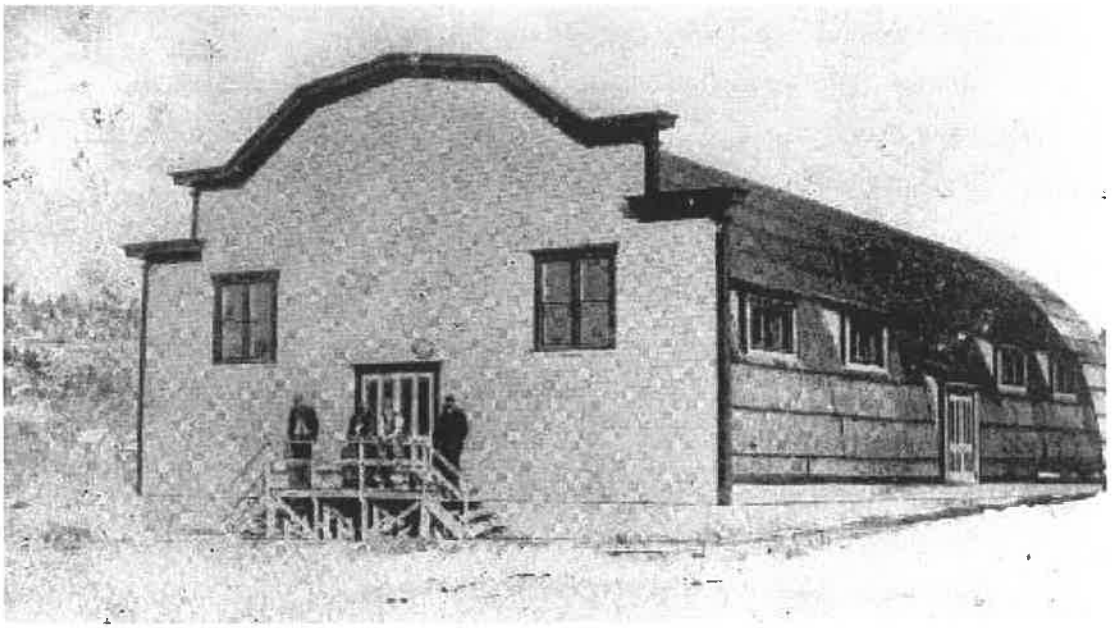
Collbran Auditorium

Historic Structure Assessment

History Colorado State Historic Fund Project #2019-HA-004

July 9, 2019



102 Main Street
Collbran, Colorado 81624

C H A M B E R L I N
A R C H I T E C T S

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1.0 INTRODUCTION

1.1. INTRODUCTION / PROJECT OVERVIEW

This document has been developed as a planning tool to ascertain the existing condition of the Collbran Auditorium and to provide recommendations for rehabilitation and stabilization relative to its existing form and its period of significance.

The overall recommended treatment approach for the Collbran Auditorium is rehabilitation, which allows for modifications and additional functionality to accommodate its continued use as a community center. Since the building has been continually occupied and used as a community center since it was first built in 1905, it is not possible to determine one Period of Significance, so for the purposes of this report it is recommended that the Period of Significance be 1911 to 1918, primarily because there are good historic exterior photographs from this period (H2, H3 and H4) that can be used as the guide for determining historic significance, and also because there are no other photographs, other than one that is undated, prior to the 1967 photograph (H6), at which time significant changes had already been made to the façade.

The building is in overall fair to good condition, though some critical and serious deficiencies exist that must be addressed in order to preserve the integrity of the building and address accessibility issues.

1.2. RESEARCH BACKGROUND / PARTICIPANTS

The Collbran Auditorium is 110 years old and meets the Designation Criteria specified in Section 3.22.10 as well as many of the following Approval Criteria specified in Section 3.22.10(A) & (B) of Mesa County Resolution No. MCM 2011-022. The information in this report was collected by physical examination of the structure and ground, research of existing records, searches of web sites, and interviews with the current community members. Historic photographs are included from 1909, 1911, 1918 and 1968. One additional undated photograph is included that can be estimated to around the 1940s or 1950s.

This project was paid for by a History Colorado - State Historical Fund grant.

The consultants involved in preparing this report include the following:

Chamberlin Architects, P.C. 437 Main Street Grand Junction, Colorado 81501	Prime Consultant Historical Architect

1.3. Building Location

Physical Location:
102 Main Street
Collbran, Colorado 81624
UTM Reference: Zone 13S Easting 244477.38 Northing 4347460.13
Parcel Size: 0.14 acres.

Legal description:
Lots 15 & 16 Blk 3 Town of Collbran Sec 35 9S 95W

See Appendix for the Locality and Vicinity Map.

2.0 HISTORY AND USE

2.1. Architectural Significance and Construction History

The Collbran Auditorium was planned and funded by a local resident, Doctor Zinkle and was constructed in 1905 by a team of local carpenters by the names of Copely, Kendall, Harris and Winston. The auditorium's two most recognizable features are its barrel-vaulted structure and its west façade which takes its forms from both the Mission Revival and Federal historic architectural styles. The curved bow-truss structural members were assembled flat on the ground and hoisted into place by two hay derricks. The auditorium is significant under Criterion C for Architecture as a well-preserved local example of rural community construction.

The area in Plateau Valley where Collbran now stands was first settled by homesteaders in 1887. Ranching outfits driving cows and sheep, along with the agricultural operations to sustain these, became the town's main economic drivers. The auditorium has functioned as the community's meeting place since before Collbran's incorporation in 1908, which makes it one of the iconic landmarks to both the constructed and social fabric of the town. The auditorium's site was originally occupied by John Art Fitzpatrick's livery stables. Throughout its history the building has been used for dances, theater events, banquets, graduations, movie screenings, memorials, Chautauqua gatherings, literary debates, The Stockman's Ball and as a roller rink. The auditorium's original movie projector was installed above the entry vestibule with the first movie screening held in 1914. A second projector was added adjacent to the first at an unknown date; both are carbon arc projectors and are still in their original location.

Locals would sit behind the vestibule's north wall window on tall stools during the 1940s and sell tickets to events. Specifically, Donna and Rosaline (last names unknown) would become fixtures at this window acting as gatekeepers. The two storage rooms were not yet built, and the entirety of the auditorium was heated via two large stoves, one at each end. For theater events or movie screenings seats (5 to 6 per section bolted to wood boards) would be arranged facing the stage. During dances

and roller-skating events, the seats would be stacked at the front of the stage. During dances men would stand at the west end of the auditorium with the women at the auditorium's east end. Once the music started the men would walk towards the women's section and ask for a dance. Roller skates were organized along shelves in the auditorium's south-west wall. The projection screen was large, almost as wide as the entire stage and could fold up against the ceiling above when not in use. During this time the toilet was a commode and was set up for water to flow down the drain once a person was seated on it.

In modern times, the Auditorium has been used as a public meeting space for the Collbran Comprehensive Plan and Downtown Master Plan commissions as well as an emergency management facility after the 2014 West Salt Creek Rock Avalanche Landslide that claimed the lives of three locals. Recurring events that take place in the Auditorium include Collbran's Cowboy Christmas, annual fundraisers for the Plateau Valley Cattle Women and the Collbran Arena Advisory Committee's Kentucky Derby fundraiser.

2.2. Architectural Description

The 5,096 SF, one story Collbran Auditorium has a rectangular plan that is enclosed by a distinctive barrel arch structure and capped at the west end with a prominent façade. The structure is comprised of six bays with the arches approximately spaced 15'-10-1/2" on center. The roofing consists of white light gauge corrugated metal sheets, oriented horizontally. This is one of multiple layers of roofing that has been applied over the years. The west elevation façade is clad in wood drop siding and has a symmetrical and stepped parapet line that references the Mission Revival style in form. Its parapet is capped with a prominent Federal style cornice which is painted a light brown; the siding is painted an off-white color (photograph 1). An asphalt shingle clad shed canopy with five (5) wood support posts covers the double flight wood stair leading to the building's entry doors. In addition, the west façade is composed of two (2) sets of two (2) double hung wood windows as well as a smaller single panel fixed window centered over the entry doors and canopy. The north and south elevations both contain four (4) clerestory windows which do not match symmetrically from one elevation to the other. Both elevations are clad in corrugated corten steel siding that extends to the sills of the clerestory windows above (photographs 3 & 4). Vertical wood board and batten style siding is infilled between the clerestory windows. A change in roof slope creates a small overhang above the clerestory windows. The south elevation is composed of a central set of exit doors which are cased in a slight protrusion which is clad in drop siding. Two (2) sets of clerestory windows are located in the bays east and west of the doors. The north elevation is composed of four (4) clerestory windows located in the central four (4) building bays providing lighting to the Assembly Hall. The east elevation is clad in lapped asphalt sheet product that is off-white in color (photograph 2). A centrally located set of sunken double doors, accessed via concrete stairs, provides entry to the basement. A shed roof structure covers two square additions that house the restrooms; these are clad in T-111 wood product siding and painted brown. The shed roof is clad in pre-finished metal roof panels with exposed fasteners.

