

Historic Preservation Commission

Agenda

April 18, 2016

Council Chambers, 2nd floor of City Hall

City Hall, 749 Main Street

6:30 – 9:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - March 21st
- V. Public Comments on Items Not on the Agenda
- VI. Probable Cause Determination – 421 County Road
- VII. **PUBLIC HEARING – 1800 Plaza Drive Demolition**
- VIII. Referral – Balfour Senior Living
- IX. Referral – 105 Roosevelt Minor Subdivision
- X. Discussion/Direction – NAPC Forum
- XI. Discussion/Direction – Historic Preservation Commission Referrals
- XII. Committee Reports – Grain Elevator, Mining Cabins
- XIII. Updates from Staff
 - Demolition Updates
 - Upcoming Schedule
- XIV. Updates/Committees from Commission Members
- XV. Discussion Items for future meetings – Historic Context Request for Proposal, Demolition Permit Transfer
- XVI. Adjourn

Historic Preservation Commission

Meeting Minutes

March 21, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Chairperson Haley called the meeting to order at 6:32 PM.

Roll Call was taken and the following members were present:

Commission Members Present: Lynda Haley, Chairman
Mike Koertje, Vice Chairman
Peter Stewart
Debbie Fahey
Jessica Fasick
Cyndi Thomas
Chuck Thomas

Commission Members Absent:
Staff Members Present: Lauren Trice, Planner I

Staff Comment: Fahey did not attend the March 21, 2016 meeting but watched it online. There was discussion about why there being two different places for public comments. Tonight, I see there is only one place. To clarify, as stated here, it is Updates from Commission Members which imply ongoing projects. If it is just Comments on Pertinent Items, it could be something from a member needing to recuse himself to anything that applies to an agenda item but not necessarily directly connected to it. It could be an issue that is not an update, but a new item. Updates and comments could be in one spot.

Approval of Agenda: Haley moved and seconded a motion to approve the March 21, 2016 agenda. The agenda was approved by voice vote.

Approval of Meeting Minutes: Haley moved and seconded a motion to approve the February 8, 2016 minutes. Motion passed by voice vote.

Public Comments: Items Not on the Agenda
None.

Regular Business:
Probable Cause Determination: 944 Grant Avenue

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Lauren Trice presents Staff Report. This is a request to find probable cause for landmark to allow for funding for an historic structure assessment at 944 Grant Avenue. It is located at the corner of Grant Avenue and South Street.

HISTORICAL BACKGROUND:

This house was built in circa 1909 by the Fabrizio family of Louisville. The Fabrizio family, which was one of Louisville's first Italian families, owned the house until 1952, a period of 44 years. Later, the Dhieux family owned and resided here from 1957 to 1993.

ARCHITECTURAL INTEGRITY:

The original structure was a simple gable front structure with turned eaves, decorative shingles and large windows. These elements of the structure remain; however, the structure underwent a major renovation in 1994. Based on information from the owners at the time, the remodel included the following:

- Adding a gabled addition to the north side.
- Adding an addition to the east that continued the existing roofline.
- Removing lead paint and repainting.
- Moving the "wash house" from the back door to the alley.

These well-documented alterations were designed to match with the existing structure making it somewhat difficult to determine where the original structure begins and ends. The additions are predominantly on the rear of the structure leaving the prominent gable front structure clearly visible, especially from the southwest. Although the structure has had major additions, the details and form of the original structure are evident, maintaining a sufficient level of architectural integrity.

Staff Recommendations:

Staff has found probable cause to believe this application complies with the above criterion by the following:

Architectural Significance - *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

The vernacular structure features elements of the Victorian style including turned eaves, decorative gable end and large windows.

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*

The house was built by and owned by the Fabrizio family, one of the first Italian families in Louisville.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

Commission Questions of Staff: None.

Applicant Presentation:

Janet Sanders, 944 Grant Avenue, Louisville, CO

The house is remarkable. You will notice the outside architecture is preserved, but it is preserved throughout the inside. I have the original hardwood floors from 1908 at the front of the house. I have the original doorknobs. All of the stained glass around the windows is original. I am looking to sell the property and if sold, I would like the new

owners what they are walking into, a friendly community. If I do keep it, I want to landmark it. I have lived here my entire life.

Commission Questions of Applicant: None.

Closed Public Hearing and Discussion by Commission:

Koertje makes motion to find probable cause to believe the structure at 944 Grant Avenue qualifies as a landmark; it is over 100 years old; it has social history connection with a prominent Louisville Italian family; has remarkable architectural integrity in the original part of the house; is an attractive house with elements being retained; and the 1994 addition negatively impacted the integrity of the house, seconded by **Chuck Thomas**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

Probable Cause Determination: 1124 Main Street

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Lauren Trice presents. This is a request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1124 Main Street, between Caledonia and Short Street.

HISTORICAL BACKGROUND:

This property was placed on the National and State Registers of Historic Places in 1986. It can count among its owners a coal mine company; one of Louisville's earliest Italian families; two owners of the Rex Theater that was located at 817 Main Street; and other families associated with Louisville's Italian heritage and with coal mining.

ARCHITECTURAL INTEGRITY:

The structure has elements of the Craftsmen style such as a hipped roof, full porch with battered foundation and overhanging eaves.

From the 1985 National Register Nomination Form:

"This is a vernacular, wood hipped box house with three outbuildings. The foundation is stucco over ? [sic] with a rectangular footprint. The windows and doors are in original location, not original. Roof is hipped with asphalt shingles. There are 2 chimneys, 1 is brick, flat topped, 1 is corbel capped. The outbuildings are a shanty, chicken coop and outhouse. The shanty has experienced some modification. There are many trees and the remnants of a vineyard."

The structure has had minimal alterations since 1985. The windows and siding appear to be the same with a change in the overall paint color. At least one of the outbuildings is still intact, likely the “shanty”.

Staff Recommendations:

Staff has found probable cause to believe this application complies with the above criterion by the following:

Architectural Significance - *Exemplifies specific elements of an architectural style or period.*

The prominent Main Street residence has elements of the Craftsmen style such as a hipped roof, full porch with battered foundation and overhanging eaves.

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*

The structure was the home to many prominent Louisville residents including owners of a coal mine company, an early Italian family, and two owners of the Rex Theater.

The structure at 1124 Main Street has maintained a high level of architectural integrity and displays elements of the Craftsman style. The structure has social significance because of its association several prominent Louisville families.

The structure is listed on the National Register of Historic Places and based on section 15.36.050(C) “Any site listed on the State or National Register of Historic Places shall be presumed to qualify for local designation under this chapter.”

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

Commission Questions of Staff:

Koertje asks does the application encompass the outbuilding, and would our finding in the structural assessment encompass it too?

Trice says it would be good to include it. You can clarify that in your motion.

Applicant Presentation:

Heather McCullough, 1124 Main Street, Louisville, CO

I have owned this house for about 10 years, and I lived in it the first year or two. I then rented it, but I am back living in it. The summer cook house is the outbuilding with a chimney, and was used in the summer before the porch was made into the kitchen in the main house. I recently changed this house to what it was in the past. It had a structure that was a sunroom area, but it was breaking down. I wanted to restore it to what it looked like. I am worried about the foundation so I am interested in making this a landmark.

Commission Questions of Applicant:

Haley asks if she is interested in using the HSA for the outbuildings as well, to get an idea of their condition.

McCullough says yes, but I’m not too worried about those. There is the main building but also the old outhouses.

Stewart says it doesn't appear there have been any substantial changes since the 1985 National and State Registration nomination?

McCullough says yes.

Closed Public Hearing and Discussion by Commission:

Motion made by **Chuck Thomas** to find probable cause to believe the structure at 1124 Main Street qualifies as a landmark; both the main building and the outbuildings as well; it fulfills the mandate in terms of social history and interpretative forms in the structures, seconded by Fahey. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

Probable Cause Determination: 1109 Spruce Street

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Lauren Trice presents Staff Report. This is a request to find probable cause for landmark to allow for funding for an historic structure assessment at 1109 Spruce Street. It is located south of Miner's Field.

HISTORICAL BACKGROUND:

This house, which has remained the same size for at least 68 years, is located in the Miners Field neighborhood. It was the longtime home of an Italian family by the name of Largo as well as the Junior family that was of French heritage.

ARCHITECTURAL INTEGRITY:

The frame structure has a t-shaped form with a cross-gable roof. The original wooden lap siding was replaced after 1948. The window openings and porches appear to be consistent with the 1940's building. The house consisted of 814 square feet in 1948. That is still the square footage listed on the Boulder County website. Overall, the structure has maintained a high level of architectural integrity.

Staff Recommendations:

Staff has found probable cause to believe this application complies with the above criterion by the following:

Architectural Significance - *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

The vernacular structure maintained its form and it is located in the Miners Field neighborhood.

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*

The house was the longtime home of an Italian family by the name of Largo as well as the Junior family that was of French heritage.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

Commission Questions of Staff: None.

Applicant Presentation:

Carrie DeGraw, 1109 Spruce Street, Louisville, CO

I bought this house in 1982 and it has been a rental since 1992. I lived there for ten years with my two sons. I learned a whole lot more about this house today than I knew before. I thought I was the second owner and that only the Juniors had owned it previously. I bought it from Leo Junior in 1982 after his brother, Hank, had passed away. Urban Renewal got hold of the house in 1976 and put it on a foundation and installed aluminum windows on it. They put it on the foundation crooked. From what I understand from the neighbors, one person went around, built a cinderblock foundation, and set the house down. The house slopes toward the north. My issue is that the back porch is disintegrating and sinking. I have to scrape the house or rebuild the back porch and redo the roof line. I have replaced the roof once completely and one partial repair. In between the hip and the gable, it leaks. The house needs some serious work done. I would love to preserve it. I have an ash tree I have spent thousands of dollars trimming in trying to keep it. If I can keep the house and preserve it, I am glad to do that. If I can't get help with it, I will probably scrape it and put a modular on it, which I hate to do. I need to find the best way to restore the value of the property.

Commission Questions of Applicant:

Haley says I am excited about having another potential house in this area that might be landmarked. Today, we are seeing if this is eligible so you can do the Historic Structure Assessment (HSA), which will give you an idea of what the priorities of the house are.

Public Comment:

Jean Morgan, 1131 Spruce Street, Louisville, CO

I am the neighbor right next door to the east. I think it would be great to keep this old house since it fits in the neighborhood. You'd have two landmarked homes next to each other, and now a third one in our neighborhood. I knew Hank who was quite a character. I'm sure you'll grant this.

Closed Public Hearing and Discussion by Commission:

Stewart says I find it potentially eligible for landmarking. This would be a good use for the HSA because what it does is enable the property owner, other professionals, and contractors working on the property to know what the proper and appropriate treatment is for an historic building. Even if it is not landmarked, it gives it good guidance. I am supportive because it has architectural integrity and social history.

Stewart makes a motion to find probable cause to believe the structure at 1109 Spruce Street qualifies as a landmark based on architectural integrity and social history, seconded by **Fahey**. Roll call vote.

Name	Vote

Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

Probable Cause Determination: 737 West Street

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Lauren Trice presents. This is a request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 737 West Street.

HISTORICAL BACKGROUND:

This house was connected with the John and Christine German family for 50 years, and members of the German family owned it for at least 40 of those years. It is located in the Kimberly Addition that was initially settled by the Kimber/Wardle family of England and became the neighborhood of "Kimbertown." Records and oral histories show it to have been an area where early Louisville residents from the British Isles, most of whom were coal miners, lived.

ARCHITECTURAL INTEGRITY:

The vernacular frame structure features a pyramidal roof with a central chimney and overhanging eaves. Although this structure was not moved, the style is typical of many early 20th century Louisville structures relocated from local mines. With the original square form and window openings, the structure has retained a high level of integrity. Prior to 1948, the structure was clad in a faux stone veneer. The structure is currently clad in vertical, wood lap siding, likely the original material.

The site also features a garage which appears in the 1948 photo. At some point after 1948, the house was connected to the garage to create additional living space. The connection has a minimal impact on the overall high level of architectural integrity.

Staff Recommendations:

Staff has found probable cause to believe this application complies with the above criterion by the following:

Architectural Significance - *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

The pyramidal roofed vernacular home is one of the original structures in "Kimbertown" and has retained a high level of architectural integrity.

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*

The house is significant for its association with the area of Louisville known as "Kimbertown" and the German family, who owned the structure for over 40 years.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property

eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

Commission Questions of Staff:

Koertje says that is the first time I have heard that area referred to as “Kimbertown”, or that there was a specific area of the English immigrant settlement.

Trice says Bridget has been going a lot of research in that part of town. She has been looking into French town and the southern part of Old Town.

Chuck Thomas says it was probably Welsh coalminers.

Haley says the only alteration is the little porch.

Koertje asks does the house still have the faux stone and is it painted over?

Trice says the house has wood siding. The question is whether the wood siding was underneath the faux stone the whole time.

Fahey says there is an area in New Mexico where houses built within viewing distance of the railroad, but not really close, were painted to look like they were stone. From the train, it looked like a stone village.

Applicant Presentation: Not present.

Closed Public Hearing and Discussion by Commission:

Chuck Thomas makes a motion to find probable cause to believe the structure at 737 West Street qualifies as a landmark based on architectural integrity and social history, seconded by **Fahey**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

PUBLIC HEARING: 1201 Lincoln Avenue Demolition, Case #2016-001-DEMO

(continued from 2/8/2016)

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Lauren Trice presents. A request to demolish the structures at 1201 Lincoln Avenue, continued from February 8, 2016.

Updated Request:

After the HPC meeting on February 8, 2016, the applicant submitted a design to partially demolish the structure at 1201 Lincoln Avenue. The proposed design includes a two-story addition on the north side of the property and altering the roofline with an additional gable on the rear of the existing structure. The proposal also includes redesigning the openings on the front façade, opening up the existing porch wall, replacing the asbestos with lap siding, reworking the window openings throughout, and replacing the historic windows.

The HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was December 18, 2015. A 180 day stay would expire on June 15, 2016.

Staff Recommendations:

Staff believes the proposed design with partial demolition is a preferred alternative to the full demolition. The addition to the north is setback from the existing front of the house and the two stories distinguishes the addition from the existing structure. The removal of the asbestos siding will likely enhance the overall character of the structure. However, the proposed design diminishes the architectural integrity of the structure by altering the roofline, replacing windows, reworking the window openings and removing the porch wall. Staff believes the design could limit the structure's eligibility for landmarking in the future.

Staff recommends the Historic Preservation Commission place a stay of 30 days, expiring April 20th, to allow the applicant time to consider design alternatives for the proposed additions with a member of the Historic Preservation Commission.

Commission Questions of Staff:

Stewart asks if this is a revised demolition request.

Trice says we are calling it updated.

Stewart says with this revision, where are we regarding our criteria such as 50% of the roof and alteration of a street-facing façade?

Trice says it is not quite 50%. If you look at the roof area, it has changes to both street facing façades.

Stewart says our other criteria such as more than 50% of the roof are not met, and more than 50% of the walls are not met. Basically, it is window and door openings in the existing street-facing façades.

Chuck Thomas says I believe I am looking at double hung windows with three panels above.

Trice says this may be information asked of the applicant.

Applicant Presentation:

Ellen C. Burgess, 997 Sixth Street, Boulder, CO

I am the architect for Bruce and Heather Feigelson for this property. We appreciate and respect the Old Town Louisville Design Regulations. The defined setbacks, the density lot coverage limits, maximum building height, and roof slope requirements have allowed the district to retain a distinct character. It has a wonderful scale and walkability so it is attractive to live within the area. These criteria are fundamental to the historic nature of the district. We respect the existing modest bungalow at 1201 Lincoln as being part of the history and continuity of the Old Town Louisville area. There are incentives to increase lot coverage and/or building density in exchange for faithfully preserving the street-facing façades. We have, however, chosen to reuse the house rather than preserve it. Our attempt is to acknowledge the past while providing for contemporary needs. Housing needs change. In the 1930s, two adults and three children lived in this 830 SF house. There was little to no insulation and the shed served as storage. Today, we expect energy efficiency, we require additional space for activities and storage, and we enjoy the sheltered exterior living spaces. I'd like to explain why we propose certain changes to the existing house. Immediately noticeable is that the entry to the house is

inconsistent with the neighborhood. There is no front yard access from 1201 Lincoln. Entry to the front is through the side yard off Caledonia. We would like to alter the pedestrian entry so that it is consistent with the neighborhood. We propose a walkway perpendicular to Lincoln with entry stairs onto the existing covered porch. We'd like to increase the visibility with passersby by replacing the solid wood porch with a lower open wood railing. There will be great visual connection with the street activity. Raising the oppressively low ceiling will make the front porch a comfortable and welcoming space. Existing ornamental brackets and tapered square columns will be retained and repeated in the new construction. We propose keeping fenestration at existing openings. On both street facades, the location of the openings will remain. That will maintain the rhythm of solid to void across the elevations. Presently, the windows are mounted 6.5' above the floor which is lower than a standard door height. We would like to raise the windows 6" to allow greater natural light penetration into the interior space. Replacing the windows in an old house is always controversial. The existing original double hung windows, although lovely, are energy inefficient. We propose to replace the street facing façade windows with wood clad double hung that will satisfy Louisville's energy code. They will have simulated divided lights but with a simpler mutton pattern. To accommodate two bedrooms and a bath, a second story will be added. We'd like the house to appear as an integrated whole, not as an addition abutting an original structure. In order to mitigate the height of a second story, a gable perpendicular to the existing house ridge is reposed. It is a means to unite the old and new, but is clearly a contemporary gesture with a pediment extending to cover a west patio. This gable addition to the south façade is also separated from the original with a stone chimney. There is a clear demarcation between the old and the new. On the east elevation facing Lincoln Avenue, the proposed connecting addition is set back nearly 11' from the front porch façade. No interior living space straddles the old and new buildings. The original house had a detached storage shed. Attached garages are a common configuration today. We plan to add a small addition to the existing garage, thus repeating the pattern of detached storage. We've tried to keep the exterior elements sympathetic to the surrounding neighborhood. The large asbestos shingles will be replaced with horizontal lap siding. Stucco, often used traditionally in bungalows, will face the second story gable and walls. Existing river rock which is a late addition to the house will be replaced with a stone and coursing more appropriate to the early 20th century. Roofing material will be of dark value. Our intent is to integrate the old with a contemporary home that will be sympathetic to the neighborhood.

Commission Questions of Applicant:

Stewart says I am interested in the elevation of the south-facing façade. The new gable is over framed over the existing roof. Is there any function within that or is it attic space? Is it purely an aesthetic design?

Burgess says it is attic space. The original house is fairly low and for functional reasons, we need a second story for additional bedrooms. It seemed necessary in order to span between the old and the new with a height element to mitigate the change in height. The second story is not a full second story. It is more of a half or three-quarter story; it is nestled into the roof line.

Stewart says that gable is also covering a new rear porch.

Burgess says it is covering a new porch on the west side.

Stewart says the roof is actually extending more to the west than it is at present.

Burgess says yes. There is 7' of addition off the west end that was not part of the original house. I am not sure when it was built. The single window is part of that addition.

Stewart asks is the garage existing and are you are adding to the west of it.

Burgess says there is a single car garage and we are adding to the west.

Haley asks if you know about the overall condition of the existing house as far as foundation and general structure.

Burgess says we plan to use the house. We will have to underpin some of the existing foundation because of expansive soil and a high water table. The foundation is fairly low. There is a series of very shallow walls in the foundation.

Haley says with having to do some structural stuff to the actual house such as asbestos removal, is the money we would give you to save it was not appealing to the applicant?

Burgess says energy efficiency is a significant concern for the original windows.

Restoring those windows is fairly expensive. I appreciate the windows and they are lovely, but they are so low you hardly get a sense of being connected to the outside. You have limited light and will continue to have infiltration issues.

Haley says we were at a conference a couple months ago, and they were talking about restoring windows. They said it really isn't more expensive in the long run.

Burgess says my experience is that they are quite a bit more expensive. I have done it in Boulder. At the main street-facing façade, you sit on this porch and get a little headache. In Louisville, you are trying to get connection with the neighborhood. It seems that by lowering that solid wall, you have more interaction between neighbors. Even though this kind of wall is typical in Louisville, it is not necessarily typical of a bungalow.

Public Comment: None.

Closed Public Hearing and Discussion by Commission:

Stewart says I am pleased with the changes that have been made, and where the project is right now. To me, there is substantial maintenance of the original street-facing façade and the alterations of the porch do not affect it. It does not impact the integrity of the building negatively. I think they are appropriate changes. In light of most of the windows being in the original openings, I do not have a problem with that. I think it is the right way to treat it. I am not particularly pleased or see it necessary to add the gable on the south-facing façade. Given that we are really not weighing this with our criteria in the code, we are not here to do a design review but how this applies to our code. Most of the roof is retained. Most of the exterior walls are retained. Both of the street-facing façades are generally retained with the exception of the south and the gable. I am supportive of releasing the permit with these changes.

Haley says I am thankful that at least the structure is going to be with us. It would have been good to process through more stuff, but this works.

Trice says to Stewart that we are looking to its future eligibility to be landmarked. We are at the public hearing criteria. The criteria to be landmarked are strict conditions and cost of repair.

Haley says if we release it, it will not potentially be eligible for landmarking in the future.

Trice says one of your criteria is for the demolition. If you think the changes will limit its future eligibility to be landmarked, then you would the stay on it.

Chuck Thomas says, in my opinion, the porch alterations are consistent with bungalows I am familiar with. In my experience, the statement that a higher wall is inconsistent does not bear out because I have seen both styles. The changes to the front porch do not concern me. I am pleased that the windows resemble the original windows and are in the same location; however, of a different size.

Trice says there are some changes to the openings on the front. The door is in a different location.

Haley says the door and the middle window will be swapped.

Burgess says the south face is the most valuable in terms of living area. The door presently is not centered. There are three openings and the fenestration will be as original. The middle opening is presently a door and to open into the most valuable space limits its functionality. We have moved the door to a window space to create an entry.

Chuck Thomas says it is consistent with bungalows I am familiar with and does not disturb me in any sense. I would support this because it preserves a significant portion of the original property. I think we can still point to it and say it has some cultural relevance. I generally am in support of this.

Fasick says I am leaning towards not supporting it. I think a big part of it has to do with the south gable being added. I think the changes to the porch and the door and windows being swapped would make it ineligible for landmark status.

Haley says the addition of the gable and the changed porch and windows and door will significantly change the integrity of the house. I am glad we are saving the actual structure.

Koertje says I am more disturbed than **Stewart** about the alterations to the window and door opening and, to a lesser extent, the porch. At the last hearing, we made findings and placed the stay on it. We found at that time that it did qualify for a stay. Now we are in the phase of negotiating and trying to find alternatives to demolition. The applicant has come back with a plan which is significantly different than what was originally proposed. I don't think it is perfect, particularly because the cost to restore the windows has not been explored enough; restore versus replace them. The new design does retain significant parts of the structure and will retain a lot of the character of the house in the neighborhood. I am probably in favor of releasing a permit at this point.

