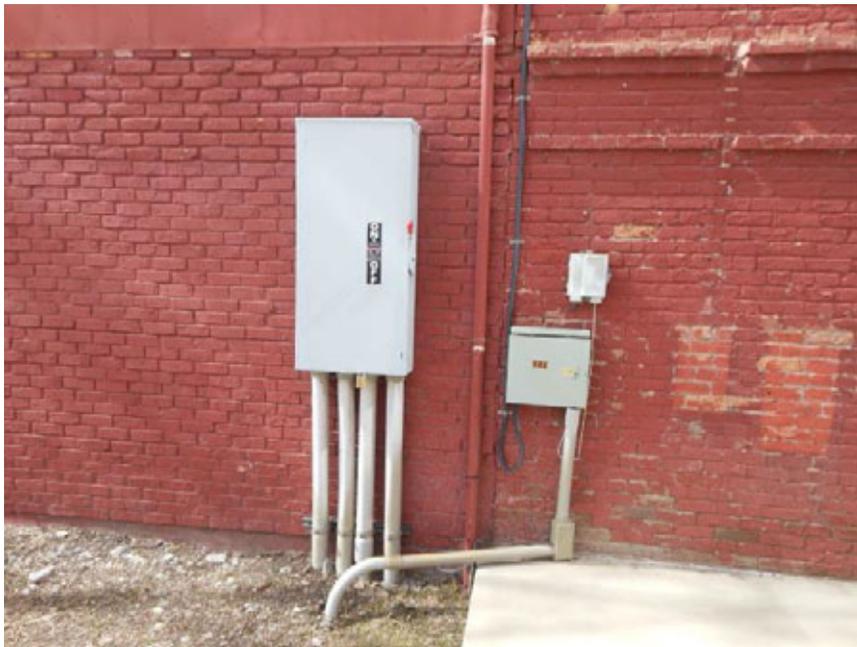
Photo #7 : Courtroom fans.



Photo #8 : Courtroom heat.



Photo #9 : Generator.



Photo#10 : Exterior disconnect.



Photo #11 : Main electrical service.



Photo #12 : Fire alarm control panel.



APPENDIX F: HISTORIC FINISH ANALYSIS

Ouray County Courthouse

Ouray, Colorado



Courtroom Historic Finishes Analysis

October 2006

SHF PROJECT NO. 2005-02-028
Ouray County Courthouse Restoration, Phase A-1

Prepared By

EVERGREEN
PAINTING STUDIOS, INC.

Introduction

On October 9, 10, and 11, 2006, a survey was conducted in the Ouray County courthouse main courtroom to determine the original finishes used to decorate the space. Scaffolding was erected to access the various architectural surfaces of the room, including the walls, ceiling, beams, pilasters and cornices. Exposures were created to examine the paint chronology with a particular interest in the original decoration. Anecdotal observations were also made of the later decorative layers to serve as a record document for future reference.

Methodology

After erecting scaffold to gain access, exposures were created using Citristrip paint remover. The remover was applied to selected areas and timed to determine the correct exposure time before scraping with a razor blade scraper. The most effective approach proved to be a twenty-minute initial exposure to the solvent action followed by an initial scrape. After the initial application, a secondary application with a fifteen-minute exposure prior to scraping was conducted. A third application with a three to four minute exposure time provided the final reasonably clear read of the earliest existing finish.

After conducting the exposures, initial indications of the exposed colors were noted to act as a guide for the microscopic examination of the samples. Small samples were collected from each of the different color areas identified. The samples were collected from the unstripped paint areas adjacent to the stripped areas using a small box cutter. The samples were taken from areas that were not stripped in order to have paint layers that were not affected by solvent action. These samples were mounted to cards using polyvinyl acetate adhesive for examination under the stereomicroscope. Under the stereomicroscope, the paint layers were cut back at a bias to expose the interior of the various paint layers in order to achieve the most accurate interpretation of the colors examined. The colors were recorded using the Munsell color standards, which notate colors according to the three color fields of hue (actual color), value (lightness or darkness of the color), and chroma (the relative intensity of the color).

Design elements exposed during the execution of the exposures were also recorded. The stencil and lining patterns uncovered were traced onto plastic film with permanent markers. The designs as presented in this report were retraced from the original tracings to correct the minor line fluctuations created by tracing on irregular surfaces or awkward positions.

Notes on the Paint Finishes

The courtroom has been repainted frequently during the history of the building. All of the layers identified were oil-based paint, including the earliest scheme identified. Anecdotal accounts do not support any recent interventions in the courtroom, nor does the fact that the paint layers are all oil. Several layers of paint are found on top of the earliest significant scheme (five on the ceiling and ornamental elements and six on the walls). The earliest decorative period for which there is evidence of a complete scheme does not appear to be a Victorian era design scheme. The fact that this earliest identifiable scheme is executed in oil paint supports the premise that this scheme is not original to the space. Decoration of the 1880's generally was executed in either casein or calcimine paint. The intent of calcimine was for it to be washed off prior to any ensuing painting, so the original finish may have been removed prior to the application of the earliest scheme identified. Since this possibility existed that an earlier scheme existed under the scheme identified as the earliest complete scheme, the exposure process was continued to the level of the bare plaster. There were traces of staining found on the plaster of various tones of olive and sienna, but no pigment traces were found in the microscopic analysis of the samples.

Earliest Decorative Scheme

The earliest scheme identified was based on a warm, light terra cotta color scheme accented with gold and brownish red paint. The architectural elements of the room were decorated with subtle shades of the same color family. The ceiling panels had a simple striping pattern of hand painted gold lines. The most significant painted decorative element of the courtroom is the decorative stencil design at the frieze level. This design was comprised of a wreath and swag with fluttering ribbons executed in gold, brownish red and dark brownish red on a light terra cotta field. The frieze decoration of the wall is separated from the darker terra cotta wall field color by geometric banding in brownish red and gold. The ornamental plaster elements of the room were decorated within the same color family already described, with separation of colors occurring on the various molding elements. The main cove of the frieze and beam cornice work has a darker gradient of color applied into the lower aspect of the cove to create a shading effect in that element.

Later Painting

There was no evidence of any decorative application of paint in the later paint jobs seen during the exposure process. The later paint layers were all applied throughout the entire room without any delineation between the architectural elements with the exception of the current scheme, where the ceiling and ornament were painted white and the rest of the room painted yellow. All of the intervening paint jobs were in the yellow, white, and gray families.

