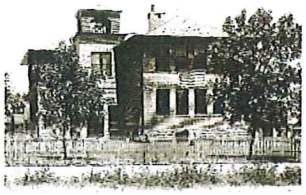
EHPAB

CERTIFIED LOCAL GOVERNMENT
TOWN OF ERIE

ERIE HISTORIC PRESERVATION
ADVISORY BOARD



Erie Historic Preservation Advisory Board
Jackie Connor, Chairperson
645 Holbrook Street
Erie, CO 80516
303-926-2700
http://www.erieco.gov/335/Historic-Preservation

Board of Trustees
645 Holbrook Street
Erie, CO 80516

July 6, 2016

Dear Board of Trustees,

In keeping with Resolution 16-38, Series of 2016, Chapter 3, paragraph 3-3-18: PROPERTY MAINTENANCE REQUIRED, the Erie Historic Preservation Advisory Board (EHPAB) has recently visited and documented the condition of eight Landmarked structures. The attached *Historic Landmark Property Condition Assessments* have been prepared to help familiarize and advise the Board of Trustees as to any significant maintenance findings.

Upon Board of Trustees review and approval of these reports, the EHPAB recommends they be forwarded to the appropriate Landmark property owner.

- **City Hall and Lincoln School;** Nancy Parker (contact), 645 Holbrook, Erie, 80516
- **Wise Homestead; Sites 1, 2, and 6, Erie Historical Society; Sites 3, 4, and 5, Wise Homestead LCC;** Sarah Wise (contact), P.O. Box 156, Erie, CO 80516

Respectfully,

Jackie Connor

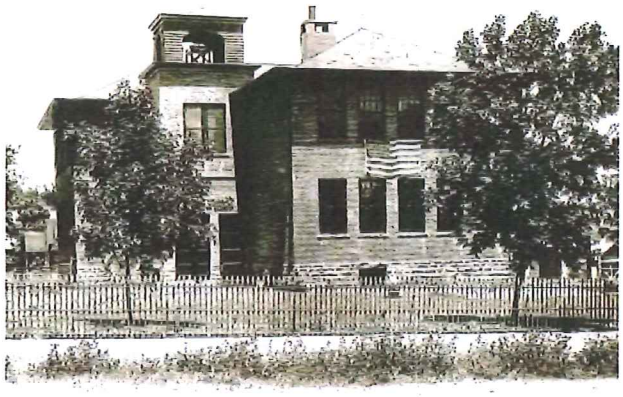
2 attachments

Historic Landmark Property

City Hall and Lincoln School

Condition Assessment

City Hall



Lincoln School

HISTORIC LANDMARK
CERTIFIED LOCAL GOVERNMENT
TOWN OF ERIE
CITY HALL
CONSTRUCTED IN 1930-1931

EHPAB
CERTIFIED LOCAL GOVERNMENT
TOWN OF ERIE
ERIE HISTORIC PRESERVATION ADVISORY BOARD

HISTORIC LANDMARK
CERTIFIED LOCAL GOVERNMENT
TOWN OF ERIE
LINCOLN SCHOOL
CONSTRUCTED IN 1906

City Hall 235 Wells and Lincoln School 645 Holbrook
6-18-2016

Historic Landmark Property Name: City Hall (a.k.a. Erie Town Hall) and Lincoln School

Address of Properties: 235 Wells and 645 Holbrook, Erie CO 80516

Current Use City Hall (Chamber of Commerce) Lincoln School (current Erie Town Hall)

Name and Address of Contact: Nancy Parker, 645 Holbrook Street, P.O. 750, Erie, CO 80516