Cyndi Thomas says I appreciate that they have come back to an alternative to a full demolition because I agree, there is a lot to be saved here. I do like the design. It would be interesting to explore different ways where it could be landmarked in the future. If we move forward in this direction, that probably precludes that going forward. It is unfortunate but sometimes we have to find a middle ground that works as well.

Fahey says the design is going to preserve at least some portion of the original structure, even if it is not in its original form. In that sense, I am in favor of releasing the permit, but I also agree that the changes are significant enough that it would probably preclude it becoming a landmark structure in the future.

Chuck Thomas says the comments about it not being eligible for landmark status in the future are all valid. Even though it resembles, in many respects, a classic bungalow, there would be enough change in the property that, on second thought, I agree with the comments precluding it from future consideration of landmarking.

Koertje says I agree with that, but I don't know if that is part of our decision tonight.

Haley says if they save the structure now and add on, hopefully residents in the future won't want to demolish this structure because it will be perfect and they can keep it as is.

Stewart makes a motion to release the permit on 1201 Lincoln Avenue based on this is a reasonable alternative to full demolition that more than 50% of the walls of the original structure are maintained, that more than 50% of the roof is maintained, and the alternations to the street-facing façades are reasonable, seconded by **Fahey**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes

Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	No
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 6-1.

Update/Discussion: Louisville Grain Elevator

Staff Presentation:

Lauren Trice presents. At the request of the Historic Preservation Commission, the Louisville Mill Site, LLC included a memo on the current status of the project. Staff has also included a record of the disbursements for the Louisville Grain Elevator's Historic Preservation Fund grant. The current balance of the grant is \$147,864. **Erik Hartronft**, Louisville Mill Site, LLC will give a full presentation on the rehabilitation efforts for the Louisville Grain Elevator.

Applicant Presentation:

Eric Hartronft, Manager, Louisville Mill Site LLC
Randy Caranci, Manager, Louisville Mill Site LLC
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Hartronft presents. I want to give you an update. I wish we were here telling you we are done but we are not. In the letter, I tried to explain some of the things that we have faced. Going through the State Historic Grant process was interesting but not fruitful, and it took a lot of time out of our schedule. It took some wind out of our sails with our contractors. We had a wet spring in 2015. It was not until late July when we were actually "back at it" full time. We have made a lot of progress during the good months last year. We didn't quite get it painted before the cold weather set in.

Initial Biohazard Waste Removal, Cleaning, and Testing

When Randy and I made an offer to purchase this property, we didn't know everything that we know today. We could not get inside because of hazardous waste.

Before any of the structural stabilization work could begin, the existing four-legged tenants had to be evicted, and 50 years of accumulated storage, trash, rotting grain and animal waste had to be removed from all parts of the building. The entire structure had to be cleaned and disinfected properly to assure a safe working environment for the design team, contractors, and others.

Photo at left is inside the headhouse at the highest level of the Elevator structure. Prior to mitigation, the animal waste and debris created a hazardous environment and contributed to further deterioration. After mitigation work, the photo lower left shows the actual condition of the wood structure. Below, workers walk along the auger chute below grade, between the grain bins. The auger chute was buried under 2 feet of animal waste and rotting grain.

This view of the warehouse section of the building prior to mitigation shows some of the debris, furniture, etc. that was stored inside the structure. Daylight coming in through the siding illustrates the condition of the exterior envelope in parts of the building where the

siding was not well maintained. This siding has since been replaced with new siding, milled to match the original profile and dimension.

After the bulk materials were loaded out, a trailer mounted heppa vac was used to remove dirt, animal waste, grain and dust from the surfaces inside the structure, and dump into sealed containers for transport and disposal.

The last steps in the mitigation project included cleaning operations utilizing disinfectants, hand brushing, and pressure wash where needed to remove remaining material from the interior surfaces of the structure. A final interior cleaning is planned at the completion of the stabilization project after sealing the structure and removal of any animals that have found their way inside during construction.

Recent and Current Structural Stabilization and Rehabilitation Work

One secret the building held was how much was buried below grade. The closer you get to the tracks, the deeper the overlay/overburden of coal tailings and fill was put in to bring the downtown level to the tracks, where there was a gulley along the tracks.

As seen in this photo, prior to start of the stabilization work, the site had been graded up against the wood structure and paved, and the boardwalk and porte cochere have been removed. The non-original siding on the upper tower portion is also evident, as well as the missing windows and the original wall sign which has been painted over.

This photo shows the excavation of the west foundations, with the scale pit and foundation in the foreground. The wagon ramp sloped up from the level scale platform in front of the office on the north end to a level area beneath the porte cochere which was adjacent to the main door in section 3, (center of photo). We are currently addressing the foundation issues as part of the structural stabilization work, and we feel it is also very important to implement a comprehensive reconstruction plan for this area, so we are including this work into our subsequent grant request. Once the structure is re-built in this area, it would be accessible from the basement area below the main level. We would like to make this area available for tours to see some of the more illustrative elements of the building's grain-handling infrastructure.

This photo shows the main boot pit area, with the remnants of the auger chute and hopper walls that we would like to reconstruct as part of a future grant request. We are currently trying to locate some equipment (augers, etc.) that would be representative of the equipment at this site. All of this infrastructure has been buried for decades.

Below is the original scale equipment we are planning to reinstall on site, and to the left is the main flywheel and drive belt still intact in the basement. Excavation revealed a network of foundations and interface walls that communicate with the basement area under the Grain Elevator. In this view looking north, the scale pit is on the far end of the excavation and the wood wagon ramp and boardwalk were once constructed on these foundations. Current work is reinforcing these foundations to current grade, but reconstruction of the wagon ramp and porte cochere, etc. is beyond the current funding capabilities.

Plan above with shaded areas depicting proposed reconstruction of structure west of the existing building. The exterior reconstructed area would be accessible to the public for

self-guided tours with historic information provided in handouts by the development team and the Louisville Museum. If a commercial use can be accommodated on the main level, then the interior areas with historic photographs and other information and artifacts would also be similarly available for public viewing. At this time, the porte cochere roof and wood floor structure, boardwalk, etc. is not included in our budget for the current phase of construction.

Below are photos of the south “warehouse” end of the Grain Elevator before and during restoration. The wood structure which had been buried for decades had rotted and had to be selectively removed, and replaced with new wood, or concrete for the below grade portions of the wall.

Photo on left shows final stages of the restoration of south end of the grain elevator with new foundation, siding milled to match existing, with primer coat and temporary roof covering. Below a similar condition existed at the north end, where a wood framed wall was buried 3-4 feet below grade and the rotting wood was failing structurally. The failing wood structure was removed, and a new concrete foundation has been poured to reinforce the existing foundation and replace wood structure below grade. From inside the basement, prior to reconstruction, the failed wood structure is seen with previous concrete repair wall and soil pushing through the rotted boards. Prior to mitigation cleaning, this area was inundated with mud & debris flowing through the wall into the basement.

The lower portions of the stacked plank walls of the grain bins were also buried years ago when the grade on the site was raised. There was severe rot throughout the walls and floor structure of several of the grain bins, which was not evident until excavation, and after the grain was removed from the bottom of the bins. As the grain bin floor structure is not critical to the overall stability of the structure, and they are not required to support the weight of the grain at this point, we have elected to leave much of the deteriorated grain bin floors as-is. If future funding allows, and it is desirable to utilize the grain bins for a specific function, we will re-evaluate the repairs in these areas. The rotted stacked plank walls have been replaced with milled lumber to match the original construction.

Some of the most significant work for the preservation of the structure is related to the exterior envelope, and ensuring that excessive moisture doesn't continue to infiltrate the building through walls, roof, and fenestration. The painting prep began in the fall of 2015 and included days of hand scraping and wire brushing to remove loose paint remaining on the structure. Pressure washing was not utilized due to the potential infiltration of moisture into the wood and open siding joints and potential damage to the wood. The exterior was painted with two coats of oil-based primer, which was sprayed and back-rolled and brushed to work into the porous wood siding and stacked planks. Primer coats were tinted to ensure tracking of the subsequent coats and to verify coverage. Two full coats of the final reddish brown color will be completed when weather conditions permit. Workers installed Corten steel roofing to match original.

The elevator tower was covered with a non-original fiberboard siding which was removed to reveal severely deteriorated siding on the north side. New siding was milled to match the original profile and installed over the deteriorated siding to retain the aged

siding on the interior of the headhouse. In the future, we hope to reinstall windows which had been previously removed due to deterioration.

Future Funding Needs

Due to the extent of structural stabilization work required within the limits of the Louisville Historic Grant, there are not currently funds available to reconstruct the historic porte cochere, wagon ramp, boardwalk, etc., or to restore the main and upper level windows and many other aspects of the stabilization indicated in the 2011 Historic Structure Assessment. Fire sprinklers and a fire alarm system should also be added to protect the structure, as well as replacement of the outdated Delta service wiring and panel. The Warembourg family has agreed to donate the original scale equipment back to the property, but there are not currently funds available to reinstall the scales in the original location. The upper areas of the head house and catwalk over the bins would be an ideal area for interpretive displays. To access this area, a code-compliant stair would need to be built to safely access those areas. We have proposed that the new stair would climb up through one of the 6 grain bins to the upper level, clearly differentiated from the original construction. The cost of creating the public access and the interpretive space would be included in a future State of local historic grant request. Part of the rehabilitation required to accommodate this upper level interpretive space would include restoring the windows in this area to show the original building design, and allow natural light to once again illuminate the head house and catwalk over the bins.

The shaded areas on the elevations to the left indicate non-original siding over the existing siding which we have restored with new matching siding. Windows in the upper and lower levels have been removed or are severely damaged (10 total), which should be replaced. Although this window restoration is beyond the scope of the Priority-1 stabilization project, we feel it is important to accomplish this work in conjunction with our current work to complete the exterior envelope renovation. The historic sign should be repainted to convey the original design.

Mitigation, Stabilization, and Rehabilitation Scope of Work and Costs (including Subdivision)

Work Completed to date with Louisville Historic Grant Funding per Purchase Agreement:

<u>Cost of Work</u>	<u>Description</u>
\$ 51,898.93	Structural, Civil, Geotech & Misc. Consulting (Includes 40% of Subdivision Cost)
\$ 5,039.57	Architectural Services
\$ 5,181.19	City of Louisville Permits and Fees (Including 50% rebate)
\$ 14,441.66	Utilities, Temporary Facilities & Equipment, General Conditions
\$ 34,834.60	Const. Liability/Pollution/Builders Risk Insurance
\$ 53,258.75	Biohazard Waste Removal, Cleaning & Testing
\$ 22,496.80	Foundations – Excavation/Backfill, Concrete, etc.
\$ 115,580.60	Framing, Siding, General Construction
\$ 14,017.00	Exterior Painting and Prep.
\$ 63,029.00	Roofing – New Roofing Installation and Lightning Protection .
\$ 379,778.10	SUBTOTAL – Cost of Work to Date

Remaining Work to be completed within Louisville Historic Grant Funding per Purchase Agreement:

<u>Estimated Cost</u>	<u>Description</u>
\$ 22,500.00	Structural, Civil, Geotech & Architectural Fees

\$ 200.00	City of Louisville Permits and Fees (Including 50% rebate)
\$ 1,000.00	Utilities, Temporary Facilities & Equipment, General Conditions
\$ 3,500.00	Final Environmental Cleaning
\$ 24,000.00	Foundations – Excavation/Backfill, Concrete, etc.
\$ 22,000.00	Framing, Siding, General Construction
\$ 13,500.00	Exterior Painting & Siding Prep.
\$ 9,800.00	Roofing – Complete New Roofing Installation and Lightning Protection
\$ 30,000.00	Electrical System Upgrade and Repair (not including new service or alarm syst.)
\$ 126,500.00	SUBTOTAL – Estimated Cost of Work to Complete Phase 1 (Spring 2016)

\$ 506,278.10 **Total Est. Cost of Work – Phase 1** (\$500,000 covered by Louisville Hist. Grant)

Note that in addition to the original Phase 1 Scope of Work, the following scope is also included above: Lightning Protection; Full Snow Retention Coverage; Foundations @ West Side; Siding @ Tower.

We are a long way from being able to finish the project. One of the things we want to discuss is another grant request. Even if it becomes a standing relic or an interpretative site, before we can do that, we have compiled a list that we feel are important.

Additional Work to be included in subsequent Louisville Historic Grant Request – Beyond Phase 1:

Estimated Cost	Description
\$ 79,000.00	New Electrical Service to eliminate hazardous Delta service wiring configuration
\$ 8,600.00	New Alarm System with Fire/Smoke and Motion Detection
\$ 113,100.00	Reconstruct Wagon Ramp/Boardwalk with WP Deck & Porte Cochere Roof etc.
\$ 26,000.00	Relocate Original Scales from Warembourg Farm and Reinstall On Site
\$ 33,000.00	Provide New Windows to Match Missing/Damaged Windows (incl. lift)
\$ 8,900.00	Repaint Historic Sign "Louisville M&E Co. Feed Grain & Grinding" w/graphic
\$ 92,900.00	New Fire Sprinkler System - Dry pipe system to prevent freezing
\$ 361,500.00 +/-	SUBTOTAL – Subsequent Louisville Historic Grant Request (2016)

(Note: Estimated costs indicated above are approximate, to be detailed in Grant request.)

Significant investment beyond this basic stabilization work will be required to create a usable building suitable for housing a new business. Developer would accomplish additional rehabilitation work beyond the minimum above to accommodate a tenant if it can prove to be financially feasible. Additionally, if a public accessible 'back of house' interpretive space is desirable, additional funding will be necessary.

Trice asks if the HPC would like to appoint a Grain Elevator subcommittee or continue the existing group.

Haley asks who is on the existing group?

Trice says **Stewart** and **Fasick**.

Haley asks if they are interested in continuing. They both answer yes.

Public Comment:

John Leary, 1116 LaFarge Avenue, Louisville, CO

I have a question about the future use of getting a tenant in the boardwalk and porte cochere area. Would you see them having a function?

Hartronft says currently, there is no hope of ever getting a tenant in here if we stop today. If we build the wagon ramp, boardwalk, porte cochere, and put in windows, Randy

and I feel we can start to market it to a tenant, and take it to the next level where we could get a functioning use. We have to work within the equation of value of a building and what a tenant is willing to pay in rent. Can we make it functional? In the front, we want to put glass enclosures on the ends which would be the entry into a restaurant or retail shop.

Closed Public Hearing and Questions and Discussion by Commission:

Stewart asks about the foundations under the scale and porte cochere.

Hartronft says the foundations currently are low. They are about 1' to 18" below grade so we cannot backfill. Some of the walls have failed. We are pouring sister walls on some that will support them, and then add another foot so we can backfill.

Koertje asks in Phase II, you talk about getting it ready as an interpretative site. Is any of that inconsistent with having a tenant, or getting in the way of having a tenant?

Hartronft says no. From the beginning in the PUD, we have an addition planned for the east side of the building called the railcar because it's shaped like a boxcar and sits in the place where a boxcar would have sat to be loaded. We would put a kitchen, storage, and bathrooms in that area so all infrastructure would be there. There would be a door coming in and we would build a compliant stair all the way to the catwalk over the grain bins. We would do that in Bin 3. When the tenant would be closed for business, the whole building would be open for tours. We do not see a use for the bins at this time.

Haley asks Staff, is the City willing to do would another grant?

Trice says if HPC makes a recommendation to City Council for a grant, they can apply. We would review it based on the criteria for eligibility for grant funds.

Haley asks if the City is willing to apply again for a grant from the State.

Trice says yes, there is the opportunity to apply again in the spring and fall. There are some issues discussed with the previous grant that would have to be worked out, but it can be attempted. Staff is willing once there is more staff since we are short-handed.

Fahey asks about alternative grant applications? Have you look at other nongovernmental grants such as from the farming industry or the company who made the machinery?

Hartronft says we have not looked into that for three years or more. We looked into it when I did the proposal with Mike Kranzdorf. Mike contacted a number of larger corporate farming agribusiness entities to see what grant funding was out there. For the amount of funding we are talking about, there was nothing comparable to what Louisville does. We didn't professionally pursue it with a grant writer.

Haley says my hesitation about a grant at this point is that the tax is sunseting and it might be up for a vote this year. This is a large sum and not knowing if it is going to be replenished is a big risk. This is a great use but politically, it could be contentious.

Cyndi Thomas asks if you have looked at other private funding such as bringing additional investors in if you had a tenant in tow?

Hartronft says any investor, including Randy and myself, would look at what a tenant generate. You run the numbers at the beginning of the project. The amount of cost is what we are willing to put in to take it to the level to be tenantable. The \$360,000 is over what you could get back for a return on investment. Investors are not looking at "where can I put money where I will have a negative return and never get paid back". We would love to get a tenant in there but if it can't cash flow to point it can pay off indebtedness, it doesn't make sense financially.

Stewart says you and Randy have done an awesome job and we appreciate the presentation. I feel comfortable that we made a great choice in partnering with you and Randy in getting the stabilization to where it is at currently. The State Historic Fund

should love grain elevators and be willing to put in some money. I would want to see another grant pursued. I would recommend between you and the HPC and the City to consider hiring a professional grant writer to do this type of thing, since we haven't had a good track record in the past. I understand the part of getting a tenant and the gap between what has to be done. This is one of the purposes of our fund. On the other hand in terms of future grants from Louisville, I think one purpose of our grant in the beginning was to make the building presentable and marketable, so you could walk people through it and use it as a tool for marketing. I would be willing to recommend the City participate further if, and only if, there is a tenant on board. I would see that as a contingency for further grants.

Koertje says I may not be as hesitate about future grants. In theory, I think all the things described in Phase II are great uses for the fund with some reservations. First of all, I don't know if all items qualify such as rebuilding the scales. I am not sure how much money we have left. There are a couple requirements that have to be waived before City Council would take action. I think we are over the limit for a commercial project. There is a matching requirement that would have to be satisfied or waived. I am definitely in support of looking at a grant application because getting this to a point of where people can go through it and it be a commercial use, but at least an interpretative site.

Trice asks how many HPC members have been in the site. It might be worthwhile to have HPC members go in the site again.

Hartronft says we can definitely take you on a tour.

Cyndi Thomas says I work for a developer and have been in real estate investment management for 15 years. There are several ways you can structure something like this, last money in, first money out. Has the City looked at different types of investment structures like a public/private partnership where may actually be a return on grant fund investment? If the City took a first position in any of the return that came off of the property, would that be something you would be willing to investigate?

Trice says I was not part of the original agreement. This may be something for Aaron DeJong, our Economic Development Director.

Hartronft says if I doubled the number I gave so we could get it to a tenantable state, then yes, we can look at all kinds of funding. I would rather borrow from the City than borrow from a bank and it might be easier. We want to be creative and we want to be the City's partner in this deal. We are looking for the win-win.

Trice says this leads into the discussion about the revolving loan program which will be implemented soon.

Stewart says the City has other funds such as Business Retention Development Incentives.

Koertje asks if this is in the Urban Renewal Area. I don't know if they have any money.

Hartronft says it is. We have talked to them about public infrastructure, sidewalks, curb and gutter. Trying to be creative with how they can fund things is something we want to explore more. To date with **Aaron DeJong**, the conversations have been the sidewalk, the streetlights, the curb and gutter, and things like that. They stay in the public realm. If they go into the private realm across the property line, then they want to have some public stake in it. We are not sure what that would look like. If there is enough money to do the interpretative site, that would be great.

Haley asks about the interpretative site. Who would staff it? Would it be volunteer based?

Hartronft says we have talked with Staff. Perhaps once a month, there could be volunteers from the museum who would be there as docents to walk people through. The answer we received was "we are so overwhelmed with a shortage of staff and

underfunded, it will not work". When the Museum is fully staffed, they will have some funds or a better way to manage volunteers.

Haley says I feel that the general consensus about the grant is to do more exploration about other possibilities. Maybe **Cyndi Thomas** can give some guidance in that direction. We can look at the state grant again. What is your timeline?

Hartronft says right now, we have a crew energized and working on site through the rest of these projects. If we have a positive outcome from a grant submission, then we would continue construction this summer. The state grant would be submitted this fall, we'd hear about it in the spring, and everything would be on hold until we hear back. That usually takes about 8 months out of any construction site. Currently, we have Builder's Risk Insurance, Pollution Liability Insurance, and others that are expensive on this project. They are in place through November 2016. We would like to take advantage of what is in place such as extending contracts. If we shut it all down, fence it up, and wait, then we will do that. There is some economy right now of moving forward with the things in motion and get it done sooner rather than later.

Haley asks about grant application list. Are those in a priority order? Maybe prioritizing them might be helpful for us instead of looking at the lump sum.

Chuck Thomas says in terms of buttoning the building up so that it can be preserved for any length of time until final funding, you'd want to have the alarm fire smoke system and the sprinkler system as well. You can do temporary closings for the openings. If I look at the figures, that's \$100,000+. We'd have to find some way to make the site secure and safe. Is the electrical system absolutely necessary to button up the structure because that is a \$79,000 cost.

Hartronft says I am unclear because we are still talking to our electrician and Xcel about it. We need to replace a lot of wiring inside and if we tie back into the old service, it is done one way. If we put a new service in, it is done a different way. We'd hate to cobble it together, but we could. The electricity is flowing into the building currently, and we are using it, but we need to replace the unsafe branch wiring.

Chuck Thomas says in terms of trying to get the building buttoned up and secure at a cost that we might be able to consider, what will it take to secure our investment over the short term against the possibility of long term funding to accomplish the goals.

Fahey says I think we can get good support for continuing with the preservation of the structure. Doing more cosmetic things or making it functional as a retail business or money-making endeavor, it should be a partnership where we would share in the profits of those investments. Should we structure the request in two parts?

Hartronft says that is what we have done. These are the things that are not affordable as a money-making tenantable building. If we can get it to this point, then we will spend at least that much again to make it a tenantable building. Getting a return on that investment is probably unrealistic.

Fahey says it would be difficult to put through a request to the public who is paying tax money to do anything other than preserve the building. Taking it from "now it's safe" to "now it's functional as a business" is a big leap.

Hartronft says that is not in these numbers. We have to make the investment beyond this, probably equal or more. I hope we can do that in the future, but this doesn't get us anywhere near a functional building. There are two categories: one is keeping it safe and the other is making it look like it did in the early 1900s or making it to look like it does now?

Chuck Thomas says I am not finding fault with the items that need to be done to make a preserved building. What do we need to do now is protect our investment and find other sources, probably public or philanthropic, that would allow us to get to the dollar

amount to get these things accomplished. After that, the private sector investments could advance.

Fahey asks if there is some matching effort, we will match whatever grants you can come up with?

