

TABOR OPERA HOUSE

308 HARRISON AVENUE LEADVILLE, COLORADO
HAPC PROJECT NUMBER 2401
CITY OF LEADVILLE IFB PROJECT NUMBER 2024-001

PHASE THREE: REHABILITATION OF THE EXTERIOR ENVELOPE

ISSUED FOR BIDDING AND CONSTRUCTION MARCH 4, 2024

PROJECT SCOPE OF WORK

AS DESCRIBED IN THE INSTRUCTIONS TO BIDDERS, THE SCOPE OF THIS PROJECT IS FOCUSED ON THE WEST ELEVATION. WORK INCLUDES REHABILITATION OF THE STOREFRONTS (WINDOWS, DOORS, ENTRYWAY FLOORS), THEATRE ENTRY DOORS (FOR ADA COMPLIANCE), LOWER WOOD CORNICE, WOOD BALCONY, AND UPPER DECORATIVE CORNICE. THE PROJECT ALSO INCLUDES SOME MINOR ELECTRICAL AND MASONRY WORK. WORK EXCLUDED FROM THIS PROJECT IS NOTED AS "NOT IN S.O.W." (NOT IN SCOPE OF WORK) AND "N.I.C." (NOT IN CONTRACT).



H O E H N A R C H I T E C T S P C

THIS PROJECT IS PARTIALLY FUNDED BY A STATE HISTORICAL FUND GRANT AWARD FROM HISTORY COLORADO - THE STATE HISTORICAL FUND, PROJECT No. 2023-02-048, THE COLORADO DEPARTMENT OF LOCAL AFFAIRS PROJECT No. EIAF-9740, AND COLORADO HISTORIC PRESERVATION TAX CREDITS.

PROJECT DIRECTORY

OWNER: CITY OF LEADVILLE, COLORADO
LAURIE SIMONSON, CITY ADMINISTRATOR
800 HARRISON AVENUE
LEADVILLE, COLORADO 80461
TEL: 719.486.2092
E-MAIL: CITYADMIN@LEADVILLE-CO.GOV

GRANT ADMINISTRATOR: TABOR OPERA HOUSE PRESERVATION FOUNDATION
SARAH DAE DELOZIER, EXECUTIVE DIRECTOR
P.O. BOX 1004
LEADVILLE, COLORADO 80461
TEL: 719.486.8409
CELL: 970.964.7845
E-MAIL: EXECDIRECTOR@TABOROPERAHOUSE.NET

HISTORY COLORADO: STATE HISTORICAL FUND
JACOB MCDONALD, HISTORIC PRESERVATION SPECIALIST
1200 BROADWAY
DENVER, COLORADO 80203
CELL: 303.824.9769
E-MAIL: JACOB.MCDONALD@STATE.CO.US

THE DEPARTMENT OF LOCAL AFFAIRS: RANDI SNEAD, DOLA REGIONAL MANAGER
1313 SHERMAN STREET, SUITE 518
DENVER, COLORADO 80203
TEL: 719.580.1313
E-MAIL: RANDI.SNEAD@STATE.CO.US

ARCHITECT: HOEHN ARCHITECTS PC
TIM AND KRIS HOEHN
P.O. BOX 3250
EVERGREEN, COLORADO 80437
TEL: 303-282-3884
EMAIL: HOEHNARCHITECTS@GMAIL.COM

CODE INFORMATION

PROPERTY ADDRESS: 308 HARRISON AVENUE
LEADVILLE, COLORADO 80461

APPLICABLE CODES: 2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL EXISTING BUILDING CODE

YEAR OF CONSTRUCTION: 1879 (ORIGINAL)
1902 (ADDITION AND MAJOR RENOVATION)

CONSTRUCTION TYPE: III-B

EXISTING OCCUPANCY: A-2, A-3 AND M

ZONING: RETAIL CORE DISTRICT & NATIONAL HISTORIC
LANDMARK DISTRICT OVERLAY PER CITY OF
LEADVILLE ZONING ORDINANCE

LEGAL DESCRIPTION

SOUTH TEN FEET OF LOT 7 AND ALL OF LOTS 8 AND 9 ON
BLOCK ONE OF THE LEADVILLE IMPROVEMENT COMPANY ADDITION

DRAWING INDEX

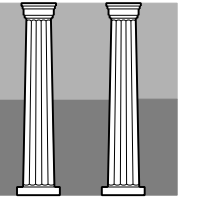
A0 COVER SHEET
A1 STOREFRONT PLAN AND ELEVATION
A2 STOREFRONT / BALCONY DETAILS
A3 UPPER CORNICE PLAN AND ELEVATION