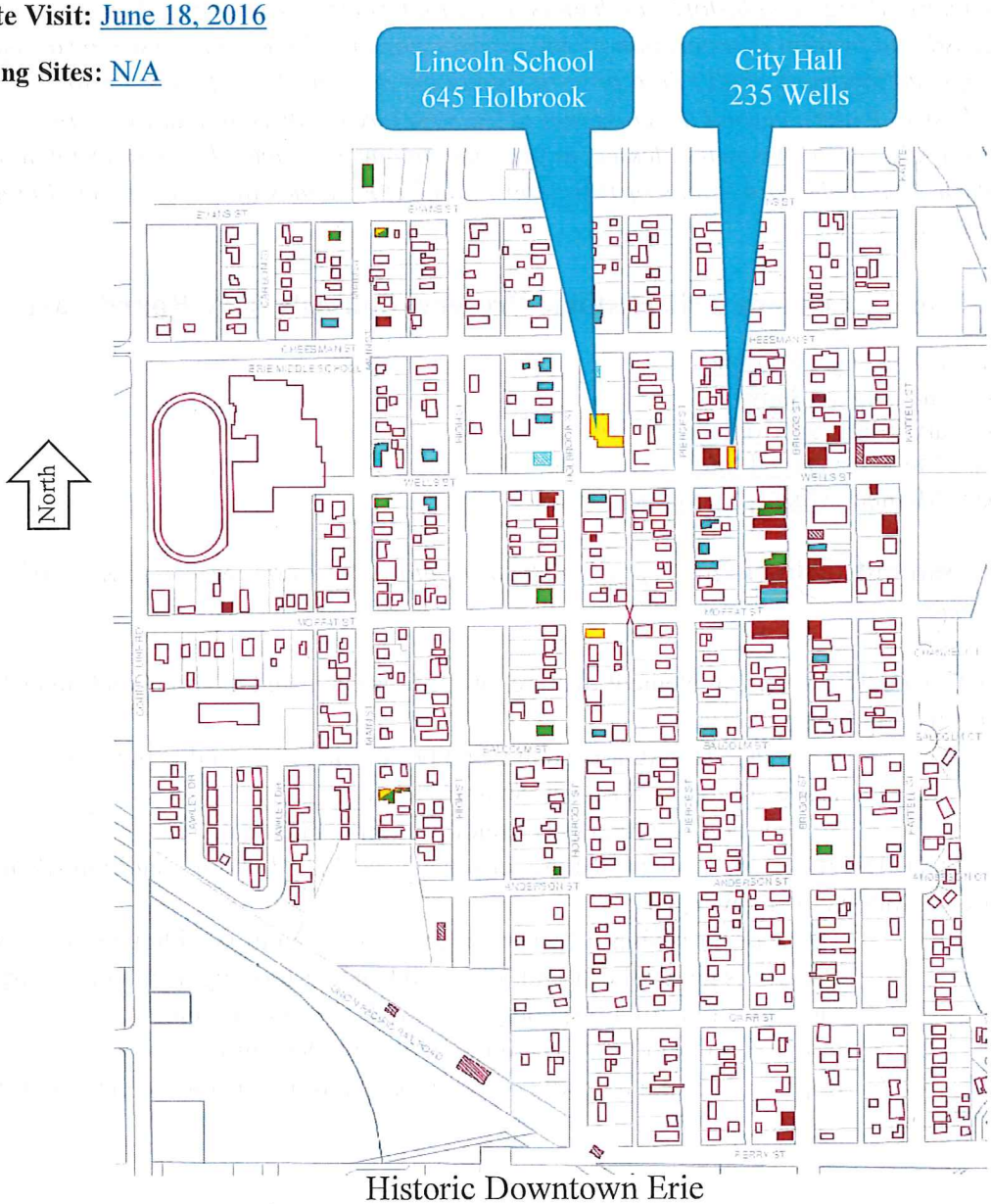
Phone: 303-926-2731

Email: nparker@erieco.gov

Property Owners: Town of Erie, Colorado

Date of Site Visit: June 18, 2016

Contributing Sites: N/A



Historic Downtown Erie

Introduction:

A visual assessment was carried out by five Erie Historic Preservation Advisory Board (EHPAB) members to specifically document the overall exterior condition of the Erie Town Hall and Lincoln School in accordance with *Resolution 16-38, Series of 2016, Chapter 3, paragraph* 3-3-18: *PROPERTY MAINTENANCE REQUIRED.*

Excerpt from Resolution 16-38, Series of 2016, Chapter 3

3-3-18: PROPERTY MAINTENANCE REQUIRED

The board of trustees intends to preserve from deliberate or inadvertent neglect the exterior portions of designated historic landmarks and all interior portions there of whose maintenance is necessary to prevent deterioration of any exterior portion. No owner, lessee, or occupant of any designated landmark shall fail to prevent significant deterioration of the exterior of the structure or physical feature beyond the condition of the structure or physical feature on the effective date of the designation. No owner, lessee, or occupant of any designated landmark shall fail to comply with all applicable provisions of this chapter and other codes of the town regulating property maintenance.

On Site Assessment Erie Historic Preservation Advisory Board Participants

Chairperson: Jackie Connor
Vice-Chair: Dave Snow
Secretary: Mark Mavrogianes
Board Member: Dave Lotton
Board Member Mike Katyryniuk

Assessment Criteria *(excerpt from History Colorado Historic Structure Assessment Criteria)*

GOOD CONDITION: An element, feature, or space is evaluated in good condition when it is meets the following criteria:

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

FAIR CONDITION: An element, feature, or space is evaluated in fair condition when one or more the following are evident:

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

POOR CONDITION: An element, feature, or space is evaluated in poor condition when the following is evident:

1. It is no longer performing its intended purpose.
2. It is missing.
3. It shows signs of imminent failure or breakdown.
4. Deterioration/damage affects more than 25% of the feature/element and cannot be adjusted or repaired.
5. It requires major repair or replacement.

Condition Assessment Applying History Colorado Historic Structure Assessment Criteria

City Hall (aka Erie Town Hall)

The City Hall appears to be in **"Good Condition"** and very well maintained.

1. The paint on the exposed portions of the roof rafter tails appears worn away where they are the most exposed to the weather on the south ends.
2. The paint on the exposed wood framing of the bell tower appears to be weathering where it is exposed to the weather.
3. In one location, on the lower portion of the east wall, it appears the stucco is disengaging from the brick substrate.

Lincoln School

The Lincoln School appears to be between **"Good and Fair Condition"** and is fairly well maintained.