2.3. Floor Plan

See Appendix for the Existing Condition Drawings.

2.4. Proposed Uses

The proposed use for the Collbran Auditorium is to continue its current use as a community center for community meetings and other community-oriented functions. The building will need to be made fully weather tight and upgraded with a new HVAC system to make it usable during the winter months. The Town would also like to add a kitchen to the existing space as well as an accessible entry and changes necessary to make the restrooms ADA accessible.

3.0 STRUCTURAL CONDITION ASSESSMENT

3.1. General

The following terms are adapted from, and this HSA is made possible by, a State Historic Fund Grant from History Colorado, the Colorado Historical Society. The History Colorado's Historic Structure Assessment Annotated Scope of Work is used to evaluate the existing condition of the elements, features or spaces:

Good Condition: Elements or features that are determined to be in good condition can be described by one or more of the following:

- It is intact, structurally sound, and performing its intended purpose.
- There are few or no cosmetic imperfections.
- It needs no repair and only minor or routine maintenance.

Fair Condition: Elements or features that are determined to be in fair condition can be described by one or more of the following:

- There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended function.
- There is failure of a sub-component of the feature or element.
- Replacement of up to 25 percent of the feature or element is required.
- Replacement of a defective sub-component of the feature or element is required.

Poor Condition: Elements or features that are determined to be in poor condition can be described by one or more of the following:

- It is no longer performing its intended function.
- It is missing.
- It shows signs of imminent failure or breakdown.
- Deterioration or damage affects more than 25 percent of the feature or element and cannot be adjusted or repaired.
- It requires major repair or replacement.

3.2. SITE

Description:

The Collbran Auditorium sits on a 0.14-acre lot at the north-east corner of the Main Street intersection with High Street and is bordered on the north by a similarly sized lot occupied by a gravel parking lot. An asphalt paved alley borders the Auditorium's east property line. The site slopes consistently from the high point at the east alley to the low point at Main Street on the west.

Condition:

The site lacks adequate drainage during rains and snow melt-off. Water from the alley, which does not have concrete drain pans, drains to the west directly down into the basement where it accumulates. The roof material lacks snow retention elements, which causes snow to slide of the roof's north and south sides allowing it to accumulate and upon melting drain towards the building.

Recommendation:

Snow guards should be incorporated into the new roofing material, spaced and numbered appropriately, to retain fallen snow and prevent it from sliding onto either parked cars in the north lot or pedestrians on the south sidewalk. Concrete curbs and gutters should also be installed along the building's north and south elevations to carry water west away from the building. Site grading as well as the alley to the building's east should be investigated further by a Civil engineer and at minimum also have curb and gutter incorporated.

3.3. ARCHAEOLOGY

Description:

No archaeological conditions were observed on the site.

Condition:

Not applicable.

Recommendations:

Any site regrading or construction activities that disturb the ground in the vicinity of the historic structure will require archaeological monitoring in accordance with requirements of the State Historical Fund.

3.4. FOUNDATION

Description:

The existing concrete perimeter foundation appears to have been added within the past 10 years, presumably to reinforce the existing foundation. The existing concrete foundation can partially be observed in the basement located at the building's east end. Based on this space it can be extrapolated that along with the concrete perimeter foundation there are north-south foundation walls that coincide with each bay's column grid.

Condition:

The general condition of the foundations appeared to be good with no visible signs of movement or major cracks. However, since the foundation appears to have been recently reinforced and the original concrete is mostly hidden it may be likely that the original foundation is compromised.

Recommendations:

A load analysis should be performed prior to any work commencing.

3.5. STRUCTURAL SYSTEM

Description:

The building's (6) six bays are framed with bow truss arch structural members. Each structural member is constructed of a series of 2x12 lumber sections joined to form a segmented arch and tied together with two horizontal 2x6 members. Four additional vertical 2x6 members tie the arch to the horizontal structure forming the bow truss. Wood girt 2x6 members tie each structural arch together and form the frame for 1x6 wood sheathing planks to attach to (photographs 30-32). There is a plane change in the roof slope that creates an overhang above the clerestories; this is framed with 2x4 members.

The floor framing is comprised of east-west running 2x wood joists that bear on the north-south concrete foundation walls. This condition was observed in the east basement space, the remainder of the floor framing is not accessible.

Condition:

Based upon visual inspection of the attic roof structure there is a significant amount of water damage to the roof decking and girts. The 2x6 girts are undersized given their span of 15' and are visibly bowed. The secondary roof plane overhang above the clerestories is also visibly bowed from presumably being sized inadequately.

The existing floor framing appears to be in good condition and no soft or low spots were observed in the Assembly Hall space.

Overall the structure appears to be a mix of good to poor conditions.

Recommendations:

All the roof framing should be evaluated further to establish the scope and severity of the water damage. It is expected that only a small number of members will have to be replaced and that the water damage is superficial and be remedied once the roof is made watertight. However, since the girt members appear to be undersized, and load will be added due to snow guard installation that will retain snow, they will need to be either reinforced by sistering additional framing to the existing or by replacing the existing. The existing bow trusses appear to be in good shape.

The floor structure should be further evaluated but no major reinforcements are expected.

3.6. Envelope – Exterior Walls

Description:

The west and east façades appear to be framed with conventional wood stud 2x framing. The west façade is most likely framed using 6" or 8" members given the wall's height. The remainder of the building's arch structure is framed with horizontal girts spanning between the main bow truss arch members. It is unlikely that any of the cavities are insulated.

The west façade is clad in 5" wood drop siding and the east is covered in a lapped asphaltic sheet product with the two additions clad in wood product T-111. The north and south elevations appear to have had the most extensive additional work performed to them over the years. The corten corrugated steel siding below the clerestories and wood board and batten siding infilled between the clerestories, as well as the continuous clerestory overhang, are all additions that were not part of the original 1905 design. The original drop siding is visible adjacent to the clerestories behind the vertical board and batten siding (photograph 9). It appears that prior to 1967 vertical framing was used to infill the spaces between the clerestories while also introducing additional roof framing to create the continuous clerestory overhangs.

Condition:

The exterior walls appear to be in fair condition with the exception of the clerestory overhangs which are missing soffit sections, are rather warped and may be contributing to water leakage through the clerestory heads. The west facade wood siding does not show any signs of decay and is in good condition considering its age. The west façade cornice and corner trim is in fair condition

with the majority of molding pieces being salvageable (photographs 5 and 6). The east elevation's cladding also appears to be in good condition but of little historical significance.

Recommendations:

The west façade contains the building's most detailed historic material in its siding, corner trim and cornice molding and should either be salvaged for restoration or restored in place. The entirety of the west façade should be re-painted based on historically used colors which can be determined from a paint analysis of the existing siding and cornice material. While the canopy attached to the west façade is an addition post 1967, we recommend retaining this since it serves the purpose of protecting the entry from the elements. However, if the canopy's condition in the future deteriorates the Town of Collbran may consider removing it and not constructing a replacement in order to restore the façade closer to its original form.

The continuous clerestory overhang is not part of the original design as evident by the historical photos prior to 1967 (photographs H1-H5) which show only overhangs above each individual clerestory. Given this fact and its poor condition that may be contributing to water infiltration this continuous overhang should be demolished and re-built to be more historically accurate.

We recommend that all wall cladding and sheathing be removed on the north, south and east elevations in order to allow the wall cavities to be insulated with R-19 kraft-faced batts. New 1x6 wood sheathing should be installed at the north and south elevations as part of the roof structure reinforcement and re-roofing phase. The east elevation can be re-sheathed in ½" OSB with a weather barrier membrane and painted drop siding to match the west elevation. Removing the infills between the clerestories, the corrugated metal as well as asphalt siding and replacing them with the materials described in this report will create a more historically accurate version of the Collbran Auditorium.

3.7. Envelope – Roofing and Waterproofing

Description:

The roofing material appears to be a light gauge corrugated metal lapped sheet product oriented horizontally that looks to match the material in the 1967 historical photo (photograph H6). This is most likely installed over the top of older roofing products. The earliest available photo dating to 1909 (photograph H1) depict 24 to 36" wide horizontal bands of material that presumable lap one another to create the barrel arch exterior. The undated photo prior to 1967 appears to show a shingle cladding (photograph H5).

Condition:

The roofing material is in poor condition and there is clear evidence of water damage to the roof sheathing, girts and heads of the clerestory windows. Most likely water infiltration was a problem in the clerestory vicinity prior to 1967 which prompted the addition of the overhang framing and clerestory infills.

Recommendations:

Since the roof covering has taken many forms throughout the years and there is obvious evidence of water damage it is recommended to use the most appropriate material for making a barrel arch structure watertight. A thermoplastic membrane roof would be the best solution for this application due to its ability to mold to the roof's curvature, it's durability as well as the final product expressing horizontal joints which would reference the original 1909 roof product photo.

