



Rockhaven Sanitarium

Status of the Preservation and Reuse of Rockhaven

August 20, 2024

Where We Are Today



State Grant

\$8 Million State Grant Announced: June 2021

Grant Agreement Executed: March 22, 2023

Project must be completed by March 01, 2026



Public Meetings



Community Meeting

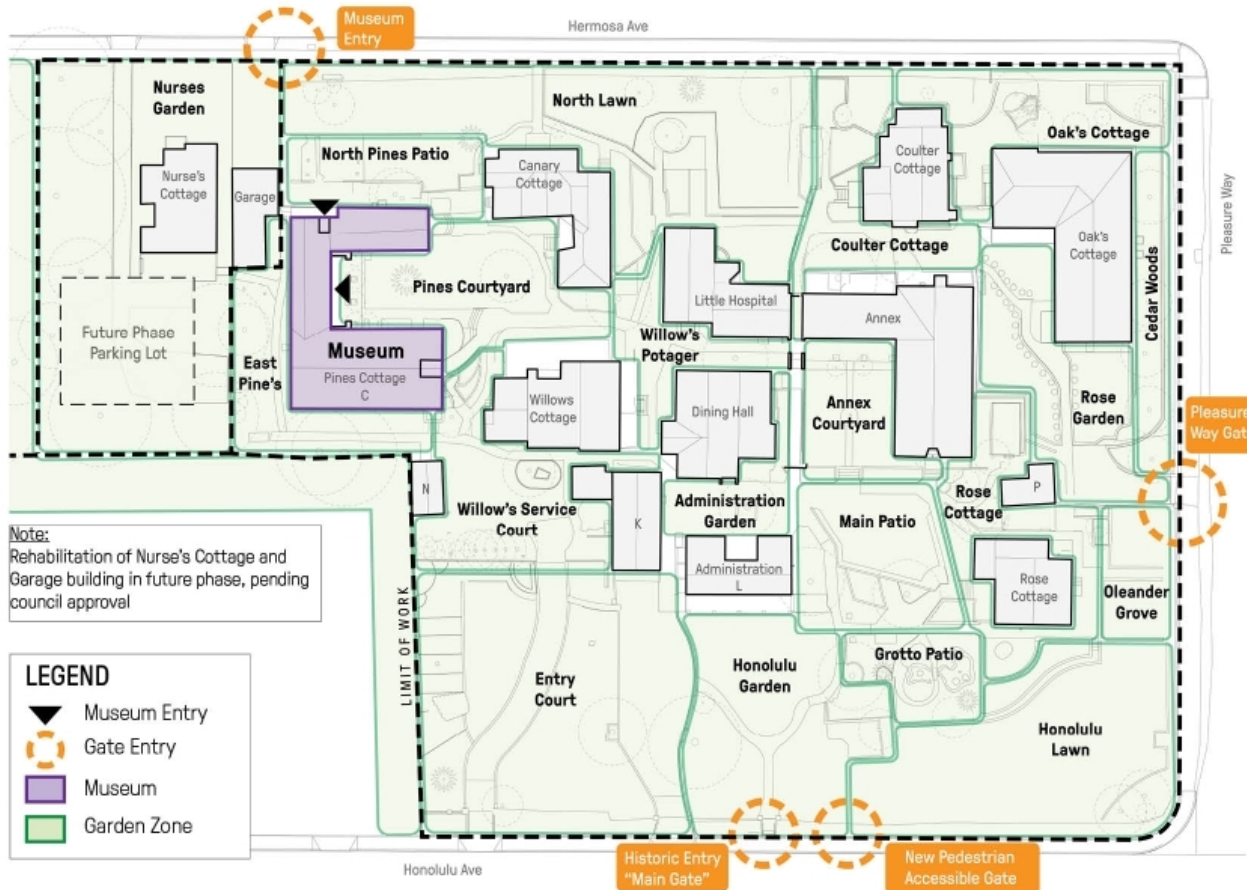
July 10, 2024 - Montrose Public Library



Historic Preservation Meeting

July 18, 2024 - Municipal Building

Overall Project Scope



Council Objectives

- **Pines Cottage renovation for Museum**
- **Renovation of historic grounds (landscaping & pathways)**
- **Provide accessible path to buildings**

Historic Rehabilitation Compliance

- **Comply with Secretary of Interior Standards**

Code-Required Work

- **Accessibility and Life Safety**
- **Resilience to Natural Hazards**
- **Sustainability**

Pines Cottage Rehabilitation



Typical Repair Conditions



Peeling paint and splitting at wood posts, joists, and beams.