1. Many of the wood window sills are severely weathered where exposed to the elements.
2. In some locations, displaced window weather stripping was observed.
3. A downspout on the southeast corner has been cast aside and is located nearby.
4. There appears to be numerous instances of poorly executed masonry pointing performed in the past. Using Portland Cement type mortar appears to have created premature mortar failure at many of the past masonry repairs. Historic lime base mortars can last centuries and actually heal in some circumstances.

Recommendations

City Hall (a.k.a. Erie Town Hall)

1. Plan to paint exterior trim and bell tower wood framing prior to paint peeling and bare wood becoming exposed to the weather. Weathered wood does not hold paint well and typically requires special treatment such as sanding and priming, otherwise new paint will fail to adhere.

Lincoln School

1. It appears exterior priming and painting of wood window sash and sills is due. Weathered wood does not hold paint well and typically requires special treatment such as sanding and priming, otherwise new paint will fail to adhere. The following link is to Preservation Brief #9 for information on the repair of historic wood windows.
   https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm
2. It appears that window weather stripping needs either repair or replacement.
3. Reinstall dislocated downspout extension. It is critical that roof drainage be carried as far from the base of the historic masonry walls as possible. It is obvious this has been an on-going problem and has caused masonry settlement at nearly every downspout location.
4. A mortar test needs to be performed so that when maintenance is required the correct mortar (color, consistency, application) starts being used. In some situations, where the contemporary repairs have failed, the joints may need to be raked out and the proper mortar installed. Follow the link below to the National Park Service Preservation Brief #2 for information on repointing historic masonry.
   https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

