



AIA COLORADO  
AIA COLORADO NORTH  
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AIA DENVER

MARCH 1999

## GREETINGS FROM THE STATE CAPITOL

—The Honorable Russell George

### [ contents ]

Lines & Columns PAGE 5

Denver Apogee PAGE 7

North Chapter PAGE 11

109th Meridian PAGE 13

President's Message PAGE 2

Continuing Education PAGE 4

AIA Colorado South  
Co-sponsors PCD  
Banquet PAGE 5

Preservation in Denver PAGE 9

Members in the News PAGE 9

On the Boards PAGE 10

Old Town Historic  
Fort Collins District PAGE 12

Montrose Public Library PAGE 14

Thanks 1998 Sponsors PAGE 15

New CE Requirements  
in Three States PAGE 15

I was pleased to be asked to write this guest column for the *Colorado Architect*. During my service as a member of the Colorado House, I have maintained close contact with architects and your profession, especially those architects I count among my friends on the Western Slope. I value the important role that architects play as the "team leader" in our design and construction professions.

Twice I participated in your Mini-Grassroots event at the State Capitol. You have done a good job of keeping me apprised of your issues and I was honored to be named your 1998 Legislator of the Year.

We have a lot in common. The link between our two professions—architecture and public policy—is problem solving. Each problem facing Colorado and each piece of legislation—like each design challenge—is unique.

As you read this report on the opening of the 1999 Session of the Colorado General Assembly, your Senators and Representatives will have finished more than one-quarter of our 120-day session. We will consider over 600 Bills introduced by the 100 members of the General Assembly. Incidentally, approximately one-third of our Legislators are freshmen this year, a phenomenon that will become commonplace with the advent of term limits. Because of the acceleration in the rate of lawmaker turnover, it is even more important that you build relationships with your elected officials and maintain contact on issues that affect your profession.

Some of the major issues you can expect to see develop during this session include the following:

#### 1 Management of the State's revenues.

We face an irony: we have more money coming into the State treasury than ever before in history, yet we are virtually muscle-bound by a convergence of constitutional, statutory, and accounting restrictions and limits. Despite the huge surpluses, it will be a challenge to satisfy taxpayers' demand for refunds and tax cuts, while meeting the demands of this same public for increased infrastructure capital construction. We will meet this challenge.

#### 2 Strengthening of public education.

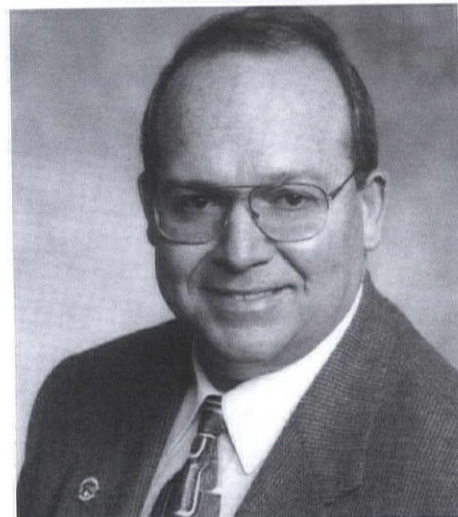
We will reinforce the proposition that a good public education for every child in Colorado is the essential hallmark of a successful, self-governing, self-perpetuating free society. We will renew our efforts to reduce the education red tape and help teachers succeed in the classroom so our students are taught at the highest level we can provide as we enter the new technological millennium.

#### 3 Campaign finance reform.

The existing statutory structure created by Amendment 15 as passed by the voters in 1996 is fatally flawed. The best campaign finance law is one that allows freedom to the candidates to run their campaign. This should be done while providing full disclosure of the money flow to allow voters to make value judgments about the sources and uses of the money.

#### 4 Drug use and abuse.

Illegal drug use and abuse continue to be a



The Honorable Russell George,  
Speaker of the Colorado House of  
Representatives and 1998 AIA  
Colorado Legislator of the Year.

scourge. This legislature must explore in earnest to what extent drug use and addiction should receive a medical response rather than a criminal justice response.

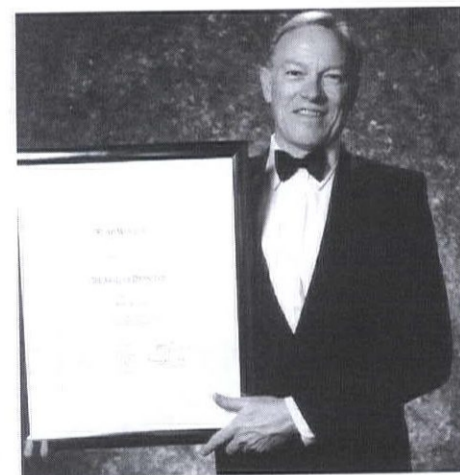
[ See STATE CAPITOL on page 4 ]

### AIA COLORADO ANNOUNCES CONTRIBUTION TO THE BUILT ENVIRONMENT AWARD

The AIA Colorado Board of Directors is pleased to announce Noré V. Winter as the winner of the 1998 Contribution to the Built Environment Award. This award recognizes "outstanding accomplishments by a non-architect in Colorado for demonstrating exemplary achievements in contributing to the quality of the built environment." It was given to Mr. Winter at the 1998 AIA Colorado Design Conference in Estes Park.

The purpose of the award is to bring recognition to individuals from diverse backgrounds for their professional contributions to maintaining, preserving, developing, or promoting Colorado's built environment.

Mr. Winter, the principal and owner of Winter & Company of Boulder, is an urban design and preservation consultant with more than 20 years' experience nationwide. He specializes in developing design guidelines for historic districts and in training local preservation commissions in design review procedures.



Noré V. Winter also received the  
Western Mountain Region AIA  
Award of Distinction at the 1998  
Convention in Las Vegas

He has provided Preservation Design Review Training for a wide range of locations, including the cities of Boston, Denver, Indianapolis, and New York. Other training venues include Aspen and Telluride, Charleston, South Carolina; Montpelier, Vermont; and Oysterville, Washington. He has conducted statewide and regional training workshops in preservation design

[ See CONTRIBUTION on page 4 ]

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Colorado Architect is the monthly publication of AIA Colorado, AIA Colorado South, AIA Denver, AIA Colorado North and AIA Colorado West, and is provided as a benefit to members. Submit your article by mail, fax or e-mail (aiadenco@aol.com). Deadline for all newsletter material is the 1st day of each month previous to publication. Submissions are edited and published as space allows. Letters to the editor, suggestions, comments and encouragement are welcomed. Expressed opinions and statements in this newsletter do not necessarily represent the opinions of the AIA Colorado Board of Directors or its membership.

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# 1999 CHAMPIONS' INITIATIVES SET

**A**IA Colorado was fortunate to have a National AIA Component Assistance Team (C.A.T.) visit us last July. We've received the final report and the 1999 Board held a workshop in January, facilitated by Sandy Blaha of Blaha Associates, to determine which of the recommendations should be focused on during 1999.

Sandy did a great job organizing and facilitating the event. We began with 56 different recommendations and then prioritized those by importance. The 18 most important ones were identified; board members then picked those they would champion during the year.

Following are the champions' initiatives. They're not in a particular order; but rather how they were selected.

- ▲ Restructure fundraising and sponsorship to be centralized through AIA Colorado and work to establish a one or two month budget reserve. **Champions: Saundra Spaeh, Ned White** and a task force with representation from each chapter
- ▲ Recruit new members for our highly successful Government Affairs Committee. **Champion: Jim Cox**
- ▲ Coordinate goals with 2001 Convention Committee. **Champion: Jim Paull**
- ▲ Consider 'Legacy Project' theme for 2001 Convention. **Champion: Jim Paull**
- ▲ Make annual Design Conference the one 'must attend' event and increase opportunities to network and socialize at events. **Champion: Jim Paull**
- ▲ Evaluate office space costs and options. **Champion: Joe Jackson**
- ▲ Work on membership recruitment and retention. **Champion: Ron Abo**

▲ Network with other components around the county on fundraising opportunities and non-dues revenue sources. **Champions: Ned White, Saundra Spaeh**

▲ Evaluate opportunities for increasing exhibitor revenue. **Champion: Joe Jackson**

▲ Review current outsourcing of AIA financial administration. **Champion: Joe Jackson**

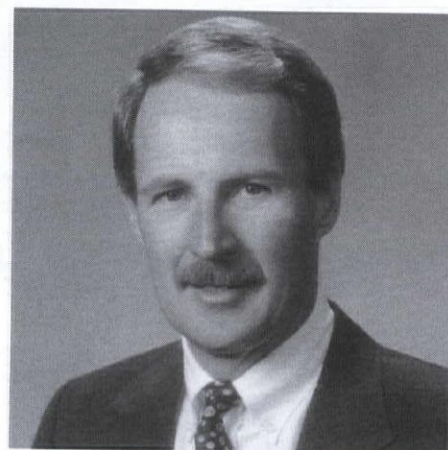
▲ Make special efforts to reach out and involve newly licensed architects, younger architects and Associate Members. **Champion: Andrea Nicholl**