Original Finishes

Note that the finishes described below are indicative of the earliest finishes that could be identified on the surfaces. While there is scant evidence of stains of color on the exposed bare plaster, there was no indication of original pigments on any of the samples examined microscopically. The original finishes listed below may, therefore, actually be a secondary scheme in the space.



This general view shows the arrangement of the bulk of the exposure work conducted along the north wall of the courtroom in the center bay.

Ceiling

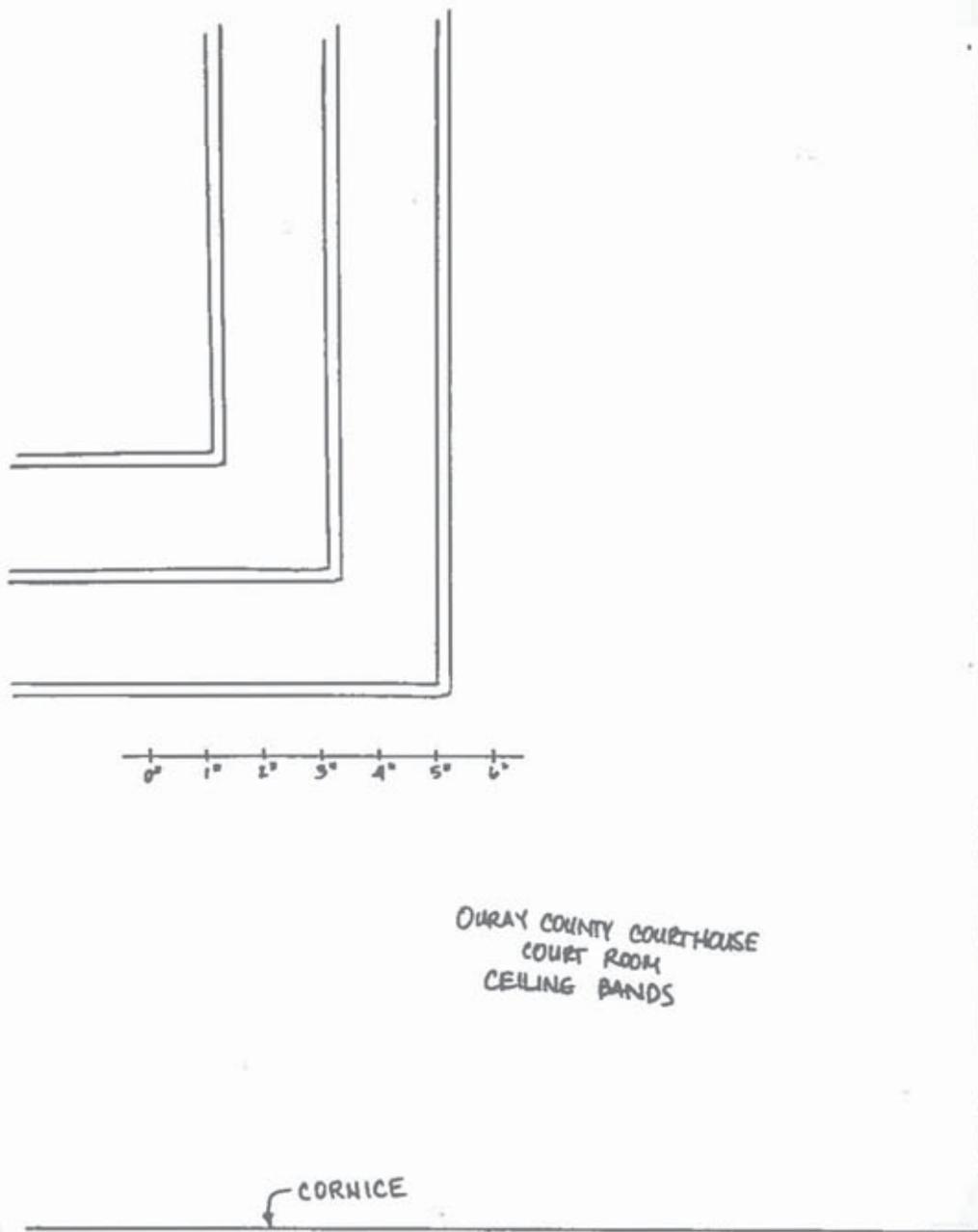
The ceiling was a soft brownish pink overall. Four bands of gold paint were applied to create a margin around the ceiling perimeter. The earliest paint layer was exposed in a band from the corner of the ceiling to the center of the ceiling to ensure no central design elements were missed in the exposure process. The same set of four gold stripes was confirmed as the decorative scheme for the ceiling bay above the judge’s bench. The photo on the previous page shows the position of these bands in relation to the cornice.



Item	Treatment	Color	Munsell Number
ceiling field	even coverage	light brownish pink	5YR-7/5
margins	hand striped	gold paint	N/A