**TABOR
OPERA
HOUSE**

308 HARRISON AVE.
LEADVILLE, COLORADO

**PHASE THREE:
REHABILITATION
OF EXTERIOR
ENVELOPE**

**HOEHN
ARCHITECTS PC**

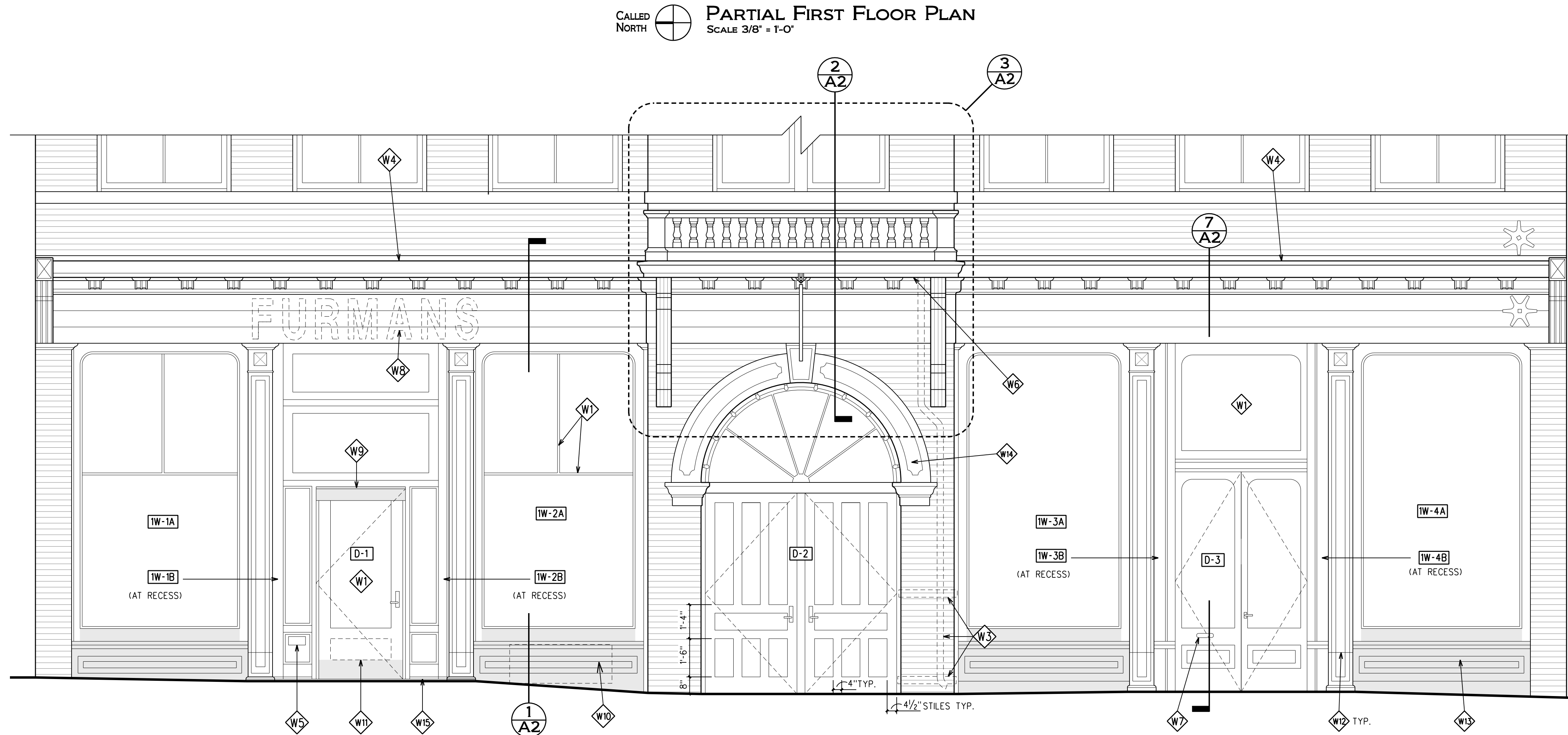
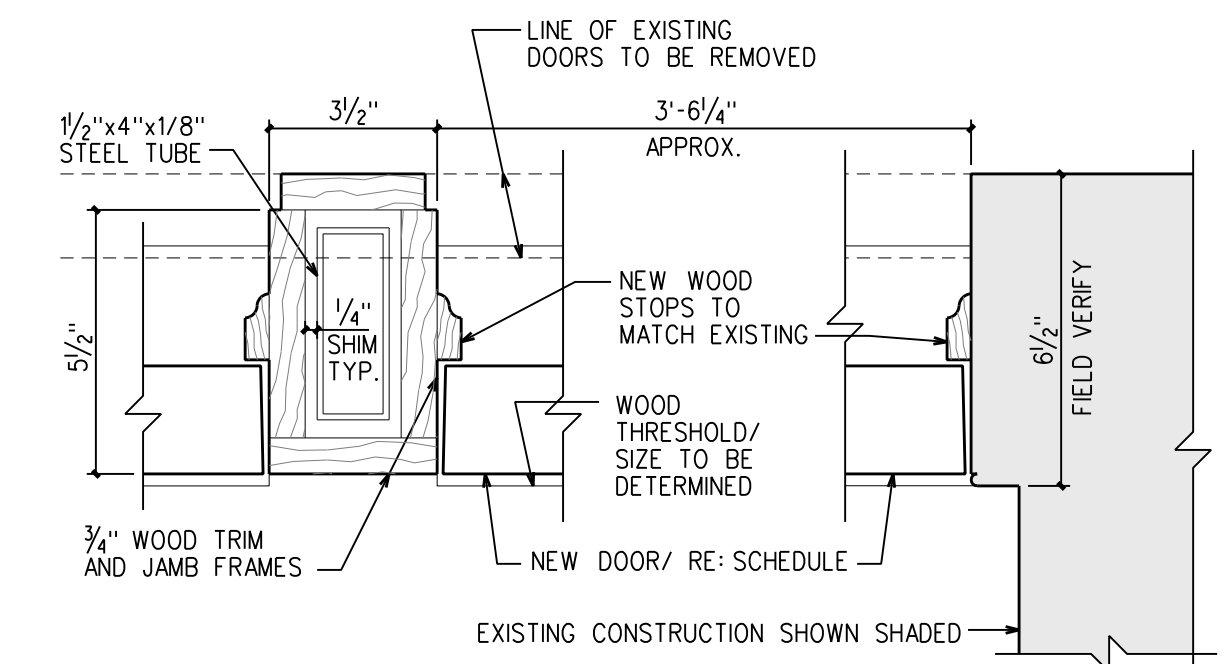
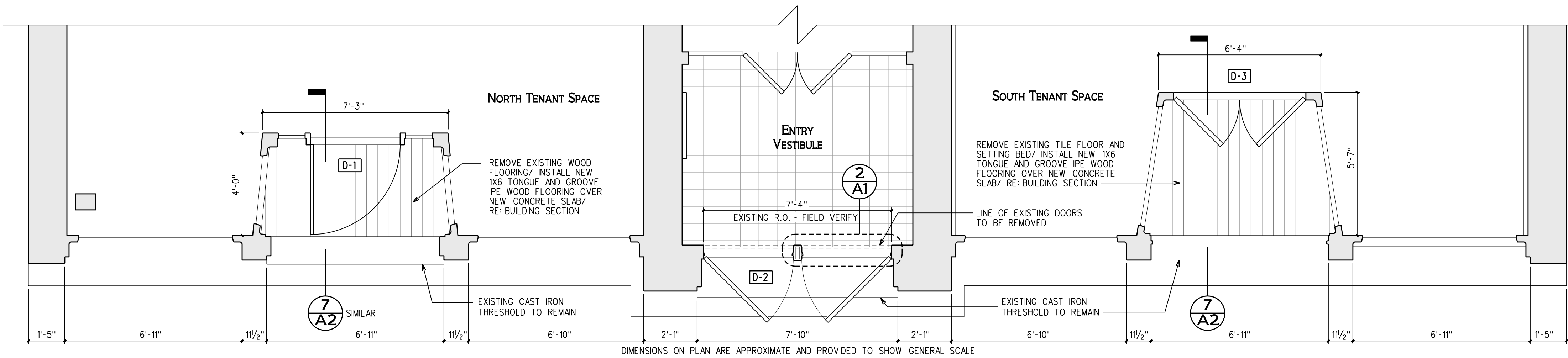


P.O. BOX 3250
EVERGREEN
COLORADO 80437
(303) 282-3884

HOEHNARCHITECTS
@GMAIL.COM

No.	Date / Issue
1	3/4/24 FOR BIDDING AND CONSTRUCTION

COPYRIGHT © 2024
HOEHN ARCHITECTS PC /
ALL RIGHTS RESERVED, EXCEPT
THOSE CONTRACTUALLY BOUND
WITH HISTORY COLORADO



KEYED NOTES - WEST STOREFRONTS, MAIN ENTRANCE, BALCONY AND LOWER CORNICE

- W1** PREPARE AND PAINT ALL EXISTING WOODWORK AT STOREFRONT. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT. RE-SPECIFICATION SECTION 08600 WINDOW & DOOR REHABILITATION AND 09900 PAINTING.
- W2** NOT USED
- W3** REMOVE EXISTING SURFACE-APPLIED 2X4 WOOD BLOCKING AND METAL DOWNSPOUT SHOWN DASHED. REPAIR OR REPLACE DAMAGED BRICK BELOW BLOCKING AS REQUIRED. REINSTALL DOWNSPOUT UPON COMPLETION OF WORK. PAINT.
- W4** REHABILITATE EXISTING WOOD CORNICE. REFER TO ENLARGED SECTION REFERENCED ON ELEVATION.
- W5** EXISTING HOLE IN PANEL - REPLACE PANEL.
- W6** REMOVE EXISTING DECORATIVE LIGHTING DURING RECONSTRUCTION OF BALCONY. INSTALL NEW WIRING FROM INTERIOR TO INSIDE OF BALCONY FRAMING TO POWER NEW EMERGENCY LIGHT FIXTURES AND REPLACEMENT DECORATIVE LIGHTING AT PERIMETER OF BALCONY CEILING.
- W7** EXISTING HOLE IN DOOR - REPLACE RAIL OR PROVIDE DUTCHMAN REPAIR.
- W8** REMOVE EXISTING RAISED METAL LETTERING DURING REHABILITATION AND TURN OVER TO THE TABOR OPERA HOUSE PRESERVATION FOUNDATION FOR REINTERPRETATION.