▲ Publicize Government Affairs Committee, hold meetings with firms, start Minuteman program. **Champion: Marvin Maples**

▲ Revise program pricing between members and non-members. **Champion: Susan Buchanan**

▲ Publicize members' achievements in newsletters and at chapter meetings. **Champion: Rebecca Spears**

▲ Take the governor (or mayor) to lunch. **Champion: Chapter Presidents**



—Ned White, AIA

▲ Increase continuing education opportunities and make them readily available to all members throughout the state. **Champion: Skip Doty**

▲ Publicize programming and encourage involvement by members of all chapters. **Champion: Randy Giseburt**

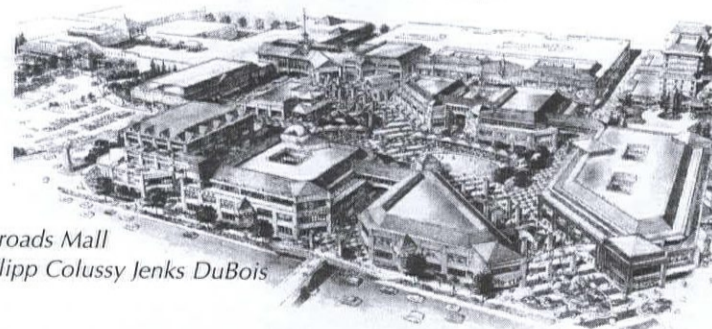
▲ AIA Colorado should provide oversight of both intern development and mentorship programs. **Champion: Andrea Nicholl**

As you can see, this is a very aggressive program for 1999 and all support is welcomed. If you're interested in any of these activities, please call the champion or me to discuss it. With your support we'll work to make 1999 a great year for AIA Colorado.



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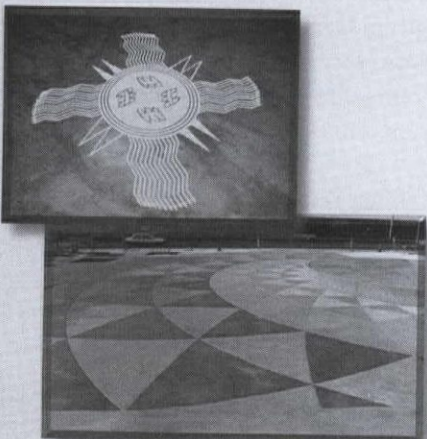
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## GOVERNMENT AFFAIRS BRIEF



### ACCESS TO NEW CONSTRUCTION TECHNOLOGIES NEEDED

—State Representative Jack Taylor

I am pleased to sponsor HB 99-1145 in this legislative session that will be of particular interest to Colorado architects. My primary goal is to provide Colorado communities with the authority necessary to allow the citizens of this state to take advantage of the cost savings and environmental advantages that will come from access to new and innovative plumbing products, methods, materials and technologies. These products and materials are generically referred to as "alternate materials."

While conventional plumbing systems and conservative regulatory approaches have served us well in the past, I believe that regulatory flexibility is required to take advantage of these new technologies.

By way of background, under the traditional Uniform Plumbing Code as administered by the Colorado Examining Board of Plumbers (State Board), alternate materials must be approved by the State Board on a case-by-case basis. In contrast, under the more recently developed International Plumbing Code, developed jointly by the International Conference of Building Officials, Building Officials

and Code Administrators International, Inc., and Southern Building Code Congress International, Inc., most alternate materials have already been tested and are listed as approved without further administrative hurdles to jump through.

Over the past several years, I have become increasingly concerned about the reluctance of the State Board to approve innovative alternate materials. This regulatory conservatism also ties the hands of local jurisdictions seeking to allow access to proven new technologies, including a jurisdiction in my House District, Eagle County, and its fight to include the cost-effective Studor vents in affordable housing.

Working with a coalition that includes the International Conference of Building Officials-Colorado Chapter, along with various individual cities and counties, the Colorado Municipal League, Colorado Association of Commerce and Industry, Colorado Counties, Inc., Colorado Association of Home Builders, the Plastic Pipe and Fittings Association, the Corrugated Stainless Steel Tubing Association, and the Society of the Plastics Industry/American Plastics Council, we have developed the proposed legislation to authorize local governments not only to adopt a plumbing code for their jurisdiction, but also to approve alternative materials. Passage of this Bill will allow local jurisdictions to regulate plumbing at the local level in the same way they currently operate with respect to building, mechanical and fire codes.

AIA members may be familiar with the ongoing debate as to whether the State Board should adopt the IPC or stay with the UPC. While the State Board has refused to change from the UPC to date, local jurisdictions, such as Boulder, Central City, Glenwood

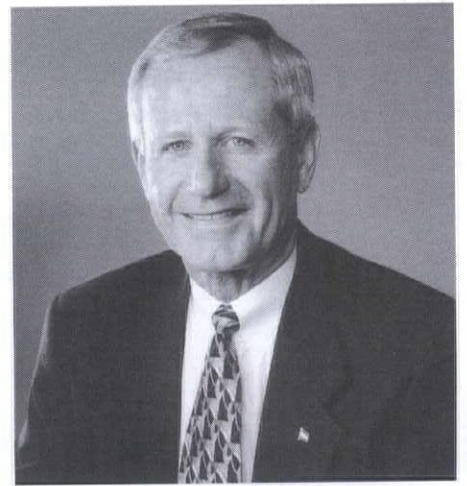
Springs, Northglenn, to name just a few, have increasingly ignored the State Board and adopted the IPC for their jurisdictions.

Local jurisdictions have also approved many alternate materials that the State Board has rejected such as corrugated stainless steel tubing (CSST), plastic pipe and fittings, and the Studor vents.

Because of the consistent position of the State Board that local governments have no authority to adopt the IPC or approve products and materials not approved by the State Board, litigation has been threatened against those jurisdictions that do not capitulate. I believe the Legislature must step in now to resolve a serious public policy question that not only involves technical plumbing issues, but the scope of authority of local governments to regulate in this area. Passage of this Bill could clearly authorize jurisdictions to decide for themselves what, if any, new technologies they want to approve as alternate materials and remove this cloud of litigation.

Alternate materials, such as plastic pipe and fittings, offer excellent performance, low initial cost, easy installation and maintenance, corrosion resistance, long life and the significant energy savings in manufacture and use. Whether it is a vent piping in a commercial building, sewer piping in a school, hot and cold water distribution piping in a home, or fire-sprinkler piping in a high rise apartment, plastic piping can be used in dozens of ways in all types of construction.

Plastic piping products meet or exceed all applicable building code requirements and fire ratings when installed properly. They are currently in use in 26 states, including Alaska and Montana. Colorado needs access to this technology and I believe HB 99-1145 provides that.



Rep. Jack Taylor

As you may also know, the use of CSST has several installation advantages over rigid steel pipe because it can be installed in one continuous run. This significantly reduces the number of joints and minimizes the number of potential leak sites. The use of special termination outlets entirely eliminates concealed joints. The flexibility of CSST permits it to bend but not break with any building settlement or movement due to wind or earthquake.

I look forward to working with AIA Colorado, its members and committees, as well as its lobbyist, Jerry Johnson, Hon. AIA/C.

Representative Taylor's District 56 includes Routt, Eagle, Garfield, Grand, and Jackson Counties.

### LETTERS POLICY

The Colorado Architect welcomes all letters. Letters must be signed with name, street address and daytime phone number. The opinions expressed do not necessarily represent the opinions of the AIA Colorado Board of Directors or its membership.

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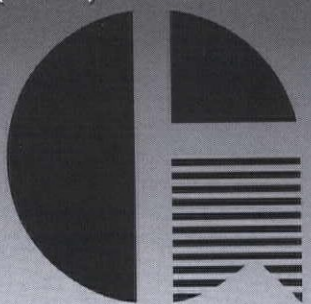
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## CONTINUING EDUCATION OPPORTUNITIES



### Construction Specification Institute Professional Certifications, Various March Dates

Enhance your career by participating in these certifications in the construction industry, offered through CSI: Construction Document Technologist (CDT); Certified Construction Specifier (CCS); Certified Construction Contract Administrator (CCCA); and Certified Construction Product Representative (CCPR). For more information contact CSI at 303.940.9007 or email csidener@aol.com.

### What are LUs and How To Attain Them, March 18

Join this open house and seminar on AIA/CES Learning Units on March 18 at Nakai and Associates, 418 S. Weber, Colorado Springs. The open house will

take place from 5:30 to 6:00 pm, and the seminar will be 6:00 to 6:30 pm. Call AIA Colorado to RSVP, 800.628.5598.