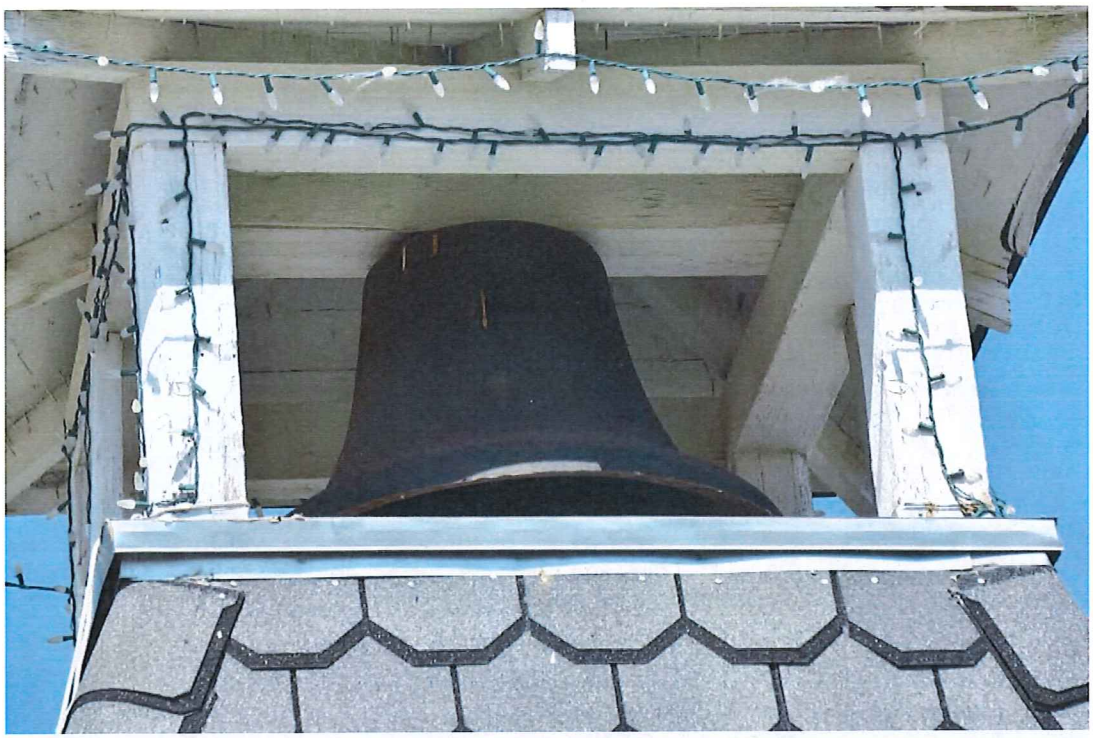
Photographic Documentation

City Hall: Southwest Corner

City Hall: Southeast Corner

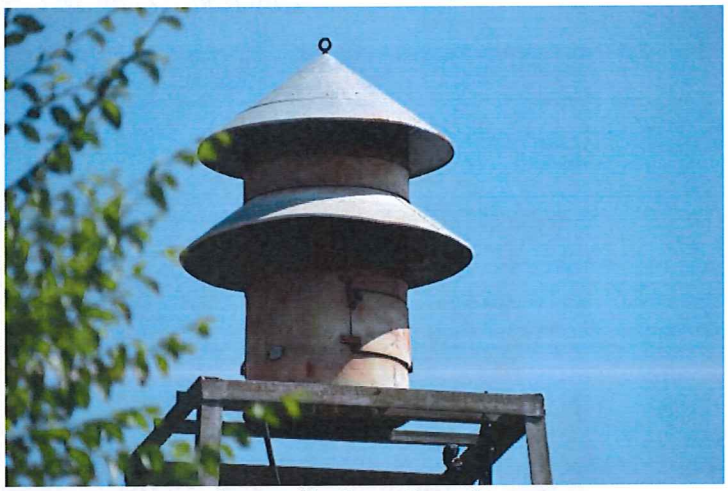
City Hall: South Elevation Detail

City Hall: South Elevation Sign Detail

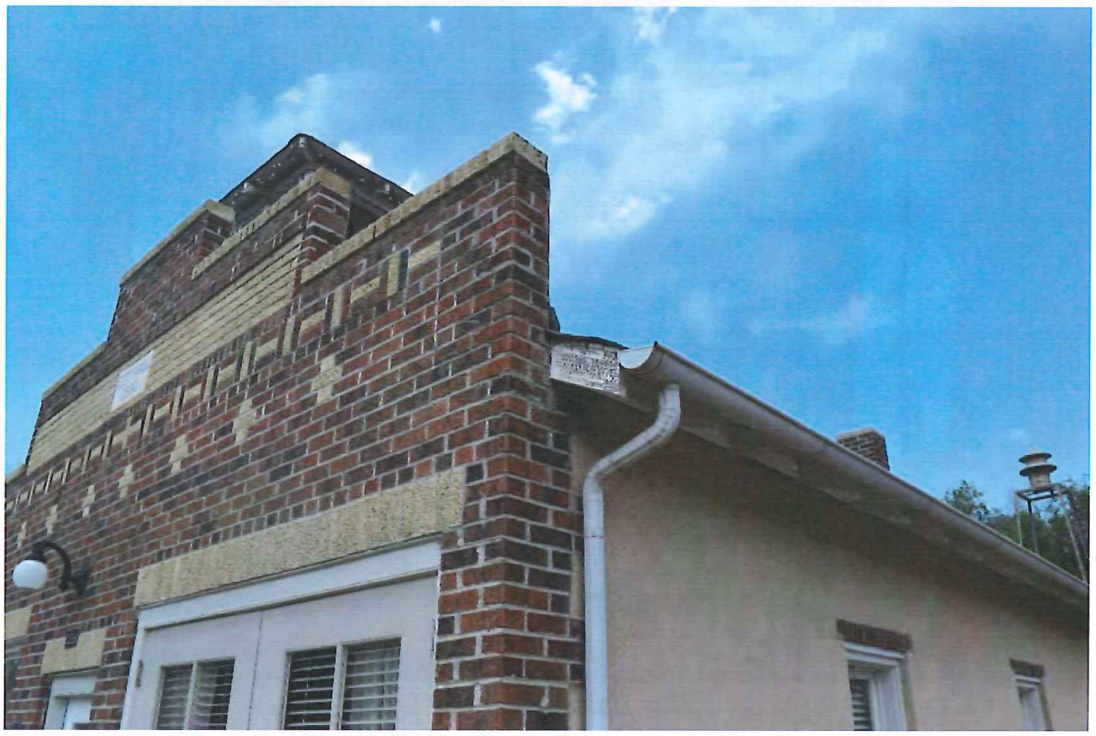


City Hall: Bell Tower Detail

City Hall: Siren Tower at North Elevation



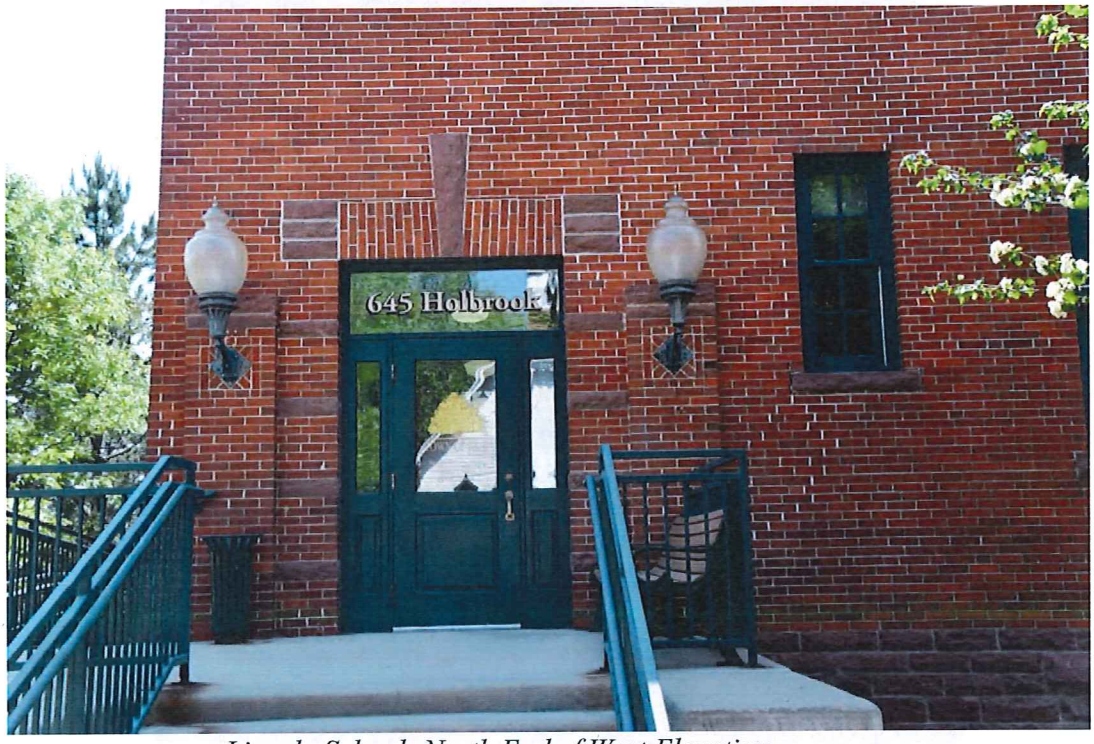
City Hall: Siren Detail



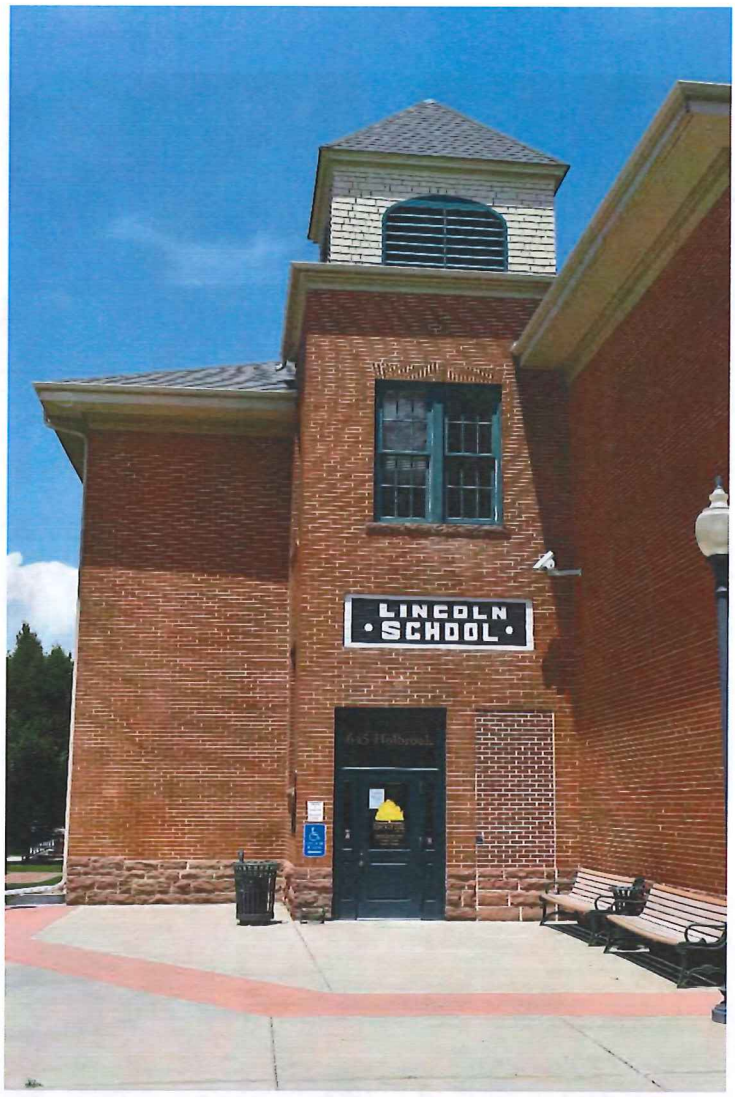
City Hall: Southeast Corner Eave Detail

Lincoln School: West End of South Elevation

Lincoln School: East End of South Elevation



Lincoln School: North End of West Elevation



Lincoln School: East Elevation of Tower Entrance

Lincoln School: Detail of Historic Sign

Lincoln School: Detail of Corner Settlement and Repair

Lincoln School: Detail of Deteriorating Window Sill

Lincoln School: Northeast Corner Missing Downspout Extension

Lincoln School: Downspout Extension Under Nearby Tree

Historic Landmark Property

Wise Homestead

Condition Assessment