- W9** REMOVE WOOD TRIM AT DOOR HEAD.
- W10** REMOVE EXISTING PLANTER / TURN OVER TO TABOR OPERA HOUSE PRESERVATION FOUNDATION.
- D1** REMOVE INFILL PANEL BOTH SIDES TO REVEAL ORIGINAL RECESSED PANEL IN DOOR.
- D2** EXISTING JOINT IN WOOD COLUMN WRAP.
- D3** SHADED AREA ON STOREFRONT ELEVATION REPRESENTS WEATHERED WOOD. REHABILITATE ALL WOOD TRIM ELEMENTS AROUND THE STOREFRONT WINDOWS AND COLUMNS BY REMOVING THE BUILD-UP OF PAINT. REMOVE LOOSE AND PEELING PAINT. FILL OPEN CRACKS OR JOINTS IN THE WOODWORK WITH A SEALANT OR CAULK, FOLLOWING EXAMINATION FOR ANY SIGNS OF WOOD DECAY OR LOSS OF CONNECTION, SUCH AS RUSTED NAILS. REPAIR DAMAGED WOOD WITH DUTCHMAN REPAIRS OR WOOD FILLER/EPOXY IF IN GOOD CONDITION. WHERE WOOD TRIM IS DETERIORATED BEYOND REPAIR, REPLACE IN-KIND, MATCHING HISTORIC WOOD PROFILES. APPLY A PAINTABLE WATER-REPELLANT WOOD PRESERVATIVE WHERE THE WOOD IS CLOSE TO TOUCHES GRADE. WHERE A SEALANT OR CAULK IS PROVIDED TO FILL OPEN CRACKS IN THE WOODWORK, APPLY A HIGH QUALITY EXTERIOR PRIMER. PAINT THE STOREFRONT WINDOWS AND TRIM, DOORS, DECORATIVE CORNICE, AND BALCONY. PAINT COLORS TO BE SELECTED BY ARCHITECT AND OWNER. RE-SPECIFICATION SECTION 08600 AND 09900. IT IS ANTICIPATED THAT A MAXIMUM OF THREE (3) PAINT COLORS WILL BE USED.
- D4** CAREFULLY REMOVE LOOSE AND PEELING PAINT FROM THE ORNAMENTAL PLASTER ARCH AND KEYSTONE AND THEN REPAINT AS PART OF THE HISTORIC PAINT SCHEME FOR THE BUILDING. PAINT COLORS TO BE SELECTED BY THE ARCHITECT AND OWNER.
- D5** REPLACE WOOD BASE SHOE MOULDING IN-KIND.