### Blue Maxx Wallsystems ICF Certification Courses, Various March/April Dates

The following dates have been set for these AIA CEU-accredited Blue Maxx Wallsystems Certification Courses: March 11-12, Colorado Springs; March 18-19, Granby; March 25-26, Denver; April 8-9, Fort Collins. The cost of \$150 includes materials, lunches and breaks. The course qualifies for 48 CEU and 16 hours health, safety, and welfare. Call 888.478.4608 to register.

### Log Building Conference, April 9-11

The American Log Builders Association holds its annual conference at the Hotel Colorado in Glenwood Springs April 9-11. Builders, architects, designers, engineers and affiliated industry representatives will focus on engineering issues for log buildings. Participants from North America, Asia, Australia and Europe are expected. Deadline to register is March 31. For further information, contact the Log Builders' Association, 800.532.2900 or email logbldassn@aol.com.

### Autodesk Training Aboard Alaska Cruise, May 22-29

Westark College/Autodesk Training Center presents special training aboard a 7-night Alaska Cruise on the MS Westerdam, May 22-29. AutoCAD Architectural Desktop, AutoCAD LT 98, and 3D VIZ R2 will be presented in this "earn while you learn" program, which qualifies for up to 24 AIA/CES Learning Units. For more information, contact Continuing Education, Inc., University at Sea, 800.926.3775 or contactus@continuingeducation.net.

### May Update Symposium, May 6 Fall Forecast, October 21

Plan now to participate in two major events being planned by the University of Denver, (one in conjunction with the Rocky Mountain Commercial Real Estate Expo). For further information, contact the University at 303.871.3432 or visit [www.dcb.du.edu/burns](http://www.dcb.du.edu/burns).

### Environmental Thinking, Spring 1999

This lecture, entitled Environmental Thinking, The Art of Architecture in the Age of Ecology, presented by James Wines, is based on the premise that architecture is at the threshold of revolutionary changes in response to a new Age of Information and Ecology. For lecture registration information, call 212.285.0120 or e-mail [sitejw@interport.net](mailto:sitejw@interport.net).

### [STATE CAPITOL, from page 1]

There are many more issues that will receive our attention, or course. Telecommunications, utility deregulation and the capital construction of highways and mass transit are among them. And we will focus on the environmental protection of clean air and clear water, the reduction of regulatory intrusion in our lives and businesses and on our continuing search for and correction of obsolescence in our state government.

The list is too long to discuss each major example of prospective legislation here. But let me close with an issue important to many in your profession. The renovation of the State Capitol must be undertaken in order to preserve a stunning piece of our Colorado heritage. Fire and code problems abound.

During my tenure as chair of the Capitol Development committee we put in place a series of moves that will lead to that renovation. It will require that the Governor, the Legislature and the Treasurer vacate the building for a significant portion of time, but this is something we should do, and when we do it, do it right!

### [CONTRIBUTION, from page 1]

review for local preservation commissions in the states of Arizona, California, Georgia, Iowa, Kentucky, Missouri, New Hampshire, New Jersey, Vermont, and Washington. He also has produced preservation design guidelines for more than 20 communities, including the cities of Austin, Atlanta, Denver and Salt Lake City.

Mr. Winter is a frequently featured speaker at conferences and conventions, has served as the chair of the National Alliance of Preservation Commissions, and has authored numerous publications, including Good Neighbors, Building Next to History, Facade Stories: Changing Faces of Main Street, Innovate - Don't Imitate, and Viewpoint: Urban Growth.

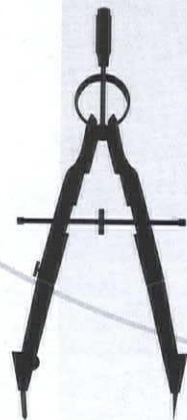
Previous winners of the AIA Colorado Contribution to the Built Environment Award include:

- 1991 University of Colorado at Boulder
- 1992 Town of Limon
- 1993 Aspen Community Plan
- 1994 Don Logan of Stresscon Corporation and Paul Foster of Paul J. Foster Associates
- 1995 Lou Wynne of Colorado Springs
- 1996 Federico Peña
- 1997 The Aspen Institute/The Music Association of Aspen/The Aspen Center for Physics/The International Design Conference at Aspen

AIA Colorado congratulates Noré V. Winter for his outstanding contributions!

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South Chapter

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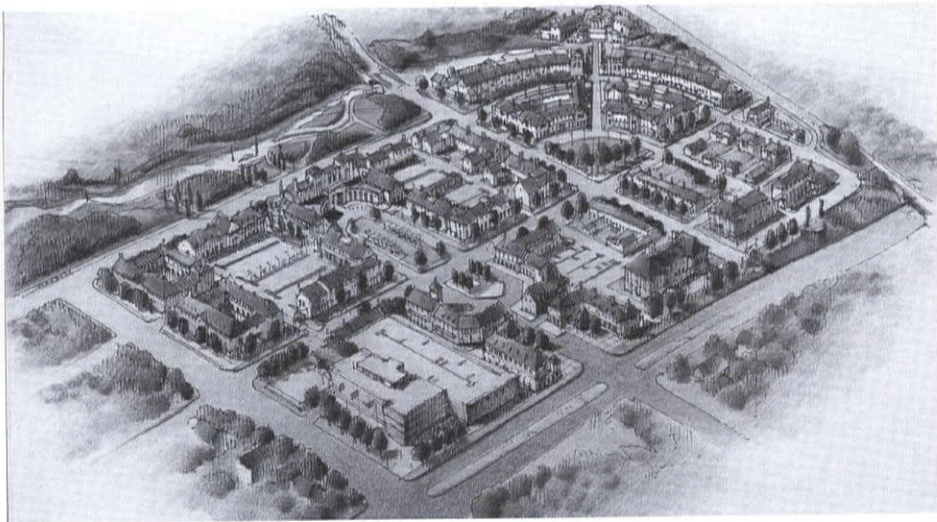
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## AIA COLORADO SOUTH CO-SPON- SORS PCD BANQUET

—Duane Boyle, AIA

**O**n January 27, the Partnership for Community Design (PCD) held its 11th Annual Awards Banquet at the Cheyenne Mountain Conference Center. PCD is a group comprised of individuals from the public and private sectors who work diligently toward better planning and design in the Pikes Peak region. Each year they host the awards banquet to not only recognize projects but to also recognize partnerships that have made significant contributions to the physical environment. For the second year, AIA Colorado South has co-sponsored the event and has given its own award, the "Professional Practitioner's Award for Environmental Design Excellence." This award is the result of a partnership between AIA, APA, and ASLA.

The awards this year were given to the following partnerships:



**THE LOWELL NEIGHBORHOOD REDEVELOPMENT PLAN:** This is a mixed use complex near popular downtown Colorado Springs. The project renovates an existing, abandoned school noted for its prominent location and architectural style. In addition, 58 acres of residential/retail/office/hotel/corporate office is planned. The partnership is Lowell Development Partners LLC (Colorado Architecture Partnership and Duany, Plater-Zyberk in planning roles) and the Colorado Springs Urban Renewal Board.

**THE MONUMENT CREEK BRIDGE REPLACEMENT:** This project replaces a worn bridge and adds capacity for future growth. One interesting aspect

[ See PCD BANQUET on page 6 ]

## PAPERLESS GREEN SPECS HERE WE COME

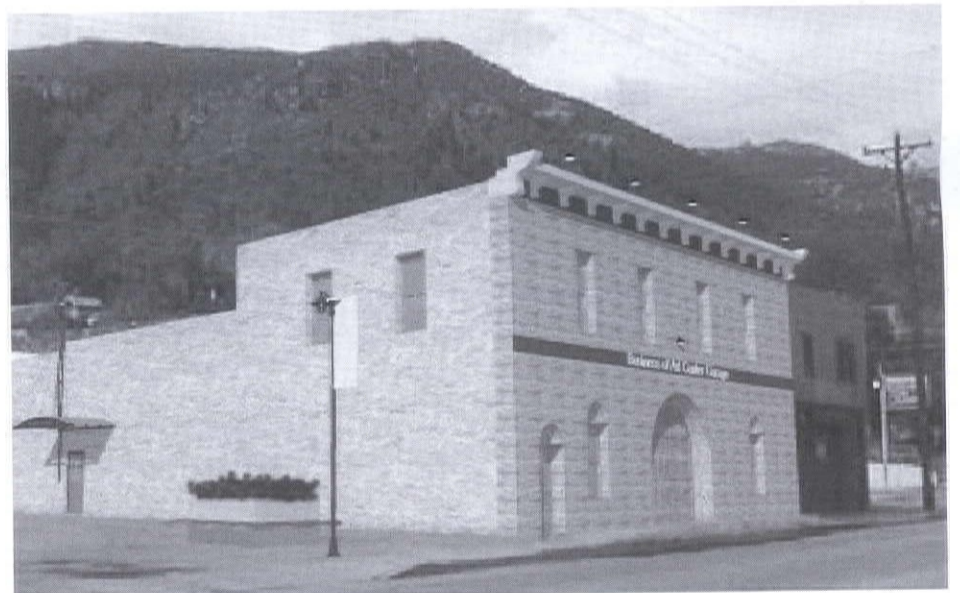
—Morey Bean, AIA

**T**he Internet is truly an amazing thing. My fascination continues as I learn how it helps people in amazing ways. Even after the thrill of mere browsing has worn off, it has been fun bringing the amazement into our office. The result is now a feature of the Colorado Preservation Information Network's (CoPIN) Preservation Week 1999 Web Site, (<http://www.aclin.org/other/historic/chs/whats.htm>), where the Pikes Peak Garage has already found a cyber-rebirth.