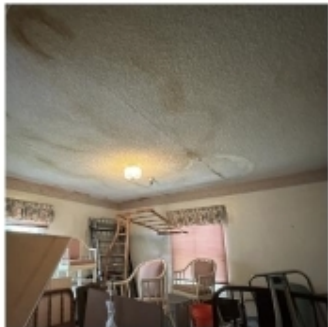
Misc conduit & wiring mounted across facade, connected to contemporary light fixtures.



Hairline cracks and peeling paints at painted stucco facades.



Localized spalling at painted stucco facades.



Water damage at ceiling.



Heavily damaged door opening.



Multiple layers of vinyl flooring throughout; requires asbestos abatement.



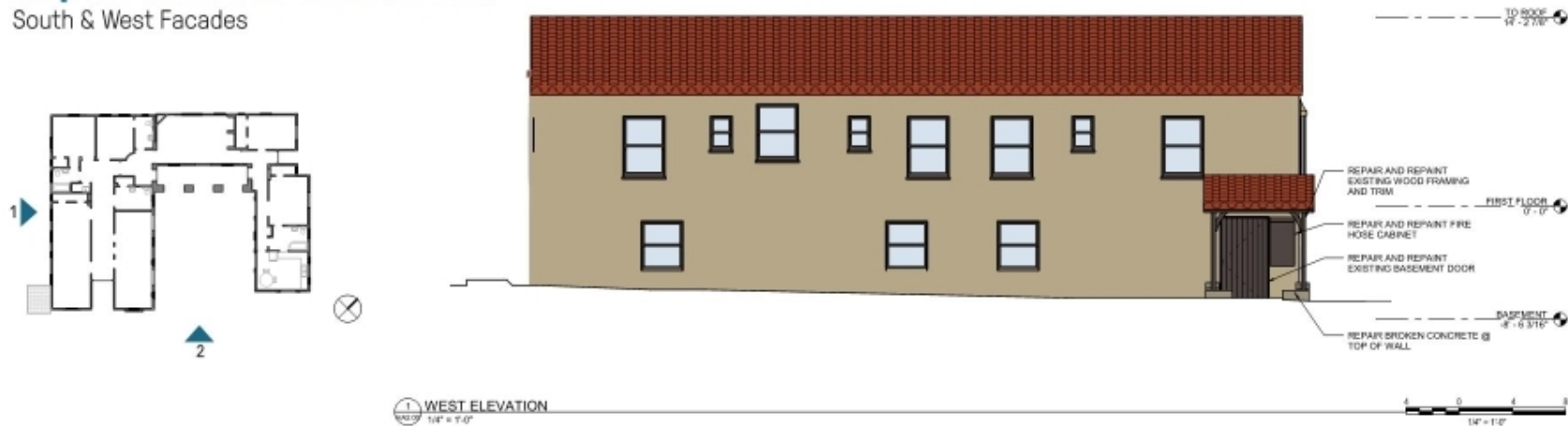
Original cast iron vent covers to be restored and possibly reused.



Water damage at ceilings and walls.