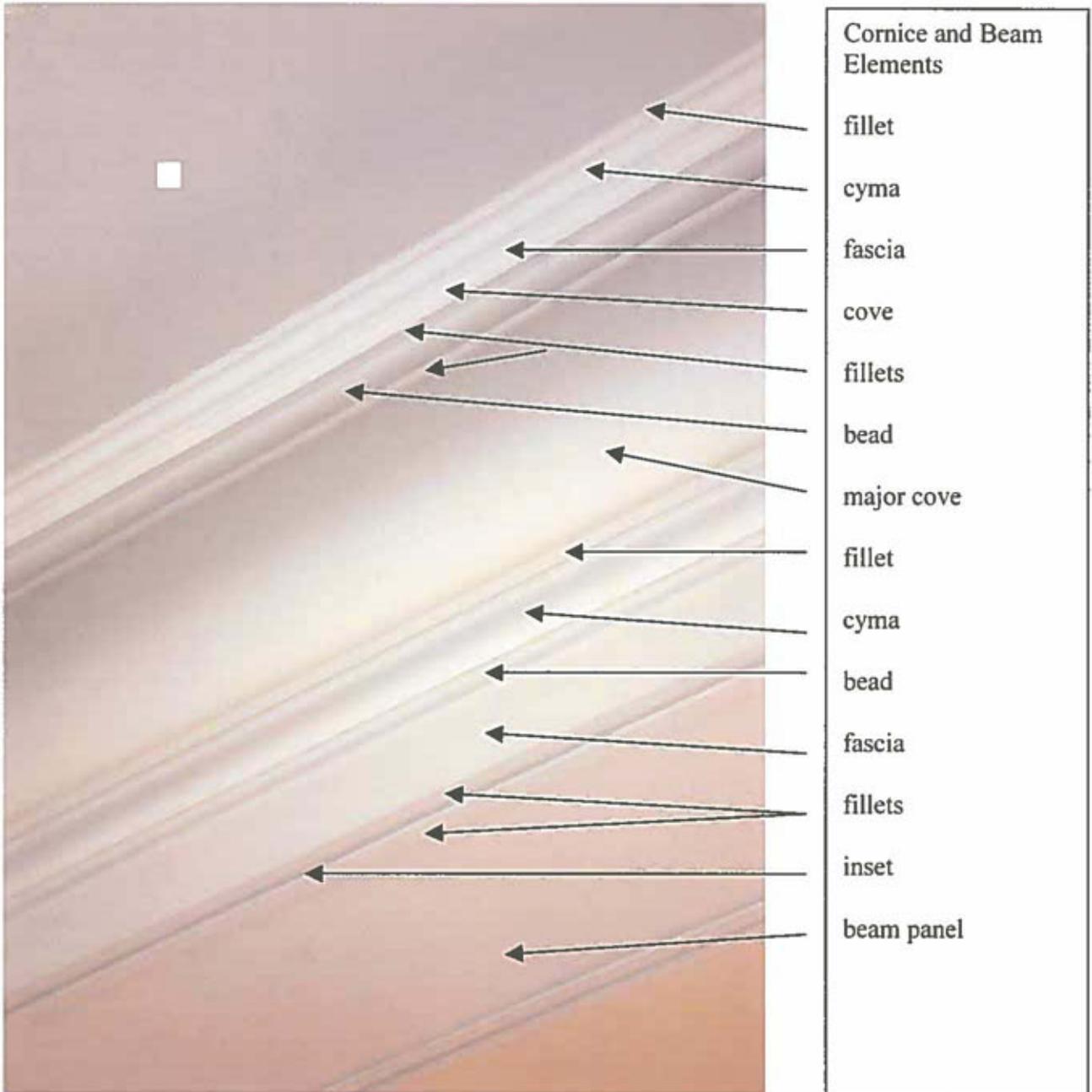
**Ouray County Courthouse
Courtroom Historic Finishes**

The following illustration is a scale drawing of the ceiling margin stripes.



Cornice

The cornice and beams shared a series of moldings at the sides of the beams and walls. A subtle polychroming of the moldings included a range of soft brownish reds. Key elements of the moldings were accented by gold paint. The most interesting characteristic of the cornice work was a gradient of darker yellow brown applied to the lower aspect of the cove that faded gradually as it went up the cove.



**Ouray County Courthouse
Courtroom Historic Finishes**

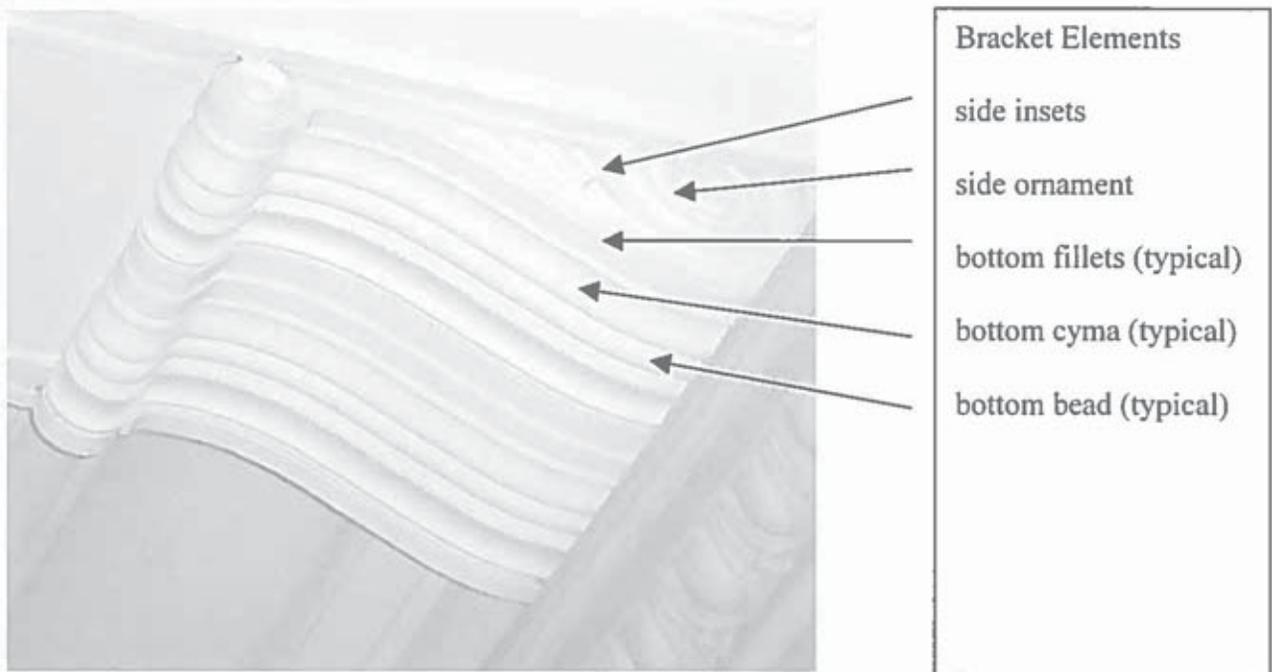


This photo exhibits the cornice/beam exposure that clearly shows the gradient of reddish brown applied in the lower part of the cove.