Although one would think that "recycling" an historic structure would be green enough, it is still important in the design and construction industry to be environmentally responsible with the materials and methods involved in historic preservation projects.

As stated on the site, the objectives are as follows:

- ◆ Gather material produced to date by other agencies and professional organizations
- ◆ Develop a communications web among construction, specifications and historic preservation professionals
- ◆ Develop a web site that links the various green building sites that are pertinent to historic preservation and highlights this effort
- ◆ Publish and refine the construction specification for the building as construction documents for its restoration are developed
- ◆ Encourage the inclusion of sustainable specifications in other architectural and other construction professionals project manuals



This is a Colorado Architecture Partnership ArchiCAD rendering of the BAC Garage, whose second floor was torn off in a freak 1985 tornado that blew through Manitou Springs.

As architect for the Manitou Springs based Business of Art Center (BAC), our firm, the Colorado Architecture Partnership ([www.cyberarchitects.com](http://www.cyberarchitects.com)) has recently completed a pilot program aimed at bringing historic preservation and sustainable design into the 21st Century with a \$10,000 grant from the Colorado Historical Society.

It has been fun reviving the old Pikes Peak Garage that used to house touring cars used to take brave souls up Pikes Peak. If fund raising keeps its current pace, the building will become a state-of-the-art, community arts facility within the year. To help Murphy Constructors and especially his subcontractors deal with how to incorporate "green" products into the adaptive reuse of the garage, we developed a hyper-linked, on-line specification that outlines several aspects of providing an environmentally sustainable project.

Some notable sites are included that also bear mentioning. The HOK Sustainable Building Guidelines (<http://www.hok.com/sustainabledesign>) are very enlightening. We included them in various general heading areas in the spec to help everyone involved get a better perspective on the value of using environmentally responsible materials and methods. The Colorado-based Sustainable Design Resource Guide is also mentioned (<http://www.aicolorado.org/sdrg/index.html>).

I look forward to the day when we can selectively purchase, for say a buck or two, specific sections to include in the spec. For example, if the Resource Guide has some dynamite Web-based information on construction waste recycling service sources that I can paste into the specifications, I would

[ See GREEN SPECS on page 6 ]

### NEW MEMBER

Thomas Radi, Assoc. AIA

**[PCD BANQUET, from page 5]**

of the design is a provision for future light rail connections between downtown Colorado Springs and Old Colorado City. The bridge's design involved a significant concern for the right aesthetic and resulted in detailing similar to other Art Deco bridges in the city.



The Colorado West Motel provides housing and creates a sense of home for people who make less than 50 percent of the area median income.

**THE COLORADO WEST:** The Colorado West Motel was purchased in 1997 to provide housing for people making less than 50 percent of the area median income. The blighted property was totally renovated into ten efficiency units, five one-bedroom units, two two-bedroom units, and one three-bedroom unit. Specific concern was to create a sense of "home" for residents and to integrate new exterior finishes and landscaping to instill a positive sense of place in the residents. The partnership included Greccio Housing Unlimited, Inc., the City of Colorado Springs, El Paso County Housing Authority, and Colorado State Division of Housing as well as other who had significant input.

**PAT BOWLEN/PHIL LONG COMMUNITY PLAYGROUND:** This partnership is with the Denver Broncos, Phil Long Dealerships, the Colorado Springs Parks and Recreation Department, and School District 11. One hundred twenty students contributed ideas and 450 volunteers gathered to help with construction. The result is the largest playground in Colorado Springs, attracting more than 500 children (and adults!) every day.


**UNIVERSITY PARK ENTRY:** This extensive entry to a new housing area provides a unifying element as well as a visual oasis along Academy Blvd., one of Colorado Spring's most traveled streets. A series of stone walls parallel Academy Blvd. and then extend far into the development, disappearing and reappearing at key points. The undulating wall provides a visual axis to the interior of the site and occasionally an entry gate via stone arches. Designed by NES Inc. and developed by Classic Communities the project sets a precedent for future quality community amenities.

**COLORADO SPRINGS OPEN SPACE PLAN:** This plan is an approved city-wide master plan for the conservation

of open space. The hub of the effort was a 16-member citizens' review committee that ensured all interests from the home builders to the Sierra Club were included. Wider citizen feedback was provided through a variety of techniques, including a brochure, questionnaire, distribution of draft plans, and numerous large and small community

meetings. Of 11 specific recommendations, six have been formally adopted. Among the plan initiatives is the extensive use of GIS as an analytical tool. The partners were the Citizen's Review Committee, Planning Commission, Parks and Recreation Advisory Board, and the City of Colorado Springs.

**AND FINALLY—**The AIA awarded its **PROFESSIONAL PRACTITIONER'S AWARD** to Les Gruen, Vice President of Planning and Development for Griffis/Blessing. Les has been a significant contributor to the quality development of Colorado Springs through his involvement with the Urban Renewal Board, City Planning Commission, and many other civic groups. The award came as a surprise to Les, since we did not let him know about it ahead of time. The involvement of people like Les in the planning and development of our community is essential in providing the leadership architects and planners alike agree must be in place



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**[GREEN SPECS, from page 5]**

gladly shell a buck out of my electronic wallet with its encrypted credit card number to the Guide authors to save me time and to support what they are doing. The same goes with updated sections of the Life Safety Code or other constantly changing regulatory agency information.

At this point, we end up trucking down to our building department to borrow the Fire Prevention office's copy of this section or that, only to pay a buck a copy for a section that the subcontractor also has no easy access to. How many of us specifier wannabe's will admit to sifting chapter and verse from an ASTM Section that we have never seen and hope that the wonderful folks at Masterspec™ know what they are talking about? Not me of course...

The specifications can be found at [www.cyberarchitects.com/bac/green-spec](http://www.cyberarchitects.com/bac/green-spec). It is definitely a work in progress. Any comments would be helpful. It still remains to be seen if subcontractors will find the site helpful, or if manufacturers and suppliers can respond in a timely, helpful way.

As quickly as Internet technology is taking the world, though, I have no worry that if these green specs aren't way ahead of their time that some iteration of them will certainly make our

jobs as architects and specifiers more complete, meaningful, targeted, professional, and certainly more timely at some point in the near future.

It has also provided the opportunity to be more performance oriented, as the process is hopefully simplified for a sub-contractor and us as architects to be more responsive with suggestions for materials that accomplish the objectives that we are trying to meet.

Even the process of writing this article is simplified by having the Web running in the background to help me cut and paste links. Susan Buchanan at the AIA Colorado office will take the e-mailed text of the article after Publicity Committee chair Duane Boyle reviews his e-mailed copy. I'm sure Susan will e-mail it to the publisher, who will magically send these 1s and 0s to the printing machines that made what you are reading now... even the graphics for the Garage have been delivered no fuss, no muss...

Thanks from me to Carolyn Fox in our office who was the lucky one to learn how to have the .html version of the spec's in Netscape Composer on half of her screen and her Netscape browser open on the other half hyperlinking away. I'm anxious to see if this grand experiment works.

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## BUERGER BROTHERS AND FIRE CLAY BUILDING INDUSTRIAL LOFTS

—Kimble Hobbs

**T**hese two fine examples of art deco architecture are located in downtown Denver. Our task was to convert the buildings to rental apartments for the recent Downtown Denver housing market. Most of the loft conversions have been for the buyer market and whatever the reason for this major change in downtown's desire for housing, we were challenged by the rental nature of the project.



Exterior view of lofts. Architect: OZ Architecture, Hobbs Design Firm.

### History

The Buerger Building was constructed in 1929 by the Buerger Brothers Company and designed by architect Montana Fallis (better known for his work on the Mayan Theater, another art deco masterpiece). The architectural terra cotta is a particularly fine example of art deco design. Buerger Brothers commissioned the building for their growing business, which manufactured

and sold bath and beauty supplies. The business relocated from Larimer Street where the brothers had started their business at the dawn of Denver's birth.

They manufactured their products on the top floor of the 1929 building, sold to and educated the "beauty" trade on the third level, warehoused product on the second level, and sold to the trade on the double height first floor with its

masonry exterior walls may have been designed by Fallis, son and the records are unclear.

### Wood vs. Concrete

These buildings serve as a case study in concrete frame versus timber frame. At every turn the structural frame of concrete manipulated the architectural treatment.