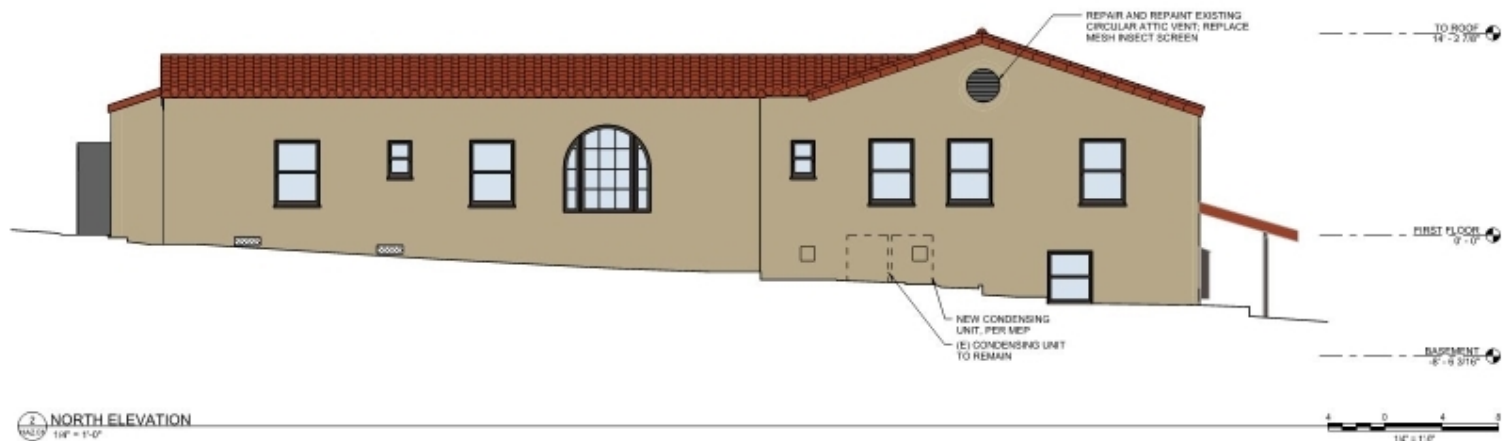
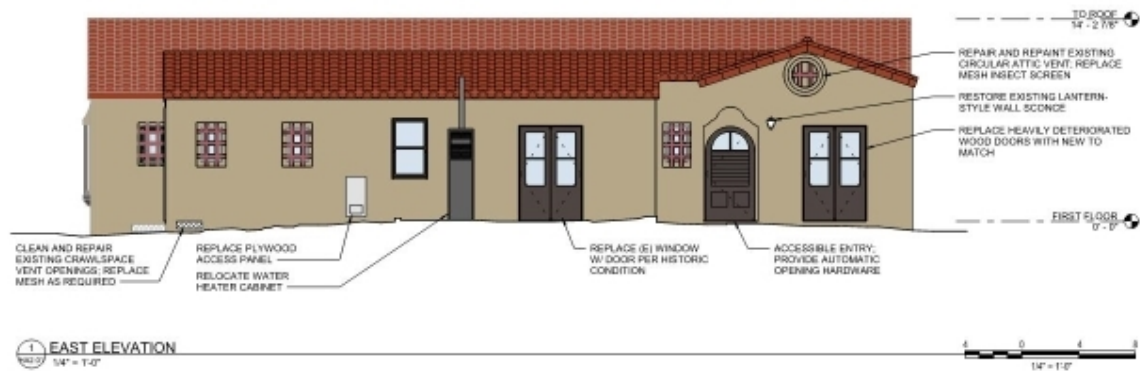
Repair Exterior Elevations