Site No. 1: Granary Barn

Site No. 2: Blacksmith Shop

Site No. 3: Mill

Site No. 4: Chicken Coop

Site No. 5: Granary

Site No. 6 Farm House

EHPAB

CERTIFIED LOCAL GOVERNMENT

TOWN OF ERIE

ERIE HISTORIC PRESERVATION ADVISORY BOARD

HISTORIC LANDMARK

CERTIFIED LOCAL GOVERNMENT

TOWN OF ERIE

WISE HOMESTEAD

CONSTRUCTED IN 1870

Jasper 11611
6-18-2016

Historic Landmark Property Name: Wise Homestead,

Address of Properties: 11611 Jasper Road, Erie CO 80516

Name and Address of Contact: Sarah Wise, P.O. 156, Erie, CO 80516

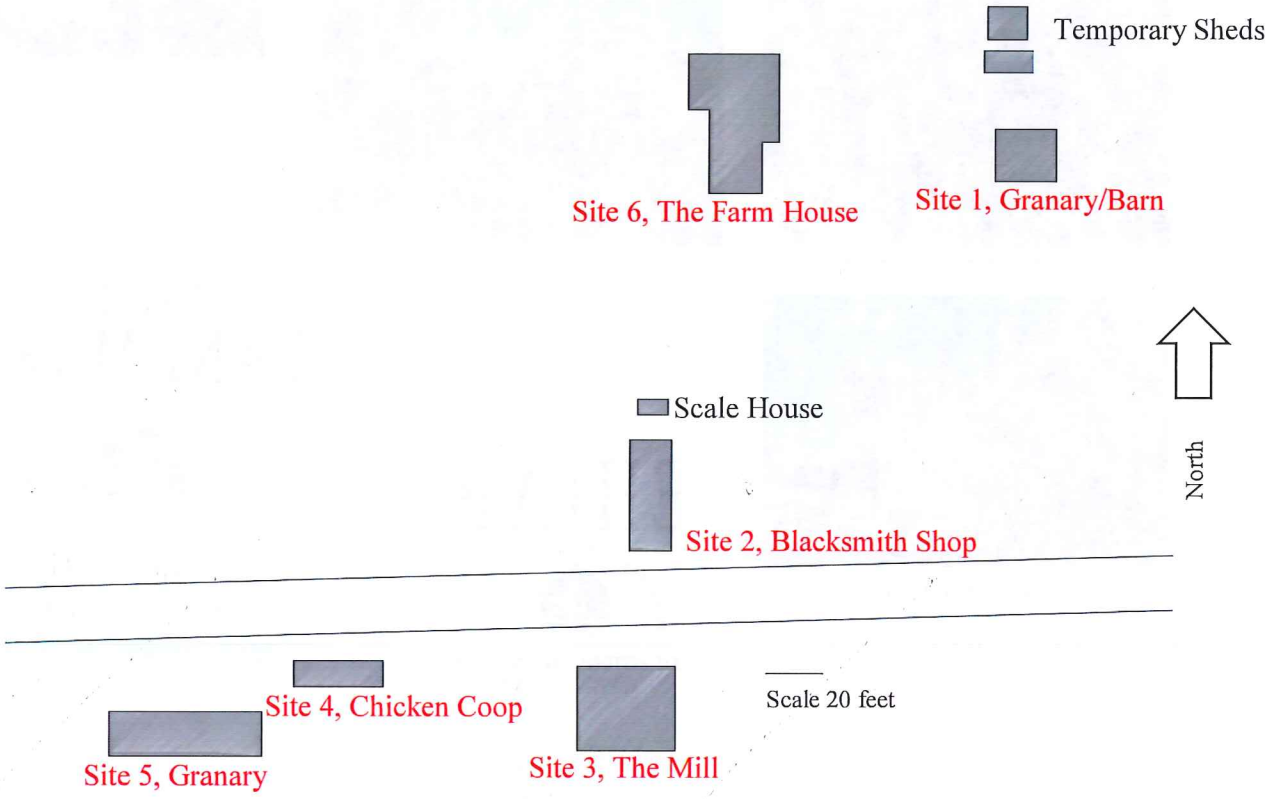
Phone: 303-828-4561

Email: eriehistoricalsociety.org

Property Owners: Erie Historical Society; Sites 1, 2 and 6;
Wise Homestead LCC; Sites 3, 4 and 5

Date of Site Visit: June 18, 2016

Contributing Sites: Site 1, Granary/Barn; Site 2, Blacksmith Shop; Site 3, The Mill; Site 4, The Granary; Site 5, Chicken Coop; Site 6, The Farm House



Introduction:

A visual assessment was carried out by six Erie Historic Preservation Advisory Board (EHPAB) members to specifically document the overall exterior condition of the six Landmarked Wise Homestead buildings in accordance with *Resolution 16-38, Series of 2016, Chapter 3, paragraph* 3-3-18: *PROPERTY MAINTENANCE REQUIRED.*

Excerpt from Resolution 16-38, Series of 2016, Chapter 3

3-3-18: PROPERTY MAINTENANCE REQUIRED

The board of trustees intends to preserve from deliberate or inadvertent neglect the exterior portions of designated historic landmarks and all interior portions there of whose maintenance is necessary to prevent deterioration of any exterior portion. No owner, lessee, or occupant of any designated landmark shall fail to prevent significant deterioration of the exterior of the structure or physical feature beyond the condition of the structure or physical feature on the effective date of the designation. No owner, lessee, or occupant of any designated landmark shall fail to comply with all applicable provisions of this chapter and other codes of the town regulating property maintenance.