One of the great challenges of the project was the lack of flexibility of the Buerger Building. It is constructed of cast-in-place concrete frame that proved to be difficult and costly to modify at even the smallest change. While proving difficult, it also created individuality for every unit. As one of the construction supervisors quipped, "We've got 31 renovations going."

By contrast, the Fire Clay Building initially looked to be in the worst shape and indeed we had to x-brace the front and back of the building and cast concrete toppings at each level to gain lateral structural strength. A previous fire in the building necessitated the replacement or sistering of many of the floor joists. Once this work was accomplished, this building proved to be quite forgiving of the changes made. We were able to run duct and pipe where we needed with a modest degree of cost for structural changes.

### Cost of Shell and Frame

The building team looked at various scenarios for adding square footage to the building at the penthouse. The idea was to create a lightweight frame and shell that could be accommodated by the existing structure. It was interesting to discover that the added cost of the shell and frame made the new square footage unfeasible. The development proforma for rental housing stock could not support the construction of new shell and structure. In the loft sale market, the cost of the new square footage could have been absorbed in escalated sale pricing.

In a rental market the added costs could not be justified. The building could not pay for its mortgage. This should make it clear just how important and cost effective it is to reuse historic buildings and infrastructures regardless of the program. It certainly made our office even more keenly aware of the importance of recycling

## STRUCTURAL ENGINEERING & ARCHITECTURE COMMITTEE OF S.E.A.C.

**T**hank you Mr. Cab Childress from the University of Denver and Mr. Charles Keyes of Martin/Martin Inc. for speaking last month on "The Polarization of Structural Engineering and Architecture." Next month the committee will present:

Structural Art of Colorado  
 Noon to 1:30pm, Friday, April 16, 1999  
 University of Colorado Building  
 1250 14th St., Suite 480; Denver

We welcome ideas about what should be included or excluded as "structural art." For info contact Paul Irwin (303-860-9021 or jrhharris@ix.netcom.com)

## NEW MEMBERS

Ricky Darnell Bulter, Assoc. AIA  
 Fluor Daniel  
 Craig Dunham, AIA  
 Davis Partnership  
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 CCMK Architecture & Planning  
 Catherine Diane Rands, AIA  
 Martin Design

[ See BUERGER LOFTS on page 8 ]

**[BUERGER LOFTS, from page 7]**

older buildings. It makes the best economic sense.

**Design Issues**

The program for the building included 31 loft-like dwelling units of approximately 1,000 square feet each. Configuration was dependent upon the location in the building and the available ceiling height. Many of the units have a tension supported loft of the thinnest possible construction in order to use every available inch of height.

The unit plan was determined by visiting various projects in the Denver downtown market and discussing demographics and use patterns. We felt the rental market would have interest in an open plan design that allowed light as far back in the space as possible. The typical unit locates mechanical, utilities, and bathrooms at the common hall, not unlike a hotel design. The bedrooms use partial height partitions that allow light over the top. Given the type of market and the likelihood that these would be occupied by a single person or a couple, acoustic privacy within the unit was not an issue.

The living, dining, and kitchen all occur within a single space as near the exterior window wall as possible. The galley kitchen separates the living space from the bedrooms with partial height back wall. The island sink was



photo: Thorney Lieberman

Interior view of Buerger Lofts.

decided upon in looking at the lifestyle of those living in the central urban core. These residents are less likely to need display cooking. Instead, they use the island as a place to gather with friends over cocktails.

**Project Financing**

This project used a variety of financing mechanisms. While appearing convoluted at times, it allowed the project to be completed.

The project used Federal Housing Administration funds to allow moderate income families to have the opportunity to lease the units. This requires a minimum 20 percent of the units to be

rent subsidized. It should be noted that while the FHA has their minimum property standards, they have recently restructured their guidelines and now make it a bit easier for non-standard approaches to fit within their programs.

The project utilized City of Denver Bonds for adding housing within the development area. These funds have been made available to select projects within key areas of the City for insuring Denver's housing stock for the rental market.

Additionally, the project relied upon the federal and state historic tax credits available to the development team. While somewhat time consuming to get the project certified with the various agencies, this became a key mechanism to the project successfully moving to completion.

While not contemplated as part of the initial development costs, the project also received a grant from the State

Historical Society to rehabilitate the terra cotta front and window walls. The project received strong support by virtue of the rarity of art deco buildings in the region. Not many examples exist due to the lack of construction during the Great Depression.

**Summary**

It was a privilege to work on a building with this kind of architectural heritage. We are delighted to have had the opportunity to recycle a worthy piece of Denver history.

**Project Team**

- Developer:** Silversmith and Cohen, Denver
- Design Architect:** Hobbs Design Firm, Boulder
- Record Architect:** OZ Architecture, Denver
- General Contractor:** Sprung Construction, Denver

**IN PASSING...**

Denver architect Earl A. Anderson, AIA, died of cancer December 16, 1998 at the age of 74. During his 52-year career, he worked for architects Temple Buell, Roger Musick and William Muchow before starting the architectural firm of Anderson and Looms with former partner Peter Looms, AIA.

Eventually, Anderson opened his own firm, Earl A. Anderson and Associates, where his focus was on residential and custom home design for individual clients and Sanford Homes. He also designed large-scale condominium and apartment projects throughout Colorado, Texas, New Mexico and Arizona.

A 30-year member of the AIA, Anderson's work was featured in *Architectural Digest* and he was the recipient of several design awards.

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# PRESERVATION IN DENVER

—Elizabeth Heckart

As Denver grows, the issue of preserving our past is ever present. Many of our buildings are the physical reminders of our history. The AIA Historic Preservation Committee of the Denver Chapter is currently trying to increase membership as well as collaborate with other preservation groups in order to maintain an active role in the community. We invite all those interested in preservation issues affecting the Denver area to join us.

February, James Stratis, of the Colorado Historical Society, spoke about his travels and studies in Greece and discussed their preservation techniques.

In March, Jim Johnson, of Fentress Bradburn Architects, hosted a tour of the Tricht Building Renovation, located on the 16th Street Mall and home of the Courtyard by Marriott. Jim gave an overview of how the hotel adapted its functional needs to work within an historic building.

In the fall, several members of the Committee collaborated with Colorado Preservation Inc. to develop a list of topics and speakers for the upcoming conference to be held at the Denver Athletic Club February 5-6, 1999. We look forward to working with CPI on future endeavors.

And in December, I gave a presentation on the renovation of the Hazel Gates Woodruff Cottage at CU-Boulder completed by Andrews & Anderson. The cottage was built in the mid 1880s to house women students. It is now the home of the Women's Studies Department for the University.

Upcoming meetings include touring the Byers-Evans Mansion, led by Bill DeMaio of Preservation Partnership, a slide presentation and discussion of works by Thomas Jefferson in Virginia by Gary Petri of Slater-Paull & Associates, and a tour of work completed at the Denver Botanical Gardens House.

We are always looking for new and interested members. The Committee meets at 7:30 a.m. on the fourth Thursday of the month. Please call either Gary Petri at 303.607.0977 or Elizabeth Heckart at 303.278.4378.



Members of the Denver Chapter Historic Preservation Committee recently discussed water intrusion and paint failure issues at the Byers-Evans Mansion. Left to right: Don Lund, Clint Bowman, Bud Barr, Bill DeMaio, Elizabeth Heckart, and Estella Cole.

The Historic Preservation Committee is an interdisciplinary organization dedicated to educating, investigating, recording and supporting historic preservation in the Denver area. The primary focus of the committee is to foster community awareness of the value of preservation and to recognize the contributions of the people involved in the preservation of our built environment.

Over the past year, the committee has been involved with many activities. In

Over the summer, the Committee nominated and researched two buildings for the 25 Year Award given by AIA Denver Chapter. The two were Currigan Exhibition Hall and the Park Central Building. Currigan Hall was eventually given the award by the Colorado Chapter. Park Central was honored by the Denver Chapter.

In August, the Committee was led on a tour of the Hungarian Flour Mill, a new loft project by Urban Neighborhoods.

## MEMBERS IN THE NEWS

**Slater-Paull & Associates**, an architectural firm practicing in the Denver, Atlanta and surrounding areas for the past 26 years, is proud to announce the promotion of three individuals as Associates within the company. Currently, the firm employs a staff of 50, with seven principals and four associates. **William Clifford, AIA**, has been with the firm for more than 10 years, with experience in an array of projects including religious, educational office buildings, telecommunications, banking, and airport projects. **Paul Kastner, AIA**, has been with the firm for nine years and has worked on a variety of renovations, additions, and new building projects in the religious, educational, communication, and public arenas. **Edward Bernard, AIA**, is a past owner of his own firm, and offers expertise in managing project operations and design in the areas of educational, institutional, medical, and commercial facilities.

**Klipp Colussy Jenks DuBois Architects of Denver** named **Laurie Jessen, AIA**, a Senior Associate with the firm. Laurie has been with the firm since 1985 and has 15 years' experience in architecture, most recently serving as project manager on two multimillion-dollar commercial projects: Denver West Village in Lakewood, Colorado and Buenaventura Mall in Ventura, California.