South & West Facades



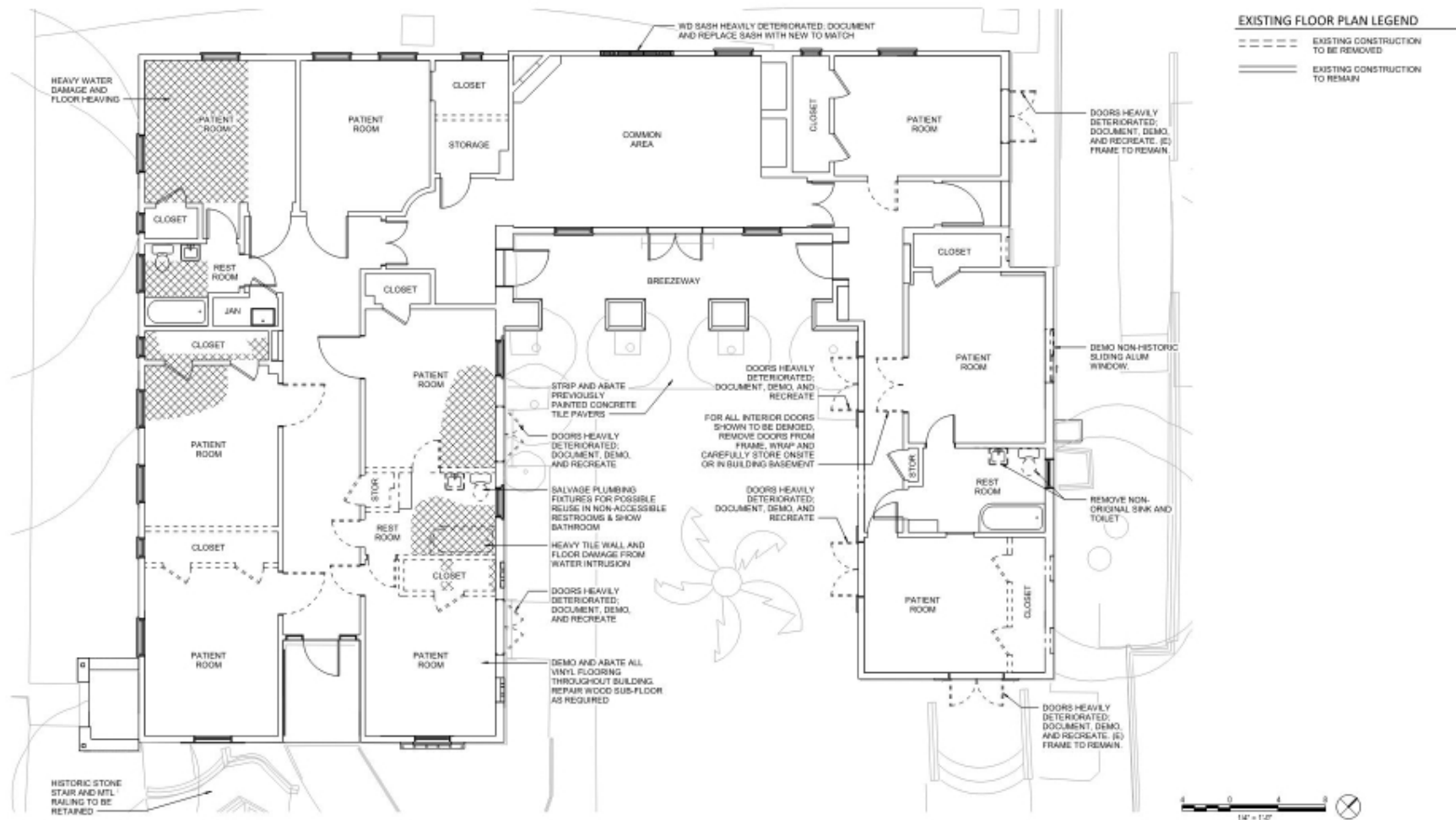
Repair Exterior Elevations

East & North Facades

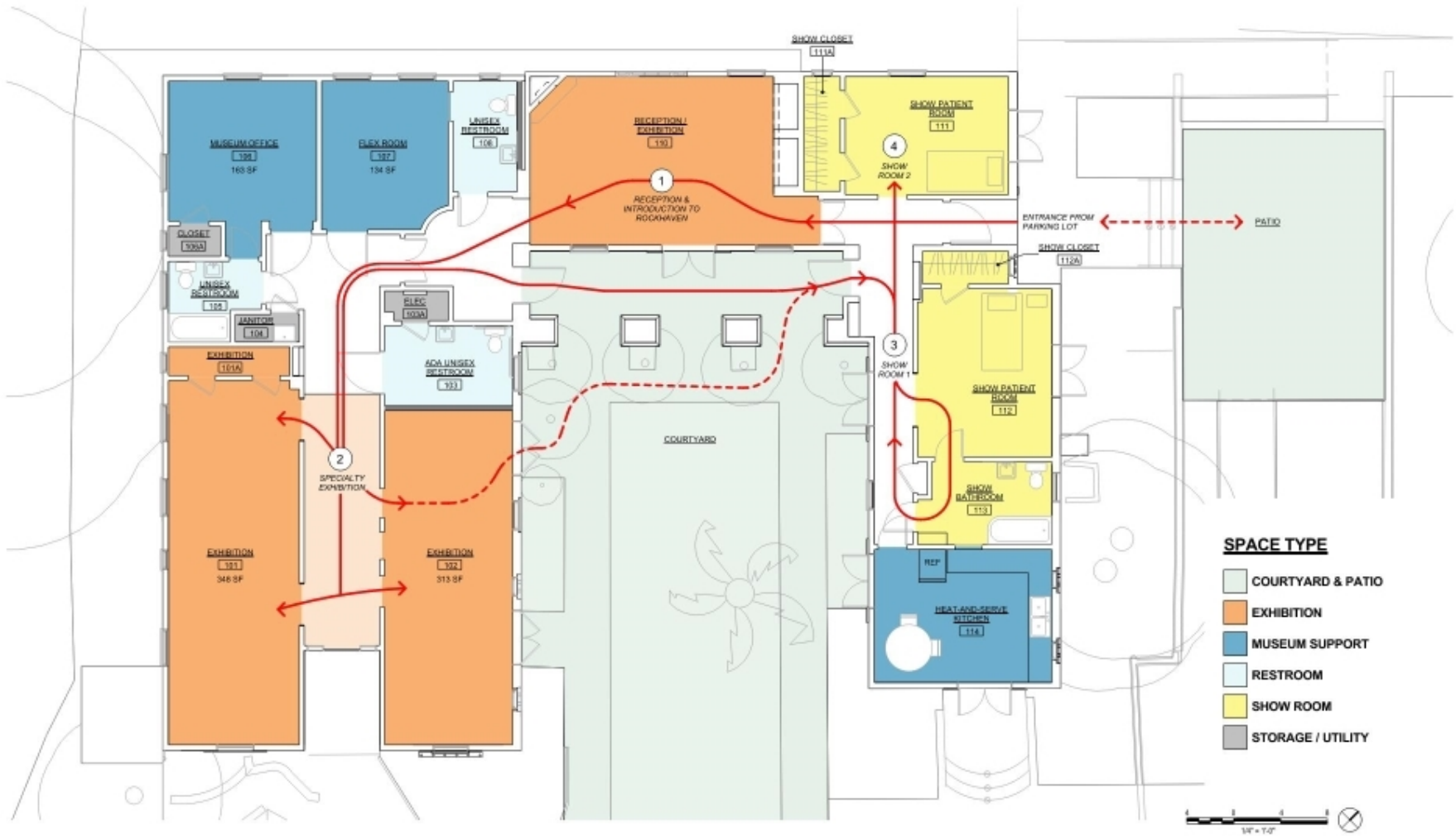


First Floor Plan

Existing



Museum Programming

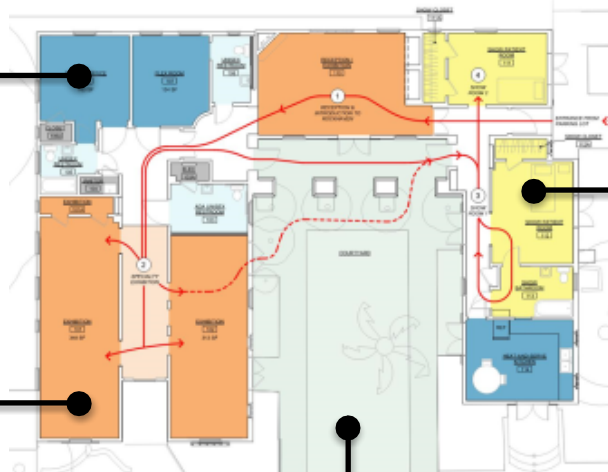




Museum Support Spaces



Exhibition



Show Rooms



Outdoor Event & Programming Space



Site Improvements



Site Historic Character

Existing Site Materials



Paving



Running Bond Brick
Pines Cottage



Basket Weave Brick
Garden



Concrete Tiles
Pines Courtyard