Hartronft says I like the idea of grants, but I am not holding out hope. I have invested some time but won't invest the next six months doing it, because I don't think it will bear much fruit. Our choice is if we can't get it to a point where we can take it the rest of the way and make it tenantable, then we just need to button it up. It is stabilized structurally, it is weather protected, and we are the caretakers indefinitely.

Trice says a way to move forward is to prioritize this list which could be helpful in any application. Maybe working with **Cyndi Thomas** or working with the Grain Elevator subcommittee, we can figure out more options moving forward. We can speak with **Aaron DeJong** about things that have happened thus far financially in trying to work out future options.

Randy Caranci says I want to speak about the state grant. We went after the state grant in fall 2014 and failed. We applied again the following April 2015. Once we started down that path, we had to put the construction on hold. Anything we did would not be included in the grant so this is part of the project delay. We met with the State here at the City and there is always a meeting after the meeting. The State is really not interested in moving forward with grants with Louisville because of the existing fund here now. It is a competitive program and they say, "you have a certain amount of funds already available". We will give our money to some other community in need. This is not about the infrastructure to make this a profitable business. This is more about creating the building like it was.

Hartronft says the City had applied for a grant before we were involved and it was not successful. We helped the City apply for the second grant in fall 2014. In spring 2015, we learned we did not receive the grant.

Haley says **Lauren** has given us good direction as far as following up with the subcommittee, prioritizing, and we will be in contact. We will see where that gets us in presenting an application to us. We are very supportive of this project.

Discussion: Mining Cabins

Trice says at the previous meeting, there was a request to discuss the mining cabins located at 825 Lee Avenue. The Department of Planning and Building Safety has not received any applications or permits for this property. **Commissioner Haley** and Staff have attempted to reach out to the property owner to discuss Historic Preservative incentives available in Louisville. **Commissioner Haley** can speak to some of the efforts made thus far.

Haley says I talked to **Mr. McAlpine** briefly and will continue to reach out to him to open a conversation with HPC. This is all we can do at this point.

Stewart says that is big progress because we have been trying to get in touch with him for a long time.

Jean Morgan, 1131 Spruce Street, Louisville, CO

I had an idea. City Council decided instead of donating the property to the south of the cabins as a little area, they would pay-in-lieu which was about \$50,000. I thought we could offer **Mr. McAlpine** \$50,000 to cut that little part of his property off and make a little public space out of it. When he develops that property, he could consider the entire property for coverage for subsequent buildings. He wouldn't be jeopardized by cutting those cabins out. The cabins would remain in their original location and maybe we can

get grants to help restore them. I would love to have them stay where they are. I know that **Justin McClure** has an arrangement with **McAlpine** to locate them in the DELO project which would be second best to them being destroyed or collapsing.

Trice says they were also included in part of Bridget Bacon's presentation on tiny houses which was very interesting. Louisville has a great history of people living in small spaces.

Haley says there is potential for these to be lived in again. There is a current trend of someone living in this small of a space.

Koertje asks Staff if it would be legal to sever these from the property. **Jean** suggested that they be severed and purchased outright, but there may be obstacles to that. It may have to come from Council.

Trice says it would have to be part of a PUD application to do any development or replatting, and it would have to come from the property owner. Without knowing the property owner's intentions or desires for the property, it is difficult. If we can work on it with our incentives or subdividing the property, it depends on what his final goal is with the property.

Haley says HPC cannot discuss the property without the property owners. It also applies to City Council.

Stewart says a discussion about an option to purchase might be done. We talked about nominating them as structures of merit which does not require the property owner's consent. It would set up a public hearing and the property owner could be notified. Perhaps a subcommittee could be formed.

Haley says I don't know if we have nominated it for Endangered Places.

Trice says Endangered Places is a Colorado state-wide list of properties that need attention.

Haley says I will be on the subcommittee. **Cyndi Thomas** says she will join.

Discussion/Direction: Revolving Loan Program

Trice says Planning Staff and HPC along with the Economic Development and Finance departments have been working to implement the historic preservation loan program with Funding Partners LLC. The HPF loan program was approved by City Council in Resolution 4, Series 2014 and the implementation documents for review and discussion by the HPC include the following:

- *Funding Partners LLC Services Contract* – Funding Partners is administering the loan program for the City.
- *Product Guidelines* – This sheet outlines the loan program and will be provided to applicants interested in the loan program.
- *Ordinance Amending Resolution No. 4, Series 2014* – Through the implementation process it became clear that a few minor changes needed to be made to Resolution No. 4, Series 2014.

Both **Koertje** and **Chuck Thomas** have been part of the process in looking this in more detail. The next step will be the contract and product guidelines can go to the City Manager for their approval because the funding amount is low. Resolution 4, Series 2014 changes would need to go to City Council.

Chuck Thomas says the documents that you have supplied and I've reviewed are certainly consistent with revolving funds I am familiar with. At this point, it could be referred with recommendation of minor changes and can be moved along. We can recommend with very few changes, it is ready to be implemented.

Trice says the next step is to get the contract approved by the City Manager.

Chuck Thomas says there is a lot of promise with the revolving loan process and speaks to a lot of things, including physical responsibility to get funds back and use them again. The process we've discussed and policies in terms of loan limits and amounts have been sufficiently answered. I feel comfortable recommending to this group that we move it forward.

Koertke says there has been a lot of review by many people and am comfortable with it at this time. I am not entirely sure the resolution needs to be amended.

Trice says there has been discussion about minimum and maximum loan amounts. For owner-occupied residential, the minimum is \$2500 and the maximum is \$20,000.

Commercial is minimum \$2500 and maximum \$250,000. Those maximums are where we're at right now for grant funding. Each loan will have its own amount to be approved.

Stewart asks if that's a function of the type of properties or function of our fund balance.

Trice says both of them will be examined during the course of the application. As part of your review, you look at the fund balance. As part of Funding Partners review, they look at the actual amount related to the loan to value ratio.

Stewart asks what the current fund balance is.

Trice says approximately \$850,000.

Koertje says the maximums are too low, particularly for the residential. Council's existing resolution doesn't set a maximum.

Chuck Thomas says it's more of a process question. They can apply for the maximum and it would be processed. If it exceeds the maximum, then it would come to HPC for action to approve the higher amount.

Trice says it is my understanding that the discussion we had was about the loan to value ration.

Chuck Thomas says it was also about the maximums.

Cyndi Thomas asks about loan to value. Are we comfortable at 100% of market value of all liens on the property? Do you want something lower than that? Secondly, in the event that someone defaults on the loan, I assume we sit behind the first lien position. What happens in that case and what is the recourse?

Chuck Thomas says clearly we would be in the secondary, tertiary, and possibly worse position. Tax liens would take precedence. At foreclosure, we might not recover the entire amount. In dealing with historic preservation, the costs are higher than for a straight rehab.

Cyndi Thomas says you can have the borrower paying on their first lien and default on this loan. Maybe we can put in a provision about a personal guarantee or some type of recourse?

Chuck Thomas says that is a reasonable suggestion. I am prepared to recommend that we move along with this.

Koertje says if there is a default, we have a right of foreclosure or some remedy.

Chuck Thomas says we could foreclose on the secondary or tertiary position, and we'd have to make the positions in front of us whole before we collected.

Cyndi Thomas asks for clarification. If a borrower were to take advantage of this, would they apply for the grant, receive the grant funding, and then this portion would be matching funds?

Trice says yes, it could be used for matching funds. We talked about it being part of the matching funds, but also supplemental to the grant request.

Haley says when the Funding Partners were here, they said this is not the first time they have done this. This is based on previous experience and it put me at ease as far as how we manage it, and what is the risk.

Koertje says we shouldn't have a maximum which is what the CC resolution says. It is my recommendation that we remove the maximum from the guidelines. It would be for commercial as well.

Discussion/Direction: Public Outreach and Preservation Month

Preservation Month

Louisville's celebration of Preservation Month in May 2016 has the potential to include the following events:

- **Landmarking Ceremony – Saturday in May TBD**
Mayor Muckle will present plaques to recently landmarked properties. *May 7 is the only day that will work for him.*
- **Celebration during HPC Meeting – May 16th, Council Chambers**
Invite past HPC members to recognize their contribution to historic preservation in Louisville. *It could be combined with the Landmarking Ceremony and members could be recognized. No list available for HPC members previously recognized. Trice will invite everyone to Landmarking Ceremony.*
- **Tiny Houses of Louisville presentation – May 5th, Library**
Bridget Bacon, Museum Coordinator, is interested in giving a repeat performance of her presentation on Tiny Houses. She has asked if members of the Historic Preservation Commission would like to be involved. *Haley says she saw the previous presentation and it was interesting to see the current trend of efficient small houses. Stewart says the Sustainability Board might be asked to speak on carbon footprint in relationship to the size of the house. Haley says Bridget had a rep from a tiny house manufacturer located in Louisville. This company builds from shipping containers.*

Farmer's Market

At the previous meeting, the Historic Preservation Commission expressed interest in having a booth at this year's Farmer's Market. If there are enough HPC volunteers, staff will reserve a spot and work with volunteers to develop booth activities.

Haley says we should get four people willing to commit. We try to have three Saturdays, once a month, two people per time. There are six positions to fill. It is a good opportunity to get a pulse on how people are feeling and get good personal contact with the community. We got interest in landmarking last year. Fahey, Haley, Cyndi Thomas, and Stewart volunteer to do three markets (June, July, and August).

Realtor Outreach

Commissioner Haley and **Commissioner Cyndi Thomas** are working with several local real estate firms to discuss the Historic Preservation Program. They are also working to develop a handout to distribute to realtors working in Louisville.

Haley says she and Cyndi Thomas met with part of the Remax team in Louisville. We asked what their questions are, what their basic understanding is, what is helpful for them, and what hard copy is useful for them. We got good feedback. They would like a simple brochure with bullet points. They are excited about the loan program and are interested in the HSA (Historic Structure Assessment) for buyers and sellers. They want to use it for a seller before they put their house on the market. If they can have the funds in advance, it would be a good incentive for them. They would also like some "myths" in there to clarify misconceptions. Trice, Cyndi, and I will work on the brochure with bullet points, bringing it to HPC next month.

Trice says Lynda and I met with the new CLG coordinator, Mark Rodman. He said that other CLGs throughout the state are dealing with the same issue and choosing to prioritize reaching out to realtors.

Haley says meeting with Stauffer and Remax will not start until May. We have local real estate companies, but then Boulder County has a lot of realtors. Having the brochure will be a good way to educate them about historic houses on the market.

John Leary, 1160 La Farge Avenue, Louisville, CO

I had a neighbor who put his house up for sale and this issue came up with the realtor. The realtor was not local. These houses show up on Zillow very quickly. It would be good if someone could monitor that and then send information to the realtors which are identified. **Dustin Sagrillo**, a local Remax realtor, is very interested in this. He might be willing to monitor it, because he knew this house when it came back on the market.

Discussion/Direction:

Capital Improvement Program Requests

The budget calendar has been changed this year and Capital Improvement Program requests will be due to Finance by the end of March. The March meeting is the only time the Historic Preservation Commission will be able to discuss 5-year CIP requests. Generally speaking these are one-time, non-operational projects that are for larger dollar items. If you look at the budget on the City's website and start on page 244 of that document you get some description and then you can see all the CIP requests in the 2016 – 2020 CIP.

This is not the operational budget. The Historic Preservation Commission will get a chance to make requests for later in the year. The operational budget is where you can request funding for on-going projects, staff, etc.

A potential Capital Improvement Program request could be to develop interpretive signage with Open Space Advisory Board and Historical Commission.

One potential idea from a series of conversations is that HPC work with Open Space and Historical Commission to do interpretative signs. We can submit as a CIP request because it is a Capital Project.

Fahey asks if the other two organizations will put in a CIP independent of HPC. Will we join forces and the three of us together?

Trice says she has not talked to them yet. We always talk about partnering with them on these interpretative signs, so they would be included in our narrative description. It is up to Finance to consolidate those types of requests.

Updates from Staff:

NAPC Forum

The City of Louisville was approved for a Certified Local Government Grant for three HPC members and one staff member to attend the NAPC Forum. The dates for the Forum are July 27-31, 2016 and it will be held in Mobile, Alabama. Pre-registration for NAPC members end April 30, 2016. The HPC can finalize the three members who will attend the conference at the April 18th HPC meeting.

For more information about the conference please see the preliminary program:

https://www.regonline.com/custImages/370000/370210/FORUM_2016_PreliminaryProgram_Final_Web.pdf

CLG Grant

The City of Louisville did not receive funding for the additional Certified Local Government Grant to hire a consultant to create a Commercial Development Historic Context. Staff has spoken with Mark Rodman, CLG Coordinator, on ways to improve the grant application. If HPC is interested, a discussion of the Commercial Development Historic Context process can be including on an agenda for an upcoming meeting.

Historic Preservation Tax

The Mayor has requested the Historic Preservation Tax item be on a City Council meeting on April 5th. The possibility of expanding the HPF to include funding for Museum operations will be presented as well as pros and cons of requesting an extension in 2016. The City Manager's office is preparing information on this discussion item which will available online in the City Council meeting packet April 1st.

Historic Structure Assessments

The City of Louisville issued a Request for Qualifications (RFQ) to update its list of "pre-qualified" professionals for Historic Structure Assessment grants. Applications were due March 11, 2016. The City received 12 applications. Staff is currently evaluating the applications and notifying the applicants.

Demolition Updates

836 Rex Street. On March 10, 2015, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to remove the rear sunroom at 836 Rex Street. After deliberation, the HPC subcommittee decided to release the permit because the sunroom was constructed in 1986 and the removal of the sunroom will minimal impact on the overall architectural integrity of the structure.

1100 Main Street. On March 7, 2015, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to demolish the structure at 1100 Main Street. After deliberation, the HPC subcommittee decided to release the permit because of the declining condition of the structure and marginal architectural integrity.

Updates from Commission Members:

None.

Discussion Items for Next Meeting:

Demo Permit Transfer, HPC Referrals, Historic Context, Committee Reports

Adjourn: Koertje made motion to adjourn the meeting, Haley seconded the motion. Motion passed by voice vote. Meeting adjourned at 9:51.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

April 18, 2016

ITEM: Landmark eligibility probable cause determination for 421 County Road

APPLICANT: Rita Rosse
421 County Road
Louisville, CO 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 421 County Road
LEGAL DESCRIPTION: North ½ of Lot 1, Block 3, Murphy Place
DATE OF CONSTRUCTION: ca. 1908-1909

REQUEST: A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 421 County Road.



Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”



421 County Road Northeast Corner - Current Photo



421 County Road Northwest Corner - Current Photo



421 County Road Southeast Corner - Current Photo

HISTORICAL BACKGROUND:

Information from Bridget Bacon

This was the home of the Genaro Madonna and Aldovina Martella Madonna family from 1919 until 1983. Members of this family were closely involved in the development of the nearby Bella Vista subdivision in the late 1950s and early 1960s.

The structure is one of the original five houses along County Road in 1914. It is strongly believed that 421 County Road is one of the houses that can be seen in the following photo taken by Frank Jacoe in 1914.



County Road houses during 1914 labor strike



421 County Road – 1948 Assessor's Card



1940s Aerial Photo

ARCHITECTURAL INTEGRITY:

The front-gabled, vernacular structure has maintained its location and overall rectangular form. The building has undergone multiple changes that limit its architectural integrity. The most significant changes are the extension of the roofline to create a gable-front structure. The original structure had a hipped roof. It appears that the change occurred between the 1948 assessor's photo and the 1962 aerial photo. The structure has two rear additions, one of which is an enclosed porch. The windows have been replaced and some of the window openings were altered. The window southernmost bay on the front façade was removed after 1948. The north elevation has a double door which

leads a patio. It appears that the front porch was replaced since the 1948 photo. The structure is clad in a composite siding which was added after the 1948 photo. It is likely that elements of the structure, like the hipped roof, could be restored to enhance the overall integrity of the structure.

HISTORICAL SIGNIFICANCE AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:

To receive grant funding, the HPC must find probable cause that the property meets the landmark criteria. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. *Historic landmarks shall meet one or more of the following criteria:*
 - a. *Architectural.*
 - (1) *Exemplifies specific elements of an architectural style or period.*
 - (2) *Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*
 - (3) *Demonstrates superior craftsmanship or high artistic value.*
 - (4) *Represents an innovation in construction, materials or design.*
 - (5) *Style particularly associated with the Louisville area.*
 - (6) *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
 - (7) *Pattern or grouping of elements representing at least one of the above criteria.*
 - (8) *Significant historic remodel.*
 - b. *Social.*
 - (1) *Site of historic event that had an effect upon society.*
 - (2) *Exemplifies cultural, political, economic or social heritage of the community.*
 - (3) *Association with a notable person or the work of a notable person.*
 - c. *Geographic/environmental.*
 - (1) *Enhances sense of identity of the community.*
 - (2) *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*
2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*
 - a. *Architectural.*
 - (1) *Exhibits distinctive characteristics of a type, period or manner of construction.*
 - (2) *A unique example of structure.*
 - b. *Social.*
 - (1) *Potential to make an important contribution to the knowledge of the area's history or prehistory.*
 - (2) *Association with an important event in the area's history.*
 - (3) *Association with a notable person(s) or the work of a notable person(s).*

- (4) *A typical example/association with a particular ethnic group.*
- (5) *A unique example of an event in Louisville's history.*
- c. *Geographic/environmental.*
 - (1) *Geographically or regionally important.*

3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:*

- a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*
- b. *Retains original design features, materials and/or character.*
- c. *Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*
- d. *Has been accurately reconstructed or restored based on historic documentation.*

Staff has found probable cause to believe this application complies with the above criterion by the following:

Social Significance - Exemplifies cultural, political, economic or social heritage of the community.

The structure was the home of the Madonna family for over 60 years. Members of the Madonna family were coal miners and developers of nearby Bella Vista subdivision.

RECOMMENDATION:

The structure at 1124 Main has maintained a moderate level of architectural integrity. The structure has social significance because of its association with the Madonna family.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following documents:

- 421 County Road – Social History



421 County Road, Louisville, Colorado

Legal Description: North ½ of Lot 1, Block 3, Murphy Place

Year of Construction: circa 1908-1909

Summary: This was the home of the Genaro Madonna and Aldovina Martella Madonna family from 1919 until 1983.

History of Murphy Place Subdivision

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company.

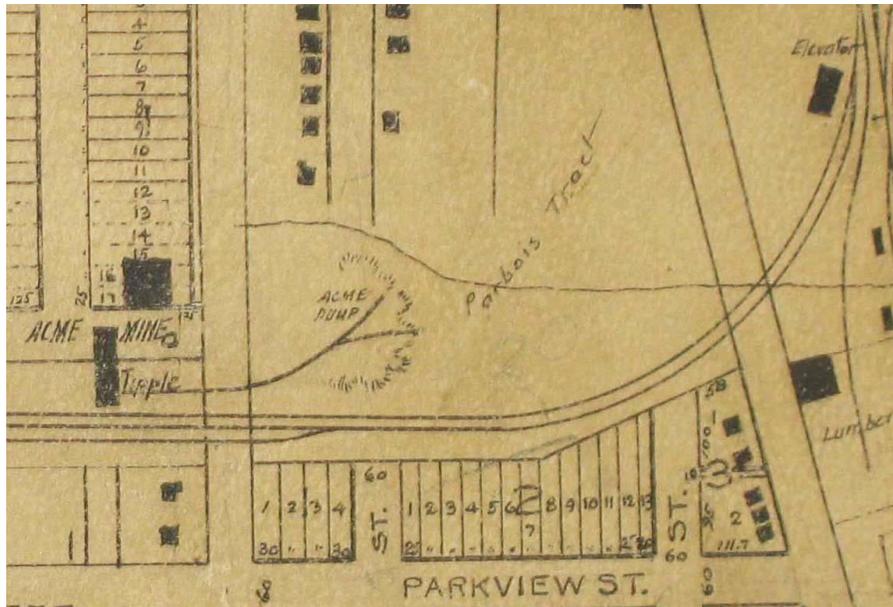
Purchase by H.W. Hastings; Date of Construction

In 1908, H.W. Hastings purchased all of Lot 1, Block 3, Murphy Place from the Louisville Realty & Securities Company. He sold the north half of the lot to the Romano family, which is now 421 County Rd., the same year. (By a deed recorded in 1910, he sold the south half, which now makes up 417 County Rd., to B. Franklin Giles.)

The County Assessor's records state that the house was built in 1910. Boulder County has sometimes been in error with respect to the date of construction of Louisville buildings, so additional evidence is looked to. In this case, there is a house indicated as being in this location on the 1909 Drumm's Wall Map of Louisville at the Historical Museum, which would support an earlier construction date than 1910. Also, the property was sold to a residential owner in 1908 and we know that they lived in a house on the property. For these reasons, the estimated date of construction is circa 1908-1909.

The following excerpt from the 1909 Drumm's Wall Map shows the house at 421 County as the fifth house from the bottom in the row of houses on County Rd., shown on the right. The small structure on the very north end of the row of structures has not been identified. The map shows how the Acme Mine railroad spur extended from the Acme Mine, shown on the left side of the image and located at Roosevelt & Hutchinson, towards the east and northeast in the

direction of the Louisville Grain Elevator, shown in the upper right hand corner of the image and labeled "Elevator." This was also where the spur joined the main track. A lumber business appears on the map as being approximately across the street from 421 County Rd. The map also shows the nearby Acme Mine dump located in the middle of what is now Main Street.



Romano Ownership, 1908-1919

In 1908, Francesca Romano purchased this parcel from H.W. Hastings. Census records indicate that she was born in New York in about 1875 and that her husband, Michael Romano, had been born in Italy in about 1866. The 1910 census records show them to be living in what strongly appears to be the house at 421 County Rd. with their son, Tony, who had been born in New York in about 1896. It is possible that they were related to other Louisville residents by the name of Romano who lived in this part of Louisville, but this could not be documented. Michael and Francesca Romano are also listed in the 1916 and 1918 Louisville directories (the only residential directories that cover the period of their ownership) as living in this house. Michael Romano worked as a coal miner.

To give some context to the site, 421 County Rd. is one of four existing houses in a row on the west side of the street and currently surrounded by County Road on the east, Parkview on the south, and S. Front on the west and north. Historically, however, there were five houses on these lots, and the railroad spur to the Acme mine ran along the north side of the northernmost house, which is the property in question (421 County Rd.).

B. Franklin "Frank" Giles owned four of these five houses. 421 County is the only one that he did not own. (The reason that today there are just four houses is that one of the two rental houses owned by Frank Giles was moved across the street by Lin Schreiter in the 1930s and is now 404 County Rd. This was confirmed by Frank and Etta Giles' granddaughter, Sylvia Fotis, who grew up at 417 County Rd., and is supported by County property records.)

It is strongly believed that 421 County Road is one of the houses that can be seen in the following photo taken by Frank Jacoe in 1914. This was at the time of the labor conflict when federal troops were called in to Louisville at the end of the long 1910-1914 mining strike (and not long after the Ludlow Massacre). The photo is believed to show the houses on the corner of County Road and Parkview and was taken from the south looking north.