Item	Treatment	Color	Munsell Number
fillet	even coverage	gold paint	N/A
cyma	even coverage	light brownish pink	5YR-7/5
fascia	even coverage	gold paint	N/A
cove	even coverage	light brownish red	5YR-6/6
fillets	even coverage	gold paint	N/A
bead	even coverage	light brownish red	5YR-6/6
major cove	even coverage	light brownish red	5YR-7/5
gradient	hand brushed	grayish brownish red	5YR-4/6
fillet	even coverage	gold paint	N/A
cyma	even coverage	light brownish red	5YR-6/6
bead	even coverage	brownish red	2.5YR-4/8
fascia	even coverage	light grayish pink	5YR-7/4
fillets	even coverage	gold paint	N/A
inset	even coverage	light brownish red	5YR-6/6
beam panel	even coverage	light brownish red	5YR-6/6

Brackets

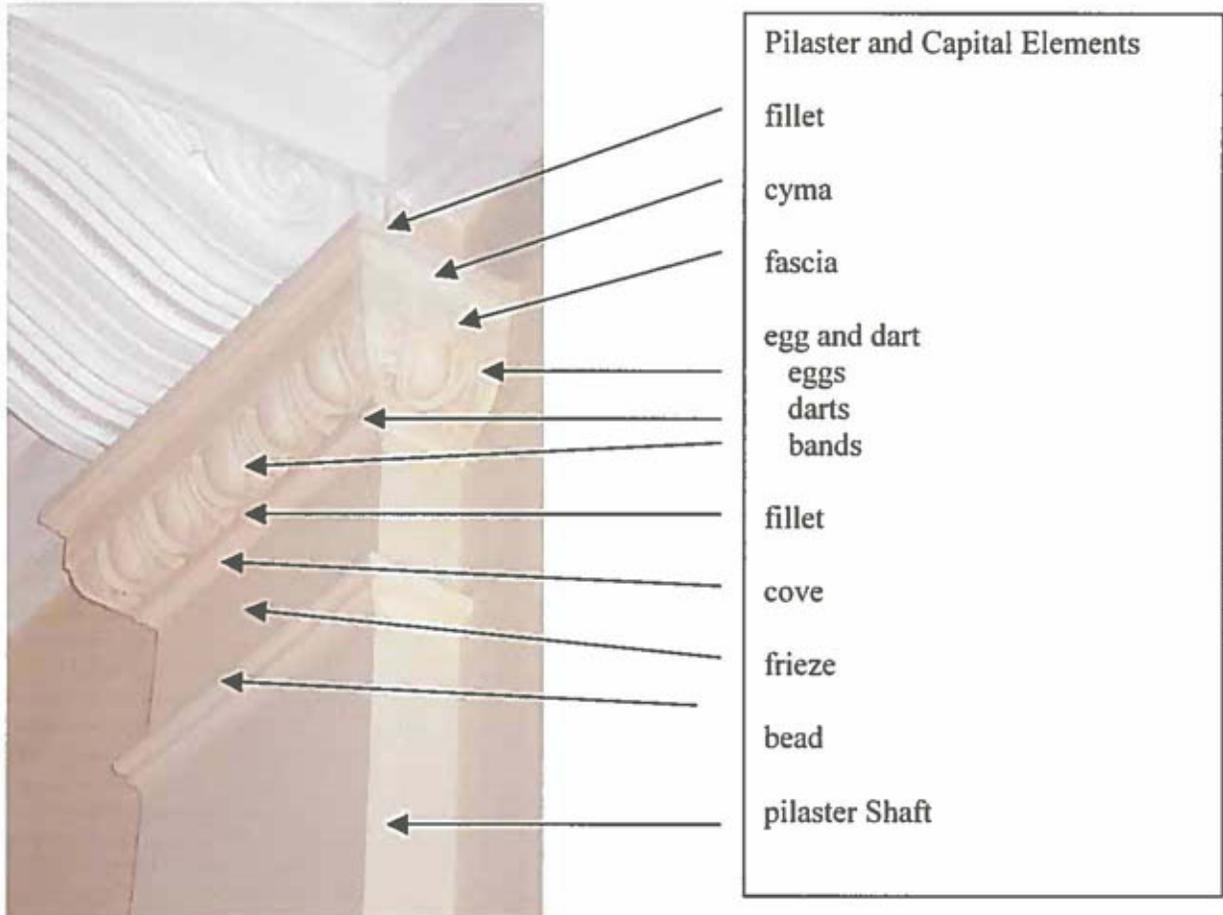
Scroll brackets created the transition between the beams and the pilasters. The brackets look like they were specifically designed for the application in the courthouse. The numerous bands on the bottom of the bracket are elegantly proportioned, but the anthemion designs on the sides of the brackets are somewhat awkward. The decoration of these brackets was consistent with the decoration of the other ornamental plaster described previously. Exposures suggested the possibility of earlier decoration on the brackets, but this was not supported by the microscopy.



Item	Treatment	Color	Munsell Number
Side insets	Even coverage	Light brownish red	5YR-6/6
Side ornament	Even coverage	Gold paint	N/A
Bottom Fillets	Even coverage	Gold paint	N/A
Bottom cyma	Even coverage	Light brownish red	5YR-6/6
Bottom bead	Even coverage	Brownish red	2.5YR-4/8

Pilasters

A series of pilasters ring the courtroom. Ornamental capitols on the pilasters have the same range of decorative colors as the other decorative plaster in the room. A slight difference in the color of the shaft of the pilaster delineates it from the wall color.



Item	Treatment	Color	Munsell Number
fillet	even coverage	gold paint	N/A
cyma	even coverage	light brownish red	5YR-6/6
fascia	even coverage	light brownish red	5YR-6/6
eggs and darts	even coverage	light brownish red	5YR-6/6
bands	even coverage	gold paint	N/A
fillet	even coverage	gold paint	N/A
cove	even coverage	light brownish red	5YR-6/6
frieze	even coverage	light brownish red	5YR-6/6
bead	even coverage	brownish red	2.5YR-4/8
pilaster shaft	even coverage	light brownish red	5YR-6/6