**Boulder Associates** appointed **Brian Olesz, AIA**, as Senior Associate to the firm. Brian has been with the firm for ten years as project architect. The firm also appointed **Kristi Ennis, AIA**, and **Curtis Chong, AIA**, as Associates. Kristi has been a project architect for three years, and Curtis has been a project architect for five years.



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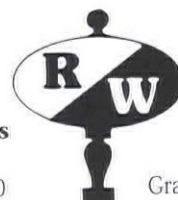
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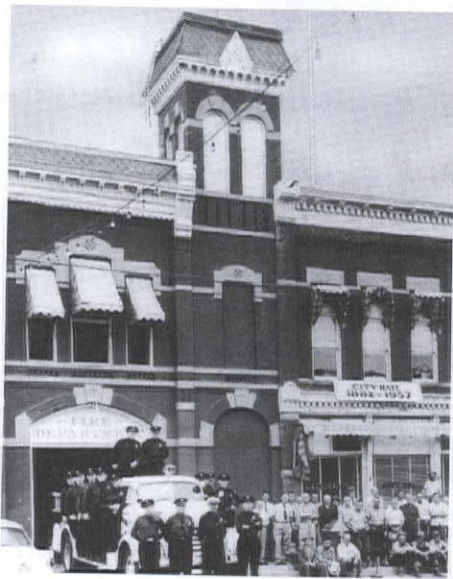
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[OLD TOWN, from page 12]

photo: Winter & Company photo file



During the 1890s, the city of Fort Collins housed its first fire department and administrative offices in this pair of Old Town structures.

photo: Winter & Company



A preservation approach was developed that not only restored the structures to their previous glory, but also helped secure federal tax credits for the owner.

photo: Winter & Company photo file



By the 1980s, the buildings were severely altered. When sold as surplus property, a private investor saw the buildings' potential and sought to renovate the structures.

combines individual historic resources with contemporary infill into a harmonious whole that is rich with variety and detail.

The results speak for themselves. Old Town now is a lively neighborhood with specialty retail, dining, entertainment and professional offices. A substantial economic generator in its own right, community leaders also acknowledge that Old Town helps in broader business recruitment strategies, because the quality of life that it repre-

sents is an attraction for many companies who may locate elsewhere in the city.

While many other factors have certainly contributed to the success of Old Town, the preservation program has helped create an asset for the community and has generated many jobs, including several architectural commissions! It demonstrates that the use of design guidelines can be a strategic tool in enhancing the built environment.

—Noré Winter is President of Winter & Company, an urban design and historic preservation consulting firm based in Boulder. He directed the production of the

design guidelines for Old Town Fort Collins in 1979. Current projects include a master plan for the area around the state capitol in Little Rock, Arkansas; a downtown plan for Bellingham, Washington; and design guidelines for Memphis, Tennessee; Napa, California; and Beaufort, South Carolina.

ON THE BOARDS

**B**uchanan Yonushewski Group, a Denver architecture, development, and construction firm, is designing and building The Society of Economic Geologists' National Headquarters office in the Ken Caryl Business Park Center. SEG's new office facility is approximately 17,000 square feet and will house employees in the executive and administrative departments, along with the organization's publishing and foundation groups.

**Habitat for Humanity of Metro Denver** has teamed with the **Society for Marketing Professional Services (SMPS)** in the second annual fundraising campaign, "Get It Built!" The campaign's goal is to fund a Habitat for Humanity home. SMPS will spearhead "Get It Built!" by enlisting individuals and companies to help fund a new home to be built for a deserving family. Sponsors can contribute to the new home at \$30 per square foot in an unlimited quantity, as well as the opportunity to volunteer in building the home in late August. For information about the campaign and participation, contact Lisa Jelliffe at 303.465.9708.



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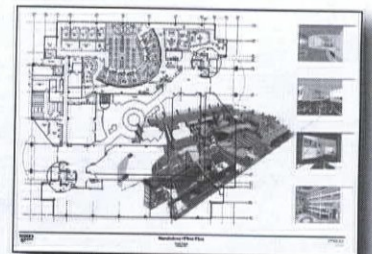
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AIA Colorado North Chapter

## THE HISTORIC STATE MERCANTILE BUILDING RENOVATION

—J. Erik Hartonft, AIA

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**“W**e’ve got a big problem . . . you had better get down here right away.” This is the phone call that every architect hates to get from the contractor working on a renovation project. Likewise, every owner hates getting a similar call from their architect. But for me as the architect, part owner, and general contractor for the historic rehabilitation of the State Mercantile Building, these calls were gut wrenching. By the time all is said and done, it probably wasn’t that big of a problem after all. The solution was actually relatively simple. But all of these surprises along the way do have a way of adding up.

In 1905, Dr. Charles Wolfer built the general store called “The State Mercantile Company” in the popular western false-front style for the National Fuel Company that owned coal mines in and around the new community of Louisville, Colorado. Here, miners and their families could purchase flour for their daily bread, seed for their gardens, cookware, clothing and just about anything else you might need in the west of the early 1900s. In the early days, miners were paid in tokens which were only useful as currency at the “company store.”

*The new steel and wood staircase mimics the form of the original stair in a contemporary interpretation. The mosaic tile floor leads customers through the public spaces to the Heritage Bank Espresso (to the left in photo), Vic’s Espresso and other businesses that now occupy the “Merc.”*



The store soon became Carveth Bros. and Dalby’s General and continued to serve Louisville’s shopping needs for over 60 years. In the late 1970’s, a terrible fire destroyed the Steinbaugh lumber yard and hardware store which had been a mainstay on Front Street since the late 1800s. Glen Steinbaugh and his family purchased the old general store and moved their hardware business to Main Street. In the summer of 1997, after surviving over 100 years of up and down



*The State Mercantile, built in 1905 as the company store for the coal mines, has undergone a \$1 million renovation. The building is owned by the DellaCava/Hartonft Development Company. The building of Hartonft-Fauri Architects occupies the third floor, sharing the 16,000 SF building with ten other tenants.*

economies, the great Depression, a fire, and even the opening of the Home Depot on the other side of town, the Steinbaughs closed their doors for the last time after a second “big box” chain (Eagle Hardware) came to town.

Looking at this classic western structure, which is on the National Register of Historic Places, and has served Louisville so well, for so long, I knew there had to be a way to give it a new lease on life. Unfortunately, the best purchase price that could be negotiated, coupled with the necessary structural, mechanical, electrical, code, life safety and ADA upgrades that would be required, made the existing 7,500 sf of existing usable floor space too expensive for the lease rates commanded by properties in downtown Louisville. However, when you look at finishing a 4,000 sf basement, complete with stone masonry foundation walls and high ceilings, and add another 5,000 sf of usable space by capturing an attic and adding to the small 2nd floor plate, the numbers started to look pretty good. So I teamed up with a friend and client of mine, Lou DellaCava and we were off and running.

Reality has a way of adjusting construction budgets on historic renovation projects. After purchasing the building and tearing into the original walls and floor structure, it became apparent that the building had suffered from water migration over the years and substantial foundation repair and wood replacement would be necessary before any new uses could be accommodated. Soil testing under the existing slab indicated the need for replacement of footings which had been reinforced only 10 years earlier. Original

structural members which appeared substantial upon first inspection, revealed themselves to be scabbed together assemblages which make a structural engineer cringe.

In the private sector, tax credits and sometimes state historic grant monies can make these kinds of projects possible. Traditional developers may shy away from historic renovations because of the unknowns inherent in older buildings. As architects, we can assist clients through these uncertainties and help them secure historic designations and approvals to be eligible for some of the many programs available for historic renovations and restorations.

Whenever possible, detailed investigations of the structure and other building systems should be performed prior to purchasing a property. This is often difficult because it usually involves selective demolition and other invasive measures. That is why appropriate contingencies can never be over emphasized, both in construction budgets and scheduling.

Although the short-term return on investment may not be as high as real estate investors typically look for, the appeal of these buildings to prospective tenants, and the lasting architectural quality of these historic structures, make them very worthwhile long-term investments (we were 75 percent leased before construction was complete). Historic renovations are not the most lucrative types of projects for architects and owners, but they can be some of the most rewarding.

### NEW MEMBERS

Bill Bevis, SA  
 Danny Darr, Assoc. AIA  
 Anderson Mason Dale Architects

# OLD TOWN FORT COLLINS HISTORIC DISTRICT

—Noré Winter

**M**ost communities today use historic preservation programs as a part of their planning tools for maintaining neighborhood character. Many have learned that establishing design review in historic districts is an effective means of enhancing livability. Today, more than 2,200 local preservation commissions operate across the country.

Many architects have now engaged in successful projects within locally designated historic districts. While they recognize that doing so may involve some limitation in the range of design choices available, they also acknowledge that design guidelines, when applied consistently and objectively, create a positive climate for investment. Numerous studies now demonstrate that local historic districts stabilize and often enhance property values. The Old Town Fort Collins Historic District is a dramatic example of such successes.