The following is a close-up of the buildings from this photo. As discussed above, five houses were situated in the area that now contains four houses. 421 County Rd. is shown as the farthest one to the north.



Madonna Ownership, 1919-1983

In 1919, Francesca Romano sold 421 County Rd. to Genaro Madonna. Genaro, who also went by the name James, was born in Italy in 1883 and died in 1962. His wife, Aldovina Martella

Madonna, was born in Italy in 1894 and died in 1982. Genaro had a brother, John, who also lived in Louisville with his family, and Aldovina had sisters who lived with their families in Louisville, leading to this family being closely related to a number of other Italian families in the area. Prior to buying this house, Genaro and Aldovina Madonna lived on Jefferson Ave. in Louisville. Genaro Madonna worked as a coal miner.

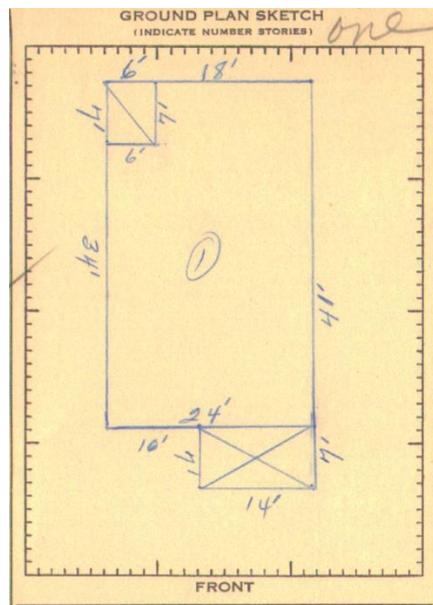
It was at 421 County that Genaro and Aldovina Madonna raised their children, who were: Anthony Joseph "Joe" (1917-1984); Lois Madonna McDaniel (1919-2008); Violanda Madonna Mason (1920-2004); and Vincenzo "Jim" Salvatore Madonna (1921-2004). According to Joe Madonna's son, Gordon, the household was particularly full after World War II, when Genaro and Aldovina, Joe and his wife, Lois and her husband, and Violanda and her husband all lived together in the house.

Members of this family were closely involved in the development of the nearby Bella Vista subdivision in the late 1950s and early 1960s. One of the four partners in the S & M Corporation was Joe Madonna, who grew up at 421 County Rd. In the 1950s, he worked as a building contractor and is remembered as having been the foreman of the building department at Steinbaugh's. He was the contractor who remodeled the buildings that became Colacci's Restaurant (now the Empire) at 816 Main Street. Joe served on the Louisville Planning Commission and later worked for Boulder County. Joe Madonna's sister, Lois, was at the time married to James Milton McDaniel (1916-1998), the fourth partner, who is remembered as having been a manager at Steinbaugh's. Herbert Steinbaugh and Glenn Steinbaugh were the two other partners. All four partners had served in World War II.

The four developers of Bella Vista formed the S & M Corporation to sell lots in the new Bella Vista neighborhood. Steinbaugh's Lumber Co. supplied lumber and materials for the construction of at least some of the houses that would be built in Bella Vista. It is remembered by Louisville residents that Joe Madonna constructed some of the homes in the development.

(Anyone who drives or walks through this subdivision no doubt wonders about the origins of the street names that are women's given names. The four men involved in the project named the streets for their wives. Aline Street was named for Aline DiGiallonardo Steinbaugh, wife of Glenn; Rose Street was named for Rose Dionigi Steinbaugh, wife of Herbert; Lois Drive was named for Lois Madonna McDaniel, wife of James McDaniel; and Barbara Street was named for the wife of Joe Madonna. She was an English war bride whom Joe Madonna had met in World War II and had brought back to live in Louisville. Thus, two of the streets in the Bella Vista subdivision have a connection to the Madonna family that lived at 421 County.)

The following photo and ground layout are from the 1948 County Assessor card for 421 County Rd. The card states that the house consisted of 984 square feet.



The Madonna family, in addition to owning 421 County, also owned a parcel to the west at the corner of Parkview and Front Streets. They used that land for a large garden. The yard of 421 County itself had plum trees and a peach tree.

The following aerial view from the 1940s (cropped from a photo from the Carnegie Branch Library for Local History) shows the large garden to the west of 421 County, which is in the middle of the photo, and shows the four houses all in a row on the west side of County Rd. Where the Acme railroad spur crossed just to the north of 421 County can also be seen. The Louisville Grain Elevator can be seen in the upper right-hand corner of the photo.



The following aerial view from 1962, looking east, also shows this and the other three houses grouped on the west side of County Road and shows where the Acme railroad spur crossed just to the north of 421 County.



The previous two photos show how the short section of today's Front Street that marks the northern edge of the 421 County property, and which today goes to the west from County Road into a cul-de-sac, matches exactly with the tracks of the old Acme Mine spur.

Later Owners

After the death of Aldovina Madonna in 1982, the family in 1983 sold 421 County Rd. to Bobby and Patsy Teetzal. They sold it in 1992 to Robert Maestas and Catherine Padilla. In 2010, they sold 421 County to Jessica M. Whitehall, and in 2015, she sold it to Steve and Rita Rosse, who are the current owners of record.

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

April 18, 2016

ITEM: Case #2016-003-DEMO

APPLICANT: Hunter McLeod
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

OWNER: Michael Schonbrun
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1800 Plaza Drive
LEGAL DESCRIPTION: LOT 3 LOUISVILLE PLAZA 2
DATE OF CONSTRUCTION: circa 1910

REQUEST: A request to demolish the structure at 1800 Plaza Drive.



HISTORICAL BACKGROUND:

Information is from Historian Bridget Bacon and is attached to this document.

The building at 1800 Plaza Drive was constructed in 1910. By the summer of 1910, the owner of the Hecla Mine constructed buildings for the strikebreakers inside a fenced compound. The Hecla Casino was originally built to entertain strikebreakers employed at the Mine, and is rumored to have included a brothel. Because of the purpose for which it was built and what it was used for, this structure represents a significant historic period in Colorado and labor history, as it was at the center of events during the Coal Wars in Colorado. After the mine closed in 1920, the Williams and Foster families lived in the structure and farmed the area.

The structure was relocated in 1991 from its original location at Louisville Plaza. The Casino currently serves as a residence.

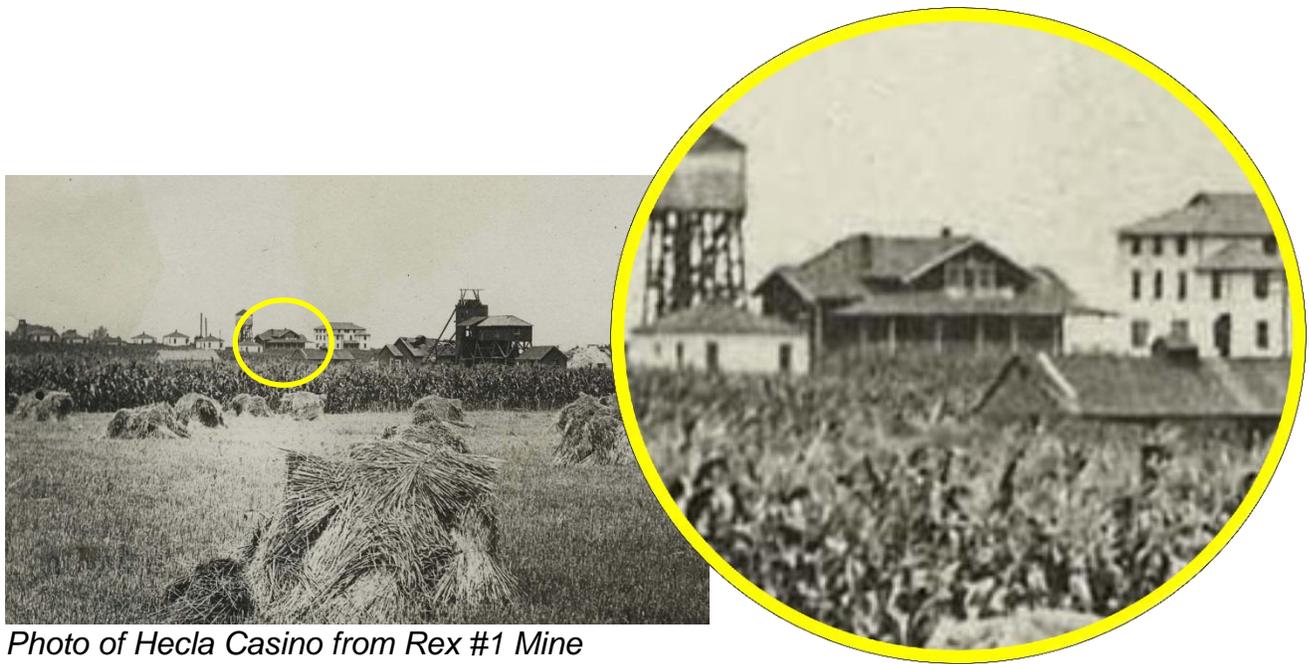


Photo of Hecla Casino from Rex #1 Mine



South Boulder Road

Aerial of Foster Farm c. 1950



1800 Plaza Drive – Southwest Corner – Current Photo



1800 Plaza Drive – Northeast Corner – Current Photo



1800 Plaza Drive – East elevation with 10/1 double-hung window

DEMOLITION REQUEST:

The applicant is requesting to demolish the structures at 1800 and 1870 Plaza Drive as a part of the Balfour Senior Living expansion. The former Hecla Mine Casino, located at 1800 Plaza Drive, is the only structure being reviewed because it is the only structure constructed prior to 1955. The request is being heard by the full Commission because it is part of a Planned Unit Development (PUD) and Plat application.

ARCHITECTURAL INTEGRITY:

The two-story, frame structure was moved in 1991 from its original location and placed on a concrete foundation. The two-story, gable roofed structure has two one-story, gable wings on the north and south elevations. The wings are both two bays wide. The gable roofs end in overhanging eaves with exposed rafters and decorative brackets, typical of the Craftsman style. There is a central brick chimney which appears to be original. The structure includes a wrap-around porch on the west elevation. The current entrance to the structure is on the south elevation. The door is not historic but this might be original side entrance to the structure. Many of the original 10/1, double-hung, wood windows are still in place.

Based on the historic photos, it is unclear when the many alterations to the structure took place. The structure was clad in vinyl siding and the porch was enclosed. A bay window was added to the south elevation. The doors have been replaced on the north and east elevations. It appears that additions were added to the northeast and southeast corners. The northeast corner addition continues the roofline of the gabled wing on the north elevation. The addition on the single-bay addition on the southeast corner has a gable roof. The door on the east elevation leads to a low deck.

The architectural integrity of location was lost in 1991 when the structure was moved. However, the structure maintains much of its historic character and many of the alterations, like the enclosed porch, could be reversed to enhance the architectural integrity.

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in Section 15.36.200(H) of the Louisville Municipal Code:

1. *The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;*
2. *The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;*
3. *The reasonable condition of the building; and*
4. *The reasonable projected cost of restoration or repair.*

In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. *Historic landmarks shall meet one or more of the following criteria:*
 - a. *Architectural.*
 - (1) *Exemplifies specific elements of an architectural style or period.*
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 - (3) *Demonstrates superior craftsmanship or high artistic value.*
 - (4) *Represents an innovation in construction, materials or design.*
 - (5) *Style particularly associated with the Louisville area.*
 - (6) *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
 - (7) *Pattern or grouping of elements representing at least one of the above criteria.*
 - (8) *Significant historic remodel.*
 - b. *Social.*
 - (1) *Site of historic event that had an effect upon society.*
 - (2) *Exemplifies cultural, political, economic or social heritage of the community.*
 - (3) *Association with a notable person or the work of a notable person.*
 - c. *Geographic/environmental.*
 - (1) *Enhances sense of identity of the community.*
 - (2) *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*
2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*
 - a. *Architectural.*
 - (1) *Exhibits distinctive characteristics of a type, period or manner of construction.*
 - (2) *A unique example of structure.*
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 - (1) *Potential to make an important contribution to the knowledge of the area's history or prehistory.*
 - (2) *Association with an important event in the area's history.*
 - (3) *Association with a notable person(s) or the work of a notable person(s).*
 - (4) *A typical example/association with a particular ethnic group.*
 - (5) *A unique example of an event in Louisville's history.*
 - c. *Geographic/environmental.*
 - (1) *Geographically or regionally important.*
3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:*

- a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*
- b. *Retains original design features, materials and/or character.*
- c. *Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*
- d. *Has been accurately reconstructed or restored based on historic documentation.*

Staff has found probable cause to believe the property is eligible for landmark designation based on the following:

Architectural Significance – Exemplifies specific elements of an architectural style or period.

The structure has elements of the Craftsman style including the overhanging eaves, exposed rafters, window pattern, and prominent porch.

Social Significance - Site of historic event that had an effect upon society.

The structure and the structure's current location are associated with the Hecla mine and the violent labor strikes that shaped the area's labor history.

Social Significance - Exemplifies cultural, political, economic or social heritage of the community.

The structure played a role in both the mining and agricultural history of Louisville.

The HPC may release the permit, or place a stay on the application for up to 180 days from the date of date of issuance of the planning department referral, which was March 9, 2016. The stay would expire on September 5, 2016. Staff recommends the Historic Preservation Commission place the full stay of 180 days to allow the applicant to continue to work on strategies to relocate the structure.

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following supporting documents:

- 1800 Plaza Social History
- See PUD Referral for complete PUD Application



1800 Plaza Drive, Louisville, Colorado

According to the Boulder County Assessor's website, the property at 1800 Plaza Drive is owned by Michael Schonbrun & Susan Juroe and occupies "Lot 3 Louisville Plaza 2" in Louisville. The County Assessor's records state that the house was built in 1910. This date has been corroborated by other sources.

The photos and map included in this report are from the collection of the Louisville Historical Museum.

Northern Colorado Coal Mining Strike of 1910-1914 and the Construction of this Building

The building at 1800 Plaza Drive was constructed in 1910. Because of the purpose for which it was built and what it was used for, this structure represents a significant historic period in Colorado and labor history, as it was at the center of events during the Coal Wars in Colorado. It is also one of the last remaining mine structures (that is not a mining camp house) from the coal mines of northern Colorado, of which there were 163.

This building is discussed in, and photos of it appear in, the book *Once a Coal Miner: The Story of Colorado's Northern Coal Fields* (Pruett Publishing, 1989) by Phyllis Smith; the book *The Louisville Story* (1978) by Carolyn Conarroe; and the film *Louisville* (1994) about the history of the City, produced by the City of Louisville. This report draws extensively on these sources for information about the labor conflict that relates to this building.

Smith writes that in 1910, coal miners in Colorado's Northern Coal Fields, which extended from Marshall to Firestone in Boulder and Weld Counties, earned only about \$3.10 a day and the exact amount was determined by the tons of coal that they actually mined. After months of tension and negotiations, during which the union's demands for a pay increase were turned down, a strike was called in April 1910. It has been estimated that 2700 miners in the Northern Fields went on strike.

Smith goes on:

Thus started the longest coal strike in Colorado history – four years and eight months. . . . [F]or the northern field, most union men were out of work for almost five years. During that time, street fights, knifings, and sudden gunfire became commonplace. There were mysterious explosions and unexplained fires. Picket strikers fought with children of scab workers. At the end, almost five years later, the full-scale industrial war would be discussed by United States citizens and would finally come to the attention of such absentee mine owners as the reclusive businessman . . . John D. Rockefeller, Jr.

(Smith, 106-107)

Mine owners resisted unionization and refused to buckle under. They began to bring in strikebreakers, or scabs. Many of these men were recent immigrants, some from Eastern Europe.

As described in the film *Louisville*:

Mine operators brought in hired guns from back East to protect the non-union workers and by 1910 had built stockades around their properties, turning their mines into armed camps. Company housing was built and strikebreakers were urged to live on site for their own protection.

The Hecla Mine in Louisville, located at the northeast corner of South Boulder Road and Highway 42, was at the center of this labor war. In 1910, it was one of Louisville's oldest mines, having been in operation since 1890.

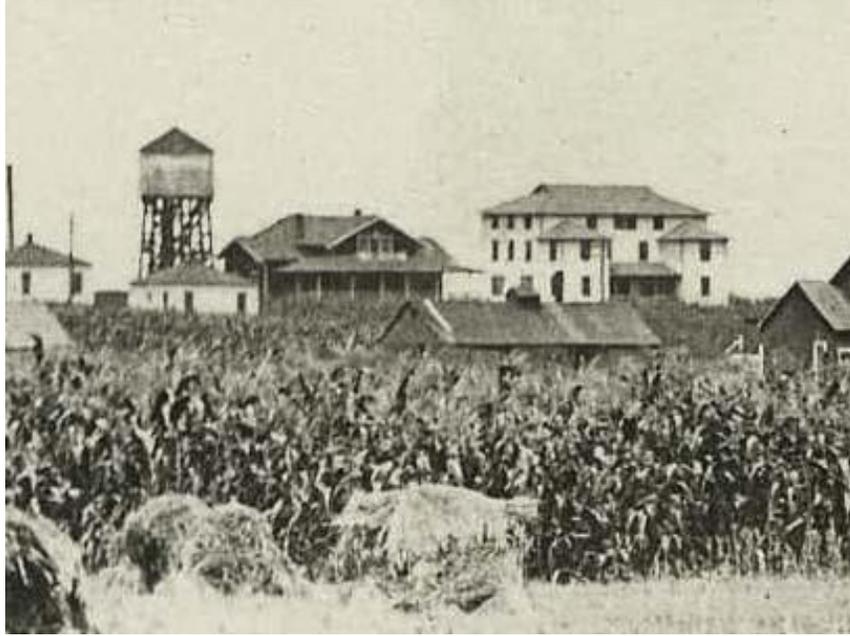
By the summer of 1910, the owner of the Hecla Mine constructed buildings for the strikebreakers inside a fenced compound. The purpose was to keep the strikebreakers on the premises so that they would not have a reason to leave and thereby risk their lives. This effort represented the company's decision to dig in for a long strike. The buildings that were constructed for the strikebreakers were a large boardinghouse for about 75 men; about twenty-six mine camp houses that were called "Hecla Heights"; and a "Casino" for entertainment and gambling. The building that is now at 1800 Plaza Drive was the Casino. According to Smith, "The gambling hall became a great financial asset to the operator who, after paying Hecla workers on Friday afternoon, got the money back over the weekend . . ." (Smith, 108-09)

The accompanying map, obtained by author Carolyn Conarroe from the files of the Rocky Mountain Fuel Company, shows the location of the Hecla compound buildings. (The top of the map represents the direction east.) The mine camp houses at Hecla Heights were at the very corner of South Boulder Road and Highway 42. The Casino was just to the east of



Another photo and a close-up of it show the Casino in the distance. This photo was taken from the vicinity of what is now the Harney-Lastoka Open Space south of South Boulder Rd. The view is looking northeast. The Rex #1 Mine is in the foreground on the right.





The Hecla Mine compound was the site of sustained violence between strikers and strikebreakers in the days following the Ludlow Massacre in April 1914 in southern Colorado, where a strike had also been in effect. The Ludlow Massacre refers to the deaths of 20 people, some of them women and children, by the Colorado state militia. The news inflamed striking coal miners along the Front Range. By April 1914, their strike had been going on for four years. The UMWA immediately issued a call to arms for Colorado striking miners. The governor then ordered law officers to confiscate machine guns and searchlights from coal mines. However, gunfire broke out near Louisville before this could be done. The Hecla Mine and the town of Louisville itself were subject to about fourteen hours of nearly continuous gunfire between the strikebreakers who were at the Hecla and the strikers. Several men were injured and one died of his injuries. The state militia was brought in to establish peace, then federal troops were called in. The federal troops set up camp just east of Louisville. When the violent conflict had ended, bullet holes covered some of the buildings in the Hecla Mine compound.

Two recent *Louisville Historian* articles show the extent to which the Casino building was at the center of events taking place during the Coal Wars in Colorado.

The Winter 2014 issue of *The Louisville Historian*, viewable online at <http://www.louisvilleco.gov/home/showdocument?id=1132>, extensively described the strike events and activity at the Hecla in a lead article written by Ron Buffo. He wrote the article in recognition of the 100th anniversary of the strike violence in 1914, and he also led a driving tour in April 2014, of historical sites relevant to the strike violence, that included a stop by the Casino building.

The lead article of the Fall 2014 issue of *The Louisville Historian*, viewable online at <http://www.louisvilleco.gov/home/showdocument?id=4030>, was entitled “Keeping the Peace in Louisville, 1914-1915” and described the circumstances under which President Woodrow Wilson in May 1914 sent federal troops to bring stability to several mine strike hot spots in Colorado where violence had occurred. Louisville was one of the locations, and the federal troops in Louisville ended up staying for eight months. One of their first orders of business was to collect firearms. The *Denver Post* reported that among the weapons that they collected was a machine gun and fifty rifles from the Rocky Mountain Fuel Co., which owned and operated the Hecla Mine. The *Daily Camera* reported that by the time that the troops left Louisville in January 1915, between 700 and 800 firearms had been confiscated from both sides of the conflict and it was believed that there were many more that miners had not turned over.

In December 1914, the strike ended, but there were few improvements in working conditions or pay for the miners.

Period After the Hecla Mine Closed, 1920-1952

The Hecla Mine closed in 1920. Jacob Williams, who had been the Superintendent of the Rocky Mountain Fuel Company, which owned the Hecla at the time, purchased the property on which the mine had been located.

According to an August 14, 1991 article in the *Daily Camera*, Williams purchased it as farm land. Due to the lack of specificity in the Boulder County property records with respect to the legal descriptions of land located outside of platted towns, the exact boundaries of Williams’ property could not be determined. However, it is strongly believed to have consisted of a quarter section of ½ mile by ½ mile, or 160 acres, minus a part owned by the DiGiacomo family.

Jacob Williams was not only a mine superintendent for numerous mines in Boulder and Weld Counties, but he also bought and sold properties in Louisville and the surrounding area. After he passed away in 1929, his wife, Jane, continued with the management of his properties, including this one.

During this time, the Hecla Casino building was established as the main residence for the farm. There is some indication that Jane Williams rented the property to tenants who farmed it and who resided in the home.

Clifford and Monica Foster Ownership, 1952-2007

In late 2006, Clifford Foster contacted the Louisville Historical Museum and asked to be interviewed for the historical records of the Museum. The Museum Coordinator conducted an oral history interview with Foster on January 22, 2007. It is this interview, which was recorded, that provided much of the following information about the use and history of this property from 1952 on. Cliff Foster passed away in June 2007.

Cliff and Monica Foster and their family moved to Boulder County from South Dakota in the early 1950s. Cliff was a mechanical engineer. Their family story goes that Monica spotted the farmhouse and asked about its availability. The Fosters purchased the farm, which was still close to, if not exactly, 160 acres in size, from Jane Williams.