Standard Concrete
Administration Patio

Walls



Painted Stucco with Brick Cap
Oaks Cottage



Stone Wall w/ Stamped Top
Oaks Cottage



Stone wall w/ Brick Top
Oaks Cottage

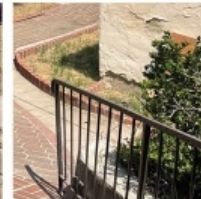


CMU Brick Walls
Entry Gate

Railings



Ornamental Rail
North Pines Courtyard



Vertical Picket
Pines Courtyard



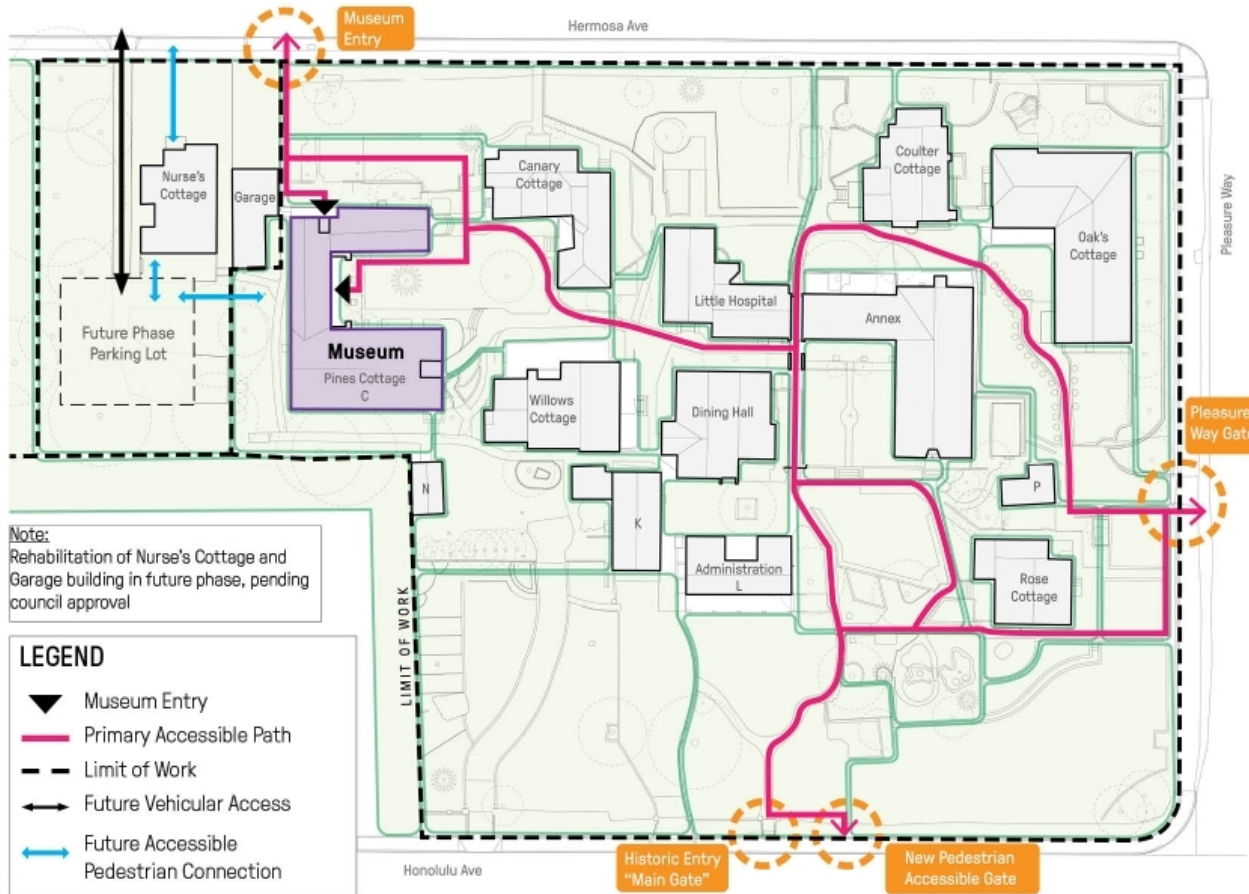
Vertical Picket
Annex Courtyard



Ornamental Rail
Oaks Patio

Site Accessibility

Site Required Work



Objectives

- Provide accessible pedestrian entries from all three streets.
- Accessible path should connect to Museum and Historic grounds.

Design Considerations

- Define the most inviting and logical walking path.
- Minimize amount of reconfiguring site elements.
- Maintain historic character.
- Plan for future occupant access to remaining Rockhaven buildings.

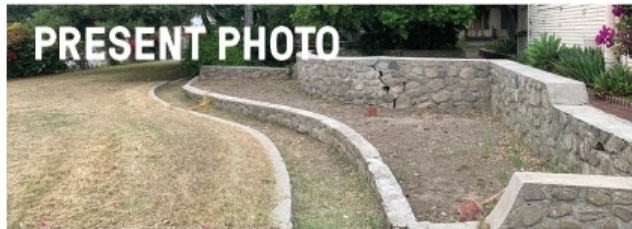
Site Resiliency to Natural Hazards



Objectives

- Address site's poor drainage
- Protect all buildings from future deterioration from surface run off

