

O Z A R C H T E C T U R E

August 23, 2006



Mr. Steve Glueck
Building Department
City of Golden
1445 10th Street
Golden, CO 80401

**Reference: Gateway Station Redevelopment
Linder Façade Reproduction – Final Revision**

Dear Steve:

This letter is to summarize our plans for the reproduction of the existing Linder Building façade in accordance with the Official Development Plan submitted to City Council on October 25, 2005. OZ Architecture has reviewed the existing Linder façade and met with Chris Wolfe from Building Restoration Specialties, Inc. Mr. Wolfe is a well respected expert in historic restoration projects and has been retained by GURA to consult on the feasibility of reusing existing Linder façade materials and to peer review our recommendations. Based upon that meeting we propose to make the following efforts in the reconstruction of the Linder façade.

1. The existing Linder brick above the wooden awning will be hand salvaged and the bricks cleaned for reuse. The Contractor is still in the process of confirming that there are sufficient existing brick to complete the new Linder façade. If we find that there are not sufficient existing Linder brick, we propose to purchase historic bricks similar in color and size to the Linder bricks and use them in either the cornice and/or sign band to create a unified Linder façade.
2. Samples of the existing red brick mortar will be tested so that we can match the mortar mix design for the new Linder façade.
3. We have reviewed the existing stone lintels and sills at the site with Chris Wolfe. These lintels are made of sandstone and are showing signs of deterioration and patching. Chris is of the opinion based on field observations and his past experience that the lintels and sill are not reusable due to the fact that they are too thick to fit into the new façade and they would not be structurally stable due to the fragility of the material. Based on Chris' recommendations, we propose that the Contractor make rubber molds from the existing lintels and sill. A portion of the sill material will be reclaimed and will be used to cast new reproductions of the lintels and sill using the molds. The new lintels and sills will match the old lintels and sill in color and will remain unpainted in the new Linder façade. The existing lintel keystones will be reused if possible. The unused old lintels will be available at the site for pick up by others (GLA, HPB, GURA) if so interested.
4. The old brick will be laid up using thin "butter-joints" of similar width to the current façade. The brick coursing will be modified as required to accept custom sized Pella windows matching the existing windows in size.
5. The new Linder façade will match the proportions of the old Linder façade from the sill band to the top of the cornice. The new sill elevation will be approximately 1'-4" higher from grade than the existing sill in order to accommodate the new 2nd floor elevation. This elevation change will be made up in the masonry sign band below the sill.

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6. The Contractor will purchase a historic ornamental capital to match the existing capital at the north end of the Linder cornice. If we can not buy a closely matching decorative capital; we will purchase two matching historical ornamental capitals and donate the existing capital to the Golden Landmarks Association if they are interested.
7. The brick and reproduction lintels will be washed with Vantrol or equal product to remove the red streaks on the existing Linder bricks.
8. The second floor double hung windows will be new Pella metal-clad wood windows. The 1st Floor storefront windows will be new thermally broken 2" x 4 1/2" frames mounted on a pre-finished break metal curb.
9. The three column pilasters shown on the new Linder façade will be detailed with applied wood molding and painted to match the pre-finished storefront.
10. The mechanical louver shown on the new Linder façade above the 1st Floor Retail door will be aluminum that will be painted to match the window frames.
11. The two doors shown on the new Linder façade will be solid wood doors that have historical reference to the original doors.



OZ Architecture will continue to consult with Chris Wolfe and our own in-house preservation experts as we complete the construction details for the Linder façade. The Contractor will use Chris Wolfe to provide advice on the correct procedure to salvage and reuse the materials outlined above. The contractor shall obtain the approval of Chris Wolfe for the mockups of the lintels and sill prior to their fabrication. Please let us know if the above approach meets the City's intent for the Linder façade as contemplated in the Official Development Plan dated October 25, 2005. If you should have any questions, please feel free to give us a call.

Sincerely,
OZ Architecture

A handwritten signature in black ink, appearing to read 'Bob West'.

Bob West
Principal

Cc: John Lasell – NexCore Group
Mark Heller – GURA
Keith Conrad – OZ Architecture
Chris Wolfe – Building Restoration Specialists
Mike King – Neenan
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