When the Fosters purchased the farm, the foundation of the water tower was by the rear door of the house (the Casino). This is consistent with the arrangement of buildings shown on the map included in this report.

Foster said that the main mine shaft had had trash dumped in it (something that was frequently done after the mines in Louisville closed). He said that he had it filled with concrete.

There were still remnants of the Hecla powder house.

Cliff Foster stated that he thought that the house may have been used as a brothel during the time that it was the Hecla Casino. This is because the upstairs was painted red when the Fosters purchased the building in 1952. (Other older residents in Louisville have also told the Museum staff that they had heard that the building had been used as a brothel.)

The Fosters improved the house during their ownership of it, including having it rewired and putting in a furnace. Cliff Foster continued with his career as a mechanical engineer, while also working the farm. He grew corn and wheat, doing the work himself.

The aerial photo of the farm is believed to have been taken in the 1950s. The Hecla Casino building, still the home for the farm, was located at the end of a drive that went directly north from South Boulder Road.



Monica Foster passed away in 1976. Cliff, who either pursued the development of his land or was open to a proposal, sold the part of his farm that is on the corner of South Boulder Road and Highway 42 for the construction of Louisville Plaza. Cliff was in his seventies when this took place in 1991. The proposed development included the land under the Hecla Casino building, which was still the Foster residence. For this reason, in 1991 the Foster family had the house moved a short distance away to the northwest, onto land being retained by Foster. A new basement was built first and the house placed on top of it.

1870 Plaza Drive, next to the Casino building at 1800, was the home of Karen Foster Mulholland, the daughter of Cliff and Monica Foster. That house is believed to have been constructed in 1979 at the approximate current location of Subway (formerly the location of Blockbuster) at the Louisville Plaza, and was also moved in or around 1991. 1900 Plaza Drive was the site of Karen's in the Country Restaurant and contains in its floor some of the bricks from the Hecla powder house.

Location of Hecla Mine Landmarks Today

According to Foster, the Hecla Casino building at 1800 Plaza Drive was originally located just south of what is now the entrance to King Soopers Grocery Store at Louisville Plaza.

When the house was moved a short distance away, it was placed in the vicinity of the original tipple and mine shaft for the Hecla Mine. According to Cliff Foster, the cement and brick structure by the tree near the gates of the driveway to 1800 Plaza Drive once held the chains to hoist the coal cars out of the mine shaft. The location of the main shaft, which would have been dug by hand in 1890 when the Hecla opened, is by what is now the driveway to 1800 Plaza Drive.

The preceding research is based on a review of relevant and available books, online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Balfour Senior Living PUD/Plat Referral
Date: **April 18, 2016**

Below is a submittal for a planned unit development and plat for the Balfour Senior Living project located at 1800 & 1870 Plaza Drive. The proposal includes a 54-unit assisted living community. The total development proposal includes 60,000 square feet and with a combination of two and three stories. The applicant is requesting waivers for building height, setbacks, and landscaping. The applicant is proposing the preservation of the existing stone and concrete element remains, likely associated with hoisting coal cars, from the former Hecla mine. The structure would be preserved in a plaza area including an interpretive sign about Louisville's mining heritage and the labor strikes at the Hecla mine.



Hecla mine historic element located at entrance to 1800 Plaza

This referral is to give the Commission and opportunity to comment on historic preservation aspects of the project and impact the new construction. The comments go to the applicant, Planning Commission and City Council



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

March 2, 2016

Lauren Trice, Planner I
Department of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1800 & 1870 Plaza Drive, Louisville, Colorado - Final PUD Letter of Request

Dear Ms Trice:

Balfour Senior Living, a long time provider of Senior Housing in the City of Louisville, envisions a new, high quality Assisted Living community as a needed complement to its existing campus.

As required for Final PUD submittal, the following is a summary of proposed uses, character, and requested exceptions to City Zoning and Design Standards. This letter is meant to accompany other Final PUD documents and drawings dated March 2, 2016.

Existing Conditions

The site consists of two lots, 1800 & 1870 Plaza Drive. Historically, the site was the location of the Hecla Mine tipple and mine shaft. A low stone and concrete structure, believed to be part of the assembly that hoisted coal cars out of the mine, exists on the southwest corner of the site. The lots contain two existing residences and associated landscape. Neither structure are original to the site, as records indicate that both structures were moved to this site around 1991 from their historic locations along South Boulder Road near the corner of Highway 42. This was done to make way for the development of the King Soopers Grocery Store and associated retail center.

Summary of Proposed Development Concept

Balfour Senior Living proposes to create an Assisted Living Community of approximately 60,000 square feet, including 54 units and associated common and support spaces. The building is organized in a "U" shape which creates a large south facing courtyard for residents and guests. A significant number of the existing trees can be preserved around the perimeter of the site and along Plaza Drive. The building is two stories in height closest to Plaza Drive and steps up to three stories toward the back of the site. The character of the building is inspired by agrarian architecture, utilizing stone, horizontal and board and batten siding, pitched roofs, broad porches and overhangs, dormers and a clerestory. More detailed information about each of these characteristics is contained later in this and the accompanying documents.

Site Design, Utilities and Drainage

The two lots will be combined into a single lot consisting of approximately 2 acres. Balfour Senior Living is proposing to create an assisted living community with associated parking, outdoor areas and access. This new community will be in close proximity to Balfour's other communities, allowing for a well connected campus.

To maximize solar exposure and preserve existing trees, the building is placed in the middle of the site with a south oriented courtyard. This courtyard will be for both guest and resident use, and is not accessed by vehicles.

The site is part of a larger filing that incorporates regional storm water detention in a permanent detention area immediately south of the site. Water quality treatment is accommodated with a stormceptor upstream of the detention pond. Please refer to the drainage report and documents for more information.

The City parking requirements for this use are 0.5 spaces per unit. 27 parking spaces are required based on this requirement for the 54 units. 32 parking spaces are planned. These spaces are well dispersed on the site for the convenience of a variety of users.

Fire access is provided along parking drive aisles on the east and north side of the project. A dedicated fire hydrant will be located on the northeast side of the building. An existing fire hydrant is located on the west side of Plaza Drive, within 100' of a fire access lane on the west side of the building. Based on consultation with Fire Department authorities, a standpipe system for the building will also be included, allowing rescue teams to treat fires inside the courtyard from building fire suppression and standpipe systems. A backing area and turning radius for a fire truck along the north side of the site is provided. This backing area reduces the required side yard landscape setback at the north corner of the site in an area approximately 20' wide from 10'-0" to 6".

Architectural Character & Elements

The inspiration for the character of the architecture came from the old farmhouses and homesteads of Boulder County. While not trying to be literal to these structures, the massing, roof lines and materials are familiar elements and create a modern farmhouse vernacular. In staying true to the form and residential character of agrarian architecture, the building massing is two stories along Plaza Drive and then steps up to three stories away from the street.

The roof forms, heights and materials are carefully crafted to create a high quality, visually interesting building that will add to the character of Louisville's architectural fabric in a meaningful way. These are punctuated with the appropriate use of materials along with details such as dormers, porches, and broad overhangs.

Along Plaza Drive, the sense of a farmhouse front yard & fence with stone walls and ornamental landscape areas is created. In a nod to the out buildings of old farms, we have created a maintenance and storage building on the northwest corner of the site to help create a portal to the north portion of the parking area. This adds a high quality architectural element along the street edge, creating variety and visual interest along Plaza Drive. This structure will be as high quality building materials such as stone, wood and metal roofing and will part of the entry wall and signage effect.

Landscape

The landscape approach for the Balfour Site concept is based on patterning and elements translated from a historical farm context. This includes some structured row plantings, themed with current day trends of the lavender farms of the Front Range. Lavender will be a core plant in the landscape palette and will be used in a row pattern element and to line courtyard walkways. To create a unique setting at the project edge along Plaza Drive, selected existing trees are preserved and additional trees are clustered off the street in the middle of the frontage. The trees will be setback from the street in order to allow for a sunny condition where the lavender will thrive. A backdrop of shrubs and canopy trees will create a buffer to screen the cars from the street. The required number of street trees and shrubs will be provided per the code, but will be arranged based on the design principles of his project.

A goal is to preserve the existing perimeter trees which will help land the building on the site visually. The evergreen trees to the southeast, along the existing mixed trees to the east and north will preserved for the most part. The cottonwoods on the corners of the property along Plaza drive will be preserved to the greatest extent possible.

Exceptions to City Zoning and Design Standards

This proposal will require a few exceptions to the City Zoning and Design Standards in order to develop the concept to the high standard presented. These include:

1. Height Limit- 55' requested height. As mentioned previously, the building massing is set up to have two stories along Plaza Drive, stepping up to three stories on the north and east side of the site. Coupled with the sloping roofs, the three story portion of the building exceeds current height limitations in this location as measured by the City of Louisville.

2. Setback at fire lane turn around – The needs of the fire lane turn around requires that the 10' side yard setback be encroached upon for a distance of about 20' at the north corner of the site.
3. The clustered approach to the tree plantings along Plaza Drive may not strictly comply with the City streetscape standards.
4. The out building (accessory structure) is approximately 25' setback from Plaza Drive.

To justify these exceptions, the following enhancements to the project are planned:

1. On the southwest corner of the site an existing stone and concrete element remains from the former the Hecla Mine. It is believed that this structure to be the remains of the base of the hoist mechanism for coal cars. This structure will be preserved in place and a landscape and plaza area around this structure will be created for the public to observe this element. An interpretive marker, as a part of the program developed the City can be installed to provide information to visitors about the history of Louisville's mining heritage and the contribution of this site.
2. The more compact, and taller structure results in a significant portion of the site being preserved as open space, well in excess of minimum requirements. This is especially significant along Plaza Drive and in the south facing courtyard. The landscape approach will create a unique presence to the street while the courtyard will establish a dynamic and iconic garden space.
3. The two and three story massing for the building is consistent and compatible with other buildings in the Balfour Senior Living Campus. The Lodge at Balfour and the Residences at Balfour in particular are of similar mass and scale. As demonstrated in the view analysis information in the submittal package, the proposed structure has minimal impact on the adjacent open space around Hecla Lake. The existing trees that will be preserved along this edge screen a significant part of the building from view.
4. The high quality of the architecture and articulation of the building mass will help to mitigate the height increase.
5. Many of the existing trees around the perimeter of the site are being preserved.
6. Most of the side yards, other than the area requiring an exception, are greater than the minimum 10'

Our team looks forward to working with you during the review process. Thank you for consideration of this project.

Sincerely,

DTJ DESIGN, Inc.

David S Williams AIA
Principal

Lee Payne, RA, NCARB, LEED A.P
Associate

OWNERSHIP SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ____ day of _____, 20____.

Owner Name and Signature _____

Notary Name (print) _____ (Notary Seal)

Notary Signature _____

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____ M., this ____ day of _____, 20____, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

Clerk & Recorder _____

Deputy _____

PLANNING COMMISSION CERTIFICATE
Approved this ____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE
Approved this ____ day of _____, 20____ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____
(City Seal)

Mayor Signature _____

City Clerk Signature _____

BALFOUR

Senior Living

Assisted Living Community

Lot 2 and 3
Louisville Plaza Filing No. 2
Final Planned Unit Development
March 3, 2016

PROJECT DIRECTORY	SHEET INDEX
OWNER: BALFOUR Senior Living 1331 E. Hecla Drive Louisville, Colorado 80027 tel. 303-926-3012 email: h.macleod@balfourcare.com Contact: Hunter McLeod	GENERAL: A001 Cover Sheet ALTA/NPS Land Title Survey ALTA/NPS Land Survey Plat
ARCHITECT & LANDSCAPE ARCHITECT: DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 email: dtwilliams@dtjdesign.com Contact: David S. Williams AIA	ARCHITECTURAL: A100 Site Plan A110 First & Second Floor Plan A120 Third Floor Plan A200 Building Elevations A210 Building Elevations A300 Perspective Views A310 Perspective Views A400 Site Photometric Plan A410 Site Lighting Details
CIVIL ENGINEER: Scott Cox and Assoc. INC. 1530 55th Street Boulder, Colorado 80303 tel. 303-444-3051 email: ash@scottcox.com Contact: Don Ash	CIVIL: C1.01 Grading and Drainage Plan C1.02 Utility Plan
	LANDSCAPE: L201 Planting Plan L301 Signage Details



PROJECT SUMMARY

PROJECT LOCATION: 1800 & 1870 PLA. A DRIVE
LOUISVILLE, CO 80027

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A 3-STORY STRUCTURE TO HOUSE AN ASSISTED LIVING COMMUNITY FOR SENIOR LIVING. THE STRUCTURE WILL CONTAIN UP TO 54 DWELLING UNITS, WELLNESS CENTER, SALON, ACTIVITY ROOMS, DINING ROOM, KITCHEN, AND ADMINISTRATIVE OFFICES

ONE DISTRICT: ONE P-C Planned Community

LAND AREA: 87,578 SF (2.01 ACRES)

BUILDING AREA:
FIRST FLOOR: 23,000 GSF
SECOND FLOOR: 23,600 GSF
THIRD FLOOR: 13,400 GSF
TOTAL: 60,000 GSF

BUILDING HEIGHT: CODE ALLOWABLE - 35' WITH MECHANICAL ELEMENTS TO 42'
PROPOSED BUILDING HEIGHT IS 55'
ROOFTOP MECHANICAL EQUIPMENT WILL BE LOCATED IN SCREENED MECHANICAL WELLS

DWELLING UNITS:
STUDIO: 13 UNITS
ONE-BEDROOM: 39 UNITS
TWO-BEDROOM: 2 UNITS
TOTAL: 54 UNITS

FAR / LOT COVERAGE: .63
26% LOT COVERAGE

SETBACKS: FRONT YARD: 25'
REAR YARD: 20'
SIDE YARD: 10'

PARKING SPACES: 1/2 SPACE PER UNIT (RESIDENTIAL - RESTRICTED TO THE AGED)
27 SPACES REQUIRED
26 FULL SIZE SPACES PROVIDED
6 COMPACT SPACES PROVIDED
4 BICYCLE PARKING SPACES PROVIDED

DRAWN BY: BJS,TJ
CHECKED BY: LPP,GW
PROJECT NO.: 2015052.20
ISSUE DATE: 3/03/2016
REVISIONS:
SHEET TITLE:
PROJECT INFORMATION
SHEET NUMBER:
A001

DRAWINGS ARE PRELIMINARY AND REPRESENT DESIGN INTENT ONLY. FURTHER DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS MAY REQUIRE REVISIONS TO THESE DOCUMENTS.

Drawing: U:\001\0002.26 Balfour Assisted Living\05_CAD\Architecture\05_Sheet\A001_Cover_Sheet.dwg
Last Saved: March 3, 2016 8:08:36 AM by Bchawster
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ALTA/NSPS LAND TITLE SURVEY

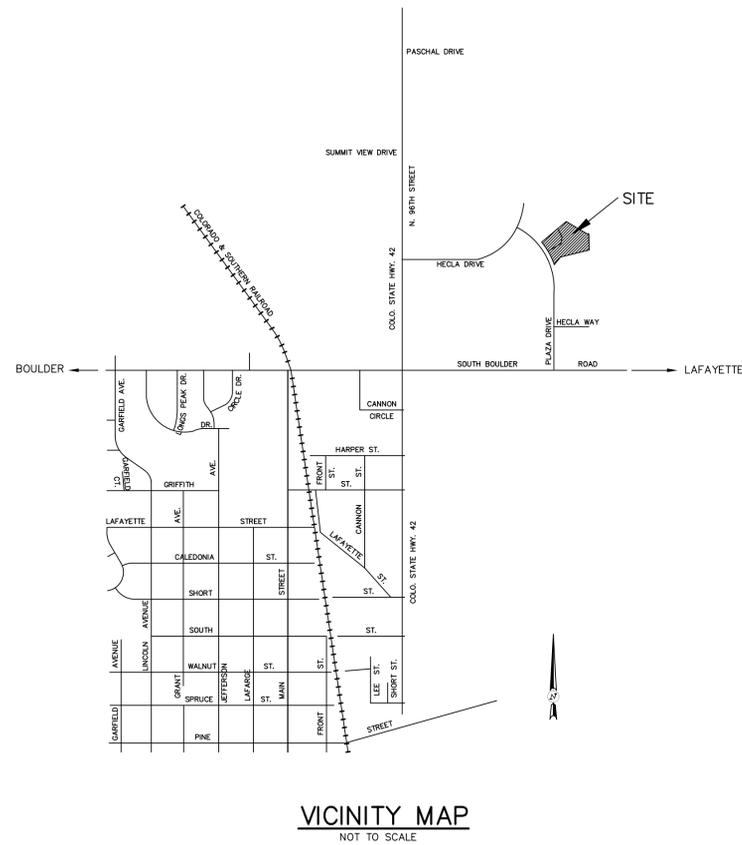
1800 PLAZA DRIVE
 LOT 2 AND 3, LOUISVILLE PLAZA FILING NO. 2
 LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M.
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

TITLE COMMITMENT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SCOTT, COX & ASSOCIATES, INC. LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER: ABZ 70475452, POLICY NUMBER: P1870475452.1324629 DATED: DECEMBER 1, 2015. WAS SOLELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS SURVEY.

THE FOLLOWING ITEMS ARE AS ENUMERATED IN THE PROPERTY INFORMATION BINDER [SURVEYOR'S NOTES]

- ITEM 1 EXCEPTIONS, RESERVATIONS AND CONDITIONS HEREBY CONVEYED AND THE EASEMENTS AND RIGHTS CONNECTED THEREWITH, AS SAME APPEARS IN THE DEEDS RECORDED APRIL 16, 1919 IN BOOK 425, AT PAGES 542 AND 543; DECEMBER 21, 1920 IN BOOK 445, AT PAGE 531 AND MAY 17, 1952 IN BOOK 906, AT PAGE 322. [AFFECTS PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 2 EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES AS SET FORTH IN DEED RECORDED JANUARY 08, 1979, UNDER RECEPTION NO. 317757. [AFFECTS PROPERTY BUT IS SOUTH OF SITE]
 - ITEM 3 THE EFFECT OF ORDINANCE NO. 902, RECORDED SEPTEMBER 02, 1986, UNDER RECEPTION NO. 00785484. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 4 THE EFFECT OF LOUISVILLE PLAZA GENERAL DEVELOPMENT PLAN, RECORDED JULY 01, 1991, UNDER RECEPTION NO. 1113011. [AFFECTS PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 5 TERMS, CONDITIONS AND PROVISIONS OF DETENTION POND AGREEMENT RECORDED JULY 01, 1991 UNDER RECEPTION NO. 1113013. [AFFECTS PROPERTY BUT POND IS SOUTH AND EAST OF SITE]
 - ITEM 6 TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION AGREEMENT RECORDED JANUARY 06, 1992 UNDER RECEPTION NO. 1152607. [AFFECTS PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 7 OIL AND GAS LEASE RECORDED JULY 08, 1996 UNDER RECEPTION NO. 01623456, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 8 ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 12, 1997, UNDER RECEPTION NO. 01676839 AND 01676840. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 9 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEVELOPMENT AGREEMENT RECORDED APRIL 30, 2001 UNDER RECEPTION NO. 2143254. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE, REFERS TO HECLA WAY CONSTRUCTION PLANS]
 - ITEM 10 RESERVATIONS ON MINERAL DEED RECORDED JUNE 16, 2008, UNDER RECEPTION NO. 2936492. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 11 NOTICE OF SURFACE DEVELOPMENT RECORDED SEPTEMBER 28, 2009 UNDER RECEPTION NO. 03032258. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 12 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES IN THE PLAT OF LOUISVILLE PLAZA FILING NO. 2 RECORDED JULY 01, 1991 UNDER RECEPTION NO. 1113009. [AFFECTS PROPERTY AND IS SHOWN HEREON AS PLAT]
 - ITEM 13 DEED OF TRUST DATED OCTOBER 16, 2007, FROM MICHAEL K. SCHONBRUN AND SUSAN E. JURGE TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE USE OF WELLS FARGO BANK, TO SECURE THE SUM OF \$51,000.00 RECORDED OCTOBER 23, 2007, UNDER RECEPTION 2890771. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
 - ITEM 14 DEED OF TRUST DATED DECEMBER 02, 2013, FROM MICHAEL K. SCHONBRUN TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE USE OF WELLS FARGO BANK, N.A. TO SECURE THE SUM OF \$395,260.00 RECORDED DECEMBER 11, 2013, UNDER RECEPTION NO. 03356748. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
- (ITEMS 13 AND 14 AFFECT LOT 3)
- ITEM 14 DEED OF TRUST DATED JANUARY 17, 2014, FROM MICHAEL SCHONBRUN AND SUSAN JURGE TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE USE OF WELLS FARGO BANK, TO SECURE THE SUM OF \$262,500.00 RECORDED JANUARY 27, 2014, UNDER RECEPTION 03363649 RECORDED FEBRUARY 3, 2014 UNDER RECEPTION NO. 03364536. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]
- (AFFECTS LOT 2)



SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE RECORD BEARING OF THE EAST LINE OF LOT 3 LOUISVILLE PLAZA FILING NO. 2, RECORDED JULY 1, 1991 AT RECEPTION NO. 1113009, AS SHOWN ON THE RECORDED PLAT THEREOF AND BEARS S0215'24"E.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
4. ALL OF THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, COMMUNITY-PANEL NO. 08013C0601 J, MAP REVISED DECEMBER 18, 2012. ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(g)
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
7. PLATS AND LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: LOUISVILLE PLAZA FILING NO. 2, RECEPTION NO. 1113009; SCOTT, COX & ASSOCIATES INC., ALTA/ASCM LAND SURVEY PLAT, DRAWING NO. 07540, DATED 10/2/07; FLATRONS SURVEYING, INC. LS-05-0089.
8. ALL ADJOINING STREETS ARE PUBLIC. THE SITE HAS ACCESS TO PUBLIC STREET AS SHOWN.
9. BENCH MARK: ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1994 USING THE CITY ELEVATION OF 5352.30'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM. CAP, PLS 175002 AT THE NW CORNER OF LOT 5, ALVENUS PARK ON THE SOUTH SIDE OF HECLA DRIVE. ELEVATION=5354.69'. FROM THIS PROJECT BM WE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK ON A 10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON. ELEVATION = 5331.16' CITY OF LOUISVILLE DATUM
10. THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT BY TERRACON INDICATES A DOUBLE HOIST MINE SHAFT LOCATED APPROXIMATELY 70 FEET NORTH OF THE FORMER STONE AND CONCRETE HOIST FOUNDATION. PER THE REPORT THIS MINE SHAFT WAS GROUTED BY THE COLORADO DIVISION OF RECLAMATION, MINING AND SAFETY (DRMS) IN 1990. WE FOUND A 2 3/4" BRASS CAP, 1.0' BELOW GRADE MARKING, MINE: HECLA 1, OPENING: HOIST 2, AS NOTED IN MINE CLOSURE REPORT, HECLA MINE DATED JUNE 1989 PREPARED FOR STATE OF COLORADO DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINED LAND RECLAMATION PREPARED BY MONTGOMERY-PHILLIPS, INC. MPI JOB CO. 219.004.
11. FOR THE PURPOSES OF THIS SURVEY LOT 2 AND LOT 3 ARE BEING SURVEYED AS ONE PARCEL. THEREFORE THE CORNER MONUMENTS BETWEEN THE LOTS WERE NOT SET AS SHOWN HEREON.
13. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

LOTS 2 AND 3, LOUISVILLE PLAZA FILING NO. 2, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CERTIFICATION

TO: BALFOUR SENIOR LIVING; LAND TITLE GUARANTEE COMPANY/ OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(g), 8, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/01/15.