DOOR SCHEDULE NOTE: FIELD VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING DOORS.

OPENING	WIDTH	HEIGHT	THICK.	TYPE	FRAME	HARDWARE SET	REMARKS
D-1	3'-5"	7'-5"	2 1/4"	(E)	EXISTING WOOD	1	REHABILITATE EXISTING DOOR AND TRANSOM / RE-SPEC. SECTION 08600 WINDOW AND DOOR REHABILITATION
D-2	PAIR 3'-6" E.A. LEAF (VERIFY)	7'-10"	2 1/4"	NEW: RE-1/A1	EXISTING WOOD	2	RE-SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION / SINGLE OPERABLE LEAF CONVERTED TO PAIR OF NEW OUTSWINGING STILE AND RAIL DOORS
D-3	PAIR 2'-6" E.A. LEAF	8'-7"	2 1/4"	(E)	EXISTING WOOD	3	REHABILITATE EXISTING DOORS AND TRANSOM / RE-SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION

1. PRESERVE EXISTING DOORS BY REMOVING EXISTING HARDWARE. PATCH DAMAGED OR MISSING WOOD WITH A DUTCHMAN REPAIR OR WOOD FILLER. REPLACE EXISTING WEATHERSTRIPPING AND THRESHOLDS ALONG WITH HARDWARE INSTALLATION. CHECK GLASS IN THE DOORS FOR SECURE ATTACHMENT WITH WOOD STOPS - REPLACE AS REQUIRED. ADJUST DOORS TO FIT PROPERLY IN OPENINGS. RE-SPECIFICATION SECTION 08700.

2. FABRICATION OF NEW STILE AND RAIL DOORS:
 • PROVIDE PREMIUM GRADE AS DEFINED BY ARCHITECTURAL WOODWORK STANDARDS.
 • DOOR PANELS SHALL BE OF THE SAME SPECIES OF WOOD AS THE STILES AND RAILS.
 • STILES AND RAILS SHALL BE OF SOLID LUMBER.
 • PANEL CONSTRUCTION SHALL BE RAISED TO MATCH EXISTING AND OF SOLID LUMBER.
 • JOINERY SHALL MATCH THAT OF THE EXISTING DOORS.

HARDWARE SETS

HARDWARE SET 1: (FOR DOOR D-1)

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1 SET	EXTERIOR BALL BEARING HINGE	5BB1 (SIZE, QTY, WEIGHT, NRP AS REQUIRED)	606	IVE
1 EACH	PANIC HARDWARE	88-L-02	606	VON
1 EACH	MORTISE CYLINDER	20-001	606	SCH
1 EACH	SURFACE CLOSER (W/ SPRING STOP)	4111 SCUSH	696	LCN
1 SET	GASKETING	TO BE DETERMINED		ZER
1 EACH	DOOR SWEEP	39D	D	ZER
1 EACH	WOOD THRESHOLD	(SIZE TO BE DETERMINED)		---

HARDWARE SET 2: (FOR DOOR D-2)

PROVIDE EACH PAIR OF DOORS WITH THE FOLLOWING:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2 SETS	EXTERIOR BALL BEARING HINGE	5BB1 (SIZE, QTY, WEIGHT, NRP AS REQUIRED)	606	IVE
2 EACH	PANIC HARDWARE	88-L-02	606	VON
2 EACH	MORTISE CYLINDER	20-001	606	SCH
2 EACH	SURFACE CLOSER (W/ STOP)	4111 CUSH	696	LCN
1 SET	GASKETING	TO BE DETERMINED	G	ZER
1 EACH	MULLION SEAL	8780N	BLK	ZER
2 EACH	DOOR SWEEP	39D	D	ZER
2 EACH	WOOD THRESHOLD	(SIZE TO BE DETERMINED)		---

HARDWARE SET 3: (FOR DOOR D-3)

PROVIDE EACH PAIR OF DOORS WITH THE FOLLOWING:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2 SET	EXTERIOR BALL BEARING HINGE	5BB1 (SIZE, QTY, WEIGHT, NRP AS REQUIRED)	606	IVE
1 EA	24" SURFACE DOOR BOLT (TOP)	R-01DH-24SBS	606	HAH *
1 EA	8" SURFACE DOOR BOLT (BOTTOM)	R-01DH 8SBS	606	HAH *
2 EA	NARROW STYLE MORTISE LOCK	8648.SCHLAGE BRW/2R ROSE	606	ACC
2 EA	MORTISE CYLINDER	20-001	606	SCH
1 EA	SURFACE CLOSER (AT ACTIVE LEAF)	4040XP CUSH	696	LCN
1 SET	GASKETING	TO BE DETERMINED		ZER
2 EA	DOOR SWEEP	39D	D	ZER
1 EA	WOOD THRESHOLD	(SIZE TO BE DETERMINED)		---

* HAH = HOUSE OF ANTIQUE HARDWARE

CLOSER CAN BE TOP JAMB MOUNTED IF REQUIRED. CONFIRM STILE WIDTH AND CONFIRM COMPATIBILITY BEFORE ORDERING MORTISE LOCK. AT EXISTING DOORS AND FRAMES, GENERAL CONTRACTOR AND HARDWARE SUPPLIER TO FIELD VERIFY EXISTING CONDITIONS TO ENSURE COMPATIBILITY OF NEW HARDWARE WITH EXISTING PREPS PRIOR TO ORDER OF NEW MATERIALS. GENERAL CONTRACTOR TO PROVIDE NECESSARY FILLERS, REINFORCEMENTS AND FASTENERS, COMPATIBLE WITH EXISTING MATERIALS AS REQUIRED FOR MOUNTING NEW OPENING HARDWARE AND TO COVER EXISTING DOOR AND FRAME PREPARATIONS.