We recommend that the existing roof be removed, including the wood sheathing. This will allow for the wood grits to be reinforced and new sheathing to be installed. New R-38 batt insulation should be installed in the attic space.

3.8. WINDOWS

Description:

Overall the historic photographs from 1909 indicate that the two double hung windows on the west façade and the four awning clerestory windows on both the north and south elevations composed the building's original fenestrations. The west façade double hung windows still exist as do the north clerestory windows in their original state. The two east windows on the south elevation have been replaced with modern units while the two western most are original. The west façade had a window added into the projector room some time prior to 1967 as well as an attic louver vent.

The (2) two double hung window sets in the west façade appear to be original and measure 29" wide x 64" high per individual unit with a 5" trim ganging each set together (photograph 7). The exterior jambs and heads of the windows are trimmed with 6" wood trim; the head has an additional molding piece above. The sills are composed of a 1-1/2" deep horizontal sill section with a 5" deep trim piece below. The interior trim is comprised of 5" wide jamb and head sections with a protruding molded sill and an additional 5" wide section below. The central window into the projector room is trimmed similar to the double hung sets and is a fixed unit.

The eight (8) clerestory windows measure 69" wide x 30" tall and are a mix of original awning and replacement sliders (photograph 9). They sit vertically in protrusions from the curving walls with the sides and head soffit areas trimmed with wood paneling. The original clerestory windows have exterior trim consisting of 4" jamb and head sections and a 1-1/2" deep horizontal sloped sill. The replacement windows have exterior trim consisting of a molding head section, 5" jamb trim and a 1" deep horizontal sloped sill. Both original and new

are covered on the exterior with chicken wire to keep birds from roosting in the recesses.

Condition:

The west façade windows are in poor condition, their exterior trim ranges from fair to poor while the interior trim is in good condition. The windows and trim show signs of rot, cracking and peeling paint (photograph 8).

The clerestories are generally all in poor condition. While they all vary in condition some have rot within their structure, others have severe water damage at their head soffit panel sections (photographs 23 & 24).

Recommendations:

It is recommended that as much trim material as possible be salvaged for reinstallation. While the condition of the original windows is poor it is recommended that they be re-built to retain as much original fabric as possible. The two south dormer windows that have modern units installed should be replaced with new windows to match the originals in size, material and function, this also applies to any other windows that can not be re-built due to condition.

3.9. DOORS

Description:

The west facade exterior entry doors into the vestibule are not original; they are a set of (6) six panel insulated vinyl doors measuring 3'x6'-8" (photograph 12). Photograph H1 shows these doors in 1909 as being a set of (4) four panel (vertical orientation) doors.

The south elevation exterior entry doors into the Assembly hall are also not original. They are a set of (6) six panel 2'-6"x6'-8" insulated vinyl doors (photograph 10 & 22). Photograph H1 shows these doors in 1909 as being a set of (4) four panel (vertical orientation) doors.

The set of pivot hinged interior wood double doors in Vestibule 101 are original (3) panel units measuring 31-1/2"x79" each and are painted (photograph 19).

The (3) doors in storage rooms 102 and 103 are not original; they are flush hollow core 3'x6'-8" units that are painted.

The (2) two doors into hallways 105 and 106 appear to be original wood (4) four panel (vertical orientation) units measuring 2'-6"x6'-8" and have a clear coat finish. They are pivot hinged with no operating hardware.

The (2) two doors into the back-of-stage area appear to be original wood (5) five panel units measuring 2'-6"x6'-8" and have a clear finish (photograph 25).

The (2) two doors into restrooms 107 and 108 are not original; they are hollow core (6) six panel units measuring 3'x6'-8" (photographs 25).

The east addition exit door is a flush 3'x6'-8" insulated vinyl unit.

Condition:

All the doors, including the originals, are in good condition.

Recommendations:

We recommend that the west and south entry doors be replaced with sets of (4) four panel (vertical orientation) doors to match the originals. It is recommended that all original interior doors be re-finished to match their current state in color and sheen unless noted otherwise.

The historic Hallway 105 needs to be removed and replaced with a new 36" wide door in order to meet the building's accessibility requirements. We recommend a clear coated 36" wide (4) four panel (vertical orientation) wood door to match the existing in height. The jamb trim can be salvaged and reinstalled while the head trim should be new to match the existing in profile due to the increase in opening width. The door will require (3) three hinges as well as ADA conforming operating hardware all in a color to match the original which is assumed to be antique bronze based on existing conditions.

3.10. INTERIOR FINISHES

Description:

The Entry Vestibule 101's south and north interior elevations are clad in horizontal wood paneling measuring approximately 14" in width (photograph 19). The flooring, which is continuous throughout the original building spaces, is oak tongue-and-groove boards.

Storage 102's west interior elevation is clad in original horizontal wood bead board which is painted white (photograph 15). The curved north elevation appears to be clad in a thin flat panel wood product that is painted white. The east and south walls are relatively new additions framed in 2x6 studs and covered in drywall. The ceiling is a 2x4 acoustical grid ceiling. As a general note for the entirety of the space, this grid ceiling is a new addition installed about 16" below the bow-truss bottom chords. There is what appears to be an existing dropped plaster panel type ceiling infilled between the horizontal bow-truss bottom chords forming a grid pattern (photograph 29). There is no evidence that the wood bow trusses were ever exposed to view from the interior.

Storage 103's interior finishes match those of Storage 102 in mirrored image.

The exterior of the Projector Room is visible within both Storage Rooms. The north exterior is clad in particle board below the projection platform level and vertical bead board above. An opening in the particle board north wall may be the remnants of the original ticket sales window. Access to the space is via a painted wood plank ladder attached to the interior of the west façade. A sliding wood door has been fashioned to close off the projector room; this door appears to be a wood (4) four panel. Within Storage Room 103 there is one free standing ornately detailed lath-turned wood column supporting the corner of the projector room floor and another matching supporting column flush to the west wall. Based on the somewhat haphazard construction of this Projector Room it is assumed that the columns were not originally part of the building and were brought in specifically to support the new level that needed to be added for the projectors. The space below the Projector Room is open and its walls above are clad in vertical bead board siding. Inside the Projector Room its west wall is clad in horizontal wood paneling with each section approximately 14" tall with the remainder of the space being a patchwork of plaster and wood composite flat paneling. Access to the room is via a painted wood plank ladder attached to the interior of the west façade. A sliding wood door has been fashioned to close off the projector room; this door appears to be a wood (4) four panel.

Assembly Hall 104's interior north and south elevations are clad in vertical wood bead board with a clear coat finish (photograph 20-24). The east interior elevation is clad in horizontal bead board painted white (photograph 21). The west interior elevation is composed of recently framed drywall walls (photograph 20). The arch structural members are clad in a wainscot of vertical bead board (clear finish) with painted bead board above the wainscot. The south exit door framing is wrapped in horizontal bead board with a cornice molding at the door head level (clear coated). Above the head-molding the enclosure is clad in flat wood product paneling painted white. At both the north and south elevations there is an OSB framed HVAC chase that is 28" high, 35" deep and painted white and according to historic accounts hides existing seating.

Hallway 105's interior curved north elevation is clad in vertical wood bead board with a clear coat finish. The ceiling finish is wood bead board running north-south with a clear coat finish. The east, south and west interior elevations are clad in horizontal bead board with a clear coat finish. The original wood framed stairs leading up to the Stage Storage 110 area have been outfitted with a recently added 2x4 wood railing (photographs 27 & 28). Hallway 106 (photographs 25 & 26) is finished in the same as Hallway 105.

Stage Storage 110 east wall is the Auditorium's original east exterior wall. It is clad in horizontal bead board with a clear coat finish. The remainder of the space is composed of open 2x4 wood stud framing with horizontal bead board creating the finish surface within the Stage 109 space. The original brick chimney from the basement boiler room is located in the south-west corner.

Restrooms 107 and 108 are recent additions to the Auditorium.

Condition:

The conditions of the interior finish materials vary throughout the Auditorium; this assessment will focus on the historical elements as well as those that are recent additions that are in poor shape.

Storage 102 and 103's interior finishes are in poor condition. The grid ceiling has missing and broken panels, the wall bead board cladding has been painted and this paint is peeling and the floor is heavily worn.

Assembly Hall 104's wood bead board varies in condition from good to poor. There is clear evidence of water damage along both the north and south interior elevations, most notable at intersections of the walls with the arch structure pieces and at clerestory windows. The bead board soffits above the clerestory window heads are also heavily damaged; at one location the soffit is entirely missing presumably from having rotted through. The wood floor is in fair condition considering its age.

Hallways 105 and 106 have noticeably less water damage and the interior finishes are in good to fair condition.

The Projector Room is in poor condition with crumbling plaster and missing wood wall panel sections. Since this room was added after the original construction and served a utilitarian purpose it may have never been fully finished in an intentional manner.