A. John Buri
 A. JOHN BURJ, PLS 24302
 FOR AND ON BEHALF OF
 SCOTT, COX & ASSOCIATES, INC.

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051							
Designed by	AJB	Date	03/02/16	Scale	1"=20'	Drawing no.	15625A-2	Sheet	C1.01
Drawn by	JAS	Revision		Description		Date		Project no.	15625A
Checked by	AJB								



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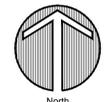
BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027

DRAWN BY: BJS,TJ
CHECKED BY: LPP,GW
PROJECT NO.: 2015052.20
ISSUE DATE: 3/03/2016

SHEET TITLE:
SITE PLAN
SHEET NUMBER:

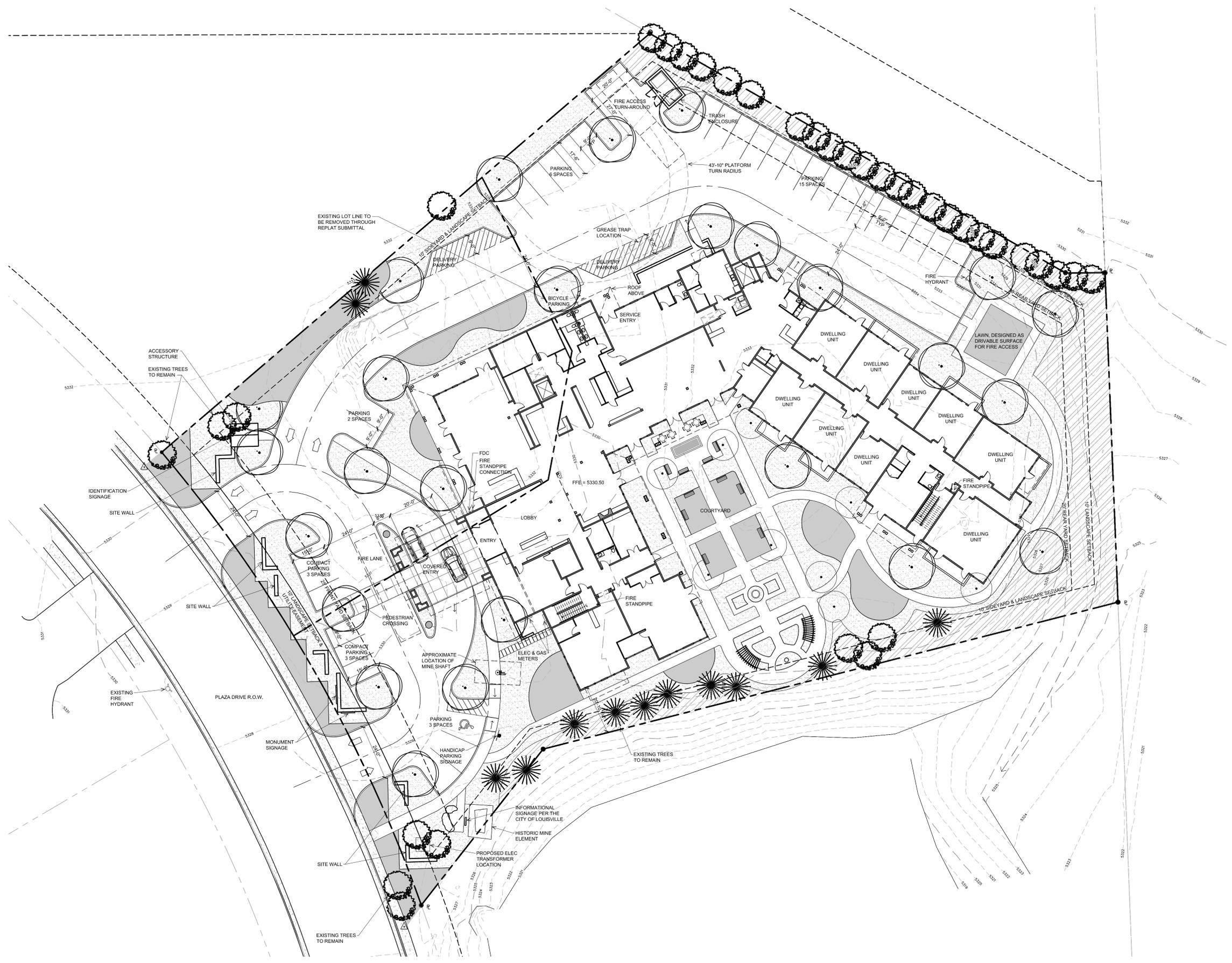
A100

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1 SITE PLAN
SCALE: 1" = 20'

- GENERAL NOTES**
1. The existing foundation of the historic hoist structure for the Hecla Mine are proposed to be retained and an area dedicated for interpretive signage per the City of Louisville.
 2. The topography indicated is existing. See Grading and Drainage Plan for proposed finished topography.
 3. A fire access lane will be provided on three sides of the structure with a dedicated turn-around area. A fire standpipe system will be provided within the structure to provide fire access to all points of the structure.
 4. All roof mounted mechanical equipment shall be set within screened mechanical wells on the roof.



Drawing: U:\2015052.20 - Balfour Assisted Living\05_CAD\Architecture\Sheet\A100_Site Plan.dwg
Last Saved: March 3, 2016 8:07:26 AM by: Bismarck
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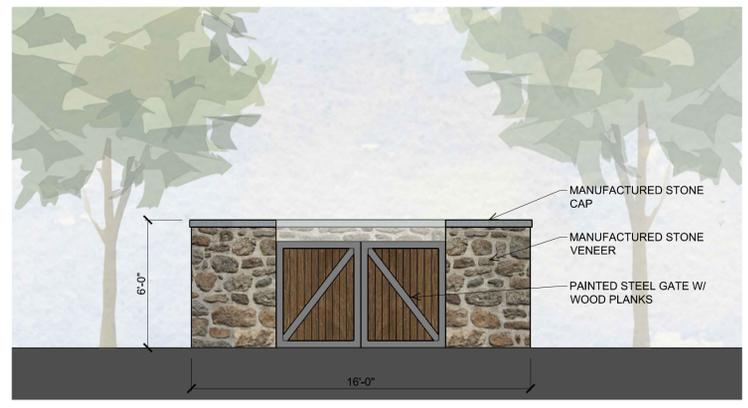
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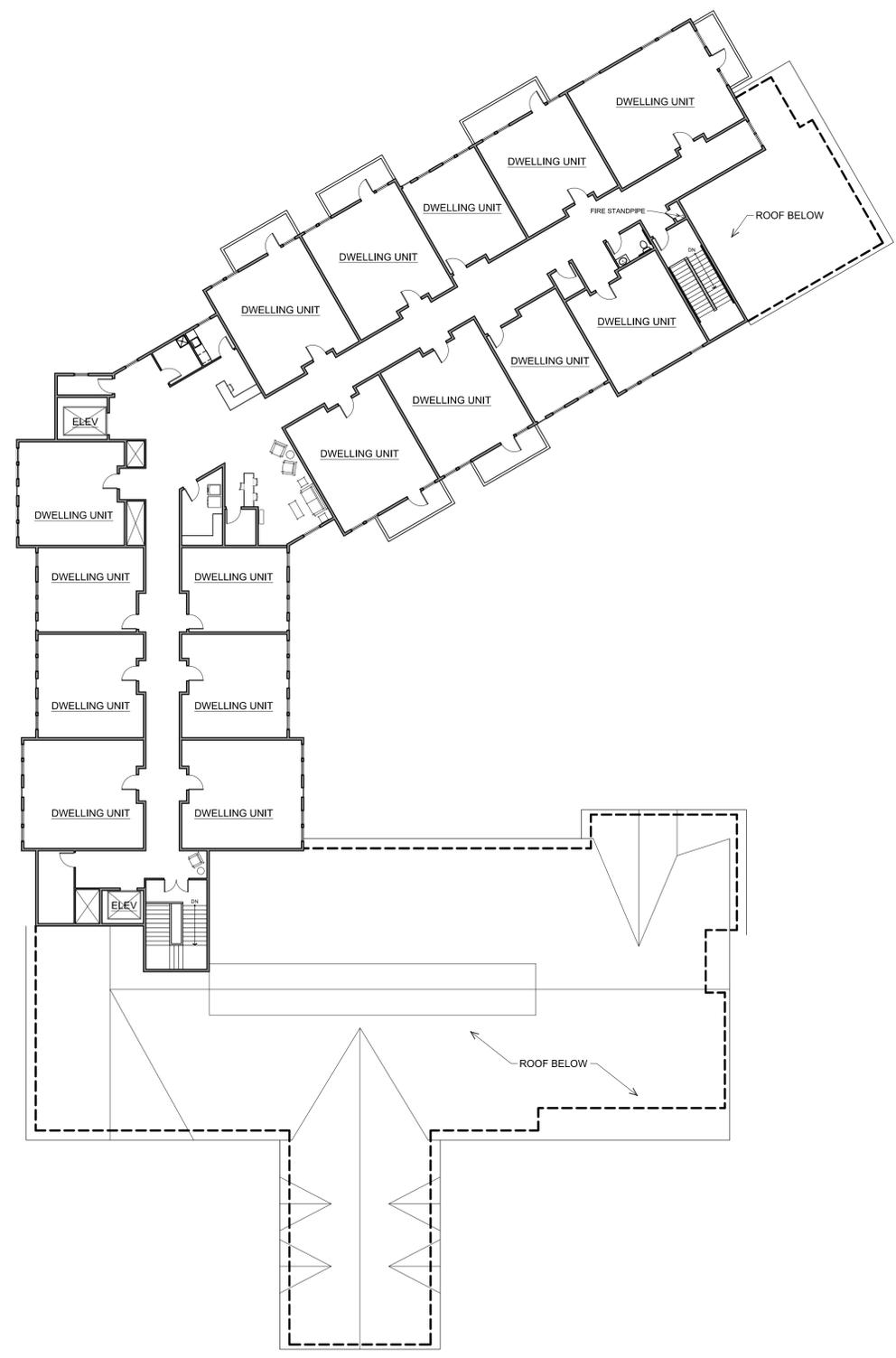
REVISIONS:

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A120



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

13,400 GROSS SF
18 DWELLING UNITS



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User: jsteele
Date: 2/2/2016 11:34:42 AM by: jsteele
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2 WEST ELEVATION
 SCALE: 1" = 10'



1 SOUTH ELEVATION
 SCALE: 1" = 10'

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CHECKED BY:	LPP,GW
PROJECT NO.:	2015052.20
ISSUE DATE:	3/03/2016
REVISIONS:	

SHEET TITLE:
BUILDING ELEVATIONS
 SHEET NUMBER:

A200

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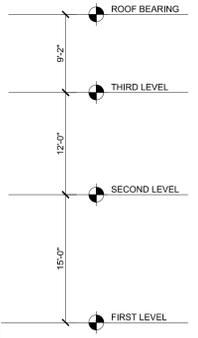
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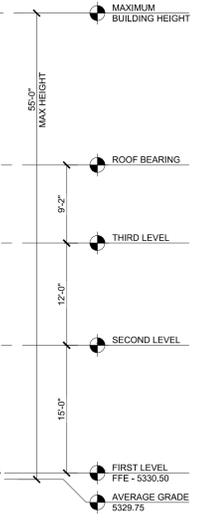
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2 EAST ELEVATION
SCALE: 1" = 10'



1 NORTH ELEVATION
SCALE: 1" = 10'

DRAWN BY: BJS,TJ
CHECKED BY: LPP,GW
PROJECT NO.: 2015052.20
ISSUE DATE: 3/03/2016
REVISIONS:

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A210

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VICINTY MAP



1
A310

PERSPECTIVE VIEW FROM NORTH OF HECLA LAKE

N.T.S.

DRAWN BY:	BJS,TJ
CHECKED BY:	LPP,GW
PROJECT NO.:	2015052_20
ISSUE DATE:	3/03/2016
REVISIONS:	

SHEET TITLE:

PERSPECTIVE VIEWS

SHEET NUMBER:

A310

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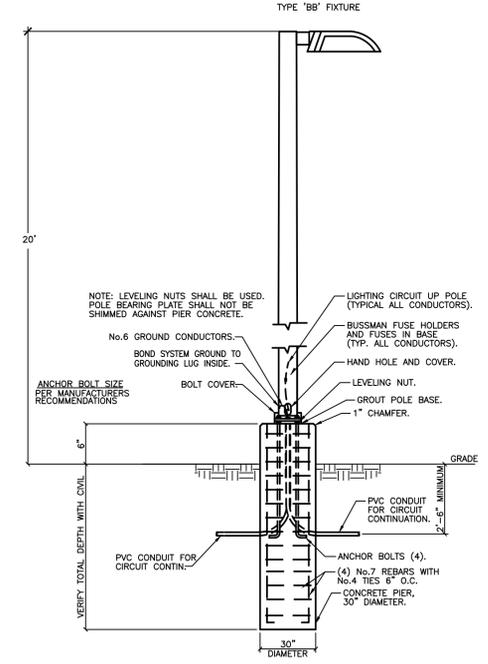
- ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
- PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0

LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE	1.8 fc	26.5 fc	0.1 fc	N/A	N/A



1 SITE PHOTOMETRIC
 A400
 20' 10' 0 20' 40'
 1"=20'
 NORTH

LUMINAIRE SCHEDULE							
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS
A	POLE	20' HEIGHT	PHILIPS GL18-3-50LA-4835-NW-HS	MVOLT	--	50W LED	
B	INGRADE		KICHLER 15800BBR30R	MVOLT	--	4.3W LED	
C	WALL SCONCE		MAXIM LIGHTING 350010B	MVOLT	1	100W INC. MAX	WET LOCATION
D	RECESSED DOWNLIGHT	SPOT DOWNLIGHT	AURORALIGHT LSW8-FL-BR-ALL-29-B-R-BLP	MVOLT	--	15W LED	WET LOCATION MOUNTED IN SOFFIT
D1	RECESSED DOWNLIGHT	DOWNLIGHT	PHILIPS P4R-D-10-8-35-N-U-VB	MVOLT	--	11W LED	WET LOCATION MOUNTED IN SOFFIT



1 POLE & BASE DETAILS
 A410 N.T.S.

"A"

"B"

"C"

"D"

"D1"

PHILIPS GARDCO
 Site & Area
 Gullwing LED
 Large GL18

Philips Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

Ordering guide

Profile	Controls	Mounting	Optical System	Wattage	LED Color	Voltage	Finish	Options
GL18		1		50	5000K	120V	BLP	
GL18-DIM		2		50	5000K	120V	WP	
GL18-ARK		3		50	5000K	120V	BP	
GL18-ARK-DIM		4		50	5000K	120V	BP	
GL18-ARK-DIM		5		50	5000K	120V	BP	

Example: GL18-APD-1-4-80LA-4835-NW-120-BRP-LF

KICHLER
 Style to Live by™

Ripley 3000K Pure-White Path Light BBR
 15800BBR30R (Bronzed Brass)

Product Description:
 3000K PURE-WHITE LED RIPLEY™ - Inspired by the popular Kichler® Ripley outdoor lantern, the rich Bronzed Brass tones, clean lines and sturdy construction make this path light a welcome addition to any transitional outdoor lighting design.

Available Finishes:
 Traditional Architectural Bronze
 Textured Architectural Bronze
 Bronzed Brass
 Bronzed Brass

ADD TO PROJECT

Technical Information

Weight: 3.00 LBS
 Safety Rating: N/A
 Color Rendering Index: 80
 Operating Voltage Range: 9-15V
 Width: 7.25"
 Height: 26.00"
 Lamp Included: Integrated
 Voltage: 12V
 Light Source: LED
 Number of Bulbs: 1
 Lamp Type: LED
 Material: Bronzed Brass

MAXIM LIGHTING
 Lighting Your Life Since 1970

Product Specifications - 350010B
 350010B
 Wharf Light Outdoor Wall Lantern

Finish: Oriental Bronze
 Glass/Shade: Clear Glass
 Product Category: Outdoor Wall Mount

Measurements:
 Width: 8.00"
 Height: 9.50"
 Depth: 1.00"
 Back Plate Width: 4.75"
 Back Plate Height: 4.25"
 Max Overall Height: 7.00"
 Hanging Height: 1.75"
 Height Adjustable: N/A
 Slope: N/A

Shipping:
 Carton Weight: 2.31 lbs
 Carton Length: 11"
 Carton Cubic Feet: 0.51

Master Pack Weight: N/A
 Master Pack Length: N/A
 UPS Shipable: Yes

Photo Call Included: N/A
 Ballast/Driver/Transformer: Standard
 Dimmable: Standard

253 North Venable Avenue | City of Industry, California 91748 | 800.486.2946/800.486.1371 | www.maximlighting.com

auroralight
 LED
 TYPE: CAT # LSW8-FL

LSW8-FL MERIDIAN

The Meridian LSW8-FL, having a faceplate diameter of just 2.14" and a 7" depth makes it one of the smallest down lights available. The LED package used in the LSW8 is the very latest technology, delivering excellent performance and halogen like color temperature. Precise machining coupled with careful engineering addresses thermal management requirements and ensures high performance and reliability. The Meridian has an integral LED driver that allows it to operate on standard 12 volt systems with no additional hardware needed. Installation is simplified by the inclusion of a separate solid copper housing that can be pre-installed and fitted with the luminaire cartridge later. 1/2" threaded conduit entry is located on back or side of outer housing. Classic Auroralight quality and performance. UL listed for indoor/outdoor use, location, wall or ceiling mount. IC rated. Class 2 when labeled with option "B" building mounted. Manufactured exclusively in the USA by Auroralight and covered by our Lifetime Warranty.

ORDERING GUIDE: LSW8-FL
 L (LED) SW (STEP/WALL LIGHT) B (B X 18 X 18) FL (FLUSH FACEPLATE)

FACEPLATE: [B] Bronze, [S] Stainless Steel, [G] Silver, [W] White
 OPTIC: [D] Downlight, [R] Recessed
 LED (25 WATT): [E27] 2700K, [E27] 3000K, [E27] 3500K, [E27] 4000K, [E27] 5000K, [E27] 6000K
 MOUNT LOCATION: [L] Landscape, [S] Surface, [R] Recessed, [W] Wall, [C] Ceiling
 CONDUIT ENTRY: [E27] 1/2" Conduit Entry, [E27] 3/4" Conduit Entry, [E27] 1" Conduit Entry
 LENS: [M] Milled, [P] Polished, [C] Clear, [W] White, [B] Black, [G] Green, [R] Red, [Y] Yellow, [O] Orange, [P] Purple, [I] Ivory, [C] Cream, [S] Silver, [G] Gold, [B] Bronze, [W] White, [P] Polished (matches aperture)

CSLUS LISTED

PHILIPS LIGHTOLIER
 Downlighting
 LyteProfile

4" Round downlight and lensed wall wash

LyteProfile LED Downlights are designed for new construction and include downlight and wall wash distributions. They are highly energy efficient with up to 95lm/W, provide a full 60° cutoff, and feature an impressively shallow 4.5" depth.

Complete Product = Frame-in kit + Light engine + Reflector. Order each separately.

Ordering guide: Frame-in kit

Series	Style	Lumens	Installation	Dimming	Input Voltage	Version	Options
P4R	D	10,000 lm 15,000 lm	N Non-IC New construction	0 Unintended (00/277V)	277V 347V	VB Version B	EM Emergency*
		20,000 lm	N Non-IC New construction	270 0-10V Dimming Lutron	120V 277V 347V		

Ordering guide: Light engine

Series	Style	CR	CTY	Version
P4R	D	8	27	VB Version B

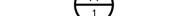
Ordering guide: Reflector

Series	Style	Reflector	Flange
P4R	D	CL Clear CC Contrast Clear W White (painted)	Blank White (painted) P Polished (matches aperture) D Clear (off-use applied) W White (painted) Blank White (painted)

1 Mounting Bars need to be ordered separately. See Options and Accessories on page 2 for Mounting Bar options.
 2 350 configurations are not available with the emergency option.
 Note: Refer to page 2 for Energy Star certification details.

CSLUS LISTED

LEGEND

-  EXISTING DECIDUOUS TREE
-  EXISTING PINE TREE
-  EXISTING SHRUB
-  ST-O ST EXISTING STORM SEWER W/MANHOLE
-  25 PROPOSED CONTOUR
ADD 5500 TO ALL CONTOURS
-  5225 EXISTING CONTOUR
-  POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
-  x 25.8 PROPOSED SPOT ELEVATION
ADD 5500 TO ALL SPOT ELEVATIONS
-  x 25.8 EXISTING SPOT ELEVATION
-  HISTORIC SHEET FLOW
-  PROPOSED FLOW DIRECTION
-  FINISHED FLOOR ELEVATION
-  PROPOSED BASIN BOUNDARY
-  SUB-BASIN DESIGNATION (HISTORIC)
AREA IN ACRES
-  PROPOSED SUB-BASIN DESIGNATION
AREA IN ACRES

KEYED NOTES

1. PROPOSED CONCRETE PAN.
2. PROPOSED STORM SEWER.
3. PROPOSED WATER QUALITY STRUCTURE.
4. PROPOSED CURB CUT. DEMO EXISTING TRICKLE CHANNEL. NEW TRICKLE CHANNEL TO CONVEY OFFSITE FLOW TO INLET.
5. MAINTAIN EXISTING SWALE TO CONVEY OFFSITE FLOW THROUGH TO DETENTION POND.
6. PROPOSED BOULDER WALL.