Old Town emerged in the 1880s as the Central Business District of Fort Collins, with its street grid oriented parallel to the Cache La Poudre River, and by 1900, it was the thriving focus of commerce for the community. It grew to include a mix of banks, hotels, retail stores, professional offices and



photo: Winter & Company

*Before: This row of buildings lost some details over time and a monochromatic color scheme obscured the original design character.*

apartments. The area continued to thrive until the 1940s, when College Avenue became the dominant business corridor. Then, in the 1960s, outlying commercial areas provided additional challenges. Over the years, the area declined, but many of the early buildings survived, although sometimes substantially altered. A few were demolished. Then, in 1979, the City of Fort Collins designated the area as a historic district and established a process to review alterations and new construction. Design guidelines were also developed that established the basic policies for review.

The guidelines asked that historic buildings be preserved, while accommodating new uses. When renovation



photo: Winter & Company

*After: Restoration work followed the Old Town Design Guidelines. In some cases, missing storefronts were reconstructed. In others, later uses were retained and designs were developed to enhance the historic character while retaining future restoration options.*

was to occur, it was to be in a manner that maintained the character-defining features of the properties. New construction was to respect the historic context, without literally imitating it.

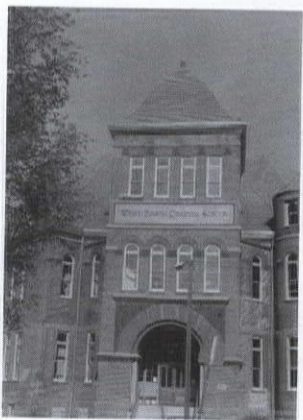
Individual investors were attracted to the area, purchasing buildings and restoring them. These early projects raised community consciousness of the potential for Old Town. Improvements continued into the mid-1980s, when larger development companies became interested and spearheaded a series of major projects, including several

rehabilitation and new building projects. Cooperative programs with the city led to an improvement district that guided construction of a pedestrian mall and parking structure.

Each project was executed in a manner compatible with the previous ones, and thus the cumulative benefits of each investment has been shared by everyone, including property owners and the public in general. Today, the area exhibits a distinct identity that

[ See OLD TOWN on page 10 ]

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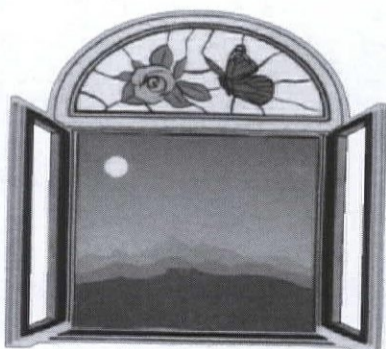
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# THE RECONSTRUCTION OF THE AVALON THEATRE

—Daniel Gartner, AIA

**T**he *Daily Sentinel* headline proclaimed “it will easily be one of the most attractive theaters in the Rocky Mountain region.” At a cost of approximately \$100,000, the Avalon was completed in the fall of 1922. Through the years, the Avalon was the site of performances by artists such as Al Jolson, Ethel Barrymore, Mary Pickford, Carl Sandburg, and many others.

movie house until 1990, when it was closed. A group of local citizens, who had been seeking to create a large performing arts center downtown but did not have the funding required for a new building, began to explore the possibility of converting the Avalon back into the cultural anchor of downtown Grand Junction that it once was.

The building was in bad shape: no heat, broken windows and flocks of pigeons inside, flooded basements, inadequate electrical service, a leaking roof. Despite these obstacles, a small but tenacious group of supporters managed in 1991 to convince the City of Grand Junction to forgive the back taxes owed by the Owner in exchange for an option to buy the building.

By 1993, enough pressure and community support had been garnered to convince the city to invest \$200,000 toward the purchase and first phase of “safety” renovations. This money was parlayed by the local Downtown Development Association into grants from the State of Colorado Energy Impact Fund, and a host of local individuals, businesses, and foundations. The Colorado Historical Society also contributed generously once an understanding was reached that the building had been remodeled too extensively for “rehabilitation” or “renovation,” and would therefore fall into the “reconstruction” category.

Getting performances to begin was the first priority; letting the public see the building was critical to building and maintaining broad community support. Chamberlin Architects worked with a sympathetic building official to identify life safety issues that would need to be addressed to open the doors: rebuilding stairs, upgrading the electrical service, adding bathrooms, constructing egress enclosures. In addition to these mandated items, though, it was determined that the way to get people in the doors and supporting the project was to undo the ugly 1947 facade renovation and reconstruct the original 1922 facade.

Challenges emerged constantly. What were thought to be wood stairs turned out to be poured-in-place concrete. The code-required minimum number of bathrooms had no place to go but the basement, which led to the slab being completely removed for all the plumbing and the addition of an underslab water collection system. But the biggest challenge by far was the reconstruction of the facade. Archival photographs



Before: The original 1922 facade of the Avalon Theatre in Grand Junction.

were computer enhanced and a dimensional grid overlaid to determine the profiles and dimensions of the original terra cotta. Then when the cost of using terra cotta came in exorbitantly high, a local concrete contractor was brought in to work closely with the architect to provide precast concrete. Steel beams in unexpected places, soft brick, nothing being quite level or plumb, and the usual assortment of historic building issues led to some budget overruns, but as the facade emerged, the public support blossomed, and a regular flow of performances began in early 1995 at the Avalon.

Current users of the theater include the broadest cross-section of the community including ballet, drama, rock concerts, public meetings, weddings, movies and church services. The needs of so many users vary significantly, but they all continue to pressure to improve the facility.

Since the original facade reconstruction in 1994, the Avalon has had upgrades to stage and auditorium lighting, a complete remodeling of both the main and mezzanine lobbies (including a custom re-creating of carpet from a scrap found in an attic), replacement of all exterior doors, and the installation of a new steel grid in the fly loft with an attendant fly gallery and loading bridge. This last project was accomplished using four 45-foot-tall tower cranes temporarily installed onstage to lift the steel into place. Upcoming projects currently in design include stage rigging, a new rooftop mechanical system which will free up lots of room throughout the theater occupied by the current steam system, and an outdoor courtyard.

There is plenty left to do, but with community support so high, it seems likely that the Avalon will soon be restored to its original splendor.

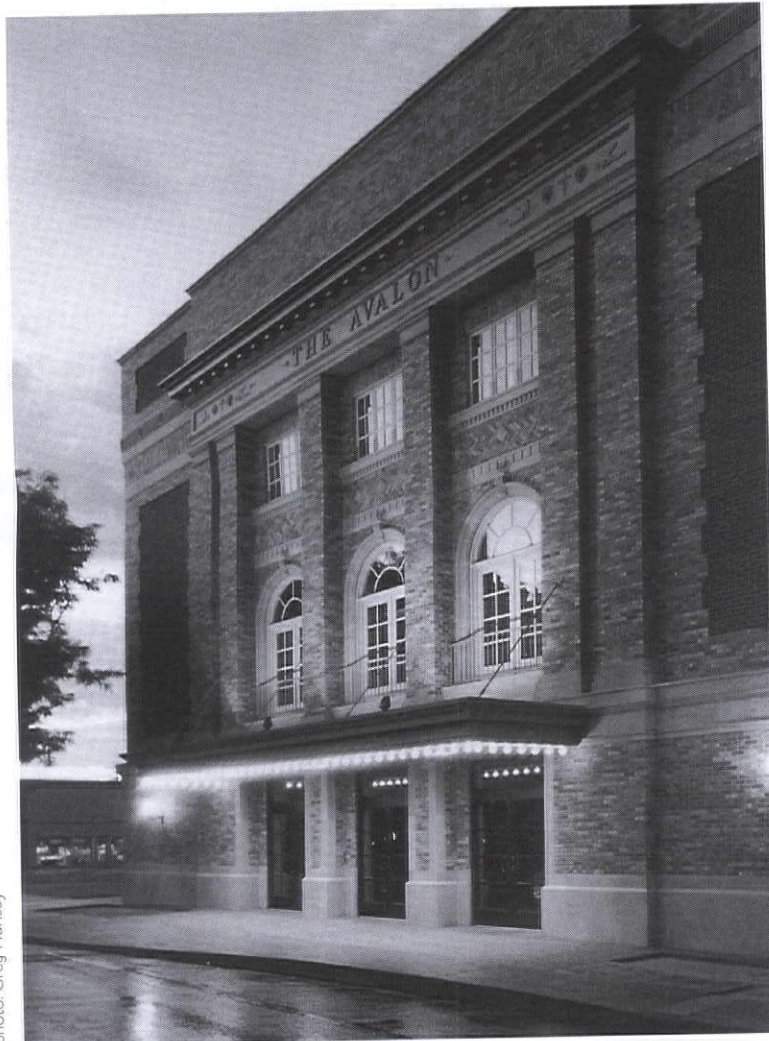
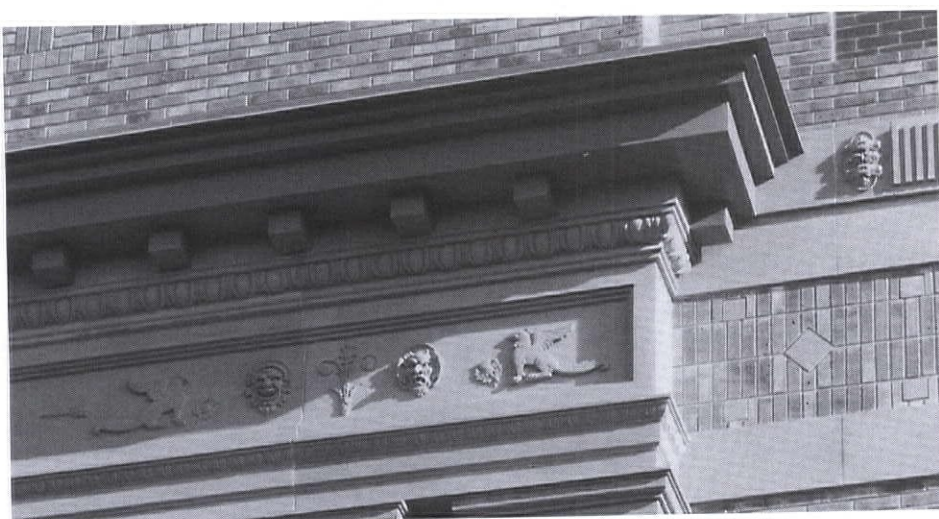


photo: Greg Hurfsey

After: The Grande Dame's reconstructed facade. Architect: Chamberlain Architects.



Architectural precast concrete, custom molded to recreate original pictograms.

In 1947, the theater was converted into a movie house and renamed The Cooper. The conversion completely removed the center and the most articulated section of the front facade, and remodeled the lobbies and the auditorium. The building remained in use as a

# MONTROSE PUBLIC LIBRARY

—Skip Doty, AIA

It's not often one sees new civic buildings in the downtown core of an older town in Western Colorado. Through the years, Montrose has been a stable agricultural community with a solid historic downtown. The main street runs in an east-west direction perpendicular to the railroad station. The post office and city hall are one block south of this main street, and still very much part of the downtown core. Schools are within walking distance of this core.

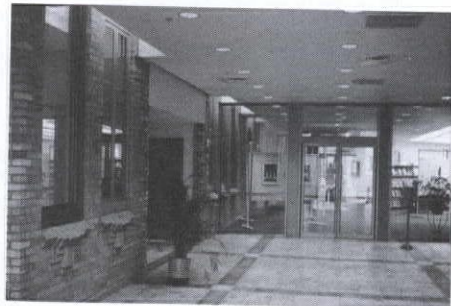
Patrik Davis Associates, LLC, who designed the new public library, was faced with a prevailing attitude by long-time residents of "this works because it has always been this way." It was important to the Board that the library remain close and continue to be part of the historical downtown.

The library is two blocks south of the main east-west street of downtown. Designed by Temple Buell and built in 1936, the Morgan Elementary School occupies part of the block for the new library. The Morgan School was incorporated into the design for the library, and is now used by Mesa College as an extension school.

Project Architect John Eloe, AIA, felt it was important to locate the main entrance of the library to the north, so



Above: The new library wraps around the existing school. Below left: Entry to the library and the renovated school. Below right: Children's reading room and existing school. Architect: Patrik Davis Associates, LLC. Photos: Skip Doty, AIA.



it opened to activities of the downtown core. This could have been a risky proposition because of the climate, but it was the best way to connect the library to the community.

The library wraps around three sides of the Morgan School. While the school is the tallest structure on the block, it defers to the library's dark red brick, which contrasts with the light brick of the school. The lower level windows



are encased in arched openings, and a brick frieze wraps around the building.

The main entrance to the library is along the west wall of the school. The first set of doors lets one enter the school, making it possible for the school to maintain different hours than the library. The second set gives entry to the library. The arched openings have been enclosed as built-in wood cabinets and display cases. This original wall also forms an interior wall of

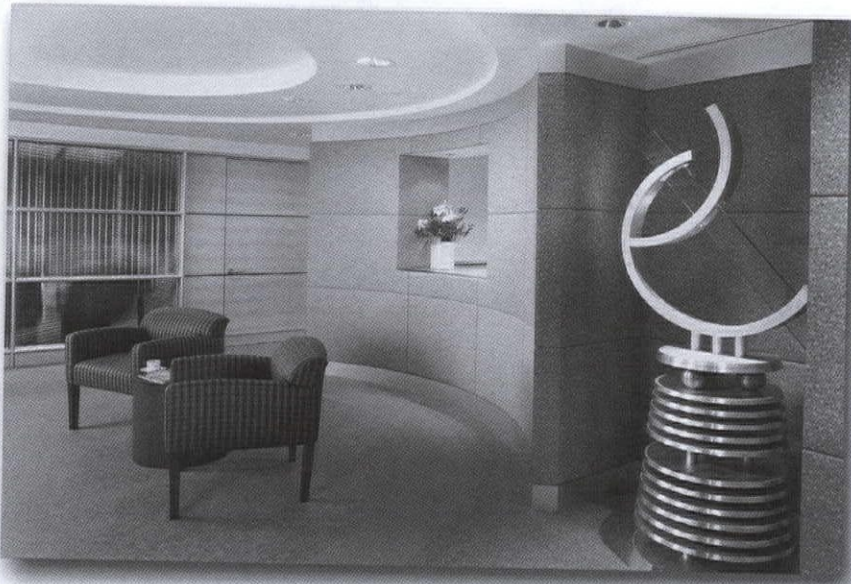
the library. This theme of exposed walls that reference original historical walls is carried throughout the library.

The most striking part of the library is the Children's Area. The room is wrapped with 96 hand-painted tiles designed by children. The Story Hour Room is a 26-foot-high tower space, animated by a spiral of lights curving from the angular ceiling. Colored glass blocks placed randomly in the two exterior walls add light to the space—and a soft glow when seen from the outside at night.

The library's interior is enhanced by natural light from skylights. The triangular lanterns that dominate the exterior walls bring additional natural light into the space. The copper-clad shelves of these lanterns reflect light up to interior ceilings. At the same time, these shelves focus the view from inside up to the trees and sky, rather than nearby streets.

It can be a shock to see this new Montrose Public Library rising like a low Egyptian temple out of the mist of a spring storm. This initial response grows into respect when the story unfolds of how this public building has raised the community's expectations. It has demonstrated the wider realm of possibilities, rather than expectations for the way things have always been.

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This year, Louisiana, North Carolina, and Oklahoma joined nine states in their requirements that architects complete professional training to renew their licenses. In 2001, Vermont will also require continuing education. This brings the total number of states with continuing education requirements to 13, with 11 more states considering legislation for requiring continuing education. Here is a summary of states that require continuing education for architects, along with contact hours required and frequency of license renewal.

**State Renewal Hours**

Alabama	12	annual
Arkansas	12	annual
Florida	20	biennial
Kansas	30	biennial
Iowa	24	biennial
Kentucky	12	annual
Louisiana	12	annual
North Carolina	12	annual
Oklahoma	24	biennial
South Dakota	30	biennial
Tennessee	24	biennial
Vermont ('01)	24	biennial
West Virginia	12	annual

State boards with pending legislation for continuing education are Delaware, District of Columbia, Michigan, Minnesota, Montana, Nebraska, Nevada, New Jersey, Texas, Utah and Wyoming.

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1 5 PM Denver Foundation for Architecture, AIA Office	2	3 Noon COTE, AIA Office	4 5 PM Denver Board, AIA Office	5
8	9	10	11	12 2 PM Government Affairs, AIA Office
15	16 3 PM North Board, Location TBD	17 7 AM South Board, Desks, Inc. ◆ 7:30 AM Urban Design, AIA Office	18 7:30 AM Design/Build, AIA Office ◆ 5:30 PM South CES Seminar, James Nakai Office	19 11 AM Editorial Board, AIA Office ◆ Noon Chapter Presidents' Lunch, Dixon's ◆ Noon Finance Committee, AIA Office ◆ 2 PM Colorado Board, AIA Office
22	23	24 11:30 AM Denver member lunch, Wynkoop Brewery	25	26

For more information on any of these events, call AIA Colorado at 800.628.5598, unless otherwise noted.

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MARCH 1999

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## Historic Preservation

Greetings from the State Capitol



PAGE 1

New Construction Technologies Access Needed



PAGE 3

Paperless Green Specs, Here We Come



PAGE 5

Brueger Brothers & Fire Clay Industrial Lofts



PAGE 7

Historic State Mercantile Building



PAGE 11

Reconstruction of the Avalon Theater



PAGE 13

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