On Site Assessment Erie Historic Preservation Advisory Board Participants

Chairperson: Jackie Connor
Vice-Chair: Dave Snow
Secretary: Mark Mavrogianes
Board Member and Property Owner: Sarah Wise
Board Member: Dave Lotton
Board Member Mike Katyryniuk

Assessment Criteria *(excerpt from History Colorado Historic Structure Assessment Criteria)*

GOOD CONDITION: An element, feature, or space is evaluated in good condition when it is meets the following criteria:

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

FAIR CONDITION: An element, feature, or space is evaluated in fair condition when one or more the following are evident:

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

POOR CONDITION: An element, feature, or space is evaluated in poor condition when the following is evident:

1. It is no longer performing its intended purpose.
2. It is missing.
3. It shows signs of imminent failure or breakdown.
4. Deterioration/damage affects more than 25% of the feature/element and cannot be adjusted or repaired.
5. It requires major repair or replacement.

Condition Assessment Applying History Colorado Historic Structure Assessment Criteria

Site 1, Granary/Barn

This structure appears to be in **"Good Condition"** and well maintained for a typically weathered historic wood (unpainted) farm building. There are indications that repairs (replacement in kind) have been made when required. The Granary/Barn has a contemporary foundation as it was moved to this site from another location. The corrugated metal roof appears to be in excellent condition.

Site 2, Blacksmith Shop

The Blacksmith Shop appears to be in **"Poor Condition"** and near imminent collapse. The entire perimeter of the structure is overgrown by vegetation and layers of past seasonal detritus. The entire building is threatened by potential falling limbs from a nearby tree of considerable size. Access is adversely affected by an adjacent road with considerable fast moving traffic. There appears to be no contemporary foundation. Due to dense vegetation, much of the structure is inaccessible. The walls and roof undulate (indicating possible structural inadequacy or failure) and there appears to be considerable roof leakage (warped, severely deteriorated and warped corrugated panels). There are little to no visible maintenance efforts.

Site 3, The Mill

Similar to the Blacksmith Shop, the Mill appears to be in **"Poor Condition"** but at a higher degree of degradation as portions have already collapsed. The entire perimeter of the structure is also overgrown by vegetation and layers of past seasonal detritus. Due to dense vegetation, most of the structure is inaccessible and vegetation is visible growing inside the building. Since complete portions of the Mill have already collapsed, the exposure to weather is further compromising structural elements and accelerating deterioration and collapse. Most of the interior (historic mill features/artifacts exposed) is open to the weather. Access is adversely affected by an adjacent road with considerable fast moving traffic. There are little to no visible maintenance efforts.

Site 4, Chicken Coop

The Chicken Coop is in similar condition to the Granary. Overall it appears to be between **"Fair and Poor Condition."** Large portions of the corrugated metal roof are missing, warped, bent, deteriorated and there is likely abundant roof leakage, but again, the walls and roof remain relatively plumb (as previously stated: a testament to first-growth lumber that weathers exceptionally well). Similar to others, the entire perimeter of the structure has limited access due to overgrown scrub vegetation, trees, and layers of past seasonal detritus. Walls of this structure appear to have been treated with linseed oil that can blacken the wood and accelerate the growth

of mildew. Access is adversely affected by an adjacent road with considerable fast moving traffic. There are little to no visible recent maintenance efforts.

Site 5, The Granary
The Granary is a very weathered board and batten wood shed that appears to still retain its original wood shingle roof (though some portions of the roof are missing). Overall the structure appears to be between **"Fair and Poor Condition."** There are likely extensive roof leaks, but the walls and roof remain relatively plumb (a testament to first-growth lumber that weathers exceptionally well). Similar to others, the entire perimeter of the structure has limited access and is overgrown by scrub vegetation, trees, and layers of past seasonal detritus. Walls of this structure appear to have been treated with linseed oil that can blacken the wood and accelerate the growth of mildew. Access is adversely affected by an adjacent road with considerable fast moving traffic. There are little to no visible recent maintenance efforts.

Site 6, The Farm House
This structure is well maintained and appears to be in **"Good Condition."** It has been moved from its original site, restored and set on a contemporary foundation.

Recommendations

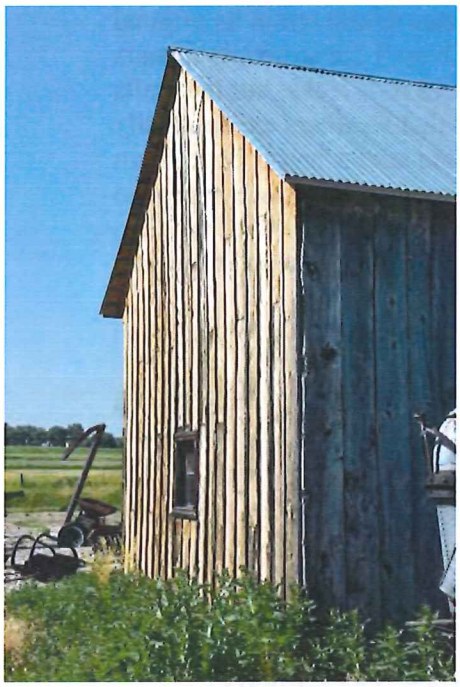
Site 1, Granary/Barn; Site 6, The Farm House
Continue current maintenance efforts.