Tabor Opera House

HAPC Project No. 2401

Storefront Plan
and Elevation

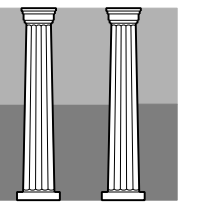
A1

**TABOR
OPERA
HOUSE**

308 HARRISON AVE.
LEADVILLE, COLORADO

**PHASE THREE:
REHABILITATION
OF EXTERIOR
ENVELOPE**

**HOEHN
ARCHITECTS PC**

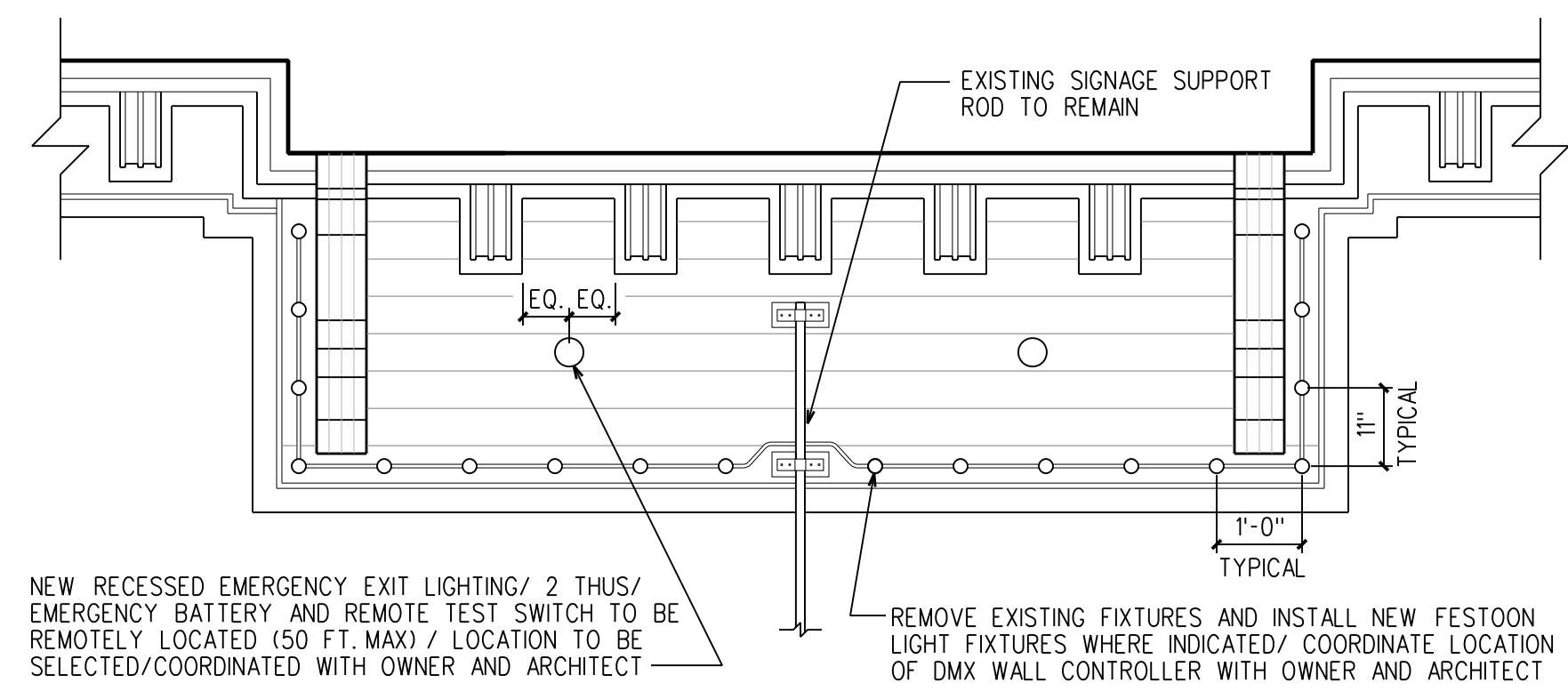


P.O. BOX 3250
EVERGREEN
COLORADO 80437
(303) 282-3884

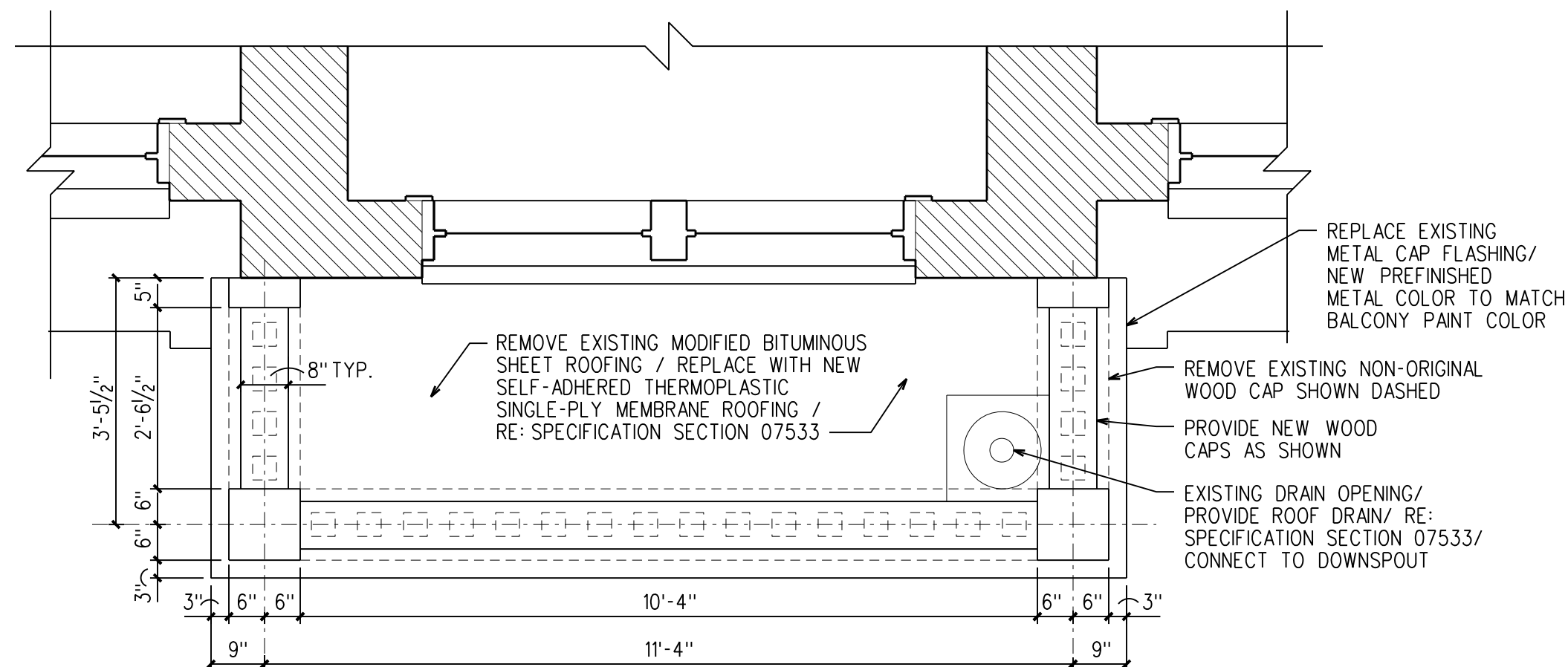
HOEHNARCHITECTS
@GMAIL.COM

No.	Date / Issue
1	3/4/24 FOR BIDDING AND CONSTRUCTION

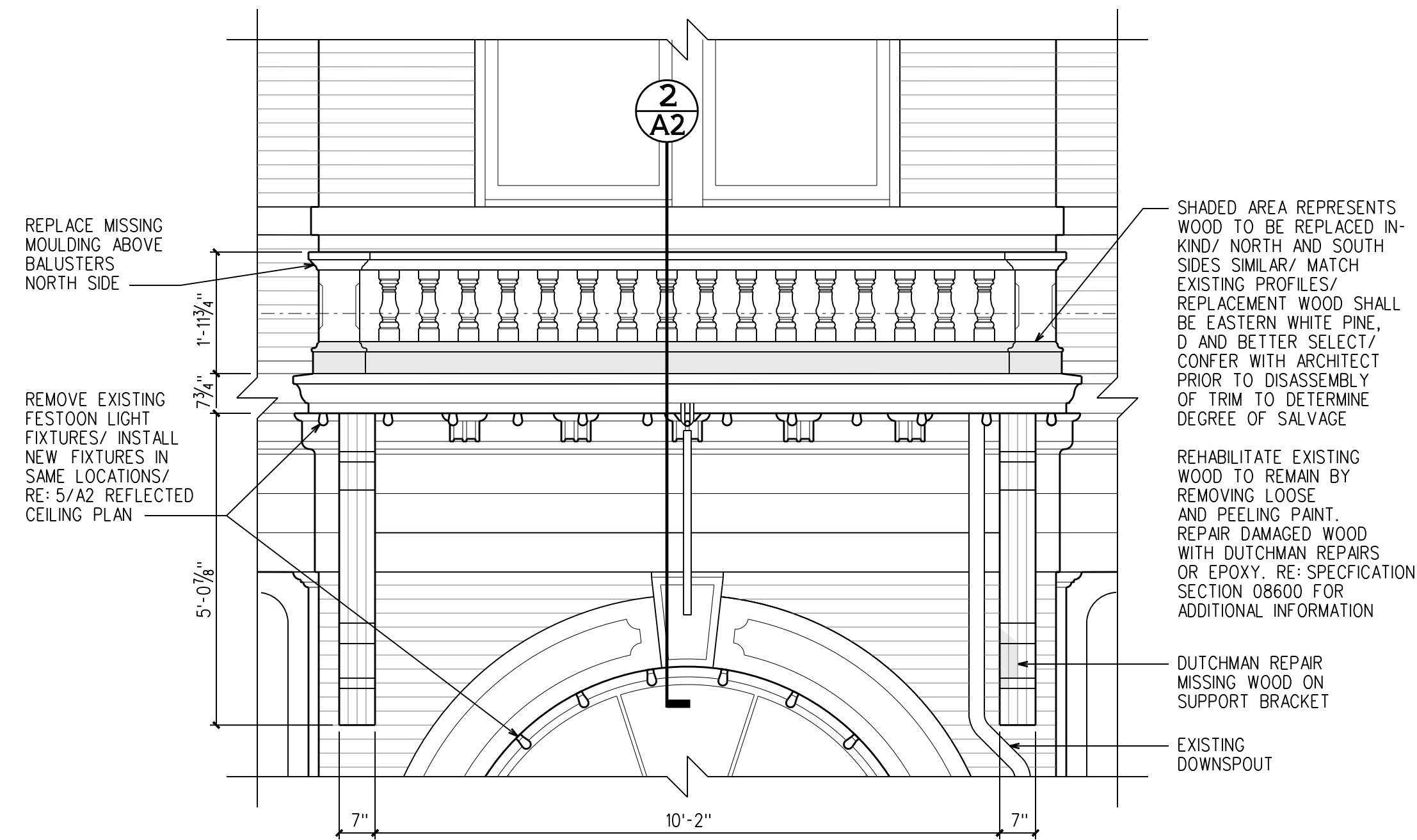
COPYRIGHT © 2024
HOEHN ARCHITECTS PC /
ALL RIGHTS RESERVED, EXCEPT
THOSE CONTRACTUALLY BINDING
WITH HISTORY COLORADO



5 ENLARGED BALCONY REFLECTED UNDERSIDE PLAN
SCALE 1/2" = 1'-0"
RE: PROJECT MANUAL APPENDIX FOR LIGHT FIXTURE SPECIFICATIONS