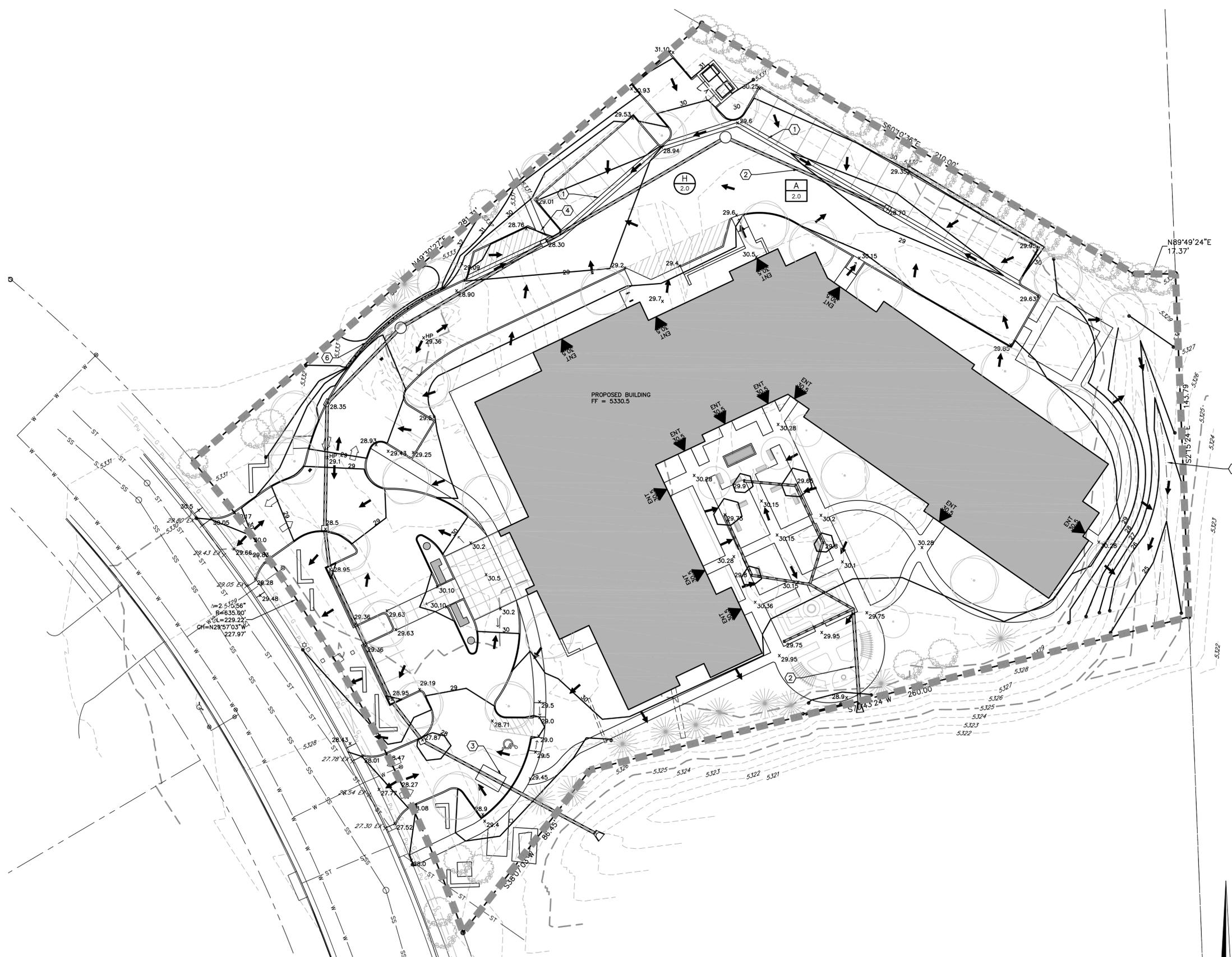
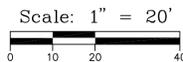
GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, COMMUNITY-PANEL NO.08013C0576 H, MAP REVISED OCTOBER 4, 2002. ZONE X REFERS TO AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. ALL ROOF DRAINAGE SHALL DRAIN TO THE STORM SEWER SYSTEM.
5. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15, THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
7. BENCH MARK: ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1994 USING THE CITY ELEVATION OF 5352.30'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM. CAP, PLS 175002 AT THE NW CORNER OF LOT 5, ALVENUS PARK ON THE SOUTH SIDE OF HECLA DRIVE. ELEVATION=5354.69'. FROM THIS PROJECT BM WE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK ON A 10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON. ELEVATION = 5331.16" CITY OF LOUISVILLE DATUM.

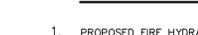
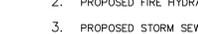
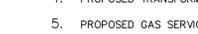
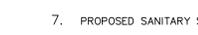
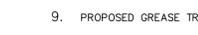
FINAL GRADING AND DRAINAGE PLAN BALFOUR SENIOR LIVING 1800 PLAZA DRIVE LOUISVILLE, COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	MRF	Date	03/04/16	Scale	1"=20'	Drawing no.	15625B-1	Sheet	C1.01
Drawn by	JAS	Revision		Description		Date		Project no.	15625B
Checked by	DPA								



LEGEND

-  EXISTING DECIDUOUS TREE
-  EXISTING PINE TREE
-  EXISTING SHRUB
-  EXISTING WATER VALVE
-  EXISTING GAS METER
-  EXISTING LIGHT POLE
-  EXISTING FIRE HYDRANT
-  EXISTING SPRINKLER VALVE BOX
-  EXISTING FENCE
-  EXISTING SANITARY SEWER W/MANHOLE
-  EXISTING WATER W/FIRE HYDRANT
-  EXISTING STORM SEWER W/MANHOLE
-  EXISTING CONTOUR
-  EXISTING SPOT ELEVATION
-  FINISHED FLOOR ELEVATION

KEYED NOTES ①

1. PROPOSED FIRE HYDRANT.
2. PROPOSED FIRE HYDRANT LATERAL.
3. PROPOSED STORM SEWER.
4. PROPOSED TRANSFORMER.
5. PROPOSED GAS SERVICE.
6. PROPOSED WATER SERVICE.
7. PROPOSED SANITARY SEWER SERVICE.
8. PROPOSED FIRE SERVICE.
9. PROPOSED GREASE TRAP.

UTILITY NOTES

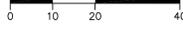
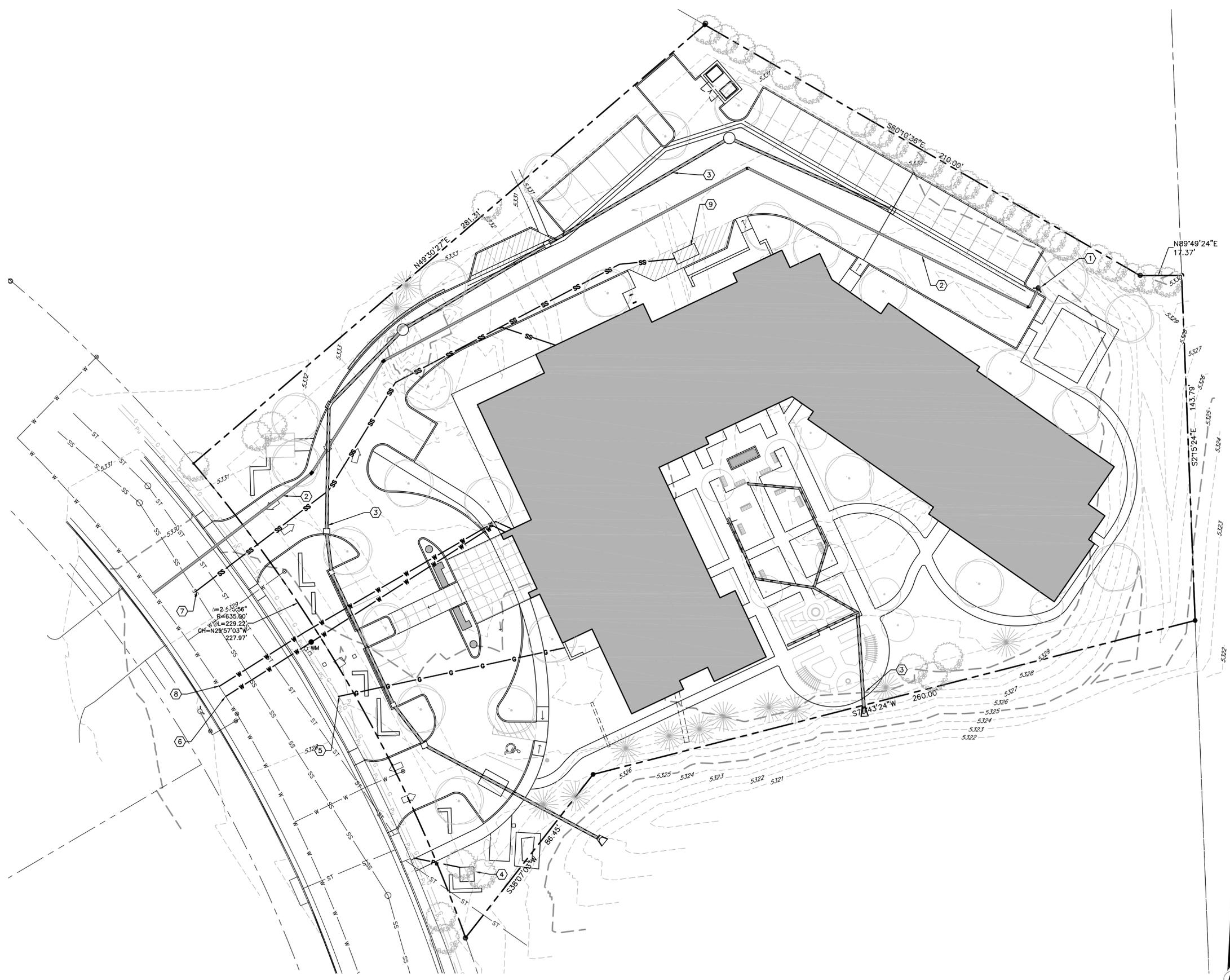
1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1994 USING THE CITY ELEVATION OF 5352.30'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM. CAP, PLS 175002 AT THE NW CORNER OF LOT 5, VENUS PARK ON THE SOUTH SIDE OF HECLA DRIVE. ELEVATION=5354.69'. FROM THIS PROJECT BM WE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK ON A 10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON. ELEVATION = 5331.16' CITY OF LOUISVILLE DATUM.

**FINAL UTILITY PLAN
BALFOUR SENIOR LIVING
1800 PLAZA DRIVE
LOUISVILLE, COLORADO**

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
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Designed by	MRF	Date	Scale	Drawing no.	Sheet
Drawn by	JAS	03/04/16	1"=20'	15625B-1	C1.02
Checked by	DPA	Revision	Description	Date	Project no.
					15625B

Scale: 1" = 20'



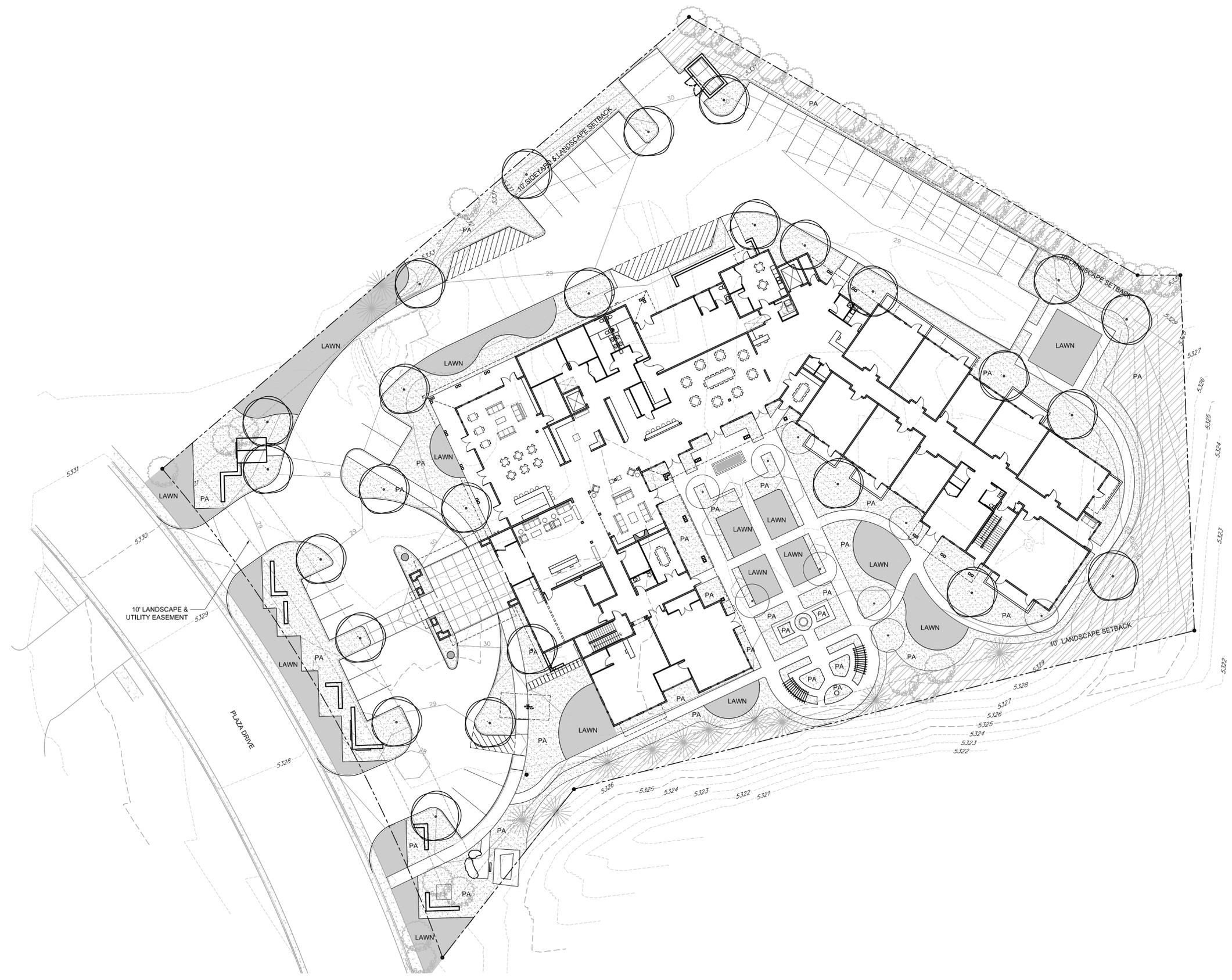
DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com



BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027



LANDSCAPE PLAN LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- TURF
- SHRUBS/ PERENNIAL PLANTING
- ENHANCED GRASS SEED MIX

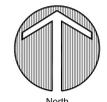
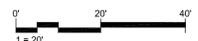
PLANTING LIST

KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHADE TREES				
1	Quercus macrocarpa	White Oak	10' x 10'	12"
2	Quercus laevis	Swamp White Oak	10' x 10'	12"
3	Quercus prinus	Prickly Pear Oak	10' x 10'	12"
4	Quercus sp.	White Oak	10' x 10'	12"
ORNAMENTAL TREES				
5	Quercus sp.	White Oak	10' x 10'	12"
6	Quercus sp.	White Oak	10' x 10'	12"
7	Quercus sp.	White Oak	10' x 10'	12"
8	Quercus sp.	White Oak	10' x 10'	12"
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31	Quercus sp.	White Oak	10' x 10'	12"
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94	Quercus sp.	White Oak	10' x 10'	12"
95	Quercus sp.	White Oak	10' x 10'	12"
96	Quercus sp.	White Oak	10' x 10'	12"
97	Quercus sp.	White Oak	10' x 10'	12"
98	Quercus sp.	White Oak	10' x 10'	12"
99	Quercus sp.	White Oak	10' x 10'	12"
100	Quercus sp.	White Oak	10' x 10'	12"

NOTES:

THE PLANT LIST PROVIDED IS A GENERAL INDICATION OF THE APPROACH TO THE PLANT PALETTE. MINOR MODIFICATIONS WILL BE MADE BETWEEN FILING AS THE DESIGN IS FINALIZED. FINAL PLANT MATERIAL SELECTION AND SPECIFICATION WILL BE BASED ON MARKET AVAILABILITY AT THE TIME OF CONSTRUCTION.

THE SHRUB BED AREAS WILL CONSIST OF A MIX OF WOODY SHRUBS, SHRUBBY PERENNIALS, AND PERENNIALS. LAVENDER WILL BE A DOMINANT PLANTING WITH ORNAMENTAL GRASSES AS A BACKDROP/COMPANION PLANT. PLANT MASSINGS WILL BE PROVIDED TO SCREEN PARKING AREAS AND UNDESIRABLE VIEWS.



DRAWINGS ARE PRELIMINARY AND REPRESENT DESIGN INTENT ONLY. FURTHER DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS MAY REQUIRE REVISIONS TO THESE DOCUMENTS.

DRAWN BY: BJS,TJ
 CHECKED BY: LPP,GW
 PROJECT NO.: 2015052.20
 ISSUE DATE: 3/03/2016
 REVISIONS:

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L201

Drawing: L:\2015052.20 - Balfour Assisted Living\GIS\CAD\DWG\PLANTING\PLANTING PLAN.dwg
 Last Saved: March 3, 2016 8:42:54 AM by: Gwosdek
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DRAWN BY: BJS.TJ
CHECKED BY: LPP.GW
PROJECT NO: 2015052.20
ISSUE DATE: 3/03/2016
REVISIONS:

SHEET TITLE:

SIGNAGE AND PLANTS

SHEET NUMBER:

L301

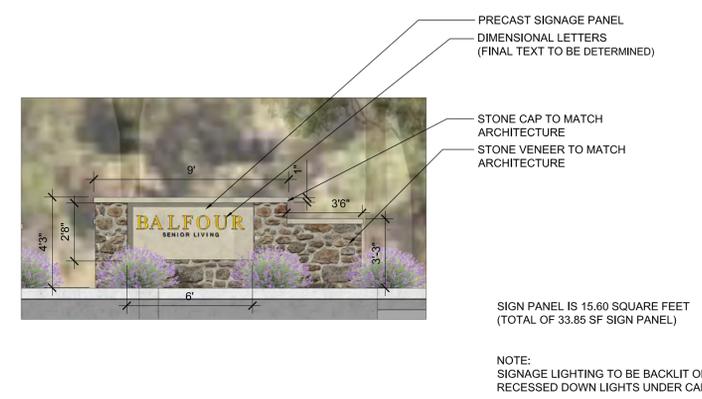
PATTERN AND CHARACTER IMAGES



COMPANION PLANTS IMAGES



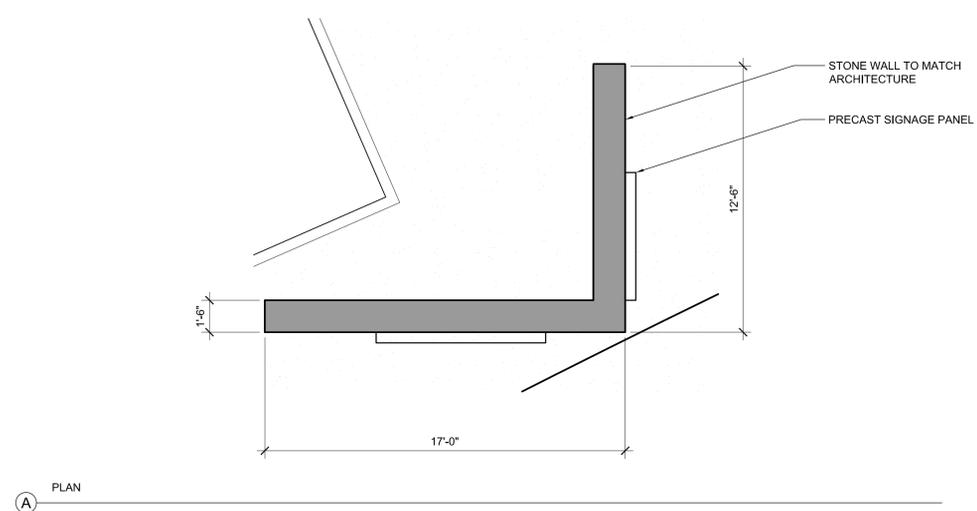
NOTES:
THE SITE AND LANDSCAPE CONCEPT IS BASED ON PATTERNING AND ELEMENTS TRANSLATED FROM A HISTORICAL FARM CONTEXT. THIS INCLUDES SOME STRUCTURED ROW PLANTINGS THEMED WITH CURRENT DAY TRENDS OF THE LAVENDER FARMS OF THE FRONT RANGE AND WESTERN SLOPE. LAVENDER WILL BE A CORE PLANT IN THE LANDSCAPE PALETTE AND WILL BE USED AS A ROW PATTERN ELEMENT AND TO LINE COURTYARD WALKWAYS. LAVENDER MAY BE USED FOR CUT FLOWERS AND HAS AROMATIC PROPERTIES THAT WILL BE GOOD FOR THE RESIDENTS. THERE WILL PLANTINGS OF BACKDROP ORNAMENTAL GRASSES AND A MIXTURE OF OTHER TALLER SHRUBS TO MEET OTHER SITE NEEDS LIKE SCREENING PARKING, UTILITY STRUCTURES AND OTHER ELEMENTS. LAWN WILL BE USED AS AN ACCENT TO THE PLANTINGS AND THE LANDSCAPE PALETTE WILL PRIMARILY BE MADE UP OF XERIC PLANTS. IN THE CASE OF ANY HIGHER WATER NEED PLANTS THEY WILL BE HYDRO ZONED APPROPRIATELY.



FRONT SIGN WALL ELEVATION



SIDE SIGN WALL ELEVATION



PLAN

PROJECT IDENTIFICATION SIGNAGE
1/4"=1'-0"

LANDSCAPE CHARACTER
N.T.S

DRAWINGS ARE PRELIMINARY AND REPRESENT DESIGN INTENT ONLY. FURTHER DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS MAY REQUIRE REVISIONS TO THESE DOCUMENTS.

Drawings: L301 16025.20 - Balfour Assisted Living 05 CAD/Sheet/00-54-D01-01_SIGN AND PLANTS.rvt
Layout: 16025.20 - 3/16/16 6:00:35 PM by: Gaudin
Last Picked: 3/30/2016 8:51:20 AM
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MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: 105 Roosevelt Minor Subdivision Referral
Date: **April 18, 2016**

Below is a submittal for a two-lot minor subdivision at 105 Roosevelt Avenue. The property is zoned Residential Low Density (RL) and is located within the Old Town Overlay. The subject property includes four platted 30' X 150' lots in the Johnson's First Addition (1890) and 10 feet of vacated alley. The existing home was built in 1952. The home is approximately 1,300 SF with three small sheds also on the property.



On December 16, 2015, the property received approval from the Board of Adjustment for a variance from Section 17.12.040 of the Louisville Municipal Code (LMC) for lot area and lot width to allow for a two lot minor subdivision.

This referral is to give the Commission an opportunity to comment on historic preservation aspects of the project and impact the new construction. The comments go to the applicant, Planning Commission and City Council.