Site 2, Blacksmith Shop; Site 3 The Mill, Site 4, Chicken Coop; Site 5, The Granary
Emergency Stabilization and Mothballing is highly recommended:

1. Removal or trimming of all threatening vegetation for at least six to eight feet from the base of all exterior walls.
2. Remove vegetative detritus from the base of the walls and insure the site drains away from the building.
3. After removal of vegetation, further assess the condition of the structure.
4. Document historic materials and dimensions so that no historic details get lost during emergency stabilization efforts.
5. Structurally assess (structural engineer) and stabilize (with temporary supports) the building making sure it's safe to work on and that no historic details will get lost during further stabilization efforts.
6. Mothball the structure ASAP by creating a dry and ventilated interior.
    a. Create a ventilated weather-tight envelope by repairing roofs and walls (replacement in kind for roof and walls and install weatherproof window vents).
7. Develop and initiate a plan for future maintenance and preservation.

Reference Preservation Brief #31
https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm

Photographic Documentation



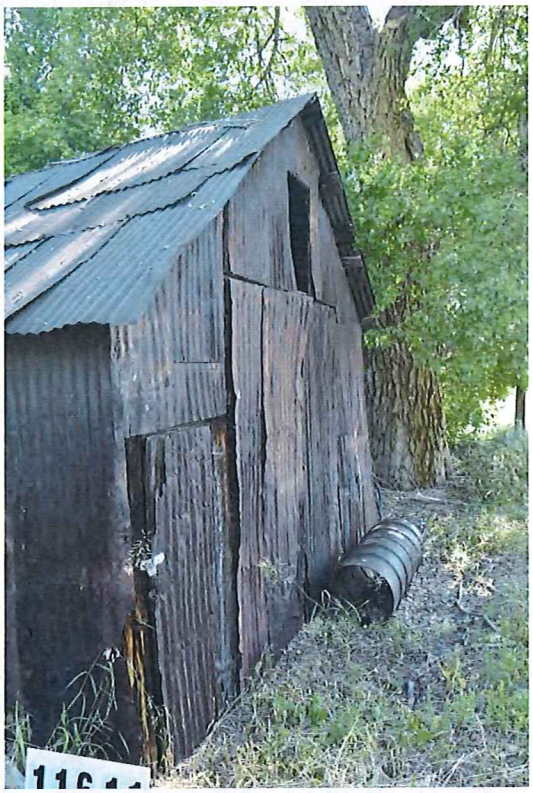
Site 1: Granary/Barn Northeast Corner

Site 2: Granary/Barn West Elevation

Site 4: Granary/Barn East Window Detail

Site 3: Granary/Barn West Door Detail

Site 2: Blacksmith Shop: Southwest corner



Site 2: Blacksmith Shop: Southwest Corner

Site 2: Blacksmith Shop: East Wall

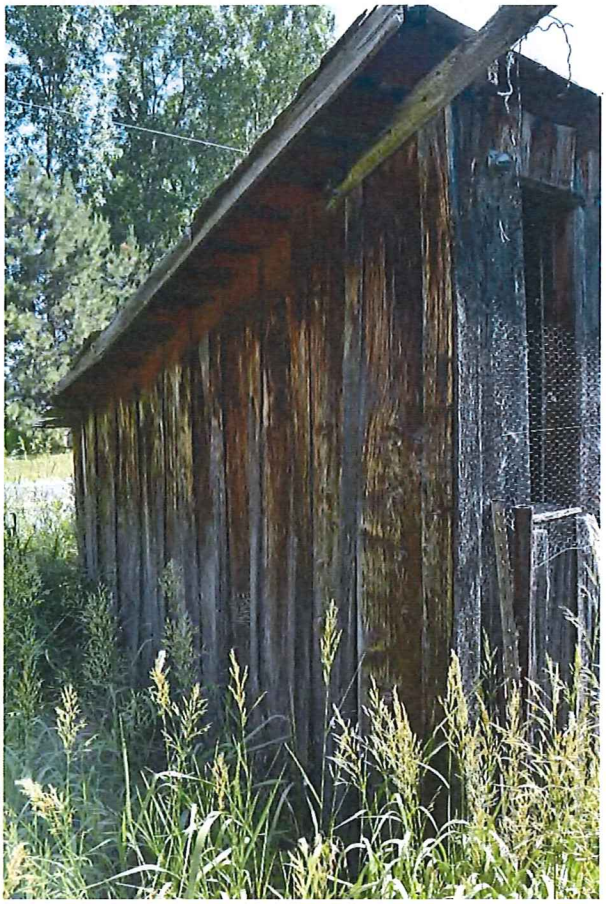
Site 3: Mill: Wall Detail

Site 3: Mill: West Wall

Site 3: Mill: Collapsed Wall

Site 3: Mill: Interior

Site 4: Chicken Coop: Looking East



Site 4: Chicken Coop: Southwest Corner

Site 4: Chicken Coop: South Wall

Site 5: Granary: Roof Detail

Site 5: Granary: North Wall Detail

Site 5: Granary: Southeast Corner

Site 5: Granary: Northeast Corner

Site 6: Farm House: East Elevation

Site 6: Farm House: Porch Bracket Detail

Site 6: Farm House: Roof Detail