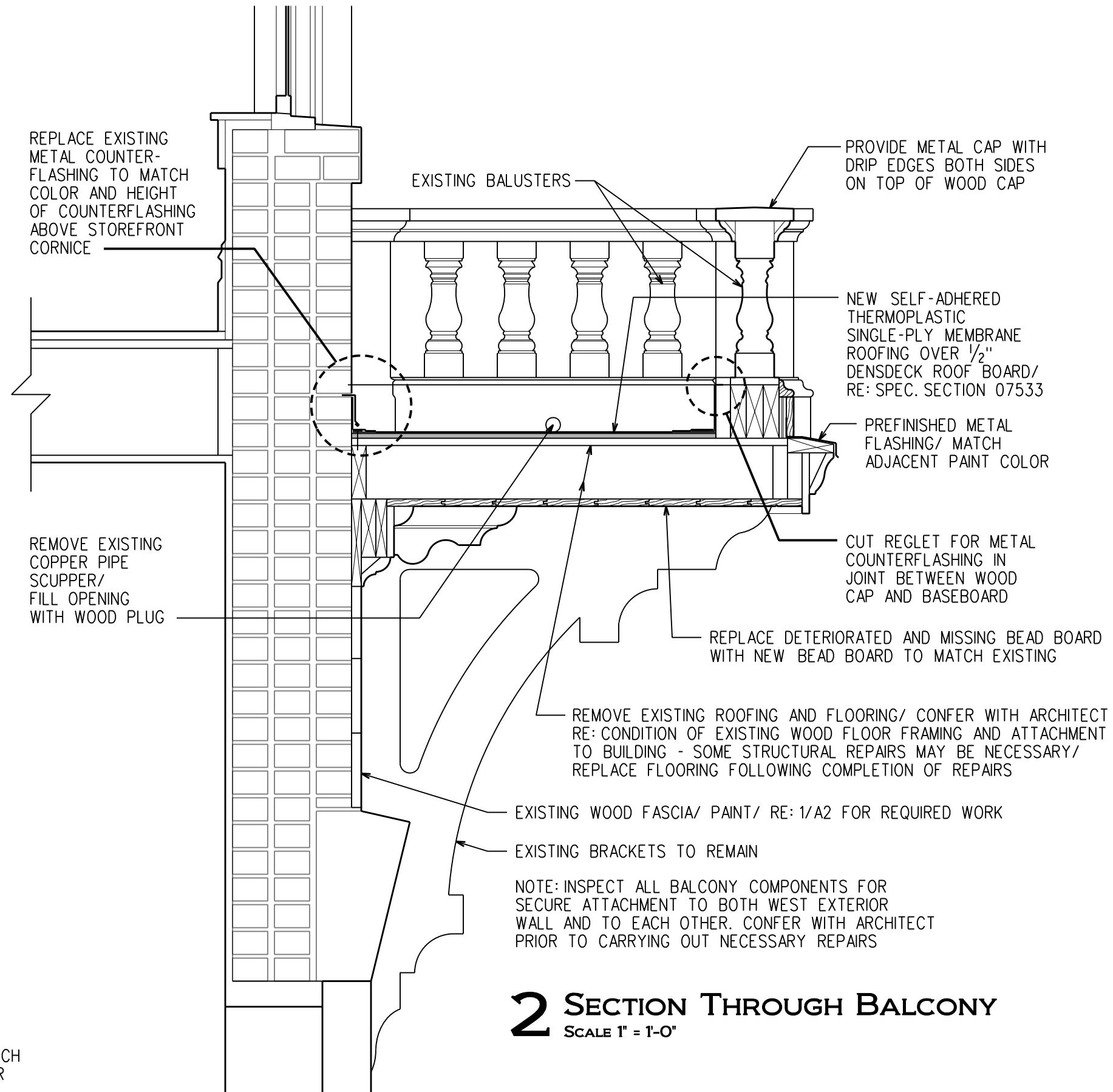


4 ENLARGED BALCONY PLAN
SCALE 1/2" = 1'-0"

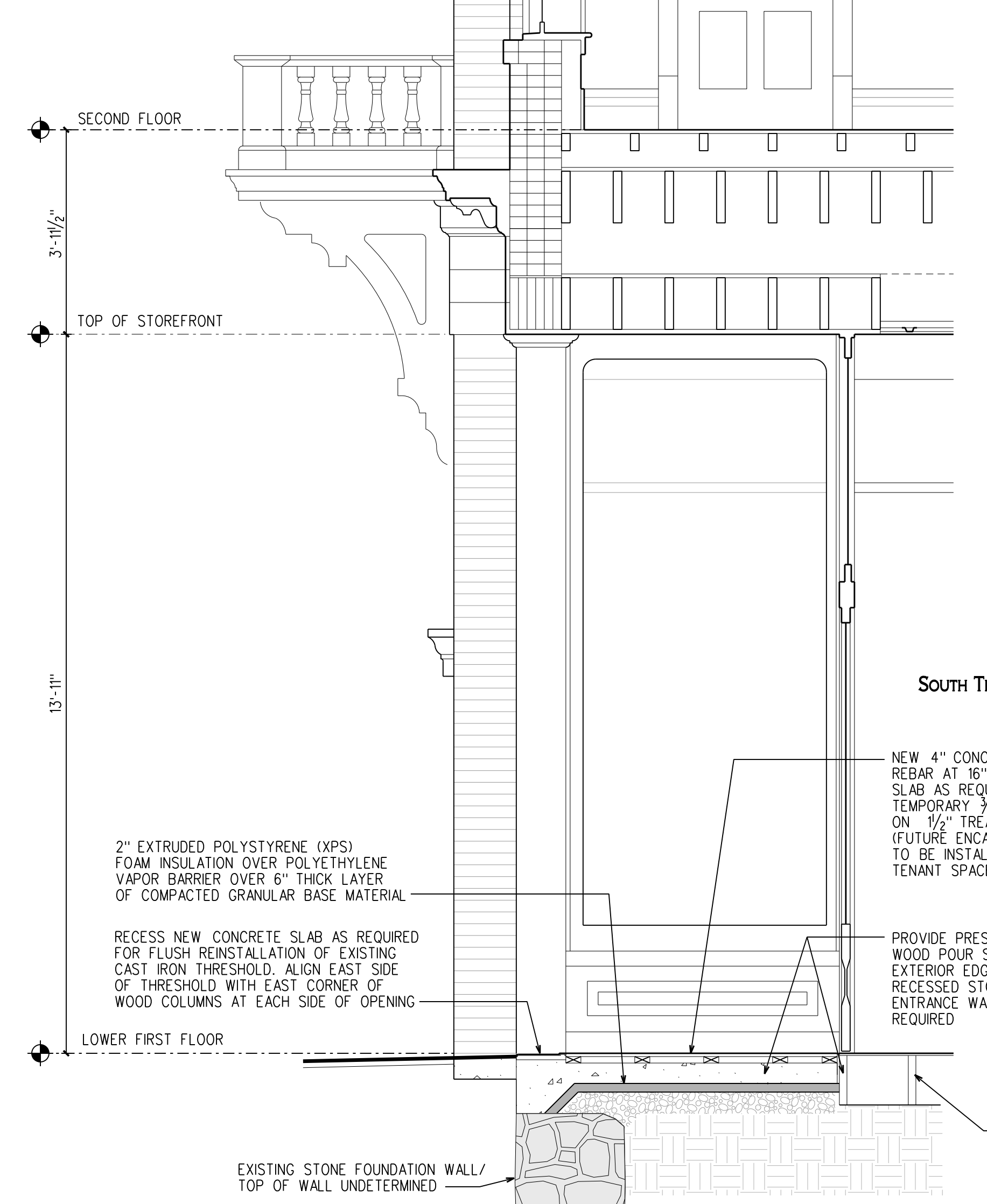


REMOVE ALL EXISTING EXPOSED LIGHT FIXTURES, WIRING, CONDUIT AND PIPING FROM BALCONY. PREPARE AND PAINT ALL NEW AND EXISTING WOODWORK. PAINT COLORS TO BE SELECTED BY OWNER AND ARCHITECT. INSTALL NEW LIGHT FIXTURES AND PROVIDE NEW ELECTRICAL POWER CONCEALED INSIDE BALCONY FLOOR STRUCTURE. COORDINATE LOCATION OF NEW ELECTRICAL WIRING RUNS WITH ARCHITECT.

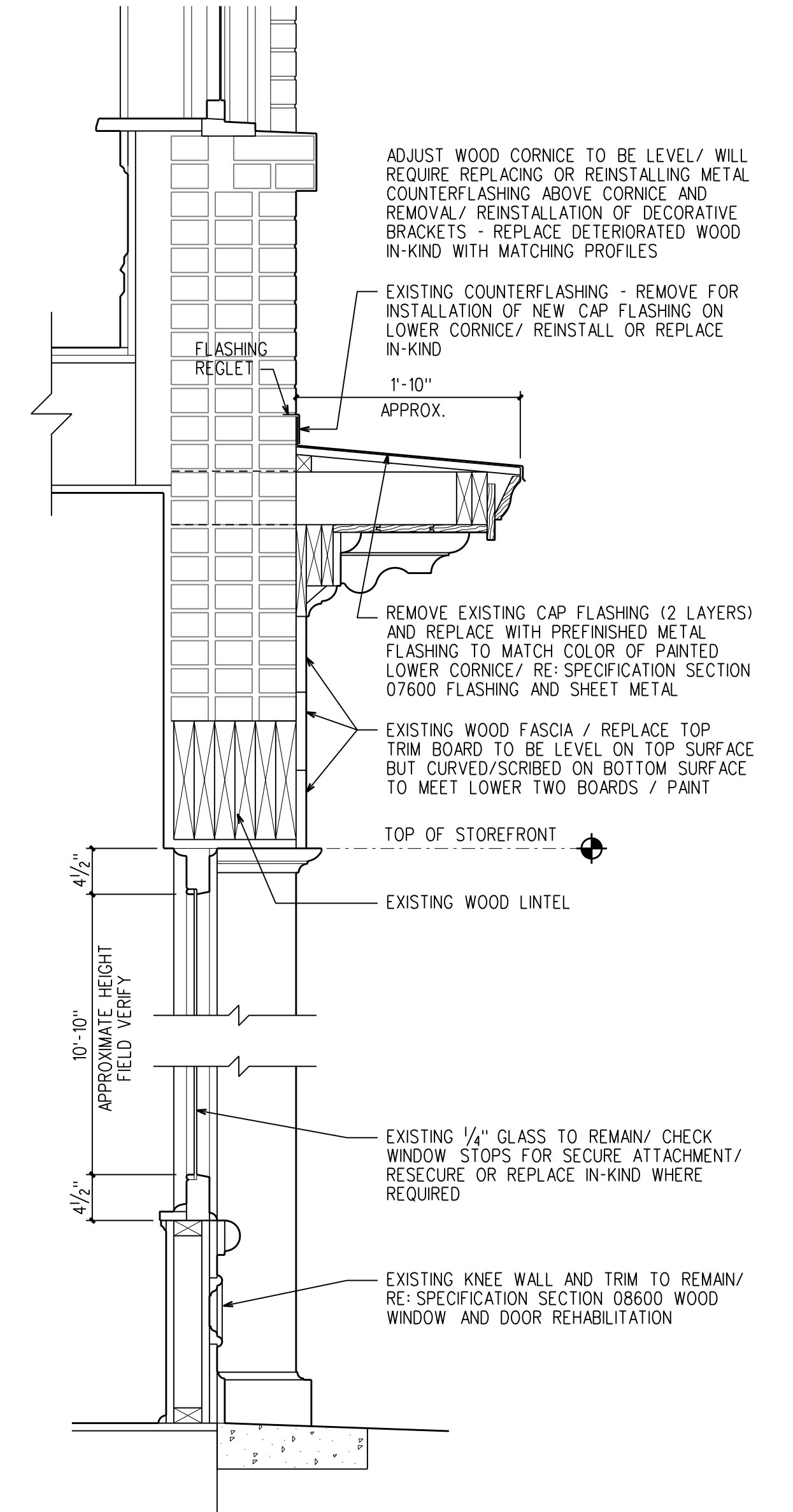
3 ENLARGED BALCONY WEST ELEVATION
SCALE 1/2" = 1'-0"