Recommendations:

We recommend that the wall bead board on the west interior elevations of Storage 102 and 103 be removed in order to allow for the wall cavity to be insulated with R-19 kraft-faced batts. Once removed this bead board, which has been painted, can be stripped and re-finished with a clear coat which appears to have been the original finish. In other locations the interior wall finishes should be re-finished in place with elements being removed only if too damaged by water infiltration. All damaged wood elements should be removed and replaced with matching profiles and in kind materials. While the grid ceiling tile in Assembly Hall 104 is a new addition it appears to be in good shape and as such could remain.

We recommend that the tongue and groove flooring be sanded and refinished.

We recommend that the Projector Room bead board exterior wood paneling finish be stripped and re-painted. The projection equipment should either be removed and stored for re-installation or preserved and located in a location within the Town of Collbran for viewing and historical reference. The Projection Room's interior finishes should be removed and new horizontal 14" tall wood siding boards installed throughout the space, including the ceiling. The interior should be painted to match the existing condition.

The restrooms will require minor layout changes to address ADA deficiencies and we also recommend updating the finishes although this remains a lower priority item.

3.11. MECHANICAL SYSTEMS

3.11.1. HEATING AND AIR-CONDITIONING

Description:

The heating system consists of two natural gas powered forced air units which are not original. Based on research involving the north unit's serial number the likely manufacture date is 1972.

Condition:

These units are past their serviceable life expectancy.

Recommendations:

We recommend replacing these units with a single natural gas forced air unit that could be located in the existing east basement boiler room and feed up into the auditorium's attic from where air can be distributed down through the ceiling. This would allow for the Assembly Hall 104 HVAC chases to be removed and the space returned to a more original form.

3.11.2. VENTILATION

Description:

There is no building ventilation other than perhaps in the restrooms.

Condition:

It is assumed that the ventilation system is past its serviceable life and is in need of being replaced.

Recommendations:

Ventilation systems will need to be installed in each of the restrooms as well as the kitchen depending on the scope of cooking that is expected to be performed.

3.12. PLUMBING SYSTEMS

3.12.1. PLUMBING AND WATER SYSTEMS

Description:

The plumbing system is isolated to the east section of the building where the restrooms have been added. It is understood that the sewer line is located in the east alley at an elevation that does not allow for adequate drop if sewer lines were to be provided at the west end of the building.

Condition:

It is assumed that the plumbing system is in fair to poor condition and is in need of rehabilitation and/or replacement. If the kitchen is located as indicated on the floor plan as part of the appendix in Storage 103 then a waste elevator pump will need to be added in order to move wastewater to the existing sewer line which is located in the east alley.

Recommendations:

A thorough investigation of the existing plumbing system should be performed as part of the next design phase.

3.12.2. Water Heater

Description:

No water heating system was observed but presumably one exists to service the restroom hand sinks.

3.12.3. Plumbing Fixtures

Description:

Plumbing fixtures were not inspected in detail.

Condition:

Plumbing fixtures appear to be in fair condition. The restroom layouts will require the relocation of several elements to comply with ADA clearances.

Recommendations:

We recommend replacing the faucets, sinks, water closets and urinals although this remains a lower priority. Along with this process we recommend relocating sinks and entry doors as required to comply with ADA requirements. To meet code plumbing fixture requirements a drinking fountain and mop sink also need to be added.

3.12.4. Gas Meter and Distribution Piping

Description:

The gas meter is located at the east elevation just south of the basement door.

Condition:

The gas distribution system was not investigated in detail but is assumed to have been installed at the same time as the furnaces and may be in fair condition.

Recommendations:

A thorough investigation of the gas system should be performed as part of the next design phase.

3.12.5. Fire Suppression – Sprinklers

Description:

There is no fire suppression system.

3.13. Electrical Systems

3.13.1. Electrical Service & Panels

Description:

The exterior electrical meter and panel is located at the east end of the building attached to the south exterior wall of Restroom 107. The interior electrical panel is located on the east wall of Stage Storage 110 (photographs 33 & 36).

Condition:

No close inspection was performed but based on the age of the building it is assumed that the electrical panels are past their serviceable life expectancy and should be replaced.

Recommendations:

A thorough investigation of the electrical service and panels should be performed as part of the next design phase.

3.13.2. Electrical Distribution System

Description:

No inspection of the electrical distribution system was performed.

Condition:

It can safely be assumed that the building's electrical distribution system has been upgraded throughout the years in phases and is most likely past its serviceable life expectancy and therefore should be replaced.

Recommendations:

A thorough investigation of the electrical distribution system should be performed as part of the next design phase.

3.13.3. LIGHTING

Description:

The majority of the building's interior lighting system consists of fluorescent 2x4 lay-in and surface mounted fixtures.

The west façade has three sconce fixtures, installed sometime prior to 1967 but after the Period of Significance, since they are visible in the 1967 photograph (H7) and undated photograph (H5), but not in the earlier 1911 and 1918 photographs (H2, H3 and H4). There is also a more recently added frog eye light fixture above the main entry doors.

On the south elevation there is also a frog eye fixture above the entry doors.

On the east elevation there is a jelly-jar wall sconce adjacent to the Hallway 105 exit door.

Condition:

No detailed investigation was performed.

Recommendations:

A thorough investigation of the lighting system should be performed but at minimum all light fixtures should be upgraded to more energy efficient fixtures. The exterior sconce fixtures on the west façade are not considered significant and should be removed and replaced with more discrete lighting under the canopy to light the entry.

3.13.4. FIRE DETECTION SYSTEM

Description:

There is no fire alarm system installed in this building.

Condition:

NA.

Recommendations:

Because of the historical nature of this building, its rural location, and the fact that the building is only used sporadically, we recommend the installation of a

residential class Fire/Security system. These systems, in order to be effective, require connection to a remote watch service. This is done most commonly using a commanded telephone line. Currently there is no phone service to the building, however, there is a pedestal at the base of the utility pole that serves power to the building, and phone service could easily be brought to the building.

3.13.5. SECURITY SYSTEMS

Description:

There is no security system installed in this building.

Condition:

NA

Recommendations:

Because of the historical nature of this building, its rural location, and the fact that the building is only used sporadically, we recommend the installation of a residential class Fire/Security system. These systems, in order to be effective, require connection to a remote watch service. This is done most commonly using a commanded telephone line. Currently there is no phone service to the building, however, there is a pedestal at the base of the utility pole that serves power to the building, and phone service could easily be brought to the building.

4.0 ANALYSIS AND COMPLIANCE

4.1. HAZARDOUS MATERIALS

There are no known hazardous materials present within the structure. Lead based paint is likely. Asbestos is possible in the plaster panel ceiling and texture located above the Assembly Hall 104 grid ceiling. Testing for lead based paints and other suspect material by a qualified consultant should be done prior to commencing rehabilitation.

4.2. MATERIAL ANALYSIS

No testing of existing materials has been done but material testing is recommended during design phase for the rehabilitation.

4.3. ZONING CODE COMPLIANCE

The zoning has no impact on the current and proposed use of the Collbran Auditorium.

4.4. Building Code Compliance

The currently adopted building code in Mesa County is the 2012 International Building Code. Chapter 34 Existing Structures of this code in particular will apply to this project. If the primary use of the Collbran Auditorium will not change then it is not required to be modified to meet the provisions for new structures. Any additions or major changes to the building would include making the entire building comply with the current code for new structures. Code energy and accessibility requirements will also apply.

The Collbran Auditorium has, in the recent past, and will in the future be used as a community center that will include music, theater and community events. The building is Type V-B construction (Section 602.5) and per Section 303.4 it will be classified as an A-3 occupancy. The occupancy load is based on a 15 net un-concentrated tables and chairs load factor which would allow for 197 occupants calculated from the 2,945 SF floor area. The building's total occupancy load is 218 when calculating the storage and stage area. Per table 2902.1 two (2) water closets (one (1) male, two (2) female) two (2) lavatories, one (1) drinking fountain and one (1) service sink are required.

For an occupancy greater than 50 the UBC requires two exits, the existing building has three. The building currently also has electrified exit signs indicating each exit.

The current building does not meet the Energy Code. The existing walls appear to be un-insulated and the ceiling insulation appears to lack the required R-38 value. As part of the work walls will be insulated with R-19 kraft-faced batts and the attic will be insulated with R-38 batts.

4.5. Accessibility Compliance

The structure does not comply with the accessibility requirements of Chapter 11 of the 2012 IBC nor with current Americans with Disabilities Act and Architectural Barriers Act guidelines. The south exit doors lead to a ramp that is steeper than the required 1:12 maximum slope. The west exit is accessed from the sidewalk level by stairs only. The east exit ends in an 8" elevation change.

The work proposes to add a concrete walkway with a minor slope as required to flush out at the east asphalt alley. As part of this accessible entry path the door leading into Assembly Hall 104 from Hallway 105 also needs to be replaced due to its existing width of 32" frame to frame. A new 36" wide door is required.