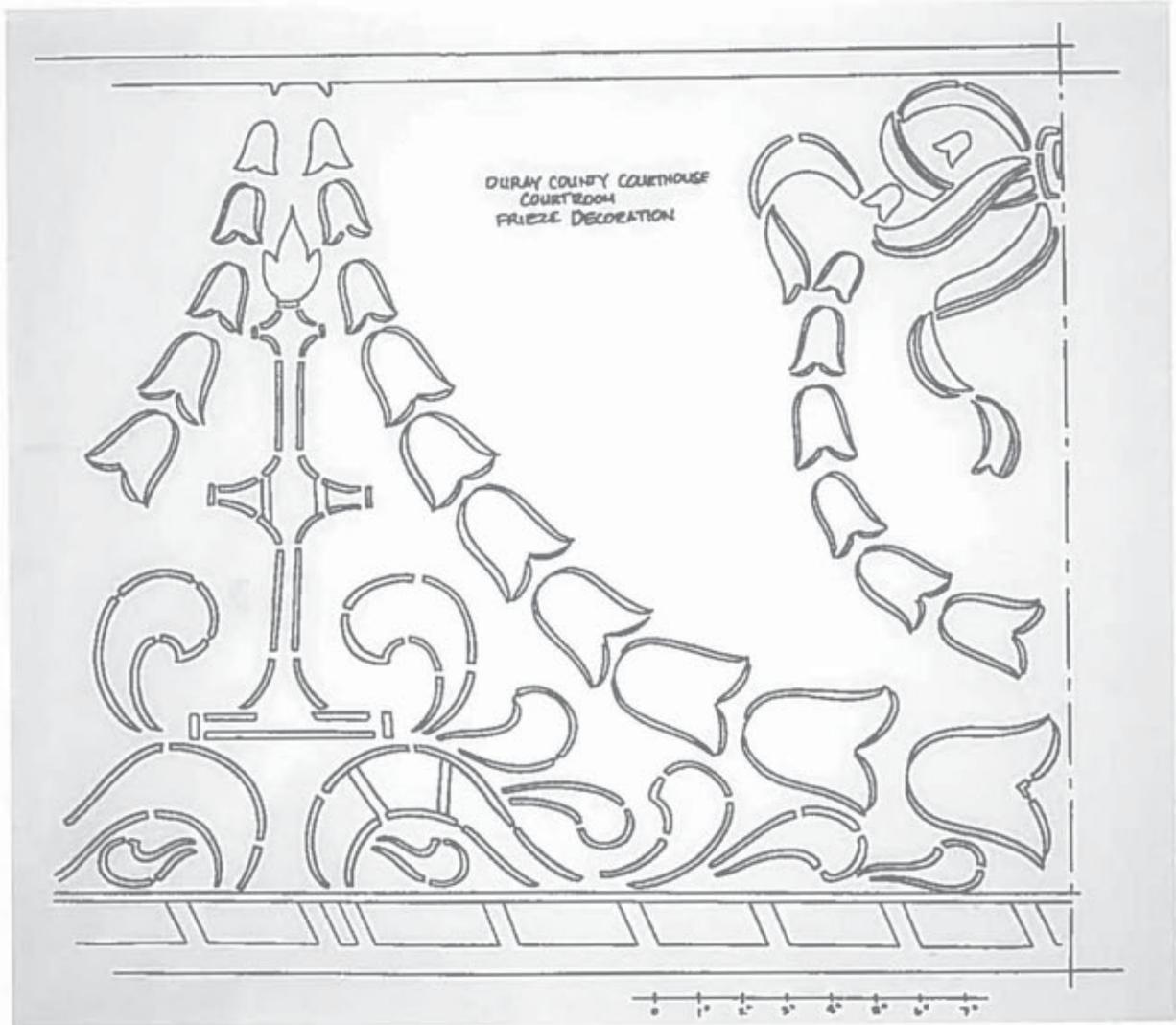
Walls

The walls had the greatest degree of decorative painting in the original finish. The upper walls had a frieze stencil immediately below the cornice moldings. This design features a wreath, swag, and fluttering ribbon motif separated from the main wall field by a geometric band. The colors used in the stencil design are consistent with those used in the rest of the decorative painting.



Item	Treatment	Color	Munsell Number
upper wall	even coverage	light brownish pink	5YR-7/4
gold	stencil	gold paint	N/A
dark brownish red	stencil	dark brownish red	5YR-3.5/7
brownish red	stencil	brownish red	2.5YR-4/8
lower wall	even coverage	moderate brownish pink	10R-5/4

Walls (continued)



This scale drawing illustrates the design on the previous page.

Millwork

The millwork in the courtroom, including the doors, door and window casings, window frames, wainscoting, and baseboards, are all currently wood grained to a honey oak finish. This decoration was done to a very high degree of excellence. There is an earlier finish on the wood beneath the grained finish that was identified through microscopy as a stain and varnish finish fairly similar in tone to the faux finish. This earlier finish was identified initially through the crackleleature from the earlier finish telegraphing through the later finish. After the original finish, the wood was primed out with casein in an off white (to provide a hard smooth base), followed by the current finish.



Typical view of the high quality wood graining on the secondary scheme in the courtroom. The original finish was a stain and varnish finish of a similar tonality.

The top of the woodwork confirms that the current configuration of the wood was concurrent with the earliest significant scheme because paint from that scheme was found on the pediment

Conclusions

The earliest significant scheme identified in the main courtroom of the Ouray County Courthouse has several characteristics that make it pleasing to a modern aesthetic and appropriate to the building. The overall warm tonality is similar to the warm tones found in the natural environment around Ouray. The warmth of the scheme also relates to the exterior masonry of the building, with the brownish red accent tones actually falling into the category of colors most people would consider “brick red.” The selective use of accent tones on the ornament was done with restraint and sensitivity, lending a sense of elegance rather than gaudiness to the room. The very well executed oak graining on the woodwork has a tonality that relates comfortably to the tonality of this significant decorative scheme.

There are some issues that could not be settled definitively by the on site exposures and the microscopy. The earliest scheme that could be identified did not seem to have the character of a Victorian decorative scheme. The presence of staining on the plaster under the scheme described in this document was enticing evidence of an earlier scheme that had been present. Microscopic analysis of the samples collected, even from the recesses of the ornamental plaster, did not identify the presence of pigmented material under the significant scheme. While possible that there was an earlier scheme than the one documented here that was washed off prior to the application of this scheme, the complete removal of all pigmented material from all the plaster recesses examined seems highly unlikely.

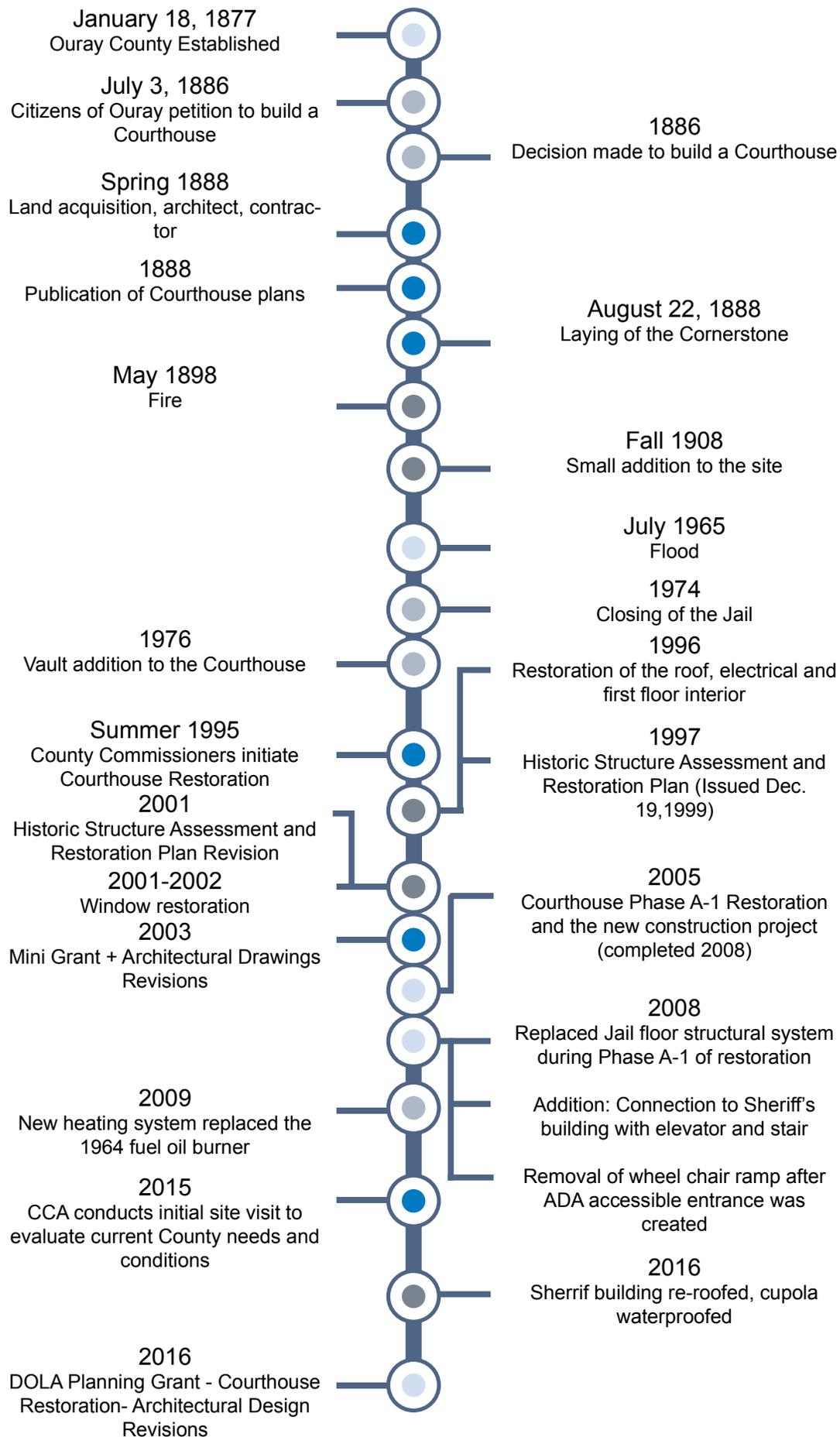
A second major issue that could not be resolved through the in situ and microscopic analysis was the relationship between the current, yet historic wood graining, and the documented scheme. While an earlier finish on the wood could be seen microscopically, the relationship between this finish and the earliest identified paint scheme was unclear. The quality and age of the faux wood finish suggest that it should be retained in the room along with the restoration of the documented scheme even though it is unclear what the original relationship between the two themes is. The wood graining is too good and old enough to warrant retaining it as a significant historic artifact.

Recommendations

This documentation provides the basis for the next important course of action for the Ouray County Courthouse. Creation of a mock up of the stencil and lining designs utilizing the original colors identified and reinstating historic plaster finishes is a logical next step in the restoration of the space. Consideration of the historical scheme in situ will provide the greatest opportunity for discussion of the merits of the scheme and can provide direction for the comprehensive restoration of the space. Related design decisions for the space, including the flooring, window treatments, upholstery, and other finishes in the space can begin with consideration of this scheme. Selection of an overall design scheme for the courtroom can also inform decisions for the design scheme for the entire courthouse.



APPENDIX G: HISTORICAL TIMELINE



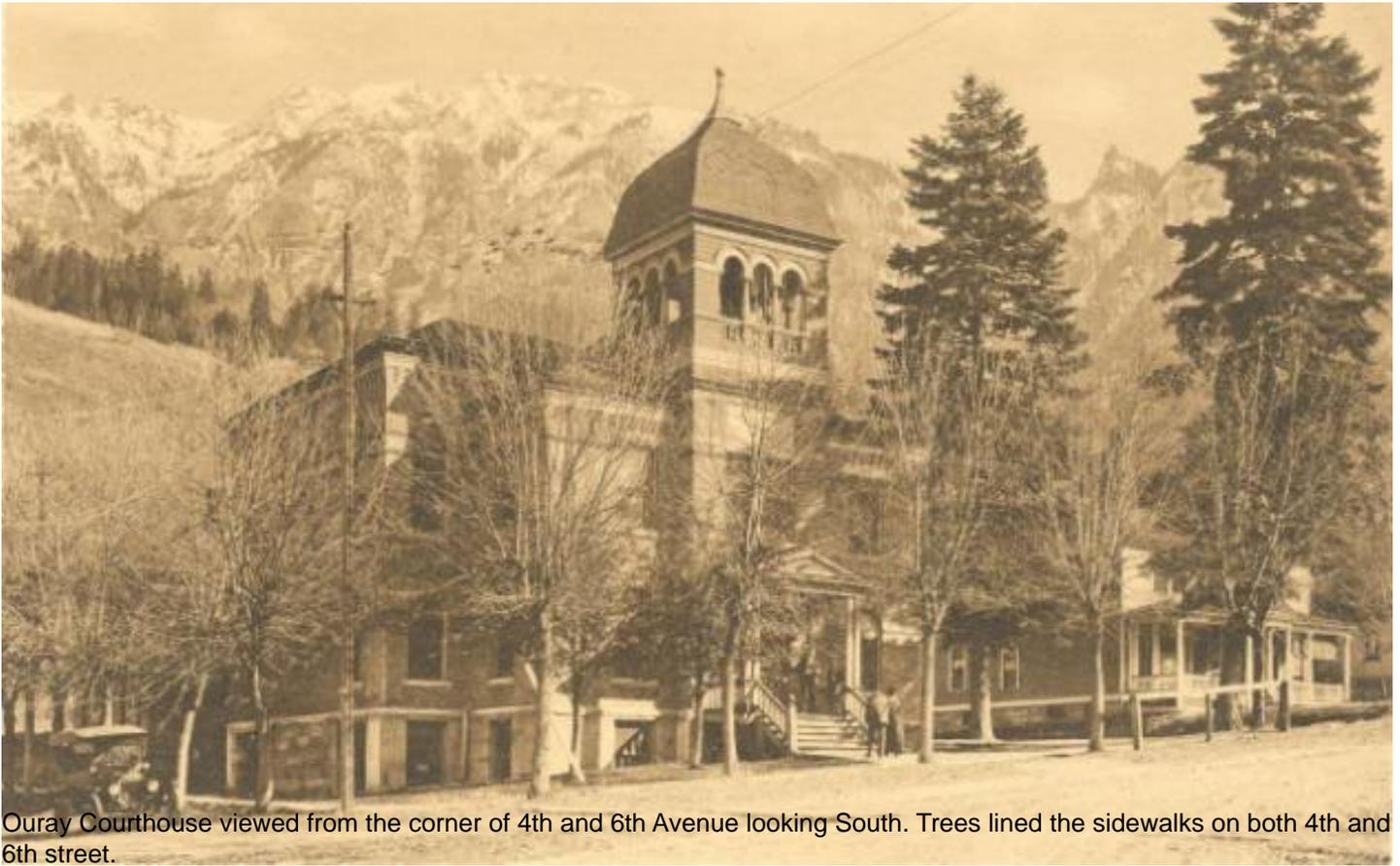
Structure Assessments and Architectural Design Revisions	Projects	SHF	DOLA	County	Secretary of State Help America Vote Act HAVA	Total Project Cost	Completed Projects
1	1995 Courthouse Survey	\$ 4,652.50		\$ 4,105.00		\$ 8,757.50	X
	1996 Courthouse Restoration of the roof, electrical and first floor interior	\$ 99,700.00		\$ 31,756.00		\$ 131,456.00	X
2	1997 Courthouse Historic Structure Assessment and Restoration Plan (Issued: December 19, 1999)	\$ 75,369.00		\$ 25,128.00		\$ 100,497.00	X
3	2001 Courthouse Historic Structure Assessment and Restoration Plan Revision	?		?		?	
	2001 - 2002 Courthouse Windows Restoration	\$ 57,550.00		\$ 27,397.00		\$ 84,947.00	X
4	2003 Courthouse Mini Grant and Architectural Drawings Revisions	\$ 23,985.00		\$ 31,595.00		\$ 55,580.00	X
	2005 Courthouse Phase A-1 Restoration and new construction project (Completed in 2008)	\$ 68,908.00	\$ 498,600.00	\$ 348,392.36	\$ 49,287.00	\$ 965,187.36	X
	2009 - 2010 Courthouse Heating System			\$ 186,796.00		\$ 186,796.00	X
5	2016 DOLA Planning Grant - Courthouse Restoration - Architectural Design Revisions		\$ 75,000.00			\$ 75,000.00	Underway
Totals		\$ 330,164.50	\$ 573,600.00	\$ 655,169.36	\$ 49,287.00	\$ 1,608,220.86	



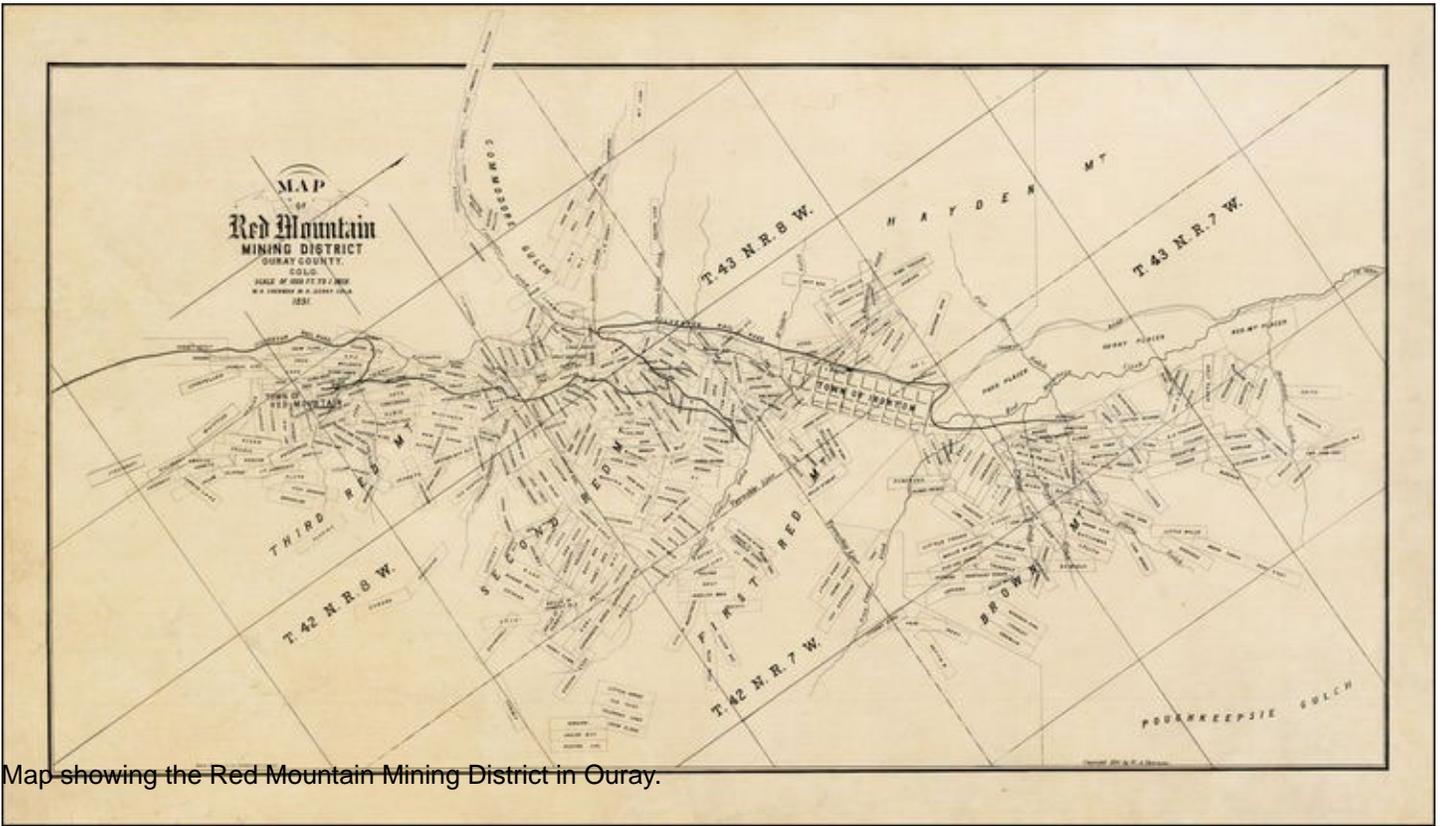
Historic aerial photograph of Ouray, Colorado circa early 1900s.

Historic aerial photograph of Ouray, Colorado. Gold mining was historically an integral part of the Ouray economy.

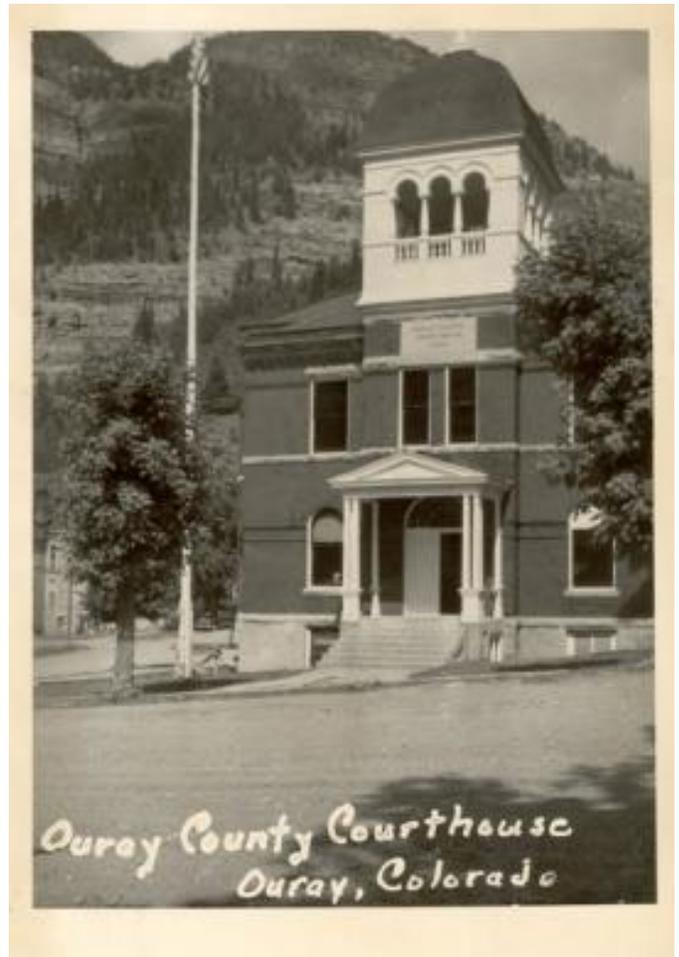
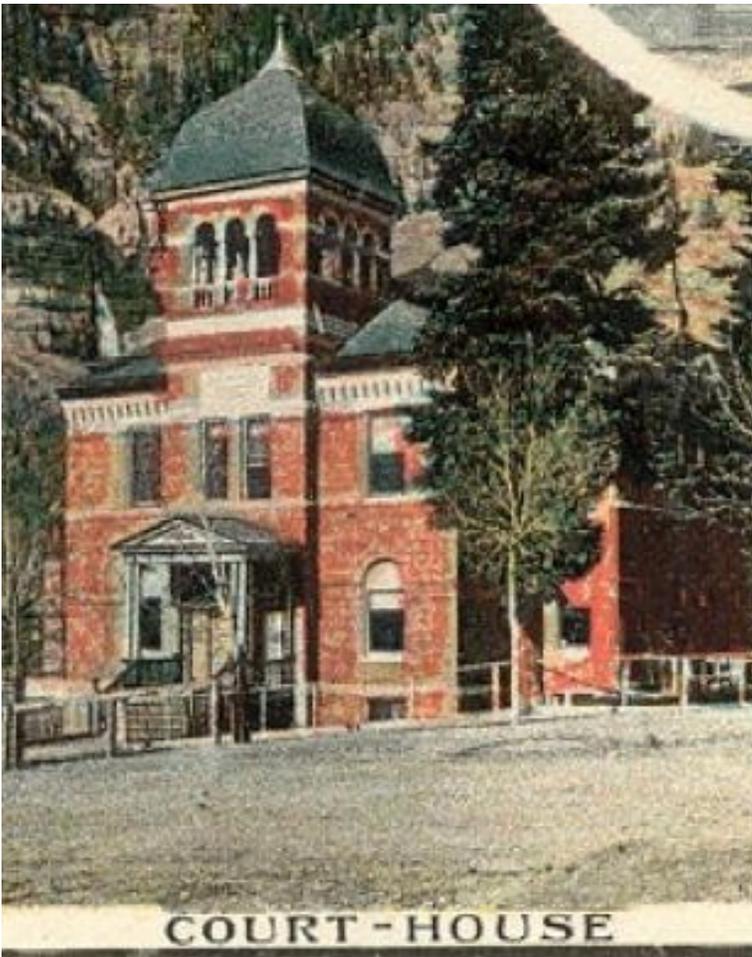




Ouray Courthouse viewed from the corner of 4th and 6th Avenue looking South. Trees lined the sidewalks on both 4th and 6th street.



Map showing the Red Mountain Mining District in Ouray.



Historic views of the Ouray County Courthouse from 4th street depicting different stages of restoration and construction of the front entry porch and railings. Trees can be seen lining the street-facing facade in both images.



Old tin plate of shops in downtown Ouray.



Old tin plate of shops in downtown Ouray.