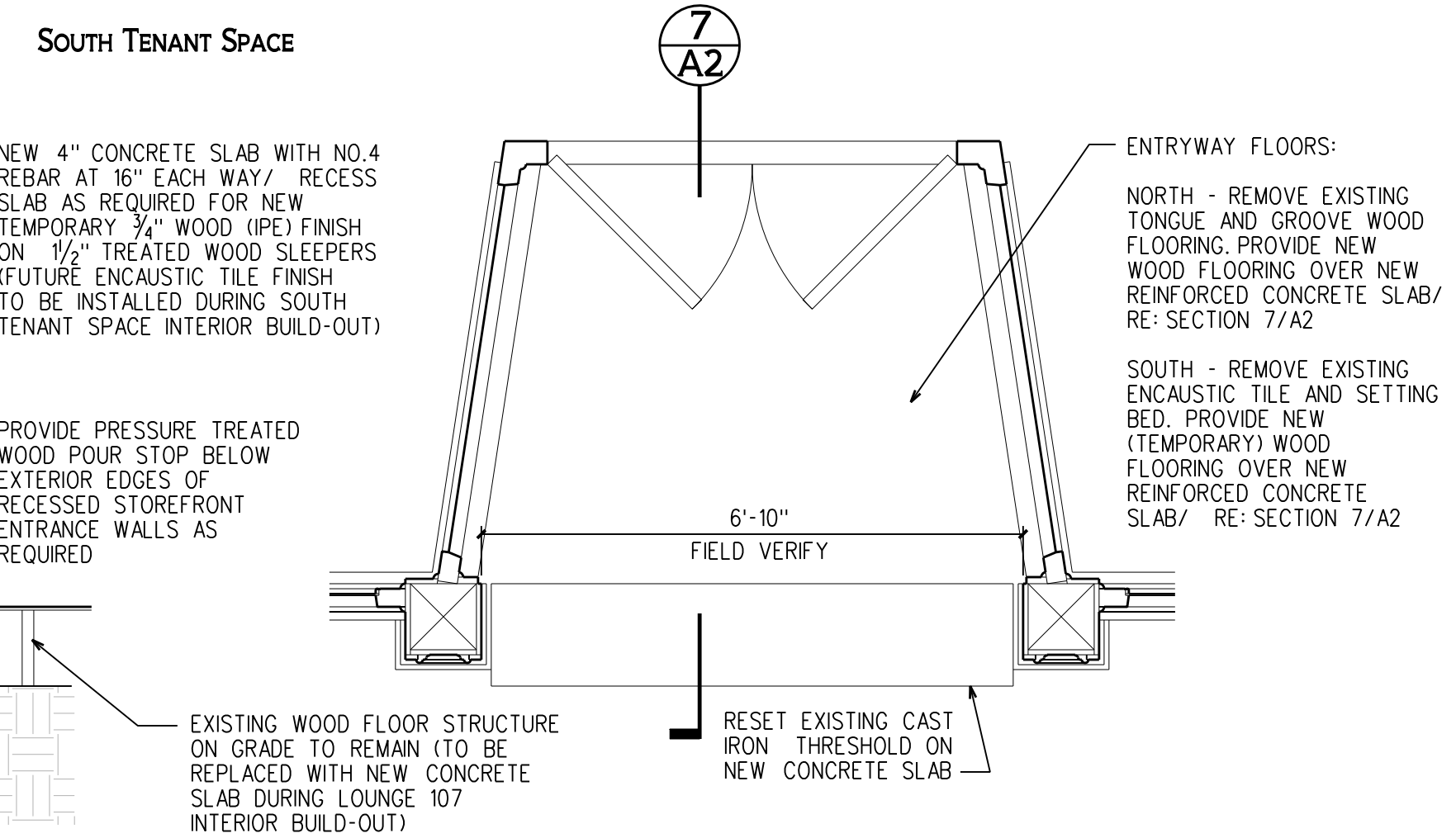
2 SECTION THROUGH BALCONY
SCALE 1" = 1'-0"



7 SECTION THROUGH SOUTH STOREFRONT ENTRANCE
SCALE 1/2" = 1'-0"
NORTH STOREFRONT ENTRANCE SIMILAR



1 SECTION THROUGH STOREFRONT & LOWER CORNICE
SCALE 1" = 1'-0"



6 ENLARGED PLAN AT SOUTH STOREFRONT ENTRANCE
SCALE 1/2" = 1'-0"
NORTH STOREFRONT ENTRANCE SIMILAR

Tabor Opera House

HAPC Project No. 2401

Storefront/Balcony Details

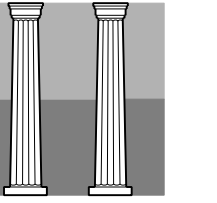
A2

**TABOR
OPERA
HOUSE**

308 HARRISON AVE.
LEADVILLE, COLORADO

**PHASE THREE:
REHABILITATION
OF EXTERIOR
ENVELOPE**

**HOEHN
ARCHITECTS PC**

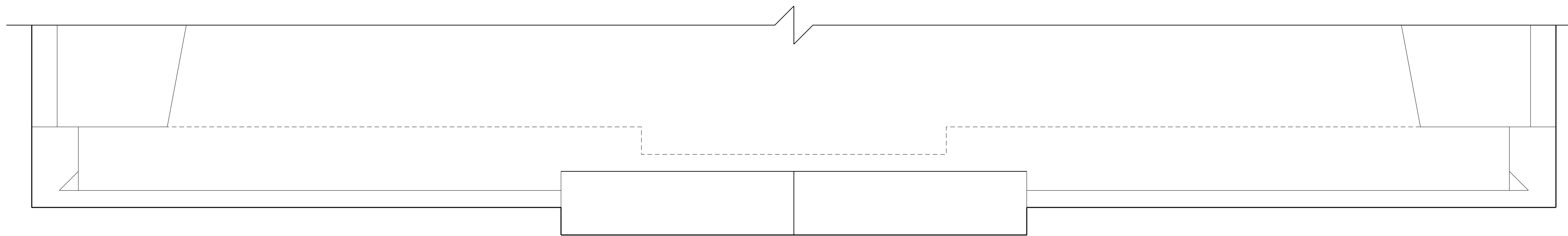


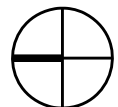
P.O. BOX 3250
EVERGREEN
COLORADO 80437
(303) 282-3884

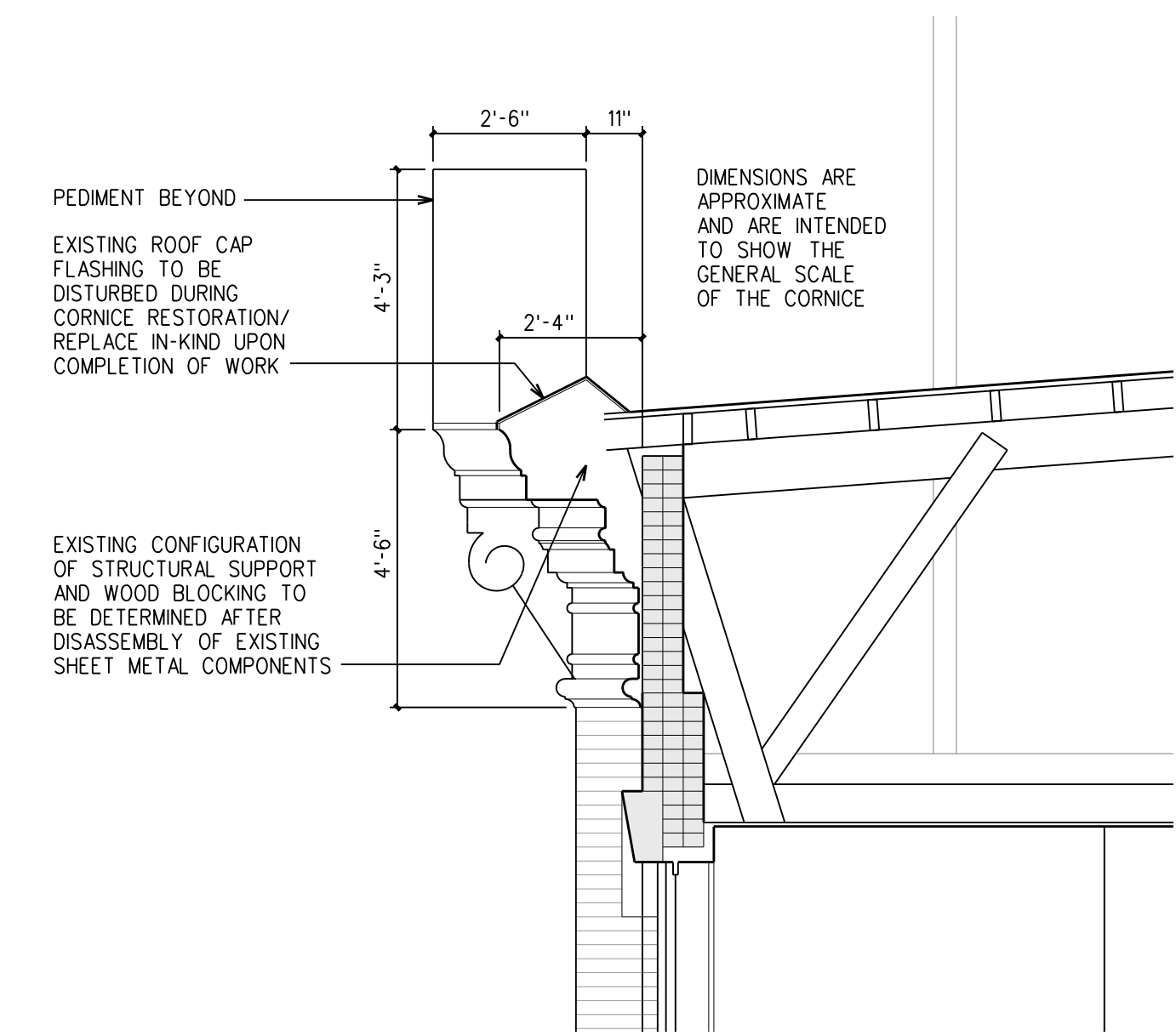
HOEHNARCHITECTS
@GMAIL.COM

No.	Date / Issue
1	3/4/24 FOR BIDDING AND CONSTRUCTION

COPYRIGHT © 2024
HOEHN ARCHITECTS PC /
ALL RIGHTS RESERVED, EXCEPT
THOSE CONTRACTUALLY BINDING
WITH HISTORY COLORADO



CALLER NORTH  **PARTIAL ROOF PLAN**
SCALE 3/8" = 1'-0"



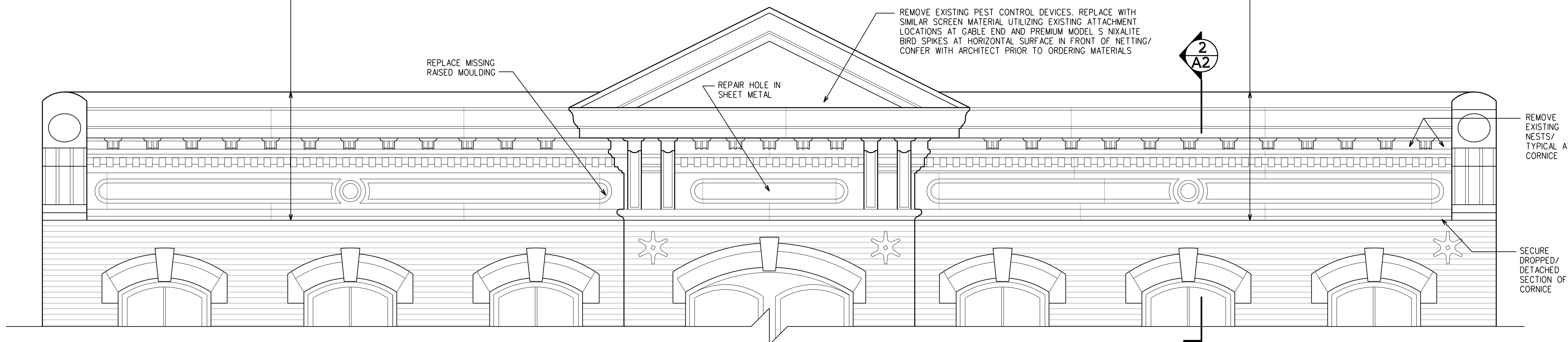
**2 SECTION THROUGH WEST
WALL / UPPER CORNICE**
SCALE 3/8" = 1'-0"

SECTION IS SCHEMATIC AND IS INCLUDED TO SHOW THE GENERAL RELATIONSHIP OF THE CORNICE, UPPER MASONRY WALL, AND WOOD STRUCTURAL COMPONENTS

EXISTING PRESSED METAL CORNICE: AN INVESTIGATION OF THE CORNICE DURING A PREVIOUS PHASE OF WORK INDICATED THAT THE SUPPORTING WOOD SUBSTRUCTURE REQUIRES AUGMENTATION COMBINED WITH A MORE SECURE MEANS OF RE-ATTACHING THE SHEET METAL TO THE FRAMING. (RE:TOH CORNICE FORENSIC REPORT IN PROJECT MANUAL APPENDIX)

PRIOR TO REMOVAL OF ALL EXISTING SHEET METAL COMPONENTS, NUMBER AND IDENTIFY THEIR LOCATION FOR CORRECT REINSTALLATION FOLLOWING RESTORATION. REPAIR AND RECONSTRUCT, AS REQUIRED, SHEET METAL COMPONENTS. REMOVE LOOSE PAINT AND RUST FROM THE SHEET METAL; APPLY PRIMER. REPLACE THE TOP COURSE OF BRICKS BENEATH THE CORNICE FRAMING'S BOTTOM PLATE. REPAIR AND AUGMENT THE SUPPORT FRAMING AS SPECIFIED BY A STRUCTURAL ENGINEER, WHO WILL BE BROUGHT ON-SITE FOR OBSERVATION AND RECOMMENDATIONS ONCE THE RESTORATION WORK COMMENCES. INSTALL NEW WOOD/FRAMING SO THAT SHEET METAL CORNICE COMPONENTS ARE LEVEL, PLUMB, AND PROPERLY ALIGNED.

REINSTALL THE RESTORED SHEET METAL COMPONENTS, USING SCREWS FOR ATTACHING THE METAL TO THE WOOD FRAMING; PROVIDE SEALANT, AS REQUIRED, TO CLOSE GAPS IN JOINTS. PROVIDE FINISH COATS OF PAINT. COLOR(S) TO SELECTED BY OWNER AND ARCHITECT.



1 PARTIAL WEST ELEVATION - UPPER CORNICE
SCALE 3/8" = 1'-0"

Tabor Opera House

HAPC Project No. 2401

Upper Cornice Plan
and Elevation

A3