Site Sustainability

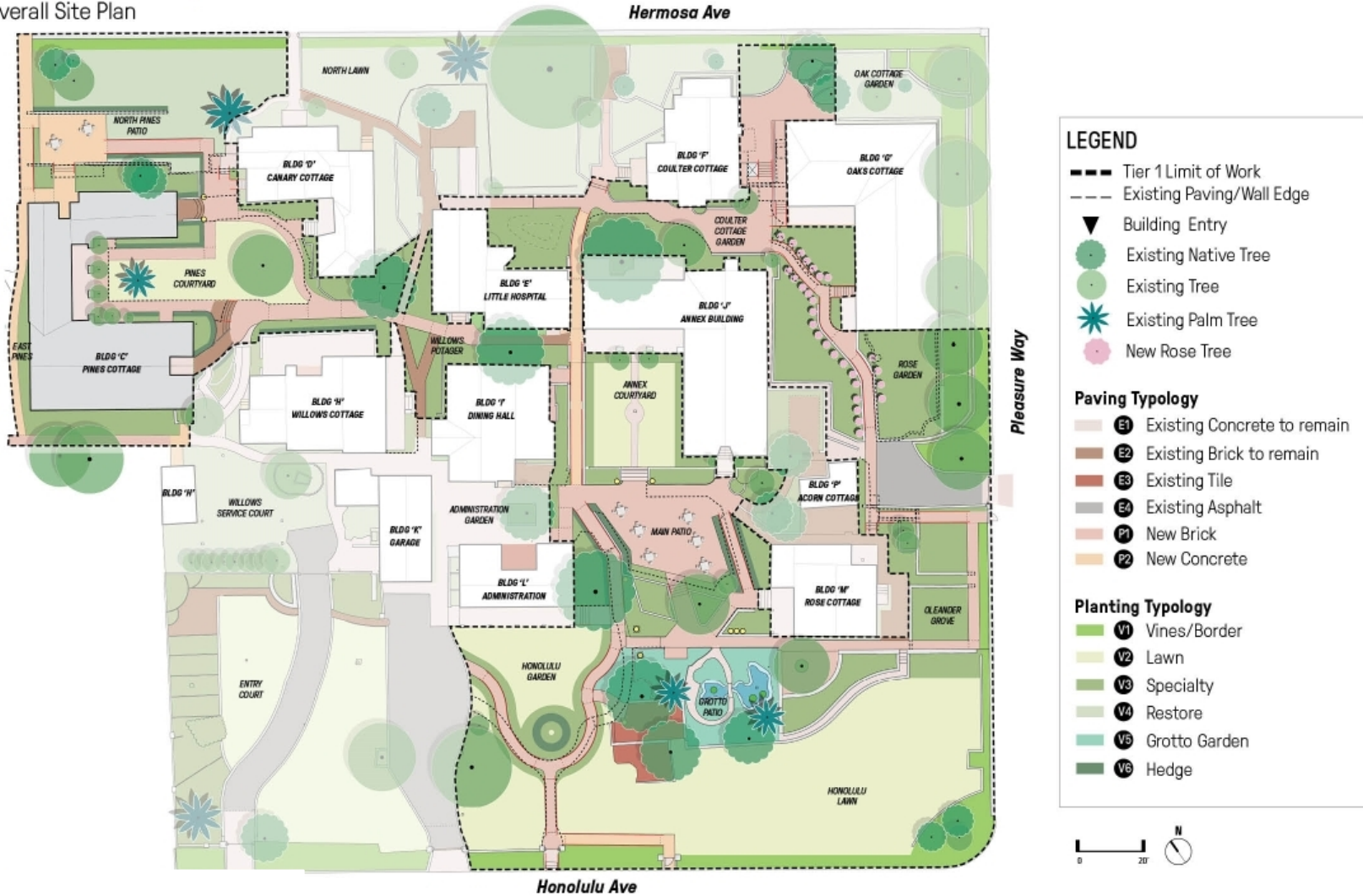


Objectives

- Storm-water capture
- LID Compliance
- Balance selection of drought tolerant planting versus Historic Character

Proposed Improvement

Overall Site Plan



Museum Courtyard

Perspective Rendering



Key Map



Existing Photo



Historical Reference



Museum North Wing

Perspective Rendering



Key Map



Existing Photo



Historical Reference



Museum Entry

Perspective Rendering



Key Map



Existing Photo



Main Patio

Perspective Rendering



Key Map



Existing Photo



Historical Reference



Enlargement B - Proposed Improvements

Perspective Rendering - After



Key Map



Existing Photo



Historical Reference



Rose Walk

Perspective Rendering



Key Map



Existing Photo



Historical Reference



Coulter & Oaks Cottage Entrance

Perspective Rendering



Key Map

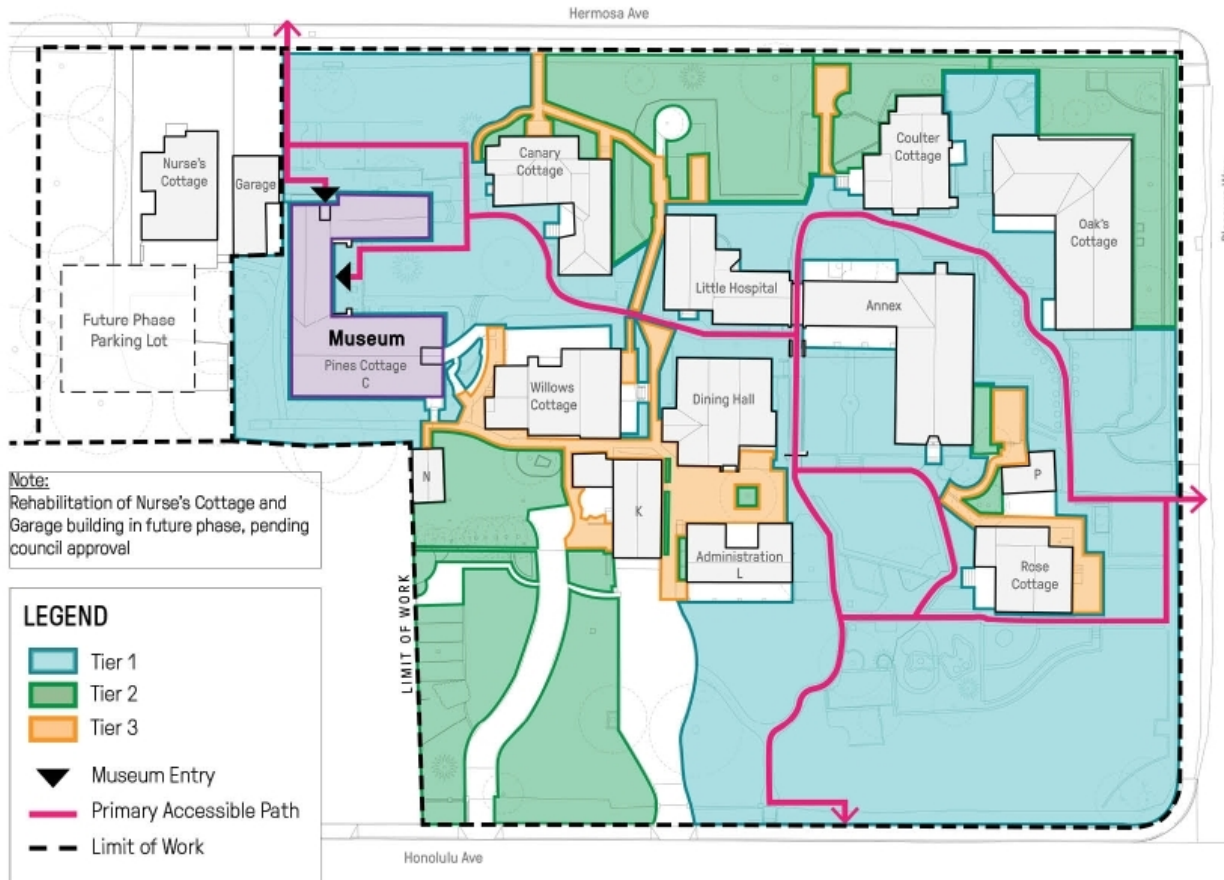


Existing Photo



Budget Approach

Site Required Work



Tier 1: Immediate Need \$6.53M

- Pines Cottage Rehabilitation for Future Museum
- Establish safe & accessible path of travel from each street to Museum.
- Address Priority Drainage Issues to protect all buildings.
- Rehabilitate planting and irrigation adjacent to primary accessible path and around museum building.

Tier 2: Add'l Landscaping \$850K

Tier 3: Complete Bldg Access \$495K

- Rehabilitate remaining pedestrian walkways to all buildings not addressed within Tier 1

TOTAL: \$7,875,000



#MyGlendale