5.0 PRESERVATION PLAN

5.1. GENERAL

The following terms adapted from the History Colorado's Historic Structure Assessment Annotated Scope of Work are used to evaluate the existing condition of the elements, features or spaces:

Critical Deficiency: One or more of the following indicate a critical deficiency:

- Advanced deterioration has resulted in failure of the building element, feature, or space, or will result in its failure if not corrected within two years.
- Accelerated deterioration of adjacent or related building materials has occurred as a result of the feature or element's deficiency.
- The feature or element poses a threat to the health and/or safety of the user.
- The feature or element fails to meet a code/compliance requirement.

Serious Deficiency: One or more of the following indicate a serious deficiency:

- Deterioration, if not corrected within two to five years, will result in failure of the feature or element.
- Deterioration of a feature or element, if not corrected within two to five years, may pose a threat to the health and/or safety of the user.
- Deterioration of adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.

Minor Deficiency: One or more of the following indicate a minor deficiency:

- Standard preventive maintenance practices and building conservation methods have not been followed.
- A reduced life expectancy of affected or related building materials and/or systems will result.
- A condition exists with long-term impact beyond five years.

5.2. PRIORITIZED WORK

The primary focus of the work for the Collbran Auditorium is to correct critical deficiencies by bringing it into compliance with ADA-ABA guidelines. This includes adding the concrete sidewalk to provide accessible access to the east entry to the building as well as the required 36" wide door replacement. In addition the serious deficiencies should be addressed as soon as possible to prevent further deterioration of the building. These include the remediation of the bowed roof structure, replacing it with a new (or reinforcing) wood girts, restoring the clerestory pop-outs to their original form and installing a new roof membrane. The exterior wall cavities should be insulated in order to make the building more energy efficient. In addition to these items the site's drainage and grading should also be addressed at this time.

Upgrading building systems would be the project's next priority. New electrical wiring should also be roughed-in at this time to allow for the electrical system upgrade. New plumbing and water lines should be installed as well as new water heating systems and HVAC systems. The kitchen addition and restroom finish upgrades would be the next priority.

5.3. Phasing Plan

Critical Deficiencies:

- Revisions to meet ADA-ABA guidelines.
  - Provide new concrete sidewalk assembly.
  - Provide 36" door.
- Site drainage re-grading and adding concrete curb & gutter.

Serious Deficiencies:

- Remediate the existing bowed roof structure.
  - Provide new or reinforce existing roof girts.
  - Re-build clerestory pop-outs to restore to original form.
  - Provide new TPO membrane roofing
  - Provide new batt insulation in walls and attic.
- Replace all existing windows with new double glazed insulated units.
  - Reinstall/refinish/replace all exterior window trim.
- Refinish West and East elevation.
  - Scrape, repair and re-paint existing west wall drop siding.
  - Install new drop siding to match existing west façade at east elevation.
  - Salvage, refinish and replace existing corner and cornice trim at west elevation.
- Refinish interior walls, floors and ceiling.
  - Refinish/replace existing wood bead board cladding.
  - Upgrade ceilings in Storage 102 and 103.
  - Refinish wood tongue and groove flooring.
  - Reinstall/replace all interior trim to match original.
- Upgrade electrical system.
- Provide furnace forced air heating system.

Minor Deficiencies:

- Upgrade electrical service.
- Upgrade plumbing service.
- Provide cut-off light fixture at exterior of building.
- Provide water heaters.
- Upgrade sewer service.
- Add kitchen.
- Upgrade restroom finishes.

5.4. Estimate of Probable Cost of Construction

Opinion of Probable Costs
July 9, 2019

STANDARD MARKUPS	
Contractor General Conditions	12%
Contractor Overhead and Profit	13%
One-year Inflation	4%
Remote Location Factor	20%
Total Standard Markups	49%

Item	# of Units	Units	Unit Price	Sub-Total	Total with Standard Markups
Critical Deficiencies:					
Correct Site Drainage Issues					
Concrete Curb & Gutter-Wood Formed	253	LF	$16.87	$4,268.11	
Compacted Road Base	200	SY	$4.89	$978.00	
Site regrading	1	LS	$2,500.00	$2,500.00	
Total Correct Site Drainage Issues				$7,746.11	$11,541.70
Required ADA Upgrade					
New Concrete Sidewalk	10	LF	$350.00	$3,500.00	
Demo existing door and enlarge opening	1	LS	$300.00	$300.00	
New 36" Door	1	LS	$263.82	$263.82	
New Trim	35	LF	$5.15	$180.25	
Total Required ADA Upgrade				$4,244.07	$6,323.66
Total Critical Deficiencies*					$17,865.37

* Structural or other deficiencies that may be discovered during recommended investigations are not included in this estimate.

Item	# of Units	Units	Unit Price	Sub-Total	Total with Standard Markups
Serious Deficiencies:					
Correct Structural Deficiencies					
Underpin and stabilize foundation	1	LS	$25,000.00	$25,000.00	
Wood Girt Reiforcing (2x10)	2.8	M.B.F	$1,946.72	$5,450.82	
Wood Deck Patch & Repair (1x6)	500	SF	$3.78	$1,890.00	
Total Correct Structural Deficiencies				$32,340.82	$48,187.82
Correct Water Infiltration @ Roof					
Demo existing roofing	74	SQ	$47.00	$3,478.00	
New TPO Roof Membrane	74	SQ	$233.50	$17,279.00	
Selective demo @ existing dormers	8	EA	$425.00	$3,400.00	
Rebuild dormers	8	EA	$1,275.00	$10,200.00	
New dormer windows	2	EA	$400.00	$800.00	
Rebuild existing dormer windows	6	EA	$475.00	$2,850.00	
Refinish Existing Trim	64	LF	$8.50	$544.00	
New Trim to Match Existing	64	LF	$7.50	$480.00	
Roof Snow Guards	195	LF	$32.00	$6,240.00	
New Batt Insulation-Walls R-19	3000	SF	$0.76	$2,280.00	
New Batt Insulation-Attic R-38	4774	SF	$1.52	$7,256.48	
Wood Deck/Sheathing Replacement	2000	SF	$3.78	$7,560.00	
Total Correct Water Infiltration @ Roof				$62,367.48	$92,927.55
Refinish West Elevation					
Rebuild Existing Windows	3	EA	$475.00	$1,425.00	
Refinish Existing Trim	125	LF	$8.50	$1,062.50	
New Trim to Match Existing	125	LF	$7.50	$937.50	
Refinish Existing Siding	1000	SF	$5.25	$5,250.00	
Total Refinish West Elevation				$8,675.00	$12,925.75

Item	# of Units	Units	Unit Price	Sub-Total	Total with Standard Markups
Upgrade Interior Finishes					
Refinish/Replace Bead Board Wall Claddin	1	LS	$5,000.00	$5,000.00	
New Acoustical Grid Ceiling @ Storage	786	SF	$1.65	$1,296.90	
Refinish T&G Flooring	4774	SF	$3.25	$15,515.50	
Reinstall-Refinish Interior Trim	500	LF	$6.25	$3,125.00	
Total Upgrade Interior Finishes				$24,937.40	**$37,156.73**
Electrical Upgrades					
Demo Existing Wiring & Receptacles	250	LF	$3.25	$812.50	
New Wiring & Receptacles	1	LS	$10,000.00	$10,000.00	
Total Electrical Upgrades				$10,812.50	**$16,110.63**
New Mechanical System					
Make-up air unit, 260 MBH, with curb and D	1	EA	$17,870.00	$17,870.00	
Evaporative cooling module for make-up air	1	EA	$3,010.00	$3,010.00	
Miscellaneous mechanical (incld grills, ducts & gas piping)	1	LS	$14,140.00	$14,140.00	
Electrical connections	1	LS	$1,000.00	$1,000.00	
Total New Mechanical System				$36,020.00	**$53,669.80**
Total Serious Deficiencies*					**$260,978.26**

* Structural or other deficiencies that may be discovered during recommended investigations are not included in this estimate.

Minor Deficiencies:

Upgrade Electrical Service & Lighting					
Demo Existing Panels	1	LS	$750.00	$750.00	
New Panels	1	LS	$4,000.00	$4,000.00	
New Exterior Cut-Off Fixtures	6	EA	$279.00	$1,674.00	
Allowance for New Interior Fixtures	1	LS	$4,000.00	$4,000.00	
Total Upgrade Electrical Service				$10,424.00	**$15,531.76**
Upgrade Plumbing Service					
Demo Existing Plumbing Piping/Fixtures	4774	SF	$1.50	$7,161.00	
New Plumbing	4774	SF	$8.50	$40,579.00	
New Water Heater-73 GPH	1	LS	$4,781.49	$4,781.49	
Sewege Ejection Pump	1	LS	$3,910.20	$3,910.20	
New Plumbing Fixtures	1	LS	$4,500.00	$4,500.00	
Total Upgrade Plumbing Service				$60,931.69	**$90,788.22**
New Kitchen					
Cabinets-Base	30	LF	$312.00	$9,360.00	
Cabinets-Upper	30	LF	$275.00	$8,250.00	
Countertops	30	LF	$36.96	$1,108.80	
Total New Kitchen				$18,718.80	**$27,891.01**
Total Minor Deficiencies*					**$134,210.99**

* Structural or other deficiencies that may be discovered during recommended investigations are not included in this estimate.

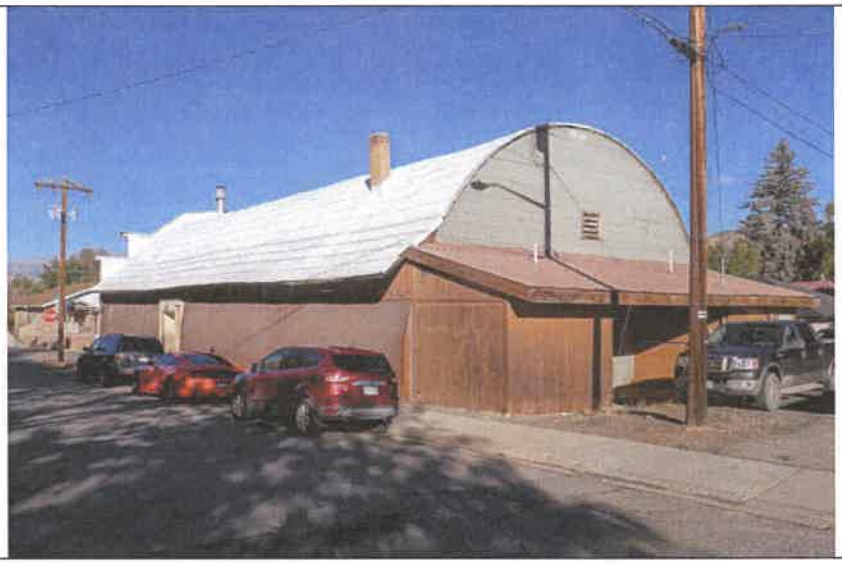
Total Construction Cost		**$413,054.62**
Architecture / Engineering Design Fees	12% of construction cost	**$49,566.55**
Archaeological Monitoring		**$1,000.00**
Owner Contingency	20% of construction cost	**$82,610.92**
Total Project Cost		**$546,232.10**

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

1: West Elevation: the canopy and entry stairs are not original.

2: East Elevation: the shed roof and T-111 bump outs are not original, the basement is accessed in the east elevation below the shed roof and between the bump outs.

3: North Elevation: the clerestory windows were originally the only portion covered by the secondary roof slope overhang.



4: South Elevation: the south clerestory overhang extends farther than the north and is visibly bowed.

5: West façade - south cornice detail.

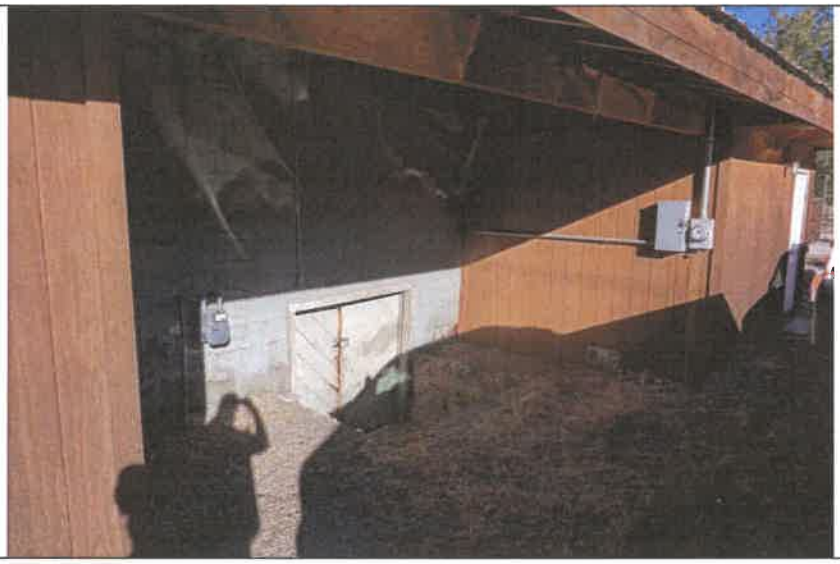
6: West façade – north cornice detail.

7: West façade – north double hung window set.

8: West façade – east double hung window paint peeling and sill degradation.

9: South Elevation clerestory window with original drop siding visible.

10: South Elevation entry with non ADA compliant ramp.

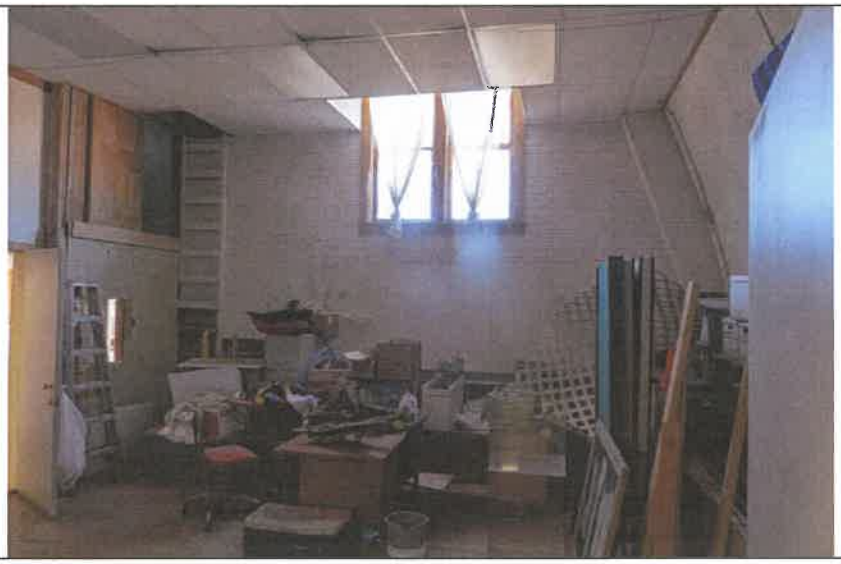


11: East Elevation basement entry, gas meter and electrical panel and meter.

12: West Elevation entry under canopy.

13: Assembly Hall 104 interior view from south-east.

14: Assembly Hall vertical wood paneling, Clerestory window and HVAC chase.



15: Storage 102 view from east. Wood ladder to access projection room visible at left side of image.

16: Projection room.

17: Storage 103 south east view.

18: Storage 103 projection room column.

19: Entry Vestibule 101 with pivot doors.

20: Assembly Hall 104 west view.

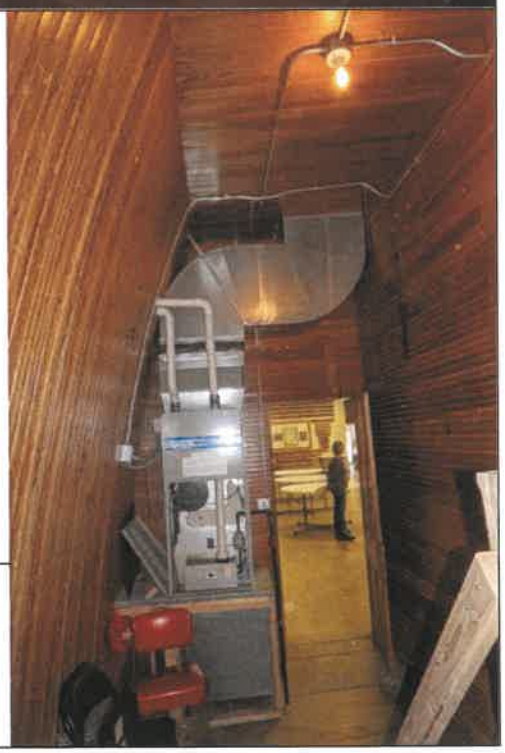
21: Assembly Hall 194 – Stage with original curtain.

22: Assembly Hall 104 south exit.

23: Assembly Hall 104 clerestory window detail.

24: Assembly Hall 104 clerestory water damage.

25: Hallway 106 east view with modified stair rail.



26: Hallway 106 west view with south mechanical unit.

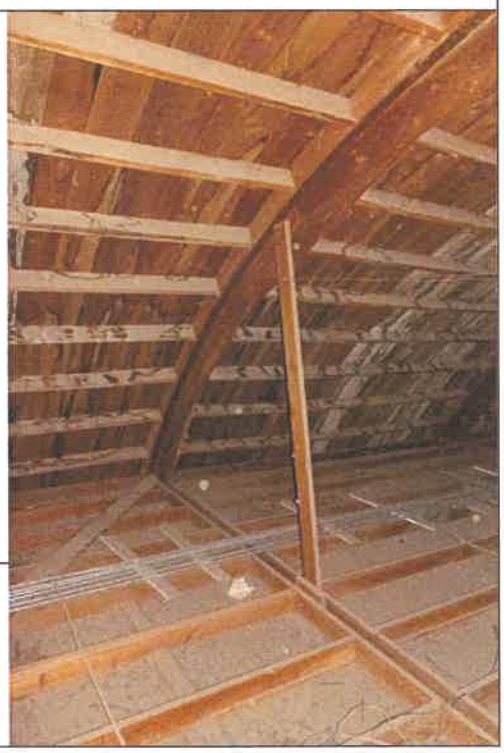
27: Hallway 105 east view with surface Mounted electrical conduit and added stair handrail.

28: Hallway 105 west view with north mechanical unit.

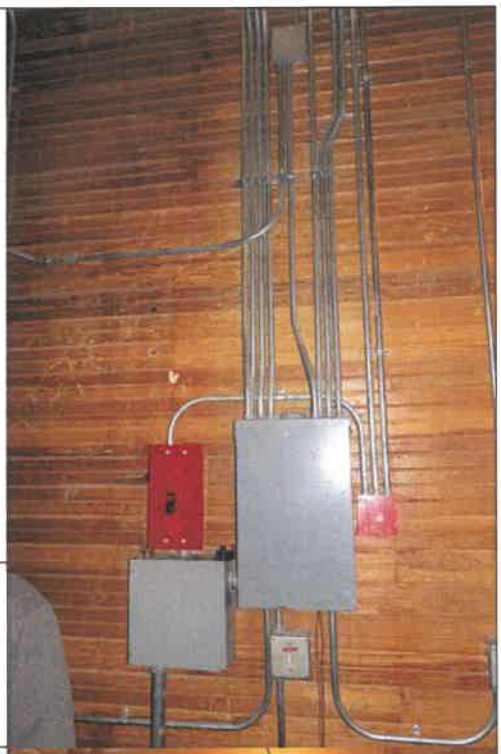
29: Space between the grid ceiling below and original ceiling above.

30: Attic bow truss roof framing with bowed 2x6 girts spanning between.

31: Framing at end walls showing deck water damage.



32: Visible water damage on decking and framing.



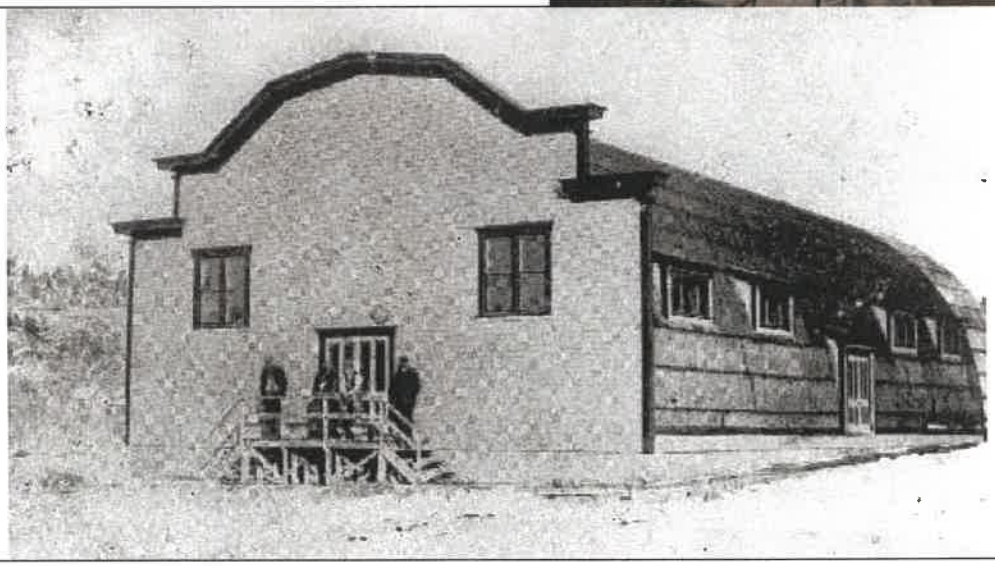
33: Interior electrical panel located on east wall of Stage Storage 110.

34: Stage Storage 110 south-west corner.

35: Gas meter located south of basement entry door at East Elevation.

36: Electrical meter and panel located on the East Elevation north-east of the basement entry door.

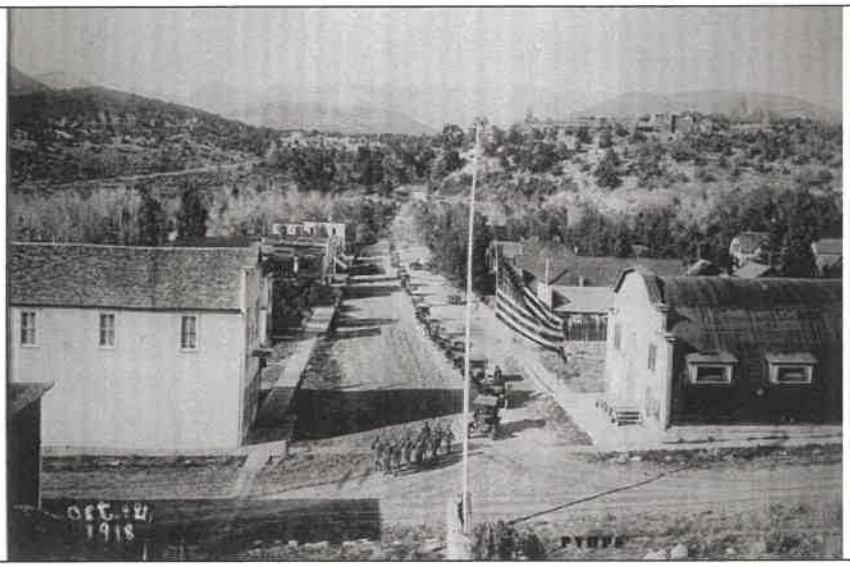
37: Basement located coal fired boiler.
No longer in use.



H1: 1909 photo taken from intersection of Main Street and High Street showing the original composition of the West Façade without Collbran Auditorium signage. The original entry doors appear to be double four panel units.

H2: 1911 photo looking east on Main Street. The Collbran Auditorium has been installed. A suspended light fixture is visible above the original entry doors.

H3: 1911 Photo looking north down Main Street.



H4: 1918 Photo taken from an elevated location looking north down Main Street.

H5: Undated photo showing the addition of siding as a guardrail for the west entry stairs.

H6: 1967 Photo take from Main Street looking north.

BIBLIOGRAPHY

Collbran Auditorium: Application for Historic Structure-Mesa County

Other Resources:
Mesa County GIS Mapping.
Town of Collbran

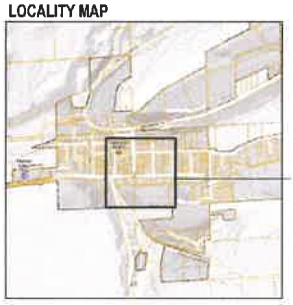
7.0 APPENDICES

7.1. Existing Floor Plan

7.2. Existing Exterior Elevations

7.3. New Exterior Elevations

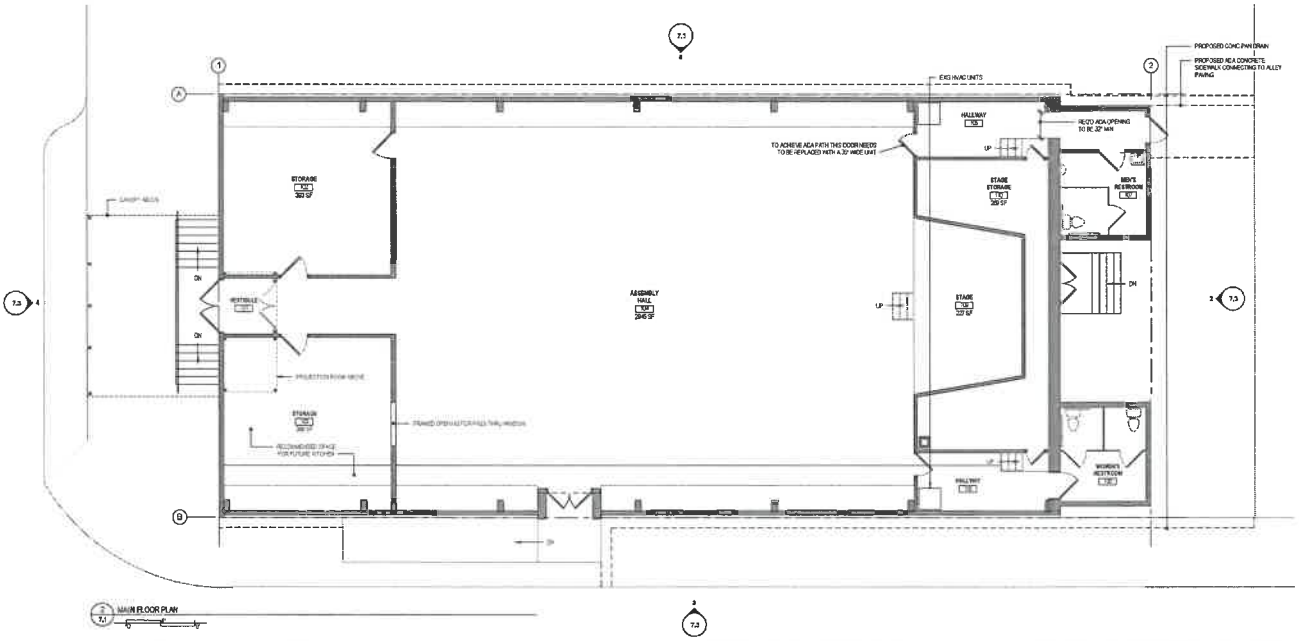
LOCALITY MAP



VICINITY MAP

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ITEM TO REMAIN
- NEW WALL
- NEW ITEM



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COLLBRAN AUDITORIUM HSA

GRAND JUNCTION, COLORADO

FIRST FLOOR PLAN

NO.	ISSUED FOR:	DATE:

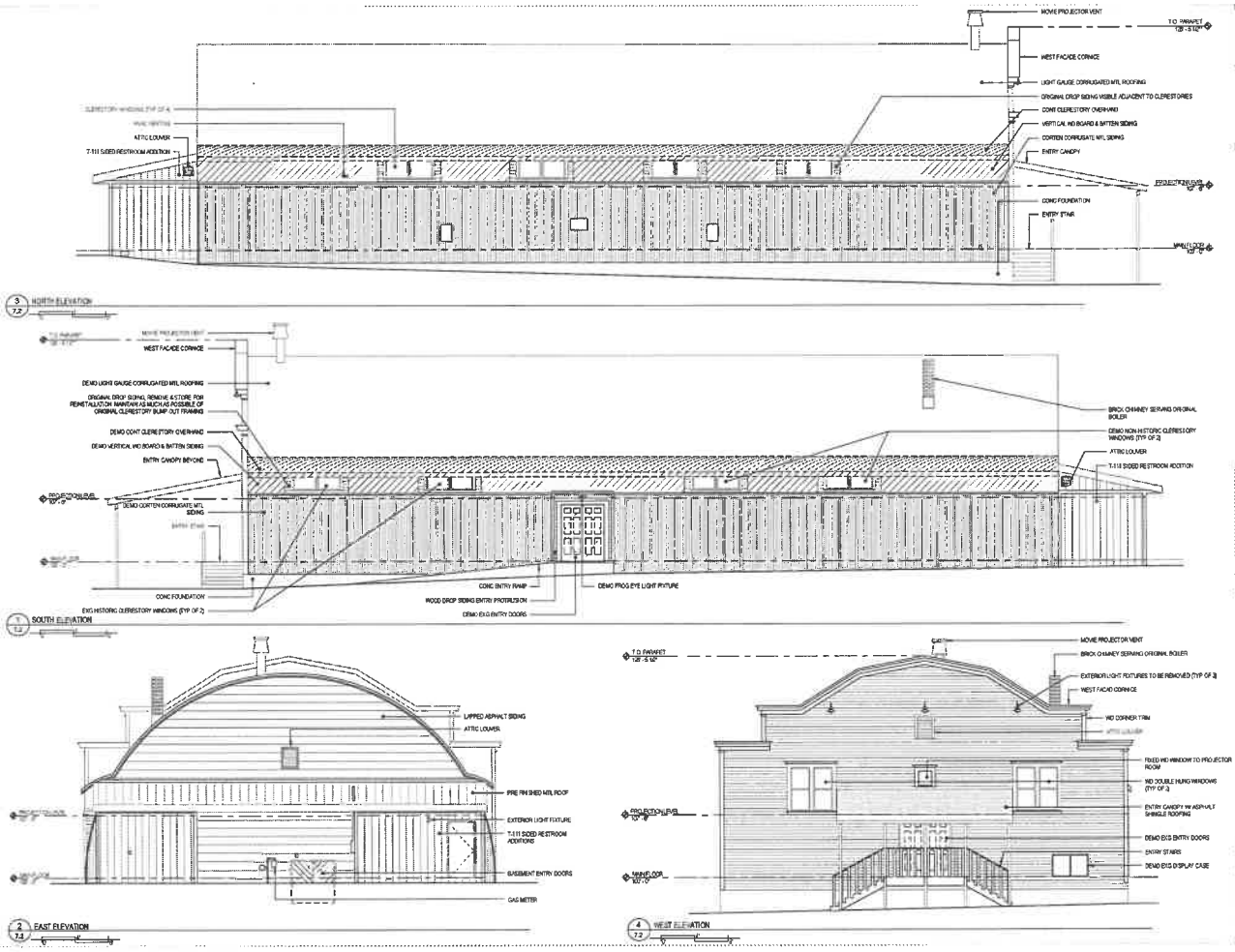
PROJECT STATUS: HSA

DRAWN BY: PSH CHECKED BY: RGS

DATE
07/05/19

SHEET NO
7.1

PROJECT NO
1811



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COLLBRAN AUDITORIUM HSA

GRAND JUNCTION, COLORADO

EXISTING EXTERIOR ELEVATIONS

NO:	ISSUED FOR:	DATE:

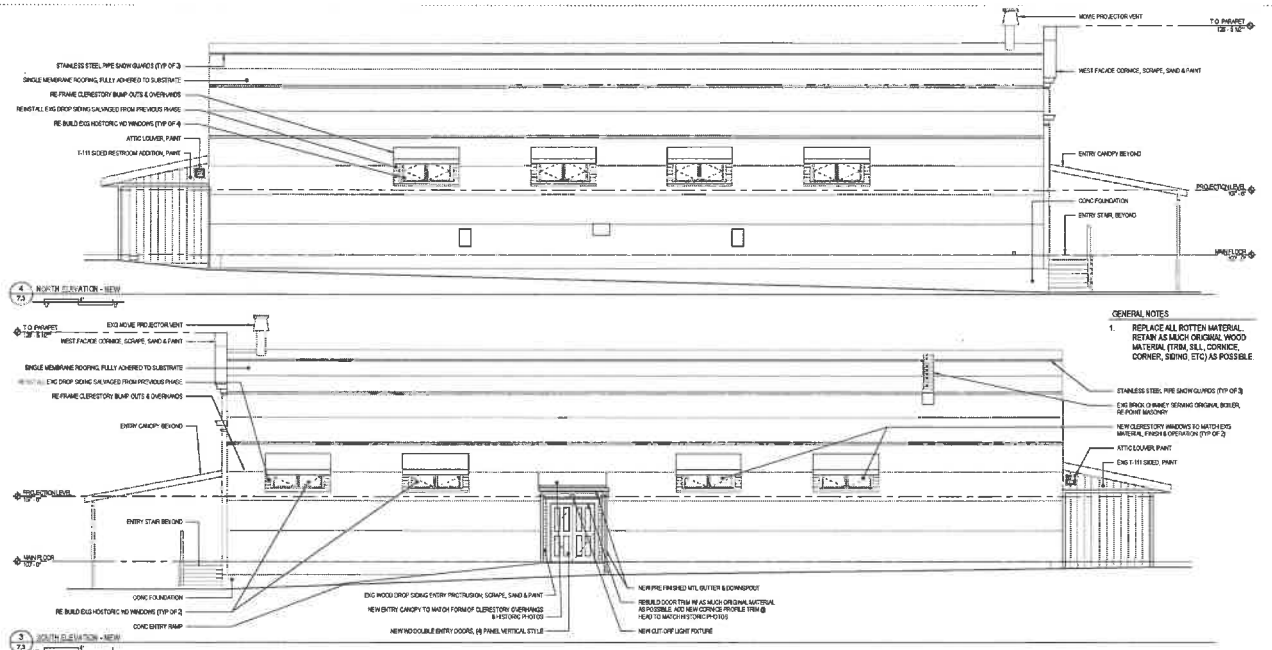
PROJECT STATUS: HSA

DRAWN BY PMH CHECKED BY WLD

DATE 07/09/19

PROJECT NO 1911

SHEET NO 7.2



GENERAL NOTES

1. REPLACE ALL ROTTEN MATERIAL. RETAIN AS MUCH ORIGINAL WOOD MATERIAL (TRIM, SILL, CORNICE, CORNER, SIDING, ETC) AS POSSIBLE

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COLLBRAN AUDITORIUM HSA

GRAND JUNCTION, COLORADO

NEW EXTERIOR ELEVATIONS

NO	ISSUED FOR:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT STATUS: HSA

DRAWN BY: PSH CHECKED BY: WLD

DATE: 07/09/19

PROJECT NO: 1811

SHEET NO: 7.3