105 Roosevelt Avenue – Southeast corner – Current photo

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: _____

Contact: Creele C. Keress

Address: 105 Roosevelt Ave.
Louisville, CO 80027

Mailing Address: POB 6016
Louisville, CO

Telephone: 303-818-4837

Fax: _____

Email: creelekeress@gmail.com

OWNER INFORMATION

Firm: _____

Contact: Creele C. Keress

Address: 105 Roosevelt Ave.
Louisville, CO 80027

Mailing Address: POB 6016
Louisville, CO

Telephone: 303-818-4837 800XT

Fax: _____

Email: creelekeress@gmail.com

REPRESENTATIVE INFORMATION

Firm: CWA Architecture

Contact: Chip Weincek

Address: 672 West Pine St.
Louisville, CO 80027

Mailing Address: Same as above

Telephone: 303-10106-8941

Fax: 303-1045-3020

Email: chip@cwa-architect.com

PROPERTY INFORMATION

Common Address: 105 Roosevelt

Legal Description: Lot 15-17 + 10' Blk 4
Subdivision Johnson First Addition

Area: 15,000 + _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: _____

Minor Subdivisions of a
4 lot property (100' x 125')
into 2 separate properties
of sizes: north lot property
(57.5' x 150') and south
property (42.5' x 150') The
new lot line is offset
5.10' south of the existing
residence.

Current zoning: RL Proposed zoning: _____

SIGNATURES & DATE

Applicant: _____

Print: _____

Owner: _____

Print: _____

Representative: _____

Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

Department of Planning and Safety
749 Main St.
Louisville, CO. 80027
January 20th. 2016

RE: Minor Subdivision Plat, 105 Roosevelt Ave.

Department of Planning and Safety,

We are applying for a minor subdivision plat of our property at 105 Roosevelt Ave. in old town Louisville.

The existing property is currently 4 lots (3 lots of 30ft x 150 ft, and 1 lot of 10 ft x 150 ft), equaling approx. 100 ft. wide x 150 ft. deep or 15,000 sq. ft.

The property subdivision would divide the existing property into two properties as follows:

North lot (#1) to be 57.5 ft. wide x 150 ft. deep with the existing 1950 ranch house to remain on a lot of 8625 square feet.

South lot (#2) to be 42.5 ft. wide x 150 ft. deep with 6375 total square footage.

The new interior lot line is to be 5ft. 10 in. south of the existing residence.

The new lots would be compatible with the surrounding neighborhoods variable lot sizes in terms of both properties frontage and lot area.

The new lot (#2) would allow a house of approx. 2600 sq. feet. The existing residence on lot (#1) is approx. 1300 sq. feet and could be expanded to 2990 sq. feet. These home sizes would be more in keeping with the character of Old Town Louisville. Currently, the existing lot of 15,000 sq. feet would allow for a home of 5250 sq. feet which is oversize for Old Town.

Access to Lot#2 will require a curb/gutter/sidewalk/street cut to Roosevelt Ave. for off street parking access and underground utility access.

The Board of Adjustment previously approved the new lots to have minimum property frontages and minimum lot sizes smaller than allowed in the Municipal Code. The new lots are compatible with the surrounding neighborhood lot sizes in terms of property frontage and lot areas. There are still a variety of lot sizes in the surrounding area to support diversity in neighborhood lot sizes.

Thank you for your consideration in this matter,

Creel & Kerse
Patricia Ehman Kerse

Creel Kerse and Patricia Ehman Kerse

- Improvement Survey Plat -

105 Roosevelt Avenue . Louisville
located within the northeast quarter of Section 17
Township 1 South . Range 69 West of the 6th P.M.
Boulder County . Colorado

SHEET 1 OF 1 - AREA = 15,000 SQUARE FEET

- Property Description -

DEED AT RN 2846255 . BOULDER COUNTY RECORDS

LOTS 15, 16 AND 17, BLOCK 4
AND 10 FEET OF VACATED ALLEY,
JOHNSON'S FIRST ADDITION,
LOUISVILLE, COLORADO,
ACCORDING TO THE RECORDED PLAT THEREOF,
COUNTY OF BOULDER, STATE OF COLORADO.

- Legend -

- | | | |
|--|-------|--|
| FOUND #5 REBAR WITH
1 1/2 INCH DIAMETER
ALUMINUM CAP SET BY
MELVIN SURVEYING
COLORADO PLS 5429 | ● M | GATE . . gt |
| SET #5 REBAR WITH
1 1/2 INCH DIAMETER
ALUMINUM CAP MARKED
STADELE / LS 26300 | ● SET | MANHOLE . . ☉ |
| RECEPTION NUMBER . . RN | | GAS METER . . gm |
| g GAS PIPELINE | | UTILITY POLE . . up ∅ |
| w WATER PIPELINE | | ELECTRIC METER . . em |
| ss SANITARY SEWER PIPELINE | | WATER CURB STOP . . cs |
| ss STORM SEWER PIPELINE | | TELEPHONE CONNECTION . . te |
| | | OVERHEAD UTILITY LINES . . ol |
| | | SURVEY CONTROL POINT . . cp |
| | | COMMUNICATIONS MANHOLE . . comm |
| | | SPOT SHOT ELEVATION . . x 42.5 |
| | | SPOT SHOT ELEVATION . . x 42.1tw
ON TOP OF WALL |

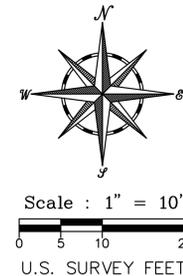
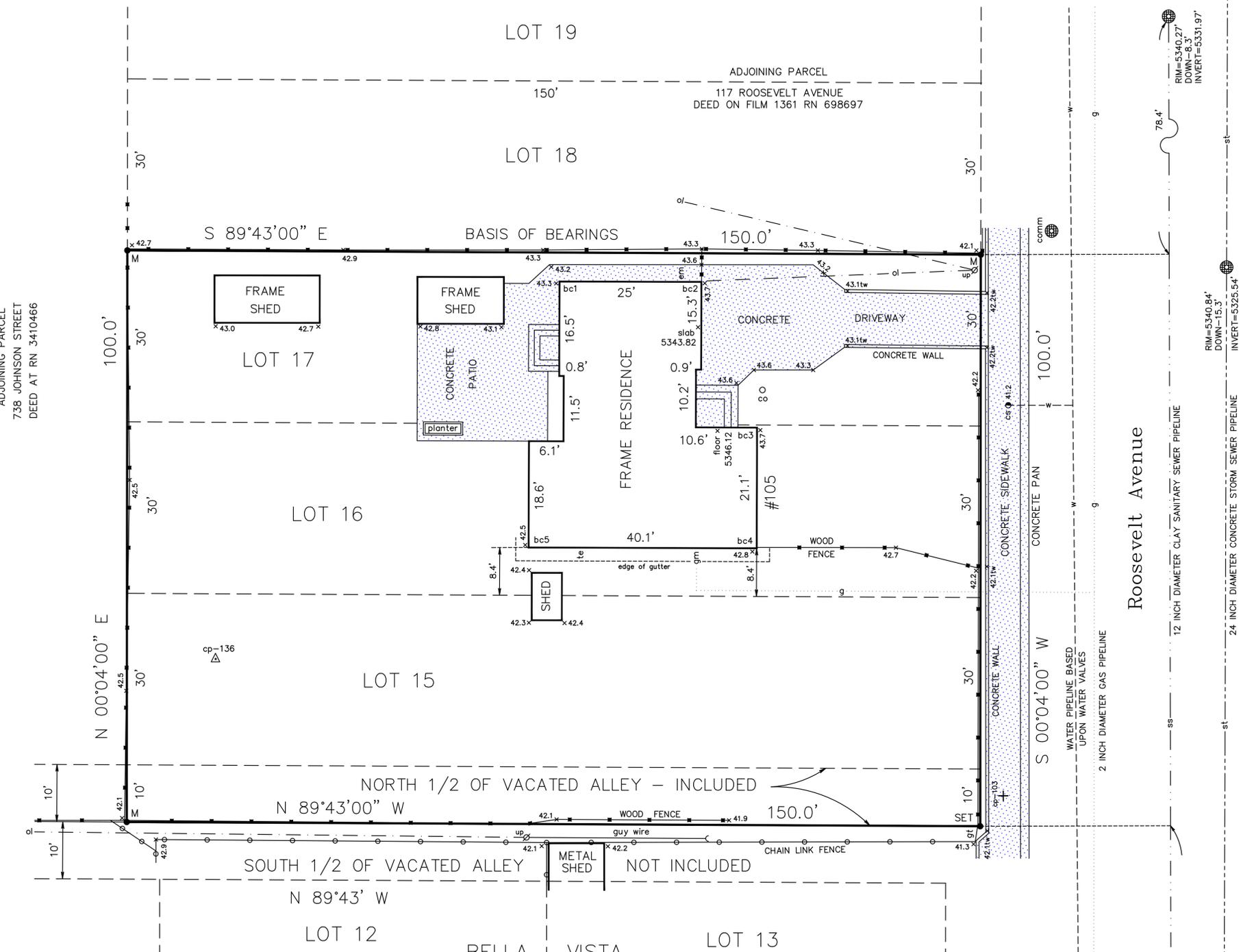
- Notes -

- NO EASEMENTS ARE SHOWN ON THE PLAT OF JOHNSON'S FIRST ADDITION. LAND TITLE ORDER NUMBER W80020351 WAS ENTIRELY RELIED UPON FOR OTHER (NOT PLATTED) EASEMENTS OF RECORD.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS : ASSUMED SOUTH 89°43'00" EAST, ALONG THE NORTH LINE OF LOT 17, BETWEEN THE EXISTING RAY MELVIN (LS 5429) MONUMENTS. THIS BEARING MATCHES THE SUBDIVISION PLAT "BELLA VISTA", PREPARED BY FRANK DREXEL, LS 2149, LOCATED TO THE SOUTH OF JOHNSON'S FIRST ADDITION.
- THE SUBJECT PROPERTY CONTAINS 15,000 SQUARE FEET (0.344 ACRES).
- VISIBLE UTILITIES HAVE BEEN SHOWN HEREON. UNDERGROUND UTILITIES HAVE BEEN SHOWN HEREON BASED UPON VISIBLE SURFACE EVIDENCE AND MAPS PROVIDED BY THE CITY OF LOUISVILLE AND XCEL ENERGY. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- BENCHMARK: NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF ROOSEVELT AVENUE AND JOHNSON STREET, ELEVATION = 5341.19 FEET, CITY OF LOUISVILLE DATUM.
- ALL DIMENSIONS SHOWN ARE MEASURED VALUES. ACCORDING TO THE RECORDED PLAT, ALL LOTS IN BLOCK 4 ARE PLATTED AS 30 FEET BY 150 FEET. THE ALLEY ON THE SOUTH SIDE OF BLOCK 4 IS TWENTY (20) FEET WIDE.
- THE FENCES ARE LOCATED SLIGHTLY OFF THE LOT LINES AS SHOWN. NO OTHER CONFLICTING BOUNDARY EVIDENCE WAS NOTED AT THIS TIME.
- #5 REBARS SET BY FRANK DREXEL, LS 2149, WERE FOUND ALONG THE NORTH SIDE OF LOIS DRIVE. THE FOLLOWING POINTS WERE FOUND: SOUTHEAST CORNERS OF LOTS 5, 6, 7 AND 11, BELLA VISTA. IN ADDITION, A RAILROAD SPIKE WAS FOUND AT THE SOUTHEAST CORNER OF LOT 8.

- Building Corner Tie Table -

BUILDING CORNER 1 (bc1) 5.0 FEET NORTH TO LOT LINE
BUILDING CORNER 2 (bc2) 5.0 FEET NORTH TO LOT LINE
BUILDING CORNER 3 (bc3) 39.3 FEET EAST TO LOT LINE
BUILDING CORNER 4 (bc4) 39.3 FEET EAST TO LOT LINE 48.4 FEET SOUTH TO PROPERTY LINE
BUILDING CORNER 5 (bc5) 48.4 FEET SOUTH TO PROPERTY LINE 70.6 FEET WEST TO LOT LINE

ALL BUILDING TIES ARE PERPENDICULAR TO LOT OR PROPERTY LINES



- Surveyor's Statement -

I, LEE STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING FEBRUARY 2016; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH CRS 38-51-102 (9) "IMPROVEMENT SURVEY PLAT". I FURTHER STATE THAT THE SPOT SHOT ELEVATIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- Flagstaff Surveying Inc. -

TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY . SUITE C
BOULDER . COLORADO . 80305
303.499.9737
17255a-1.dwg . 16 February 2016

LEE STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300

PLAT BOOK 7 | PAGE 17
SURVEYOR | FRANK R. DREXEL
COLORADO | LS 2149

ADJOINING PARCEL
117 ROOSEVELT AVENUE
DEED ON FILM 1361 RN 698697

ADJOINING PARCEL
738 JOHNSON STREET
DEED AT RN 3410466

ADJOINING PARCEL
12 INCH DIAMETER CLAY SANITARY SEWER PIPELINE
24 INCH DIAMETER CONCRETE STORM SEWER PIPELINE

ADJOINING PARCEL
RIM=5340.27
DOWN=-6.3'
INVERT=5331.97

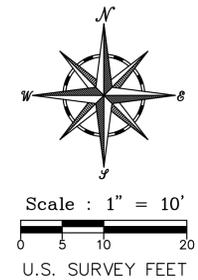
ADJOINING PARCEL
RIM=5340.84'
DOWN=-15.3'
INVERT=5325.54'

ADJOINING PARCEL
RIM=5341.16'
DOWN=-7.22'
INVERT=5333.94'

- Kerss Minor Subdivision -

located within the northeast quarter of Section 17
Township 1 South . Range 69 West of the 6th Principal Meridian
in the City of Louisville . County of Boulder . State of Colorado

SHEET 1 OF 1 - AREA = 15,000 SQUARE FEET



- Property Description -

KNOW ALL PERSONS BY THESE PRESENTS, THAT CREEL E. KERSS, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 15, 16 AND 17, BLOCK 4
AND 10 FEET OF VACATED ALLEY,
JOHNSON'S FIRST ADDITION,
LOUISVILLE, COLORADO,
ACCORDING TO THE RECORDED PLAT THEREOF,
COUNTY OF BOULDER, STATE OF COLORADO.

- Ownership Block -

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO A LOT, AS SHOWN HEREON AND DESIGNATE THE SAME AS "KERSS MINOR SUBDIVISION".

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2016.

OWNERS: _____ (NOTARY SEAL)
CREEL E. KERSS

NOTARY: _____ MY COMMISSION EXPIRES: _____

- City Council Certificate -

APPROVED THIS ____ DAY OF _____, 2016 BY
THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

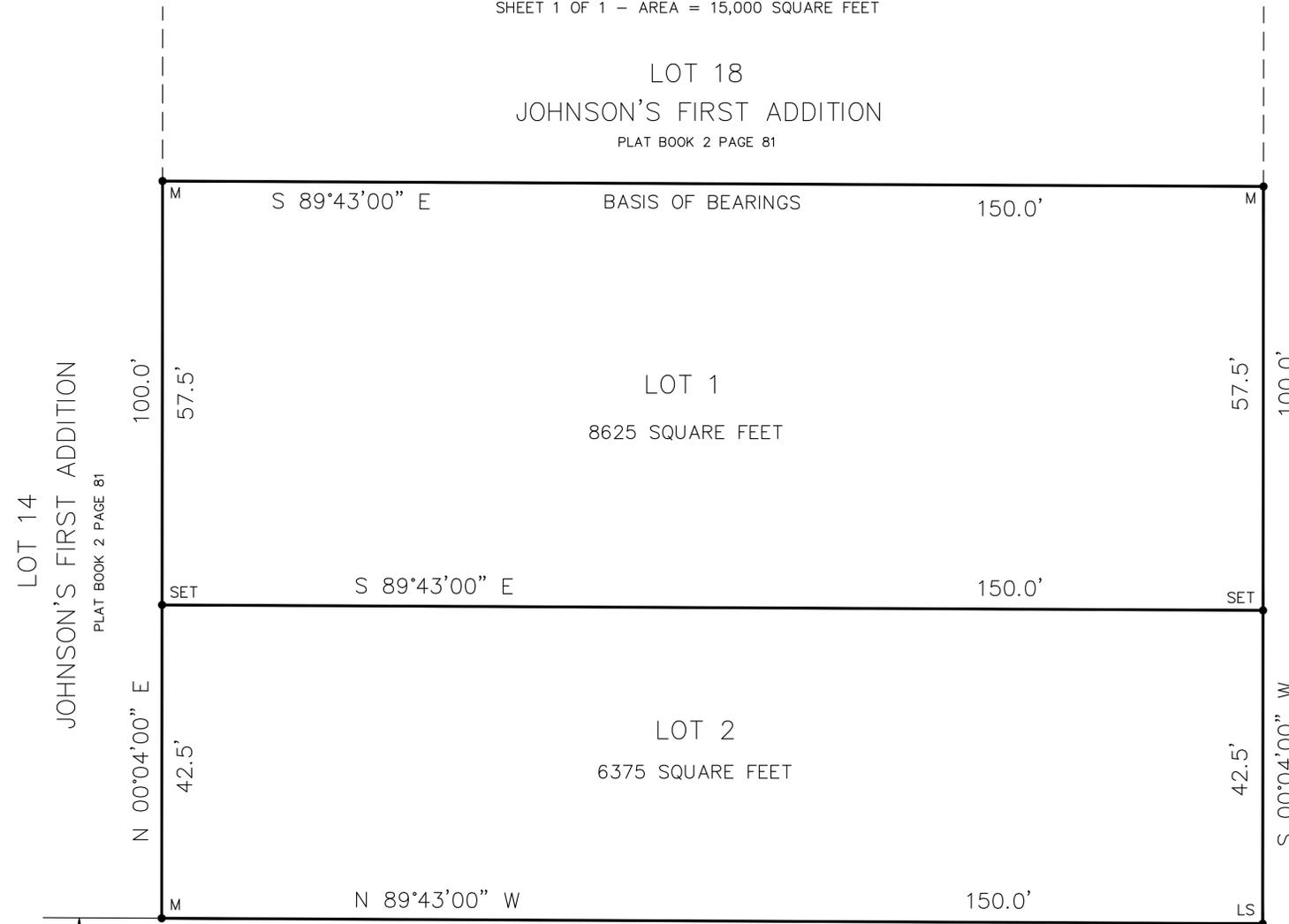
MAYOR CITY CLERK

- Planning Commission Certificate -

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 2016
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

- Notes -

- NO EASEMENTS ARE SHOWN ON THE PLAT OF JOHNSON'S FIRST ADDITION. LAND TITLE ORDER NUMBER W80020351 WAS ENTIRELY RELIED UPON FOR OTHER (NOT PLATTED) EASEMENTS OF RECORD.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS : ASSUMED SOUTH 89°43'00" EAST, ALONG THE NORTH LINE OF LOT 1, BETWEEN THE EXISTING RAY MELVIN (LS 5429) MONUMENTS. THIS BEARING MATCHES THE SUBDIVISION PLAT "BELLA VISTA", PREPARED BY FRANK DREXEL, LS 2149, LOCATED TO THE SOUTH OF JOHNSON'S FIRST ADDITION.
- THE SUBJECT PROPERTY CONTAINS 15,000 SQUARE FEET (0.344 ACRES).
- ALL DIMENSIONS SHOWN ARE MEASURED VALUES. SEE THE IMPROVEMENT SURVEY PLAT COMPLETED BY ME IN FEBRUARY 2016 FOR MORE SURVEY INFORMATION.



LOT 14
JOHNSON'S FIRST ADDITION
PLAT BOOK 2 PAGE 81

Roosevelt Avenue

- Legend -

- FOUND #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP SET BY MELVIN SURVEYING COLORADO PLS 5429 ● M
- FOUND #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP MARKED STADELE / LS 26300 ● LS
- SET #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP MARKED STADELE / LS 26300 ● SET

- Surveyor's Statement -

I, LEE STADELE, FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF "KERSS MINOR SUBDIVISION" AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND SHOWS THE LOCATION AND DIMENSIONS OF THE LOT STAKED UPON THE GROUND IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ____ DAY OF _____, 2016 A.D.

LEE STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300

BELLA VISTA
PLAT BOOK 7 PAGE 17

- Flagstaff Surveying Inc. -

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17255a-1.dwg . 16 February 2016

- Clerk and Recorder's Certificate -

THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK __.M., THIS ____ DAY OF _____, 2012 AND IS DULY RECORDED AS RECEPTION NUMBER _____

FEES: _____

CLERK AND RECORDER
COUNTY OF BOULDER
STATE OF COLORADO

BY: _____ DEPUTY

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: NAPC Forum
Date: **April 18, 2016**

NAPC Forum

The City of Louisville was approved for a Certified Local Government Grant for three HPC members and one staff member to attend the National Alliance of Preservation Commissions (NAPC) Forum. The dates for the Forum are July 27-31, 2016 and it will be held in Mobile, Alabama. Pre-registration for NAPC members end April 30, 2016. The HPC needs to finalize the three members who will attend the NAPC Forum

For more information about the conference please see the preliminary program:
https://www.regonline.com/custImages/370000/370210/FORUM_2016_PreliminaryProgram_Final_Web.pdf

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Historic Preservation Commission Referrals
Date: **April 18, 2016**

Planning Staff refers land use applications, such as Planned Unit Developments (PUDs), to the Historic Preservation Commission. The HPC's comments on these land use applications are projects reviewed the applicants, staff, Planning Commission, and City Council.

It is the policy of Planning Staff to seek referral comments from the Historic Preservation Commission on the following types of land use applications:

- The application involves a structure constructed prior to 1955.
- The application is within the Old Town Overlay or Downtown.
- The application is directly adjacent to the Old Town Overlay and/or Downtown.

This does not include applications for variances before the Board of Adjustment.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 1013 Front Street
Date: **April 18, 2016**

On March 29, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to replace the front windows and door and redesign the front porch.



1013 Front Street

After deliberation, the HPC subcommittee decided to release the permit because the windows and doors are not original and the front porch had already undergone significant changes.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 1121 Grant Avenue
Date: April 18, 2016



On April 8, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to replace windows at 1121 Grant Avenue.

After deliberation, the HPC subcommittee decided to release the permit because the window was not original and the replacement would have minimal impact on the overall architectural integrity of the structure.

1121 Grant Avenue

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – Administrative Review
Date: **April 18, 2016**

1005 ½ LaFarge Avenue

On March 28, 2015, Planning Staff reviewed a request to replace the roof at 1005 ½ LaFarge Avenue.

Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing roof was put in place after 1955.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Upcoming Schedule
Date: **April 18, 2016**

April

19th – HPF Tax Discussion, City Council Meeting, 7pm, Council Chambers

May

5th – Tiny Houses Preservation (with Panel Discussion), 7pm, Library Mtg Room

7th – Landmarking Ceremony, 10am-12:30pm, Meet at 613 Grant Avenue

16th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

June

TBD – Farmer’s Market Booth

20th – *Historic Preservation Commission Meeting?*

July

TBD – Farmer’s Market Booth

18th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

27-31 – NAPC Forum, Mobile, Alabama

August

TBD – Farmer’s Market Booth

15th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers