

***Historic Preservation Commission
Agenda
March 16, 2020***

REGULAR MEETING
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 - February 24, 2020.
- V. Public Comments on Items Not on the Agenda
- VI. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - 925 Jefferson Avenue
- VII. **Public Hearing: Demolition** and Probable Cause Determination
 - 105 Roosevelt Avenue
- VIII. Probable Cause Determination
 - 541 Jefferson Avenue
- IX. Discussion
 - HPC Subcommittees
- X. Items from Staff
 - Election of Officers
 - Upcoming Schedule
- XI. Updates from Commission Members
- XII. Discussion Items for future meetings
- XIII. Adjourn

Historic Preservation Commission

Meeting Minutes

February 24th, 2020

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order – Chair Haley called the meeting to order at 6:30 PM.

Roll Call was taken and the following members were present:

Commission Members Present: Chair Lynda Haley

Gary Dunlap

Michael Ulm

Andrea Klemme

Hannah Parris

Keith Keller

Commission Members Absent: None.

Staff Members Present:

Felicity Selvoski, Historic Preservation Planner

Amelia Brackett Hogstad, Planning Clerk

APPROVAL OF AGENDA

Dunlap suggested adding a discussion of the Commission's recommendations to City Council to the agenda.

Haley added City Council Plans to the agenda under the subcommittee item.

Dunlap asked if the notification time for a commission planning meeting needed to be more than 24 hours.

Selvoski replied that the City usually gave 3 days' notice.

Dunlap and Haley discussed the process for how and when to present recommendations to Council.

Klemme made a motion to approve the February 24th, 2020 agenda. Ulm seconded. Agenda approved by voice vote.

APPROVAL OF MINUTES

Ulm made a motion to approve the January 13th, 2020 minutes. Klemme seconded. Agenda approved by voice vote.

Dunlap suggested that Council should address Commissioner Ulm's comments from the previous meeting on lot coverage.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Chris and Kelly Wheeler, 525 La Farge, gave an update on 537 La Farge. Wheeler stated that he had met with the developer to convey neighbors' concerns about the duplex, noting that the neighbors respected his rights as a property owner to build the house of his wishes. Wheeler asked if the developer would reevaluate the scale and the use the current home in the new construction and if he would consider changing the duplex to a single-family home. The developer replied that those changes would result in lower square footage and a reduction in profit. Wheeler described the time it had taken to follow-up with the developer and their email exchanges, stating that he thought the developer was running out the clock. Because the 180-day stay was really 120 days from the time the permit was pulled, Wheeler thought that time was on the developer's side. With that in mind, Wheeler and his neighbors created a group called Save 537 La Farge. The group had posted on Facebook and shared yard signs and flyers, getting the information out. Wheeler noted that neighbors had no voice in the developer pulling a permit and building a duplex. Wheeler stated that the developer would be off to his next development and the neighbors would be left with the duplex, an eyesore, for the next 50-100 years. Wheeler asked the Commission to consider the neighbors' rights as taxpayers in Louisville and the rights to protect the historic character of Louisville. He asked the Commission to consider the wellbeing of Louisville residents over developers who viewed Louisville as a place to make profits.

Klemme asked the Wheelers to address their views to the Planning Commission and Council, since the Historic Preservation Fund was a voluntary program. She also encouraged neighbors in the area to landmark their homes if possible. She added that this particular property could not be landmarked anyway because it had been changed significantly. She noted that different commissions were trying to work together on these issues.

Haley added that the commissioners were volunteers and cared about the character of Louisville. She appreciated the Wheelers' passion and encouraged them to pass on their passion to others. She stated that the Commission was sympathetic and that the situation broke her heart.

Ulm agreed that the Wheelers' activism was important. He agreed with Mr. Wheeler that people living and investing in Louisville were sometimes at odds.

Haley asked for further public comment. Seeing none, she invited the first public hearing item.

NEW BUSINESS – PUBLIC HEARING ITEMS

925 Jefferson Avenue: Landmark, Grant, Alteration Certificate Request

Selvoski shared that the structure at 925 Jefferson was approximately 128 years old and was a classic example of vernacular architecture, with a great example of a hip-roofed box room house. It had been home to Virginia and Frank Hamilton. Virginia was a longtime school teacher and her husband worked as a coal miner, saloon operator, and Deputy County Clerk. Staff found that the structure had maintained much of its physical integrity. There was a 1957 addition to the rear that did not impact integrity. Staff finds that the structure met the landmarking criteria and suggested named it the Hamilton House.

Selvoski also presented the alteration certificate request. She noted that the house did need work, which included raising the house and installing a new foundation and crawl space. The owners were also proposing a modern addition to the rear. She noted the differentiation between old and new construction in the elevations. Selvoski noted the ways in which staff did not believe the request met several criteria, due to the proposed enlargement of the window openings, the relocation of the front door, and the expansion of the front porch. Therefore, staff recommended denying the request for the alteration certificate.

Selvoski presented the grant request for a matching grant in the amount of \$117,937 and a finding of extraordinary circumstances. She reminded the Commission that without extraordinary circumstances, the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff found that the foundation work qualified as extraordinary circumstances but the other work did not, and proposed that the grant be approved in the amount of \$79,250.

Dunlap asked how the porch would be changed.

Selvoski replied that the applicant wanted to expand the porch by a foot and a half.

Dunlap asked if the grant request was irrelevant if the alteration certificate was denied.

Selvoski replied that it would be up to the applicant whether they wanted to continue with landmarking if their alteration certificate were denied. She noted that new construction would not be eligible for funding either way. Haley added that restoration work did not count as an alteration.

Dunlap asked why 1021 Main, a structure that had previously been granted a finding of extraordinary circumstances, had been deemed extraordinary.

Selvoski replied that 1021 Main was larger than the typical Louisville structure, which meant that some costs were higher than normal.

Ulm asked if the porch extension would alter the plane of the roof.

Selvoski replied that she believed it extended it further but would need to confirm with the applicant.

Klemme and Selvoski discussed the budget numbers.

Keller asked what the demolition of the site utilities referred to.

Selvoski replied that the applicant could answer that question.

James Hopperstad, owner, representative, and architect for Christina Dickinson, at 1015 Confidence Drive in Longmont, introduced himself and the builder, Jimmy Moore of Petra Custom Builders. Hopperstad responded to Commissioner Keller's question, explain that to lift the house, all wires and duct work had to be cut off.

Moore added that the foundation was structurally insufficient. In raising the house, then demolishing, excavating, and pouring a new foundation, the utilities would have to be pulled back.

Ulm asked about the porch roof line.

Hopperstad replied that the pitch of the roof and the connection point to the existing house would remain the same, meaning that the porch post would lower about 4 inches.

Ulm asked if the main floor elevation and porch elevations were staying the same.

Hopperstad replied the foundation was so close to grade level that it needed to be raised about a foot but that the grade in the front would be the same under the porch since the grade would slope upward.

Moore explained that there were elements related to the foundation changes, including site grading, mechanical and electrical, and the environmental hazards, which all had to happen because of what it would take to raise the house. He noted that there would be asbestos and lead in the structure that would require remediation, which would be a large expense. Because the house was lower than both neighboring houses, they also wanted to capitalize on the opportunity to make the house structurally sound and maintain integrity, and not create drainage problems for the neighbors. He noted that raising the house would also affect the maintenance on the chimney and made that process harder and therefore require extraordinary work to preserve the chimneys.

Klemme asked about the asbestos abatement.

Moore replied that they had already done the testing and there was lead and asbestos on multiple aspects of the house, all directly related to what they needed to interact with to unbolt the house. He added that he had already solicited multiple bids.

Hopperstad added that the original numbers had been alarming and that Moore had gone back and double-checked and gotten additional quotes. He asked the Commission to comment on what they thought would be a reasonable amount for the work.

Haley asked about the movement of the windows and doors.

Dickinson stated that she intended to have the house look as much like it does as possible. She bought the house because of how it looks, including the size, porch, and chimneys. She explained that her children had grown up in a historic home and that she was a lover of legacy and history. She was also a teacher many of her children and grandchildren lived just down the street from this house. She expressed that the house belonged to Louisville, not her, and that the house could be used for preservation-related open houses. She explained that she wanted the windows to drop a foot (not to widen) and that she wanted a wider porch with room for two chairs facing each other. She read a line from a David White poem, "This is the bright home in which I live. This is where I ask my friends to come. There's no house like the house of belonging." She added that the door needed to be wheelchair accessible and right now it was not.

Ulm stated that the back part of the house and the scale was in line with what the Commission was looking for. He did not have a problem with extending the front porch because he did not think it would be that significant or out of character, and he noted that the doors being on the corner was in line with similar designs so the door change did not bother him. The thing that bothered him the most was changing the existing historic opening of the windows.

Dickinson replied that she would consider keeping the windows in the same size.

Dunlap asked if the proposed door was wider than the current door.

Hopperstad replied that the door did not meet ADA standards and that the door width was expanding from 2'6" to 3'. He added that even if they did not put the door on the side they wanted the door to be wider.

Dickinson stated that the alterations were meant to be in scale with what was already there.

Haley replied that the scale of the addition was sensitive and to scale. She added that the corner door took too much of the integrity because it made a whole other side of the house.

Parris had no issues with the back addition, but she agreed with Chair Haley that the structure was one of the most beautiful and oldest in Louisville and the changes to the windows and doors would give it a false sense of history. Haley added that even if the changes were in line with other historic structures, they would be losing the specific architecture that was unique to Louisville. Parris added that she appreciated the grading and that the overall framework would appear the same, but the windows and the doors were the big sticking points for her.

Moore asked if there was the opportunity to negotiate the different pieces of the proposals to make sure that the house was landmarked.

Ulm replied that there was room for movement, but the Commission was bound by national and state regulations about what is considered proper renovation and preservation. He noted that the La Farge property would not have been landmarkable because of changes that had been made to it earlier on.

Haley replied that the Commission's job was not only to landmark homes and to maintain the integrity of the program according to the national standard.

Haley added that national preservation standards helped the Commission apply the same standards to different properties.

Parris noted that the Commission need to discuss the three applications separately.

Moore stated that he wanted the Commission to ask him as many questions as possible so he could understand what the Commission needed to know.

Haley asked if the door was a deal-breaker for the applicant.

Dickinson replied that the door would not be the same anyway because it was too narrow. She noted that the porch expansion was a deal-breaker and the windows were not. Not getting the door change might be. She stated that the chimneys did not even work but she was keeping them and she wanted the house to look like the house she bought.

Haley asked how ADA codes worked with historic doors.

Selvoski replied that there was no requirement that doors had to be swapped out.

Haley asked if ADA could be used as a reason to expand the door.

Selvoski replied that that would be up to the Commission.

Haley observed that the door would adding another wall, changing a square home into a different shape.

Dickinson replied that the house kitty-corner to this house had the same configuration.

Klemme noted that there were steps leading up to the porch so there would not be wheelchair access for that entrance, anyway. Other commissioners noted that a temporary ramp could be added. There was a discussion about potential ramp options.

Haley closed applicant questions and asked for further public comment. Seeing none, she opened commissioner discussion.

Dunlap stated that the weathervane on the addition acted like it was historic but was not.

Selvoski replied that the addition off the back was part of the alteration certificate.

General agreement that the structure met the criteria for landmarking.

Ulm stated that the application met all the criteria and he supported the landmark application. General agreement.

Moore added that the numbers for moving the windows and doors were not included in the grant request.

Klemme referenced the national standards on accessibility. She interpreted those standards to meet that creativity was necessary to meet ADA standards, which for her meant that she could not get behind moving the door proposal

Parris asked how wide the porch would be with the extra foot and a half.

The applicants replied that it would be 8 feet.

Dunlap thought that there could be a way to hide the door structurally so that the changes would not alter the overall structure of the house.

Ulm asked if the drip line on the porch would also be 4 inches shorter.

The applicants confirmed.

Dunlap suggested the following conditions:

- Maintain current window size and placement.
- Remove the weathervane from the addition.
- Move and expand the door as proposed.

Ulm stated that since the porch could be accessible, the 3-foot door was a good recommendation. He did not have any problems with the rest of the proposal except he wanted to leave the door where it was.

Klemme echoed Commissioner Ulm's recommendations for conditions, as did Chair Haley and Commissioner Parris.

Dunlap asked for other commissioners' opinions about the weathervane.

Parris agreed that it was more of an old-fashioned ornament, but since it was on the new section that was clearly with different materials and would not be mistaken for part of the original structure.

Christina replied that she did not need the weathervane.

Haley summarized that four commissioners preferred not to have the corner wall for the door but that the applicant could widen the door. She proposed the following conditions:

- Maintain current window size and placement.
- Widen porch as proposed.
- Remove the weathervane from the addition.
- Widen door to 3 feet but no corner wall.

Haley asked the Commission to discuss the grant application.

Dunlap stated that the amount staff had proposed seemed generous. He did think that the Commission needed to discuss a better definition of extraordinary circumstances. He agreed with the staff proposal.

Ulm asked if the applicant could come back for additional grant funding using the extraordinary circumstances language. He stated that he was willing to go with the number that had been proposed tonight but he thought it might eventually be higher.

Selvoski read the definition of extraordinary circumstances as “relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties.”

Haley asked if the City had funded all the other work in the other house where the foundation had been lifted.

Selvoski replied that only the foundation work had been funded in that case.

Ulm shared what he thought was and was not applicable for grant funding, stating that the front porch, foundation, and crawlspace counted, the floor and roof structure maybe did not, the chimney maybe not (because there were similar structures in Louisville), the site grading as it related to the foundation counted, as did the mechanical and electrical if limited to the foundation changes. Finally, he thought that lead and asbestos abatement could count if they were triggered by the foundation work. Adding all those up came close to \$40,000 or \$50,000 for the City to fund half, which meant that maybe there were not extraordinary circumstances.

Klemme asked Commissioner Ulm if he meant that all those items qualified as extraordinary circumstance.

Ulm replied that his comment was more about which items qualified as preservation work.

Klemme noted that size was not applicable; condition was due to the foundation; architectural details including porch and chimneys were applicable.

Ulm added that the majority of the work had to be done because of the work on the foundation.

Klemme asked how Planner Selvoski got to the roughly \$79,000 number.

Selvoski replied that the only thing that had been recommended was to fund half the amount of the foundation and crawlspace, which qualified as extraordinary circumstances. Everything else counted toward the standard amount of \$40,000.

Haley stated that the other work did not have to be done without the foundation work, but in previous projects the Commission had still only funded the foundation work.

The commissioners worked out the math of the different grant options.

Klemme asked if the previous property had been facing lead and asbestos abatement.

Haley replied that she imagined that they had faced the abatement issue.

Parris noted that the \$5,000 landmark bonus was not a lot but it could almost cover the chimney piece and she added that the loan program was an option.

Moore noted that the original estimate was for \$268,000 and had tried to get the number down to the \$235,875, not knowing that he was going to compromise off the compromise off the compromise. He was worried that they had been better off with the higher numbers from the guys he knew. He felt a sense of responsibility because he created these numbers and he had not realized that there would be so much negotiation with them.

Haley stated that the applicant could withdraw the grant application and come back with different numbers. Haley reopened public comment.

Hopperstad stated that they did not know that foundation was the only thing that would be extraordinary circumstances and they had worked hard on all these numbers.

Andy Johnson, 920 Lincoln Avenue, stated that extraordinary circumstances are not defined and do not come up a lot. He noted also that construction costs continue to increase. He had seen every different type of foundation you could imagine and he had never had an engineer tell him to completely replace a foundation. Johnson noted that this engineering report did have that recommendation and was from a source Mr. Johnson had worked with. He thought the problem the Commission was having was that the optics of the numbers in the presentation were wrong. He thought there should only be a few buckets on the list from the perspective of what had to happen based on the foundation replacement.

Dickinson stated that to preserve this house it would cost \$150,000 to build a hole and she wanted to table the grant application for the night and come back with the numbers.

The item was continued to next month, March 16th.

Brief recess.

501 Jefferson Avenue: Probable Cause Determination

Selvoski presented the case for probable cause. The house was moved to Louisville in 1948 and therefore met the criteria for age, even though staff could not find out when it was constructed. Selvoski stated that the moving of the house added to its social significance since that was an important part of Louisville's history. The original was part of the Acme Mine, as well. She also presented the architectural significance and physical integrity.

Klemme asked if there was stucco.

Selvoski replied that it was stucco but staff did not know when it was added.

Haley asked if the windows had been changed.

Selvoski replied that the windows had changed but the window size may not have. The door looked like it was in the original location.

Haley invited the applicants to speak and asked for public comment. Seeing none, she closed the comment period and opened commissioner comment.

Parris thought this was a good candidate for probable cause as it met all the requirements.

Ulm made a motion to approve a finding of probable cause. Klemme seconded. Roll call vote. Keller noted that the structure needed assessment since it had been moved. Passed unanimously.

The applicant, Carolyn Ford at 501 Jefferson Avenue, stated that they wanted to preserve the house to prevent further scrapes in their neighborhood.

1301 Jefferson Avenue: Probable Cause Determination

Selvoski presented the application. The structure was 64 years old and associated with the mid-century development of Louisville. Based on this and other criteria, staff recommended a finding of probable cause.

Klemme asked for social significance.

Selvoski replied that it did not have social significance.

Klemme asked for information on the period of significance.

Selvoski replied that the Master Plan and Council had determined the period of significance as ending in 1955, since the last mine closed that year.

Haley added that nationally there was no period of significance date. The landmarking program was tied to the 50-year mark. She explained that City Council had pushed to have a hard date for the demolition review process.

Ulm thought it was a great example of what was going on in Louisville at the time and that it was important to the city. The one-car garage was a great example of the beginning of the age of the automobile. The structure also related to the historic elements of the neighborhood.

Haley added that there was a continuity on the street with other houses.

Haley asked for applicant comment.

Selvoski replied that the applicant had had to leave.

Haley asked if Planner Selvoski knew the applicants' motivations for landmarking.

Selvoski replied that she did not know but, as far as she knew, there were no plans to make any additions.

Haley wondered if Bridget Bacon could do a neighborhood context to study social significance. Haley observed that this period and after was a hard preservation sell for people and having more information could help with future discussions.

Dunlap stated that some of mountain towns were preserving more recent structures like A-Frames in addition to their mining districts.

Parris noted that Louisville has evolved and changed and this was part of the story. Part of the controversy with the mid-modern homes was that they were not always the really cool structures, but she thought that the structure met the criteria and helped the City tell its story.

Klemme moved to find probable cause. Parris seconded. Passed unanimously by voice vote.

DISCUSSION/DIRECTION

Historic Structure Assessment Presentations: 1000 Main Street, 701 Pine Street, 1016 Grant Avenue, and 908 Rex Avenue

Andy Johnson DAJ Design, 922A Main Street, noted that a number of the homes around 1301 Jefferson were built by Denver craftsman and you can tell by the

plasterwork based on the hand-trowel movement on the ceiling. Up on Grant there was pretty much just one tradesperson who did all the work in that area.

Johnson presented the structures by age. 1000 Main, built in 1892, has records that go back to the 1940s. He displayed the floor plan, noting the areas that were most likely original. He noted that the house got built with one bay window and a back portion that he had originally thought might have been additions. The current bay window, however, was not the original one. This was one of the first homes in Louisville with an original bay window. He noted other elements of the structure that the assessment process had uncovered.

Johnson presented 701 Pine, noting that the shape of the house gave the structure some architectural integrity. The windows had been altered and replaced and the siding had been replaced. He showed the floor plan and stated that it was hard to get information from the structure because it had been significantly changed and because parts of the structure were dangerous to go into. In the basement, was beyond repair and would require a complete overhaul. It would be extraordinarily difficult to lift the home, in addition, because there had been so many changes to the floor plan. Johnson stated that this home is too far beyond to recommend for landmarking.

Johnson then presented 1016 Grant, which was between a home on the National Register and a home that was similar in characteristics. He described the floor plan and the accessor's record, which showed the historic additions added over time.

Johnson also presented 908 Rex. The structure had layers of siding but was largely in its original condition with the exception of the back of the home. He noted the changes to the structure over time and that the attic had a lot of water infiltration. Johnson stated that the structure would likely come before the Commission again and he previewed some of the plans for the house.

Haley noted that it was helpful to see the assessments that the Fund was paying for.

Klemme noted that additions are supposed to be subordinate to the main home.

Johnson responded that a lot of times building design allowed for the skin of a building to remain the same, but he thought that the scale and massing should matter as well. A two-story addition added to a one-story front indicates an immediate difference. Johnson asked the Commission to further refine what they wanted out of these assessment presentations.

Haley replied that the inside looks were the most beneficial to understand why the house was the way it was.

Johnson suggested that the commissioners follow someone doing a historic structure assessment.

Dunlap agreed with Chair Haley that seeing the road map of the property was helpful.

HPC Subcommittees

Haley requested that the conversation about subcommittees be moved to the next meeting.

Selvoski replied that she could also share a google document or something similar for the commissioners to share their subcommittee ideas and desires.

Dunlap requested that the commissioners have a meeting about the subcommittees ahead of the Council meeting on March 10th.

Selvoski replied that the Commission was supposed to chat for about 10 minutes with an update for Council, then move into a conversation.

Dunlap noted that Council had asked for priorities, what the Commission had accomplished.

Haley stated that the subcommittee lists had lists of goals for the year.

Dunlap replied that he thought there were more. He gave the example of a list of the properties that have been landmarked.

Haley and Selvoski stated that there were lists and a digital map of the landmarked properties.

Dunlap added that the City website was wrong.

Klemme asked if it was legal to respond via a large email.

Selvoski replied that subcommittees were small enough that they did not require public notice. She noted that the Commission could table the list for another meeting.

Dunlap stated that he would feel better if the Commission had a discussion of what the subcommittees meant and who should be on them.

Klemme agreed and added that she did not feel like the Commission got a lot of traction with its goals last year. She thought the Commission got a lot accomplished in the meetings but not beyond that. She recommended focusing on fewer items per subcommittee.

Ulm agreed and added that the subcommittees did not have the opportunity to meet separately and they should be separate from the monthly meetings. He did not think the meeting with Council was a big opportunity to discuss and share.

Klemme noted that it would be nice to have the Commission straight on the public reaction to preservation and setbacks for Planning Commission, at least, for when Council was ready to address these issues. She thought the Commission needed a consensus when talking to Council.

ITEMS FROM STAFF

Elections of Officers, Historical Commission Liaison

Continued to March 16th.

Klemme offered to attend the Historical Commission meeting in March.

Dunlap suggested planning a planning meeting.

Selvoski replied that she could send out a poll to assess commissioner availability.

Ulm suggested setting aside two meeting times.

Alteration Certificate & Demolition Updates

There were no alteration certificate updates. A subcommittee referred a demolition review for 105 Roosevelt to the March HPC meeting.

Upcoming Schedule

March

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

April

20th – Historic Preservation Commission, Council Chambers, 6:30 PM

May

1st – “Louisville Landmarked,” 6-8 PM, @ Museum – First Friday Art Walk

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

TBD – Landmark Ceremony

UPDATES FROM COMMISSION

None.

DISCUSSION ITEMS FOR NEXT MEETINGS

Adjourn:

Klemme moved to adjourn. Ulm seconded. The meeting was adjourned at 10:04 PM.

ITEM: 925 Jefferson Avenue Landmark/Alteration
Certificate/Historic Preservation Fund Grant Request

APPLICANT: James Hopperstad
Longs Peak CAD
1015 Confidence Drive
Longmont, Colorado 80504

OWNER: Christina Dickinson
838 14th Street
Boulder, Colorado 80302

PROJECT INFORMATION:
ADDRESS: 925 Jefferson Avenue
LEGAL DESCRIPTION: Lots 6-7, Block 11, Jefferson Place
DATE OF CONSTRUCTION: 1891

REQUEST: A request to Landmark 925 Jefferson Avenue and a request for an Alteration Certificate and Preservation and Restoration Grant at 925 Jefferson Avenue.



SUMMARY:

The applicant is requesting:

- Landmark designation for the property at 925 Jefferson Avenue.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern addition.
- A Preservation and Restoration Grant in the amount of \$117,937, which is \$72,937 above the program maximum grant amount. With the \$5,000 incentive grant for landmarking, the total grant award would be \$122,937.

Staff recommendations:

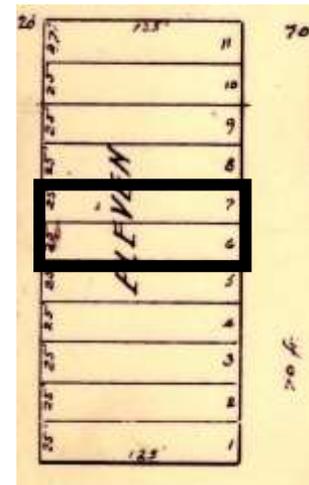
- Staff recommends approval of the landmark request. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate with conditions. The proposed changes to the window openings on the façade and relocating the front door will change the historic character and integrity of the property and should be eliminated prior to approval.
- Staff recommend denial of the applicant's grant request. The applicant requests an "extraordinary circumstances" matching grant \$117,937. Staff recommends approval of an "extraordinary circumstances" matching grant of \$58,000 for the foundation work only and a \$40,000 matching grant for the remainder of the eligible preservation and rehabilitation work, for a total matching grant of \$98,000.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This property was originally purchased by Virginia Hamilton in 1891. The exact date of construction for the house is unknown, but it seems likely that the house was constructed around that date. Virginia Hamilton was born in Missouri and moved to Erie, Colorado with her husband Thomas. After he was struck by lightning and killed, Virginia moved to Louisville with her five children. Virginia Hamilton was a school teacher in Louisville, and the 925 Jefferson Avenue home was conveniently located near the school for first and second grade students at 801 Grant (now the Louisville Center for the Arts). Virginia taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. The Saturday Study Club operated the Louisville Public Library for 35 years. Following Virginia's death in 1925, her son Frank Hamilton lived in the house with his wife Sadie and her brother Samuel Hilton. Frank was a coal miner and operated a saloon in Superior, and later became a deputy County Clerk and a County road overseer. Following Frank's death in 1956, his granddaughter sold the property.



*Jefferson Place
Subdivision*



Boulder County Assessor records, 1950



925 Jefferson Avenue, east view – Current Photo



925 Jefferson Avenue, south view – Current Photo



925 Jefferson Avenue, west view – Current Photo

ARCHITECTURAL INTEGRITY:

925 Jefferson is a one-story wood frame structure with a rectangular plan, with its primary facade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped with two red brick central chimneys. A wraparound porch stretches across the full width of the front facade and along the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. A concrete walk leads to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full -height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof, three 9-light wood windows and a side door leading to the back yard.

Primary changes over time:

- Rear addition (1957);
- Porch stairs replaced and railing added (unknown)
- Window replacement (2014, approved by HPC)

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

In order to receive a City landmark designation, 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).

Staff finds that this application complies with the above criterion by the following:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>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 this chapter.</i>	Yes	The principal structure at 925 Jefferson Avenue was constructed circa 1891, making it 128 years old.
1. a. <i>Architectural.</i> 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i>	Yes	This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is significant for architecture as an example of a Hipped-Roof Box form house.

<p>6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></p> <p>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></p> <p>8) <i>Significant historic remodel.</i></p>		
<p>1. b. <i>Social.</i></p> <p>1) <i>Site of historic event that had an effect upon society.</i></p> <p>2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <p>3) Association with a notable person or the work of a notable person.</p>	<p>Yes</p>	<p>Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>	<p>N/A</p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p>b. Retains original design features, materials and/or character.</p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<p>The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but the addition is small, on the rear, and not readily visible from the street.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>

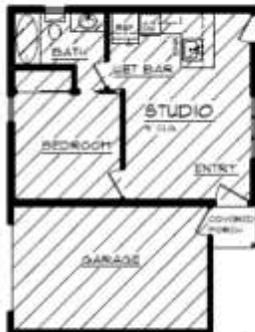
ALTERATION CERTIFICATE REQUEST:

The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition.

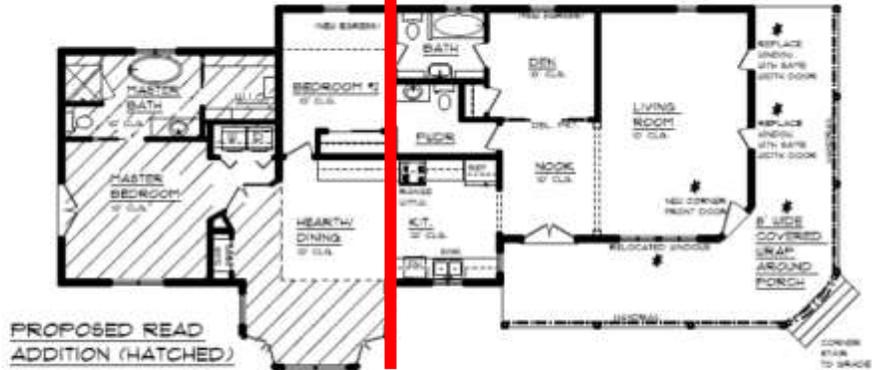


925 JEFFERSON AVENUE
HISTORIC RESIDENCE

New construction | *Historic structure*



PROPOSED GARAGE/
STUDIO (HATCHED)



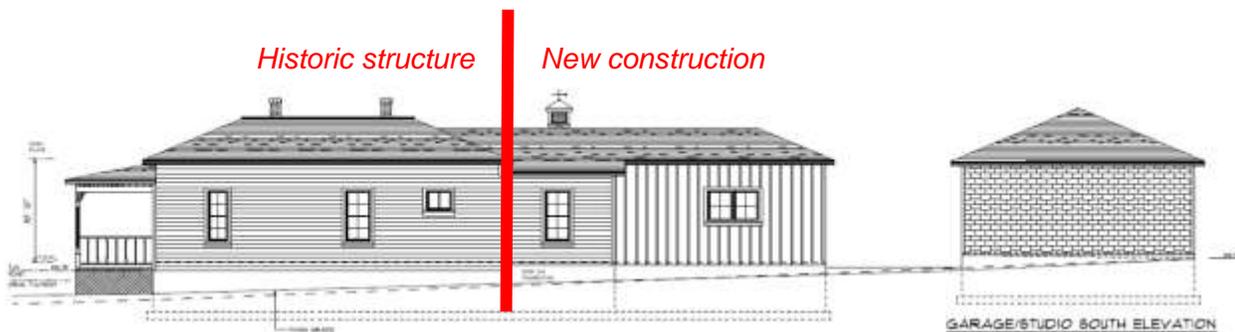
925 JEFFERSON AVENUE
PROPOSED ADDITIONS



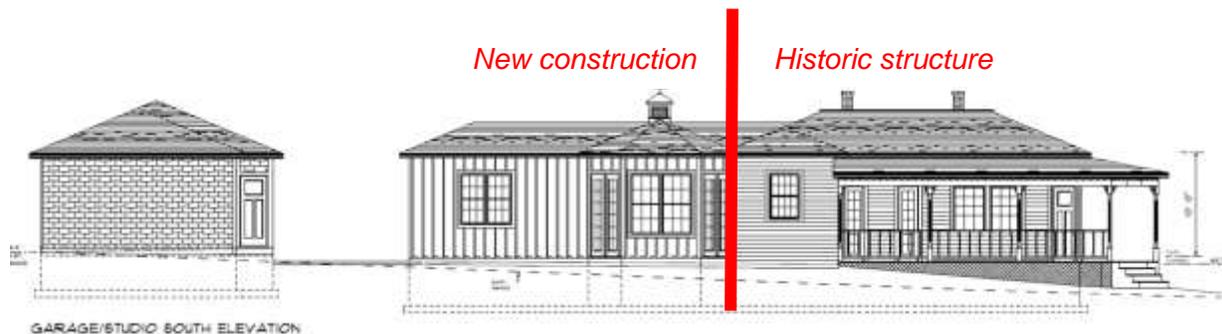
925 Jefferson Avenue – East Elevation, current



925 Jefferson Avenue – East Elevation, proposed



925 Jefferson Avenue – North Elevation, proposed



925 Jefferson Avenue – South Elevation, proposed

The applicant is also requesting to modify the following on the existing structure:

- Raise the house in place and install a new foundation and crawl space;
- Reinforce and support the existing floor and roof framing;
- Deconstruct and rehabilitate the wraparound front porch (save and reuse existing posts and ornamental trim);
- Mechanical and electrical demolition and re-installation of new systems per current codes;
- Re-grading for proper drainage;
- On the front façade:
 - Remove and relocate the existing front door to the southeast corner of the house (match design of existing non-conforming front door);
 - Remove the replacement windows and replace with doors;
 - Rebuild and expand the width of the front porch;
- Remove the rear addition to the house (circa 1957) and replace with a modern addition with a larger footprint.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an alteration certificate.

A. The commission shall issue an alteration certificate for any proposed work on a designated historical site or district only if the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation.

B. The commission must find the proposed alteration to be visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is in an historic district, the commission must also find that the proposed alteration is visually compatible with characteristics that define the district. For the purposes of this chapter, the term "compatible" shall mean consistent with, harmonious with, or enhancing to the mixture of complementary architectural styles, either of the architecture of an individual structure or the character of the surrounding structures.

C. The commission will use the following criteria to determine compatibility:

Criteria and Standards	Meets Criteria?	Evaluation
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	No	Enlarging the window openings and install doors, relocating the front door, and expanding the front porch detrimentally impact the architectural integrity of the property.
2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	Yes	The addition is clearly distinguishable from the original structure due to changes in material, wall plane, and fenestration.
3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The addition is subordinate to the original structure in both size and placement.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	Yes	The proposed accessory structure is located to the rear of the property. The proposed structure is a reasonable size and its location behind the historic house will minimize visibility from Jefferson Avenue.
5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	No	Enlarging the window openings and replacing with doors and relocating the front door detrimentally impact the architectural integrity of the property.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing condition of the improvements on the property is currently not hazardous to public health and safety.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Proposed rehabilitation work (foundation, grading, floor and roof framing) will result in the preservation and continued used of the property.
8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The structure at 925 Jefferson Avenue will continue to function as a single family home.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of</i>	No	Enlarging the window openings along the front façade and removing and relocating the front door to the

<p><i>features and spaces that characterize a property shall be avoided.</i></p>		<p>southeast corner of the house will change the historic character and integrity of the property.</p>
<p><i>8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>No</p>	<p>The proposed rear addition is compatible with the historic portion of the structure but also distinguishable due to material changes and location to the side and rear. The proposed gazebo on the south side of the addition extends beyond the footprint of the original house/porch, therefore increasing its visibility.</p> <p>The changes proposed for the front façade will affect the look and feel of the historic structure. The current window and door placement is typical of other historic structure from this era in Louisville. Modifying the size of the openings and location creates a false sense of history.</p>
<p><i>8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p>Yes</p>	<p>The proposed changes to the rear addition (removal and replacement) result in the removal of historic materials but were added to the property after the end of the Period of Significance in Louisville (1955).</p>
<p><i>8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>	<p>Partial</p>	<p>When possible, original woodwork (particularly on the porch) will be repaired and retained. When not possible, like materials will be used.</p> <p>The proposed changes to the windows and door on the front façade (expansion/relocation) will result in the loss of historic materials and craftsmanship that define historic construction.</p>
<p><i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial</i></p>	<p>Yes</p>	<p>When possible, original woodwork (particularly on the porch) will be repaired and retained. When not possible, like materials will be used.</p>

evidence.		
8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	N/A	Damaging techniques are not proposed for use on this project.
8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	Significant archeological resources have not been identified on this property.
8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. ¹	No	While the windows being removed are not historic, they are located in the same place as the original windows. The expansion of window openings and the change in door placement from the front façade to the southeast corner of the house will result in the removal of historic materials.
8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Yes	The proposed rear addition takes the place of a prior addition to the original house built in 1957. The construction of the new addition does not result in the loss of any additional material on the historic structure.

¹ For reference, the Secretary of the Interior’s Standards for Rehabilitation recommend the following when designing an addition for a historic structure:

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior’s Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

Staff believes the proposed changes, specifically the changes to the front façade, would result in the loss of the historic character of the historic building. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design fails to meet the standards.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure at 925 Jefferson Avenue. The total grant request is \$117,937. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by Longs Peak CAD and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: new foundation walls and crawl space; reinforced floor system; repair damaged walls; reinforced roof system; and porch repairs. The applicants received a cost estimate from Petra Custom Builders. The proposed total cost for all of the work on the historic structure is \$273,375.

Work proposed with total cost:

- Foundation/crawlspace: \$116,000
 - *Field Coordination and Supervision (\$22,500)*
 - *Carpentry work to shore, stiffen, disconnect, demo and reconnect the house (\$15,000)*
 - *Lift house, Excavate, New Foundation (\$78,500)*
- Floor structure: \$8,500
 - *Provide additional joists for support*
 - *Modify beams to meet code*
- Front porch: \$21,550
 - *Install concrete post footings*
 - *Replace floor joists, wood posts, decking*
- Roof Structure: \$8,100
- Chimney: \$7,000
 - *Stabilize and support*
- Site Grading: \$15,000
- Mechanical and Electrical: \$33,925
 - *Reinstallation of furnace and ductwork*
 - *Replace wiring, breakers, panels*
- Site Utilities: \$15,300
 - *Demolition of existing site utilities prior to lifting the house, reconnection*
- Environmental Hazards: \$48,000
 - *Lead and asbestos abatement*

COST ESTIMATE OF PROPOSED WORK: \$273,375

MATCHING GRANT REQUESTED: \$117,937 (matching grant maximum \$40,000)

Grants:

Under Resolution No. 17, Series 2019, residential applicants are eligible for a \$5,000 unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining \$40,000 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.

- Chimney

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

- Foundation/crawlspace
- Floor structure
- Roof structure
- Front porch
- Site grading
- Mechanical/electrical work
- Environmental hazard abatement

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

The applicant is requesting a matching grant amount of \$117,937 be considered under Resolution No. 17, Series 2019, Section 12(c) which allows for grant amounts to exceed the \$40,000 limitation on matching grants when there is a “*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*” and applicant matches “*at least one hundred percent (100%) of the amount of the grant*”.

Two extraordinary circumstances grants have been approved in the past. The initial grant request and the amount ultimately awarded are summarized in the table below:

	Date Approved	Maximum Standard Grant	Grant Requested	Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$80,600	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$57,515	\$49,929

Staff agrees that the scope and cost of the foundation work qualifies as extraordinary circumstances. However the remaining scope of work for 925 Jefferson Avenue is similar to those of past projects that received the maximum grant amount and do not meet the “extraordinary circumstances” grant criterion. For these reasons, staff recommends that the matching grant be limited to \$98,000 (the \$40,000 grant maximum plus \$58,000 match for foundation work). The remaining portions of the project may be eligible for loan funding and a new construction grant. Staff would encourage the applicant to explore that option if additional funds are needed to complete the project.

FISCAL IMPACT:

Approval of the applicant’s grant request allows for a total grant of up to \$122,937 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), and a \$117,937 matching grant. Approval of staff’s grant recommendation would result in a total grant amount of \$103,000: a \$5,000 landmark incentive grant (unmatched), and a \$98,000 matching grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 925 Jefferson Avenue has maintained its style and form since at least 1950, giving it architectural significance. It is also has social significance due to its association with notable members of the Louisville community. Staff finds that the property is eligible to be landmarked.

Staff recommends that the structure be landmarked by approving Resolution No. 04, Series 2020. Staff also recommends that the house be named for the Hamilton Family who owned the property from approximately 1891-1956.

Alteration Certificate

The proposed changes to the existing structure fail to comply with the requirements of the LMC.

Staff recommends approval of Resolution No. 05, Series 2020 recommending approval of the alteration certificate for 925 Jefferson Avenue with the following conditions:

- The proposed changes to the windows on the façade and the relocation of the front door are eliminated, retaining the historic appearance of the house.

Grant

The grant request includes rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. Staff finds that the proposed foundation work meets the extraordinary circumstances criterion while the remainder of the proposed work is typical of a preservation project.

Staff recommends the HPC recommend approval of a grant request of \$103,000 (\$5,000 landmark incentive and \$98,000 matching grant) by approving Resolution No.06, Series 2020.

ATTACHMENTS:

1. Resolution No. 04, Series 2020
2. Resolution No. 05, Series 2020
3. Resolution No. 06, Series 2020
4. Historic Preservation Application
5. Social History Report
6. Historic Structure Assessment

**RESOLUTION NO. 04
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 925 Jefferson Avenue (Hamilton House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Hamilton House has architectural significance because it is a vernacular structure that is representative of the built environment in late 19th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Hamilton House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The application to landmark 925 Jefferson Avenue be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the amendment that the structure be named the Hamilton House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 04
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE FOR
EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on March 16, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated March 16, 2020.

**NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:**

Does hereby recommend approval of the application for an alteration certificate for the Hamilton House as described in the staff report dated March 16, 2020, with the following conditions:

The changes to the windows and door located on the façade will be eliminated.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 06
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE HAMILTON HOUSE
LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant; and

WHEREAS, the preservation and restoration work being requested for the Hamilton House includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Hamilton House, which is to be landmarked by the City;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Hamilton House, in the amount of **\$98,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



**Historic Preservation Fund
Grant and Loan Application and Information**

(Revised June 2019)

Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives is to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to \$4,000 (residential properties) and \$9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a \$5,000 incentive grant and up to \$40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a \$50,000 incentive grant and up to \$150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible work *may* include the following improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notify applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- | | |
|---|---|
| <input type="checkbox"/> Probable Cause Hearing/Historic Structure Assessment | <input type="checkbox"/> Historic Preservation Fund Loan |
| <input checked="" type="checkbox"/> Landmark Designation | <input checked="" type="checkbox"/> Landmark Alteration Certificate |
| <input checked="" type="checkbox"/> Historic Preservation Fund Grant | <input type="checkbox"/> Demolition Review |
| | <input type="checkbox"/> Other: _____ |

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Christina Dickenson

Mailing Address: 838 14th Street, Boulder CO 80302

Telephone: (303) 868-6482

Email: christina.d@earthlink.net

Applicant/Contact Person (if different than owner)

Name: James Hopperstad

Company: Longs Peak CAD

Mailing Address: 1015 Confidence Drive, Longmont CO 80504

Telephone: (303) 885-6176

Email: jrhopper@me.com

2. PROPERTY INFORMATION

Address: 925 Jefferson Avenue

Legal Description: Lots 6-7 Block 11 Jefferson Place

Parcel Number: _____ Year of construction (if known): 1891

Landmark Name and Resolution (if applicable): _____

Primary Use of Property: Single Family Residence

3. REQUEST SUMMARY

-
1. Request for Landmark status with the City of Louisville
 - ~~2. Request approval for Historic Preservation Grant funding.~~
 3. Approval of Alteration Certificate to include changes to front of house and additions to rear of house.
-

4. PROJECT DESCRIPTION (Please do not exceed space provided below.)

- a. Provide a brief description of the proposed scope of work.
 1. Requesting Landmark status of home.
 2. Requesting Historic Preservation Grant funding (see detailed breakdown)
 3. Requesting Alteration Certificate to include:
 - a. Demolition of rear part (west end) of house that was the 1957 addition.
 - b. Three items at front of house (wider front porch, period conforming corner front door, two tall doors in place of two tall windows).
 - c. New Addition to rear of existing house (adding 534 sq. ft. total)
 - d. New Detached garage and studio at alley (656 sq. ft.)
- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation and rehabilitation work will be carried out by Petra Custom Builders, a local experienced company in the City of Louisville. It will include the new foundation and crawl space (physically raise house in place), reinforcing and re-supporting the floor and roof framing (per engineer), deconstruction and rehabilitating the wrap around front porch (save and reuse existing posts and ornamental trim), mechanical and electrical demolition and re-installation of new systems (per current codes), re-grading for proper drainage (per engineer), re-framing of period conforming corner front door (match design of existing non-conforming front door).

- c. Explain why the project needs historic preservation funds. Include a description of community support and/or community benefits, if any.

The overall cost to conduct historic preservation is substantially greater than scraping and rebuilding a new home. In this case, the house does not have a suitable foundation extending below frost depth. Utilizing historic preservation funds will allow the house to be physically raised in place (approx. 24") for a new foundation and crawl space be installed. It also is imperative to repair wood rot components of the house and porch; provide proper drainage away from the house; and reinforce, re-support and repair structural elements. The overall community benefit will be historic preservation of one of the earliest and most appealing homes built in City of Louisville.

5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

<p>Describe feature and its condition: Foundation/crawl space: The current foundation is stacked bricks bearing on grade. There is a small cellar made of unreinforced CMU walls. There is not a crawl space.</p>	<p>Describe proposed work on feature:</p> <ul style="list-style-type: none"> - Brace and repair existing floor joists. - Shore existing house on steel beams and raise approx. 24" above existing brick foundation. - Disconnect and safe off existing utilities. - Excavate for new concrete foundation walls. - Install 4' high foundation walls with top of walls 12" high than existing foundation for proper drainage.
---	--

Name of Architectural Feature:

<p>Describe feature and its condition: Site Utilites: The property has overhead electric service from the alley power pole, natural gas and water supply from Jefferson Street, and a sewer line to the alley.</p>	<p>Describe proposed work on feature:</p> <p>Gas, electric and water services will require demolition back to the street and alley by public utility companies for safety reasons. Sewer will be disconnected away from the house and capped. Upon completion of the new foundation, the utility services will be reconnected to the house.</p>
--	---

Name of Architectural Feature:

<p>Describe feature and its condition: Front Porch structure: The porch construction consists of 2x8 floor joists, 6x6 turned wood posts and 1x4 decking. All of these items are in poor condition from weather and wood rot.</p>	<p>Describe proposed work on feature:</p> <p>The front porch should be replaced with new materials properly suited for exterior conditions to include concrete post footings below frost depth (per the Engineer).</p>
---	--

Name of Architectural Feature:

<p>Describe feature and its condition: Floor framing: The floor consists of wood 2x8 floor joists with random supports in varying directions. The condition is fair, though the design would not be used under current codes.</p>	<p>Describe proposed work on feature:</p> <p>The floor joists should be reinforced and re-supported with an organized beam and foundation system. Notched joists should be replaced. The ends of the joists should be protected from moisture (per the Engineer).</p>
---	---

Name of Architectural Feature:

<p>Describe feature and its condition: Roof Framing: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The condition is fair.</p>	<p>Describe proposed work on feature: Coordinate additional roof reinforcing with floor reinforcements. (per the Engineer)</p>
--	--

Name of Architectural Feature:

<p>Describe feature and its condition: Site Grading: The existing grade slopes from the rear alley to Jefferson Street, with approximately 5' of drop. The grading condition at the house is poor. The existing house is not high enough above grade for proper drainage.</p>	<p>Describe proposed work on feature: Provide positive drainage away from the house. This can be accomplished by the top of new foundation being installed 12" above existing conditions. Site re-grading and dirt work will be completed to provide proper drainage and slope away from the house.</p>
---	---

Name of Architectural Feature:

<p>Describe feature and its condition: Mechanical and Electrical Systems: A gas fired furnace and metal ductwork are used to heat the home. The condition is fair. The house has Cloth wrapped electrical wiring. The electrical wiring appears to be satisfactory.</p>	<p>Describe proposed work on feature: The HVAC system and under floor wiring will be removed during crawl space wall excavation and floor system rehabilitation. An energy efficient furnace and new ductwork will be necessary upon completion of the new crawl space and floor system improvements. Due to the age of the wiring and safety hazards, it is recommended all wiring, breakers and panels be replaced.</p>
---	---

Name of Architectural Feature:

<p>Describe feature and its condition: Chimneys: The roof has two "non-functioning" brick chimneys. Their condition is fair.</p>	<p>Describe proposed work on feature: The two chimneys contribute to the historic relevance and character of the home, and shall be maintained. The GC shall stabilize and support the chimneys during shoring of the house.</p>
--	--

Name of Architectural Feature:

<p>Describe feature and its condition: Environmental Hazard: Lead Paint Condition: Lead Paint Detected per Weecycle Assigned Job #19-16918</p>	<p>Describe proposed work on feature: Lead paint was detected on window and door components, and the front porch. For renovation activities that disturb these sites, a Certified contractor is required to follow the applicable HUD, EPA, and OSHA Lead-in-Construction standards and final clearance.</p>
---	---

Name of Architectural Feature:

<p>Describe feature and its condition: Environmental Hazard: Asbestos Condition: Asbestos Detected per Weecycle Assigned Job #19-16918</p>	<p>Describe proposed work on feature: Materials found with asbestos include: Furnace pipe to roof, joint compound throughout house, wall paper adhesive, drywall and drywall texture. Prior to demolition or renovation activities, these asbestos containing building materials must be removed by a licensed asbestos abatement contractor.</p>
---	--

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

6. COST ESTIMATE OF PROPOSED WORK

Provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. When possible, include quotes for the proposed work.

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Lift House/Foundation/crawl space	\$ 39,250	\$ 39,250	\$ 78,500
B.	Site Utilites	\$ 7,650	\$ 7,650	\$ 15,300
C.	Front Porch structure	\$ 10,775	\$ 10,775	\$ 21,550
D.	Floor framing	\$ 4,250	\$ 4,250	\$ 8,500
E.	Roof Framing	\$ 4,050	\$ 4,050	\$ 8,100
F.	Site Grading	\$ 7,500	\$ 7,500	\$ 15,000
G.	Mech. & Elec. Systems	\$ 16,962	\$ 16,963	\$ 33,925
H.	Chimneys	\$ 3,500	\$ 3,500	\$ 7,000
I.	Environmental Hazards	\$ 24,000	\$ 24,000	\$ 48,000
J.		\$	\$	\$
K.	Contingency (10%)	\$	\$ (24,937)	\$
	Total Proposed Work	\$ 117,937	\$ 117,938	\$ 235,875

For loan requests, indicate total loan request here:	\$ 0
--	-------------

If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- A construction bid if one has been completed for your project (recommended).
- Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.
- F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.
- G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.
- H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

Signature of Applicant/Owner

Date

Signature of Applicant/Owner

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category

These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category

These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

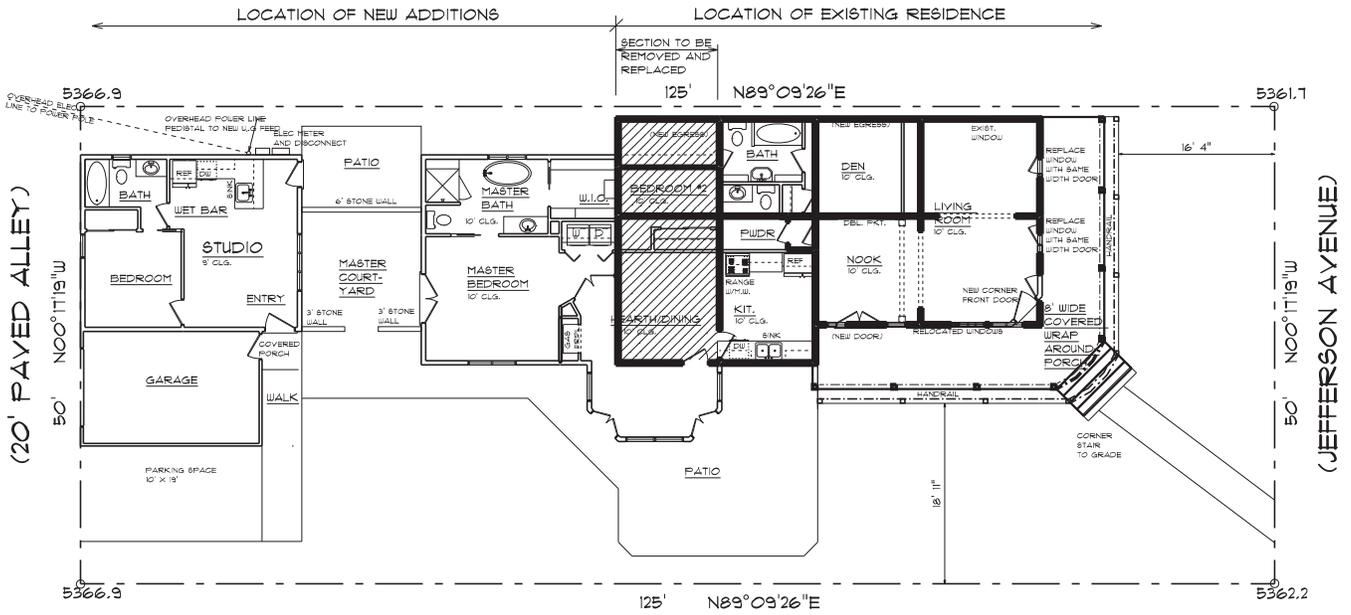
While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

- **Preservation** places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation** emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- **Restoration** focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.



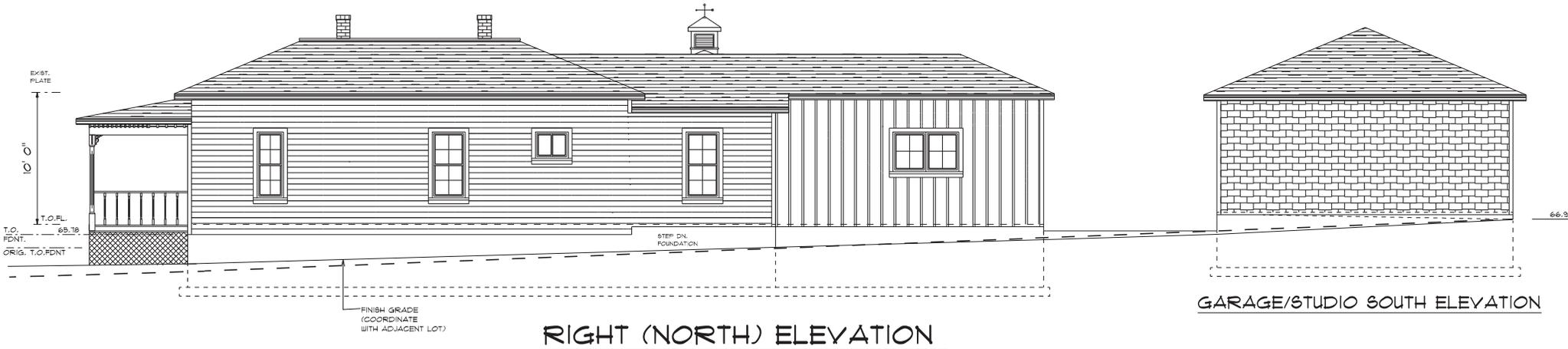
925 JEFFERSON AVE. EXISTING STRUCTURE
TRANSPOSSED OVER NEW STRUCTURE



EXIST. FRONT ELEVATION

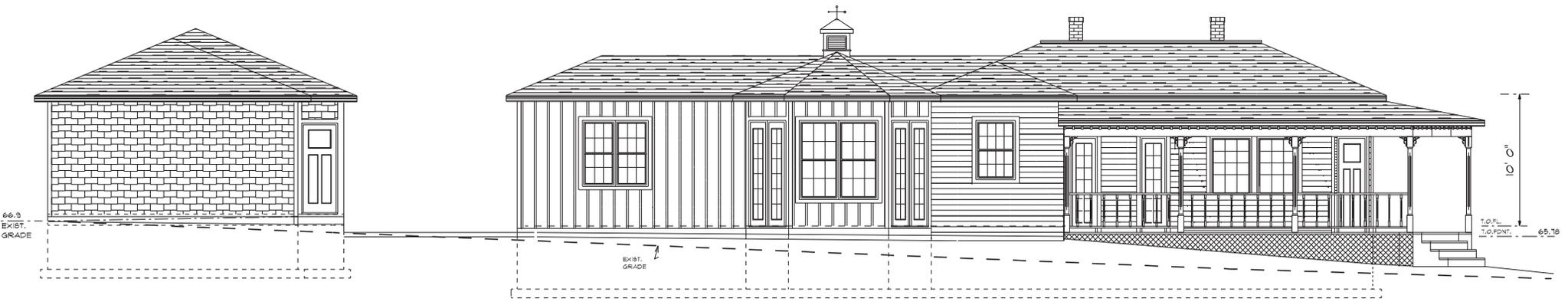


PROPOSED FRONT ELEVATION



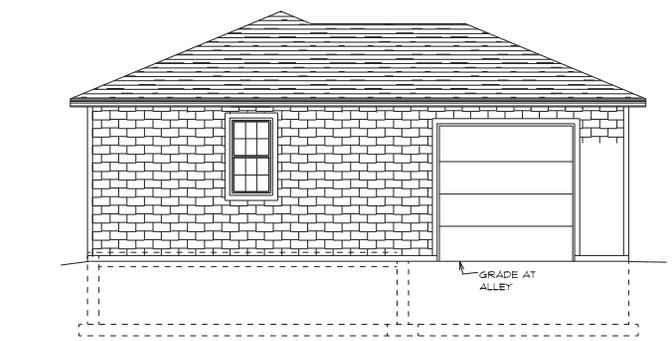
RIGHT (NORTH) ELEVATION

GARAGE/STUDIO SOUTH ELEVATION



GARAGE/STUDIO SOUTH ELEVATION

LEFT (SOUTH) ELEVATION



GARAGE/STUDIO WEST ELEVATION
FACES TO ALLEY



GARAGE/STUDIO EAST ELEVATION
FACES TO MASTER BEDROOM COURTYARD



PO Box 20743
 Boulder, CO 80308

Estimate

Date	Estimate
1/20/2020	1362

Name/Address
Dickinson 925 Jefferson Ave Louisville, CO 80027

Description	Total
Build supportive structure around existing chimneys while house is lifted and returned	7,000.00
Total	
	\$7,000.00

Phone #	Fax #	E-mail
7202917918	720-685-8724	accounting@petracustombuilders.com

Steinley Plumbing & Heating Inc.

P.O. Box 468
 Erie, CO 80516-0468
 Phone# 303-828-0158
 Fax# 303-828-4116

Proposal

Date
1/13/2020

Name / Address
Petra Custom Builders Jimmy Moore

Job Name
925 Jefferson Ave.

Description	Total
<p>Plumbing proposal based on bid set of plans. The proposal includes a complete PVC waste & vent system for items listed below, a complete pex/copper water piping system to items listed below. Gas piping system composed of black iron piping and gastite stainless piping to appliances specified below. All piping PVC, copper & gas will be pressure tested. Steinley Plumbing & Heating Inc. will install specified finish package; toilets, lavs, faucets, tub/shower controls/trims, kitchen sink & components. Any additional work, not specified to be written up as a change order.</p> <p>HISTORIC (Existing): Kitchen Sink Ice Maker Rough Dishwasher Rough Powder Bath-Toilet, lav Bath #2 (3 Pc.)-Toilet, lav & tub/shower w/1 head/valve Crawl space sewer mains Crawl space water mains Build water main (PVC/shutoff) Hosebibs x2 Gas Pipe to: Furnace, Water heater & range Insulate hot water mains</p> <p>NEW ADDITION: Laundry-Washer box Master Bath (4 Pc.)-Toilet, lav, freestanding tub/floor filler & shower Crawl space sewer mains Crawl space water mains Gas pipe to: New dining rm fireplace</p> <p>Notes:</p>	<p>16,450.00</p> <p>11,550.00</p>

Total

Signature

Steinley Plumbing & Heating Inc.

P.O. Box 468
 Erie, CO 80516-0468
 Phone# 303-828-0158
 Fax# 303-828-4116

Proposal

Date
1/13/2020

Name / Address
Petra Custom Builders Jimmy Moore

Job Name
925 Jefferson Ave.

Description	Total
1) Fixture Budget Historic \$6000.00/New addition \$2800.00 Options: 1) Tankless water heater installed-Budget # \$6200.00 2) Direct Vent 50 gal. water heater installed-Budget # \$3800.00 3) Crawl space water tie in for Studio water main-Budget # \$375.00 STUDIO: Kitchenette Dishwasher rough Ice maker rough Studio Bath (3 Pc.)-Toilet, lav & shower w/1head/valve Crawl space sewer Crawl space water Build water main/shutoff	8,325.00
Notes: 1) Studio Fixture Budget- \$2500. Option: 40 gal. Electric water heater-Budget # \$1300.00	

Total	\$36,325.00
--------------	-------------

In the event Steinley Plumbing & Heating Inc. incurs any costs or expense in collection of any of the sums due herein, Homeowner/ Contractor agrees to pay such costs of collection including reasonable attorney's fees and interest at a rate of 2% per 30 days past due. Checks returned for any reason are subject to a \$25.00 return item fee.

Signature _____



Bison Insulation
 6743 E. 50th Ave.
 Commerce City, CO 80022
 Phone: (303) 289-2600

Customer
 Petra Custom Builders
 5365 Spine Road
 Boulder, CO 80301
 (303) 503-2869

Project Address
 925 Jefferson Ave
 925 Jefferson Ave
 Lafayette, CO 80026

PRELIMINARY QUOTE

Base Estimate

Seal - 1st

Work Area	Description	R Value
	Cans of Window and Door Polyseal	
Seal	Cans for polyseal penetrations	
Seal	R-19 Unfaced Batt Insulation (6.25)	19

Conditioned Crawlpace

Work Area	Description	R Value
Crawlpace Floor	10 Mil Black Poly Sheeting	
Crawlpace Floor	Double Sided Tape for Vapor Barrier Attachment to Concrete	
Crawl Foundation Wall	Vinyl Draped Blankets 4' (R19)	19
Crawl Foundation Wall	White Venture Tape	
Crawl Rim Exterior	R-21 Unfaced Batt Insulation (5.5)	21

Ext. Walls

Work Area	Description	R Value
Exterior Walls - 2x6	Closed Cell Spray Foam	14
Exterior Walls - 2x6	R-13 Unfaced Batt Insulation (3.5)	13

Attic/roof

Work Area	Description	R Value
Roofline	Closed Cell Spray Foam	49

Studio

Work Area	Description	R Value

Additional Options/Upgrades

Exterior Walls - 2x6	Closed Cell Spray Foam	14	Add \$4,449.00
Exterior Walls - 2x6	R-13 Unfaced Batt Insulation (3.5)	13	56 Add \$0.00

Roofline	Closed Cell Spray Foam	49	Add \$0.00
----------	------------------------	----	-------------------

Garage

Work Area	Description	R Value	
Additional Options/Upgrades			
Garage Exterior Wall 2x4	R-13 Kraft Faced Batt Insulation (3.5)	13	Add \$1,112.00
Garage Roof	Closed Cell Spray Foam	28	Add \$0.00

Estimate Total \$17,096.48

To accept this proposal, please sign and date below. Initial any option items you would like to accept:

Exclusions

Any insulation specifically applied to any component of fire protection or fire suppression system(s) including, but not limited to, pipes and/or sleeving are expressly excluded from our scope of work. More specifically, the parties acknowledge and agree that fire protection or fire suppression system(s), if any, are not within the thermal envelope of the Project which fall within Subcontractor's scope. Moreover, Subcontractor is not obligated to assess, inspect or visually appraise any component of the fire protection or fire suppression system(s) and will not be liable for any defect later found in such systems or any failure to properly protect or insulate the components thereof. In addition, the company cannot be held responsible for placement of water pipes away from heat sources.

GENERAL:

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). Subcontractor reserves the right to adjust all quoted prices in the event of material shortages, environmental impacts, freight surcharge increases, or environmental regulations. Isokern masonry fireplaces at exterior walls must be pre-insulated and sheetrocked before installation. Insulation prep is charged at a minimum \$125 per trip. Subcontractor is not liable for any damage resulting from Contractor's negligence. All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. In the event of a dispute, Bison Insulation shall have the right to collect from the buyer its reasonable costs and necessary disbursements and attorneys' fees incurred in enforcing this Agreement. This agreement supersedes any other prior agreements and understanding, whether oral or written, in connection therewith. Owner to carry builders risk insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law and pricing is based on \$1mm GL / \$10 mm excess umbrella coverage.

PAYMENT:

Payment in full due COD unless we have extended credit terms after your completion of an application for credit. Payment can be made by check or ACH. Remit check payment to PO Box 1708, Stafford, TX 77497.

ACCEPTANCE:

Company may change and/or withdraw this agreement if Subcontractor does not receive your signed acceptance on or before thirty (30) days from date of proposal. Upon completion and acceptance by Contractor of Subcontractor's scope of work, Subcontractor shall not be liable for any modification, alteration or damage to or removal of Subcontractor's work by Contractor or any other trade. In addition, title to and responsibility for protection of Subcontractor's work transfers to Contractor and/or Owner at the time such work is incorporated into the Project. Any warranty provided by Subcontractor shall extend only to the labor and material furnished by Subcontractor and shall be voided at such time Subcontractor's work is modified, altered or damaged by any other party. ANY WARRANTIES IMPLIED BY LAW, SUCH AS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED. WE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES for breach of any warranty associated with the insulation. Our liability shall in no event exceed the cost of the materials set forth herein. We cannot and shall not be liable to you for the breach of any other express warranties, such as those given to you by other dealers, contractors, applicators, distributors or manufacturers. Your exclusive remedy with respect to defective materials provided by us shall be repair or replacement, at our option, of the defective materials.

PRICING:

If performance of this agreement requires any obligation by us to name you and any third-party as an additional insured on its insurance policy, to provide per project aggregate actions, and/or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Subcontractor's then current pricing and to this agreement.

Petra Custom Builders - Authorized Signature

Date

Air Mechanical Inc.

2700 S. Main St., Unit B
Erie, CO. 80516
Off. 720-890-8224
Fax 720-890-8208

01/02/2019

To: Petra Custom Builders

Project: Dickenson Residence
925 Jefferson Ave.
Louisville, CO

Install: New HVAC for existing house

- 1- **Carrier M# 59SC5B040E17-12** 40,000 Btu
 - 95% High efficient gas furnace
 - Single Speed
 - Venting
 - Condensate drains
- 1- Carrier **M#24ACC618A003** 1½ ton, 16 seer condenser with matching coil
 - Refrigeration lines
 - Condensate lines
 - Condenser pad
- 1- WiFi 7-day programmable thermostat
- 10- Ducted Supply runs with registers
- 4- Ducted Returns with grilles
- 2- Panasonic **FV-0510VS1** Ceiling exhaust fans with venting
- 1- Hood/Down draft vent
- All sealed duct work

Total Material and Labor.....\$13,085.00

Install: New HVAC for existing house as well as addition

- 1- **Carrier M# 59SC5B060E17-12** 60,000 Btu
 - 95% High efficient gas furnace
 - Single Speed
 - Venting
 - Condensate drains

- 1- Carrier **M#24ACC624A003** 2 ton, 16 seer condenser with matching coil
 - Refrigeration lines
 - Condensate lines
 - Condenser pad
- 1- WiFi 7-day programmable thermostat
- 15- Ducted Supply runs with registers
- 5- Ducted Returns with grilles
- 3- Panasonic **FV-0510VS1** Ceiling exhaust fans with venting
- 1- Hood/Down draft vent
- 1- Dryer vent with in-wall dryer box
- All sealed duct work

Total Material and Labor ADD to above price.....\$3,112.00

Install: Mitsubishi Hyper Heat Ductless Split system for studio

-1 Ton System

- 1- Mitsubishi **M#MUZ-FH12NA** 1 ton, 26 seer outdoor unit
 - Condenser pad
- 1- Mitsubishi **M#MSZ-FH12NA** 1 ton Wall Mounted split head
 - Refrigeration lines to unit
 - Condensate lines from unit
 - Control wiring
- Condenser Pad
- 1- Panasonic **FV-0510VS1** Ceiling exhaust fans with venting

Total Material and Labor.....\$4,862.00

Options:

- AprilAire Steam humidifier..... \$1,850.00**
- AprilAire By-pass humidifier..... \$ 600.00**
- Make-up air damper and controls..... \$ 950.00**
- ERV or HRV with ducting..... \$2,889.00**

Estimate By: Chad Richart

Accepted By:

Ryberg Construction Co. Inc.
17843 W.C.R. 6
Brighton, Co. 80603
Office 303 659 5943
Fax 303 659 8495
Email jlr2260@hotmail.com

January 7, 2020

To-Petra Custom Builders

Subject- Estimated cost for house lift, excavation, and new foundation replacement on the house located at 925 Jefferson, Louisville Co

Ryberg Construction would like to provide the following estimate for below listed work-

1. Lift house hold in place for new foundation and set on new foundation after it is completed
2. Excavate under house and remove existing foundation, excavate for new foundation.
3. Supply and install the following-

Up to 156 lineal feet of 8" tall x 16" wide concrete footing

Up to 156 lineal feet of 8" wide x 4' tall concrete foundation

Up to 3 concrete pads for center beam posts

Up to 8 concrete piers for porch

Foundation estimate includes- Rough backfill of foundation, export and disposal of existing foundation debris and excess dirt only.

Estimated cost for this work-house lift-\$35,000.00

Excavation, Foundation, and backfill-\$45,000.00

Estimated prices exclude-Permits, Engineering, soil testing, inspection costs, any plumbing, heating, and electrical work, center beams and posts, concrete floor in basement, any addition concrete work, any additional excavation work, any additional concrete removal, any additional work to house, drain systems, import and export of additional dirt and concrete, any additional concrete work, earth shoring, any landscaping removal/replacement/or repair, site fencing and erosion control, or the replacement, and repair off, any asbestos or lead paint abatement, removal, testing and permitting.

Owner/Contractor will be responsible for removal and disconnect of the heat and plumbing systems and the utilities. Owner/Contractor to remove brick chimneys.

All estimated prices will be subject to final engineering design, final site conditions, permit conditions and final project scope of work.



Project Proposal

Prepared For: Petra Custom Builder- Dickinson Residence
Project Address: 925 Jefferson Ave. Louisville, CO
Prepared By: Amanda Sinner, Nemesis Electric
Date: November 14th, 2019
Proposal Number: 925P01 (Historic and service portion only)



SCOPE OF WORK

- Historic Remodel + Addition. Electrical prints were not provided.
- This bid includes all standard electrical equipment such as rough materials, wire, as well as, standard recessed cans, *Decora* plates, switches, and outlets. It also includes necessary code accommodations, such as carbon/smoke detectors, GFIC outlets, keyless lights, weather proof covers, etc.

Historic Home built in 1905 has original cloth wiring. We will need to bring the home up to code. This will include removing all existing wiring and re-wiring the entire residence. We will also update the outlets, switches, GFICs, and carbon/smoke detectors. \$9,325 L&M

We will be relocating and updating the electrical service, to code, as well as provide temporary power for the project. \$3,000 L&M



PROPOSAL BUDGET

Project Contractor: Petra Custom Builders
Project Address: 925 Jefferson Ave. Louisville
Phone: 720-291-7918
Email: Estimator@PetraCustomBuilders.com

Electrical Contract Bid

We estimate this project will be \$12,325.00. Please see scope of work for more information.

Description	Price
Historic Portion Only	\$ 9,325.
Update service and temporary power (overhead)	\$ 3,000.
Projected Total	\$ 12,325.

Petra Custom Builders,

We know that you have options and we appreciate you considering Nemesis for your electrical project.

If you have any questions, concerns, or additional information, please let us know!

Thank you,

Nemesis Electric

Info@NemesisElectric.com
NemesisElectric.com
157 Eagle Ave.
Mead, CO 80542

S&E Tex Drywall LLC

11881 E. 33rd Ave. Unit D
Aurora Co. 80010

Office: 303-949-0829
Field: 720-417-2428

Proposal/Contract

Date: 11/19/19

To: Petra Custom Builders

Location: 925 Jefferson Ave. Louisville, Co. 80027

Job Cost: \$11,700.00

Bid Includes:

- 1.) 5/8" rock at garage and studio room.
 - 2.) 5/8" drywall at all lids.
 - 3.) 1/2" rock at interior walls.
 - 4.) Shower walls 1/2" den-shield.
 - 5.) Square corner bead.
 - 6.) Windows wrap 3 way.
 - 7.) Level 3 finish.
 - 8.) No coat flexible corners at inside 45*.
 - 9.) Prime all surfaces before texture.
-

* All scrap will be removed from site.

* Pre-paint, final, blue tape and touch up work will be scheduled on a timely manner.

***One year of warranty and any additional work will be charged at \$60.00 per hour. Price will be good until Sept. 1st, 2019 due to labor and material increase.**

All labor work that was performed by S&E Tex Drywall LLC will be inspected by S&E Tex Drywall LLC. All material guaranteed to be as specified by the Supplier. **Payment within 30 days of the invoice date, no exceptions.** Any additional work from above specification will be executed only upon written order. Worker's Compensation and General Liability Insurance on above work to be taken out by S&E Tex Drywall LLC. Respectfully submitted by, Sylvia Martinez Cano. Payment will be made as out lined above.



S&E Tex Drywall LLC,

X 

Date: 11-19-19

Petra Custom Builders,

X _____

Date: _____



PROPOSAL

December 24, 2019

Proposal to:

Project Name and Address:

Eric Hobbs
Petra Custom Builders
5365 Spine Road, Suite A2
Boulder, Colorado 80301

Residence
925 Jefferson Avenue
Louisville, Colorado 80027

MDR Corporation wishes to offer this proposal to furnish all labor, equipment, materials and insurance to remove and dispose of the asbestos containing materials as outlined below in accordance with state and federal regulations applicable at this time.

Location in Building: Main Level & Basement

Description of the Work:

MAIN LEVEL

Throughout Main Level – Remove the asbestos containing drywall and plaster from the walls and ceilings as indicated in the asbestos inspection report (includes ACM wallpaper). Remove the attic and wall insulation as needed to perform the abatement.

BASEMENT

Furnace Room – Remove the asbestos board as indicated in the asbestos inspection report.

General Notes – The Owner is to remove any paneling, carpet, vanities, light fixtures, blinds, baseboards, trim boards, heater covers, build-ins and cabinets. The Owner is to install a protective covering over the hardwood floors scheduled to be salvaged.

Lump Sum Total \$ 47,352.00

The following conditions that are (x) apply:

Permits/Notices: [x] Provided by MDR (requires 14 days) [] Not required (< the limits)

Final air testing is paid for by: [] Owner [x] MDR [] Not required (< the limits)

Water, electricity & heat are provided by: [x] Owner [] MDR [] Other

Appliances, furniture, fixtures & supplies are moved by: [x] Owner [] MDR [] Others

Proposal is based on Owner signing the: [] Residential Opt-out [] PM Waiver [x] N/A

Estimated work time on site to perform the abatement is: 15 to 20 day(s) 1 week(s)

MDR Corporation looks forward to working with you in regards to the asbestos abatement needs on this project.

Respectfully Submitted,
MDR Corporation

Acceptance: _____
signature

Marvin Shelbourn
President

date

WEECYCLE ENVIRONMENTAL CONSULTING, INC.

1208 Commerce Court, Unit B
Lafayette, Colorado 80026
(303) 413-0452 Fax (303) 413-0710

280 W Kagy Blvd., Suite D-259
Bozeman, MT 59715
(406) 548-5450

November 21, 2019

Aaron Michel
Petra Custom Construction
5365 Spine Rd Suite A-2
Boulder, CO 80301

RE: Site Specific EPA/HUD - 40 CFR 745.80 Subpart E Lead-Based Surface Coating Inspection at 925 Jefferson Ave, Louisville, CO 80027 (the Property)

Dear Mr. Michel:

On November 14, 2019, Chris Schiechl, a certified Colorado Lead-Based Paint (LBP) Inspector from Weecycle Environmental Consulting, Inc., completed a site-specific Lead Based Surface Coatings Survey for Renovation, Repair and Painting (RRP) **40CFR 745.80 Subpart E**, at the Property. The contractor identified areas within the structure which may potentially be impacted by the “work” at the property. These areas were tested and identified on the XRF data sheet. **LBP was identified** on the tested surfaces at the Property.

Non-painted surfaces such as unpainted ceramic tile and porcelain bathtubs may be a source of lead exposure during demolition or renovation. These items are not considered lead-based paint; their presence does not need to be included in disclosure under the Lead Disclosure Rule.

Identifying Information

Site Address	925 Jefferson Ave Louisville, CO 80027
Constructed	1905
Owner	Christine Dickinson
Owner Address	838 14 th St Boulder, CO 80302
Weecycle Job Number	19-16918

Site Notes

None

Sampling Procedure

Weecycle Environmental Consulting, Inc. completed this inspection according to the most current HUD guidelines. On-site testing of painted surfaces for lead content was completed

using a portable Niton XLp-300A Spectrum Analyzer Lead Detector (Serial Number 95970) which utilizes X-Ray Fluorescence analysis.

Lead Based Paint Testing is performed in accordance with HUD Guidelines as revised 4/12 with the following procedural notes:

- 1) Room equivalents are generally listed by number, starting with the 1st room of the main entrance and proceeding clockwise on each floor. Walls are listed in each room by letter with wall "A" facing the street of address, proceeding clockwise to "B, C, D", etc. Multiple components (i.e. windows or doors) are listed moving left to right along each wall.
- 2) Substrates are labeled as Brick, Concrete, Drywall, Plaster, Stucco, Wood or Metal. Concrete block or cinder block or CMU are labeled concrete. Wallpapered surfaces are examined by XRF for concealed lead-based paint with postulated substrates.

In addition to on-site analysis, leaded dust wipes, bulk paint chip, and/or lead in soil samples of suspected surfaces may have been collected at the discretion of the risk assessor at the request of the contractor. These samples will be analyzed for lead content by Reservoirs Environmental Services, Inc., an AIHA ELLAP (Environmental Lead Laboratory Accreditation Program) approved laboratory.

EPA, 40 CFR 745.80 Subpart E, Renovation, Repair and Painting Rule: Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. All painted surfaces must be assumed positive for lead-based paint unless tested and confirmed to be negative.

Target Housing is a home or residential unit built on or before December 31, 1977, except:

- Housing built for the elderly or persons with disabilities (unless a child less than 6 years old lives or is expected to live in the house or unit); or
- Zero-bedroom dwellings (studio apartments, hospitals, hotels, dormitories, etc.)

The EPA – Renovate, Repair and Painting Rule defines a child-occupied facility as a pre-1978 building that meets all three of the criteria below:

- Visited regularly by the same child, under 6 years of age.
- The visits are on at least two different days within any week (Sunday through Saturday period), provided that each day's visit lasts at least 3 hours.
- Combined weekly visits last at least 6 hours, and the combined annual visits last at least 60 hours.

Child-occupied facilities may be located in a public or commercial building or in target housing. These facilities include schools, child care facilities, and daycare centers.

FEDERAL LEAD-BASED PAINT STANDARDS

Paint – Lead Based Paint is any paint or other surface coatings that contain at least:

- 1 milligram per square centimeter (mg/cm²) of lead;
- 0.5 percent lead; or 5,000 parts per million lead by dry weight.

Note: In 1978 the Consumer Product Safety Commission banned the residential use of lead-based paint that contained greater than or equal to 0.06 percent or 600 ppm of lead.

Dust – Federal Thresholds for Lead-Contamination (in micrograms per square foot)

- Floors 40 µg/ft²
- Interior window sills 250 µg/ft²

- Window troughs (Clearance only) 400 µg/ft²

Soil – Federal Thresholds for Bare Soil Contamination (in micrograms per gram; equivalent to parts per million)

- Play areas used by children under age 6 400 µg/gram
- Other areas, if more than 9 ft² in total area of bare soil per property 1,200 µg/gram
- Abatement required by HUD 5,000 µg/gram

Site Findings

Lead-based paint (LBP) was identified on the interior of the building in the following location(s):

- A. Window Components (Wood, White/Pink) Living room, Office 1, Dining room, Office 2, Kitchen, Bedroom 1, Bedroom 2, Porch; Assume all window casings and sills positive for lead-based paint.
- B. Door Components (Wood, Varnish/White) Living room, Office 2, Dining room, Kitchen, Bedroom 1, Bathroom, Porch; Assume all doors and door casings positive for lead-based paint.
- C. Lintel (Wood, White) Porch

Site-Specific Lead Hazard Control Plan

Hazards A-C: Interior surfaces covered in LBP. (See Above)

Periodic visual monitoring of these surfaces by the Property’s owner is required according to HUD guidelines. As they begin to degrade, either wet-strip and re-paint or encapsulate with non-LBP (please refer to the rest of this control plan for more details). If remodeling or renovation activities disturb these sites, adhere to the following procedure. Certified contractors are required to follow the applicable HUD, EPA, and OSHA Lead-in-Construction standards. When remodeling, renovation or painting activities have been completed a cleaning verification procedure or a final clearance (by dust wipe) should be performed to verify the work was completed properly. Based on the results of this analysis, please follow all applicable local, state, and federal regulations when disposing of this material.

ANALYTICAL RESULTS

Table 1. Summary of Positive XRF Readings

XRF Sample #	Component (window, door, wall, stair rail, etc.)	Location	Side	Lead Content, (mg/cm²)
414	Window Casing	Living room	A	3.4
416	Window Sill	Living room	B	1.7
417	Door	Living room	A	3.4
418	Door Casing	Living room	A	3.3
425	Window Casing	Office 1	D	4
426	Window Sill	Office 1	A	3.9
433	Window Casing 1	Dining room	B	4.3
434	Window Sill 2	Dining room	B	3
441	Window Casing	Office 2	D	4.1
442	Window Sill	Office 2	D	3.2

XRF Sample #	Component (window, door, wall, stair rail, etc.)	Location	Side	Lead Content, (mg/cm²)
443	Door	Office 2	B	4.7
444	Door Casing	Office 2	B	4.1
445	Door Casing	Dining room	D	3
446	Door Casing	Dining room	D	6.2
460	Window Sill	Kitchen	B	2.5
463	Door 1	Kitchen	C	4.8
466	Door Casing 1	Kitchen	C	2.1
467	Door 2	Kitchen	C	1.6
468	Door	Kitchen	D	2.8
475	Window Casing	Bedroom 1	D	1.9
476	Window Sill	Bedroom 1	D	1.9
477	Door	Bedroom 1	B	3.7
478	Door Casing	Bedroom 1	B	2
480	Door Jamb	Bedroom 1	C	3.3
489	Window Sash	Bedroom 2	D	4.5
500	Door	Bathroom	A	1.7
510	Window Sash	Porch	A	1.2
512	Lintel	Porch	A	2.3
513	Door Casing	Porch	B	2.2
516	Window Sash	Porch	C	1.8

General Recommendations

- 1) A full re-survey is NOT recommended for surfaces that have already been tested. However, a re-survey is recommended for other interior and exterior painted surfaces as they begin to degrade and/or prior to any renovations or modifications. In addition, a reevaluation of surface with LBP should be completed. Please refer to the enclosed reevaluation schedule (located in the Appendices) for HUD's recommended timeline.
- 2) Painted surfaces should be inspected annually and repainted as needed before deterioration occurs. Before any scraping or sanding, the paint should be determined to be lead-based paint or non-lead-based paint and appropriate measures taken to prevent the generation or spreading of paint chips or dust.
- 3) Vegetation, mulch and ground cover should be inspected quarterly and annually renewed to cover the soil along the foundation of the buildings and grounds. The soil should NOT be disturbed, allowing lead-containing dust to be tracked into the house by residents or their pets.
- 4) Windows and doors in the building should be inspected annually for wear on friction surfaces, which may create lead dust. For doors, plane the edges of the door to eliminate friction. For windows, remove paint from window sash and friction frame. Seal lead-based paint waste in plastic bags and dispose properly, then wash surfaces with Tri-Sodium Phosphate (TSP). Collect and dispose of the wash water in compliance with local disposal requirements. With approval of waste regulators, wash water can be flushed into a sanitary sewer (toilet).
- 5) Please call for a re-survey of any surfaces which you wish to disturb for renovations, repair or demolition, especially disturbing a painted surface in the older portion of the building. You may want to hire a qualified LBP contractor and/or use LBP techniques to control dust.

- 6) Children residing or in day care at this site should be checked by their family physician annually for elevated blood lead levels and balanced diets should include foods which provide recommended daily amounts of calcium and iron.
- 7) When cleaning, use wet mopping with a general-purpose cleaner, rather than sweeping. For occasional vacuuming, use a HEPA rated vacuum.
- 8) Please contact Weecycle Environmental Consulting, Inc. for additional information.

Enclosed are copies of the sampling data (i.e. XRF spectral data and/or laboratory analytical results), and relevant professional documents and certifications. If you have questions or require additional services, please call (303) 413-0452 or (800) 875-7033.

Sincerely,



Judith Sawitsky
President
Colorado Cert. No. 8747



Colorado Department
of Public Health
and Environment

LEAD-BASED PAINT CERTIFICATION*

This certifies that

Chris Schiechl

Certification No.: 17260

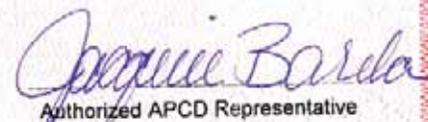
has met the requirements of 25-7-1104, C.R.S. and Air Quality Control
Commission Regulation No. 19, and is hereby certified by the state of
Colorado in the following discipline:

Inspector/Risk Assessor*

Issued: May 08, 2019

Expires: May 08, 2020

** This certificate is valid only with the possession of a valid
lead-based paint training certificate in the discipline specified
above, issued by either a Colorado approved training provider,
an EPA approved training provider, or a training provider
approved by another EPA authorized program.*


Authorized APCD Representative

SEAL

Reading	Time	Type	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR	ROOM TYPE	RM#	FLOOR	Results	PbC
405	11/14/2019 14:42	Paint	CALIBRATE								Positive	1.1
406	11/14/2019 14:43	Paint	CALIBRATE								Positive	1.1
407	11/14/2019 14:44	Paint	CALIBRATE								Positive	1.1
408	11/14/2019 14:46	Paint	CEILING	DRYWALL		INTACT	WHITE	LIVING ROOM	1	FIRST	Negative	0.03
409	11/14/2019 14:46	Paint	WALL	DRYWALL	B	INTACT	BLUE	LIVING ROOM	1	FIRST	Negative	0.03
410	11/14/2019 14:47	Paint	WALL	DRYWALL	B	INTACT	BLUE	LIVING ROOM	1	FIRST	Negative	0.13
411	11/14/2019 14:47	Paint	WALL	DRYWALL	C	INTACT	BLUE	LIVING ROOM	1	FIRST	Negative	0.04
412	11/14/2019 14:47	Paint	WALL	DRYWALL	D	INTACT	BLUE	LIVING ROOM	1	FIRST	Negative	-0.29
413	11/14/2019 14:48	Paint	BASEBOARD	WOOD	A	INTACT	WHITE	LIVING ROOM	1	FIRST	Negative	0.04
414	11/14/2019 14:48	Paint	WNDW CASING	WOOD	A	INTACT	WHITE	LIVING ROOM	1	FIRST	Positive	3.4
415	11/14/2019 14:48	Paint	WNDW SILL	WOOD	B	INTACT	WHITE	LIVING ROOM	1	FIRST	Negative	0.08
416	11/14/2019 14:49	Paint	WNDW SILL	WOOD	B	INTACT	WHITE	LIVING ROOM	1	FIRST	Positive	1.7
417	11/14/2019 14:49	Paint	DOOR	WOOD	A	INTACT	VARNISH	LIVING ROOM	1	FIRST	Positive	3.4
418	11/14/2019 14:50	Paint	DR. CASING	WOOD	A	INTACT	WHITE	LIVING ROOM	1	FIRST	Positive	3.3
419	11/14/2019 14:50	Paint	CEILING	PLASTER		INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0.02
420	11/14/2019 14:51	Paint	WALL	PLASTER	A	INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0
421	11/14/2019 14:51	Paint	WALL	PLASTER	B	INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0
422	11/14/2019 14:51	Paint	WALL	PLASTER	C	INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0
423	11/14/2019 14:52	Paint	WALL	PLASTER	D	INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0
424	11/14/2019 14:52	Paint	BASEBOARD	WOOD	D	INTACT	WHITE	OFFICE 1	2	FIRST	Negative	0.01
425	11/14/2019 14:52	Paint	WNDW CASING	WOOD	D	INTACT	WHITE	OFFICE 1	2	FIRST	Positive	4
426	11/14/2019 14:53	Paint	WNDW SILL	WOOD	A	INTACT	WHITE	OFFICE 1	2	FIRST	Positive	3.9
427	11/14/2019 14:54	Paint	CEILING	DRYWALL		INTACT	WHITE	DINING ROOM	3	FIRST	Negative	0.07
428	11/14/2019 14:54	Paint	CEILING	DRYWALL	A	INTACT	BLUE	DINING ROOM	3	FIRST	Negative	0.02
429	11/14/2019 14:54	Paint	CEILING	DRYWALL	B	INTACT	BLUE	DINING ROOM	3	FIRST	Negative	0.03
430	11/14/2019 14:55	Paint	CEILING	DRYWALL	C	INTACT	BLUE	DINING ROOM	3	FIRST	Negative	0
431	11/14/2019 14:55	Paint	CEILING	DRYWALL	D	INTACT	BLUE	DINING ROOM	3	FIRST	Negative	0.02
432	11/14/2019 14:55	Paint	BASEBOARD	WOOD	B	INTACT	WHITE	DINING ROOM	3	FIRST	Negative	0.13
433	11/14/2019 14:56	Paint	WNDW CASING 1	WOOD	B	INTACT	WHITE	DINING ROOM	3	FIRST	Positive	4.3
434	11/14/2019 14:56	Paint	WNDW SILL 2	WOOD	B	INTACT	WHITE	DINING ROOM	3	FIRST	Positive	3
435	11/14/2019 14:57	Paint	CEILING	DRYWALL		INTACT	WHITE	OFFICE 2	4	FIRST	Negative	0
436	11/14/2019 14:58	Paint	WALL	DRYWALL	A	INTACT	YELLOW	OFFICE 2	4	FIRST	Negative	0
437	11/14/2019 14:58	Paint	WALL	DRYWALL	B	INTACT	WHITE	OFFICE 2	4	FIRST	Negative	0
438	11/14/2019 14:58	Paint	WALL	DRYWALL	C	INTACT	WHITE	OFFICE 2	4	FIRST	Negative	0
439	11/14/2019 14:59	Paint	WALL	DRYWALL	D	INTACT	WHITE	OFFICE 2	4	FIRST	Negative	0

Reading	Time	Type	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR	ROOM TYPE	RM#	FLOOR	Results	PbC
440	11/14/2019 14:59	Paint	BASEBOARD	WOOD	D	INTACT	WHITE	OFFICE 2	4	FIRST	Negative	0
441	11/14/2019 14:59	Paint	WNDW CASING	WOOD	D	INTACT	WHITE	OFFICE 2	4	FIRST	Positive	4.1
442	11/14/2019 15:00	Paint	WNDW SILL	WOOD	D	INTACT	WHITE	OFFICE 2	4	FIRST	Positive	3.2
443	11/14/2019 15:00	Paint	DOOR	WOOD	B	INTACT	WHITE	OFFICE 2	4	FIRST	Positive	4.7
444	11/14/2019 15:00	Paint	DR. CASING	WOOD	B	INTACT	WHITE	OFFICE 2	4	FIRST	Positive	4.1
445	11/14/2019 15:01	Paint	DR. CASING	WOOD	D	INTACT	WHITE	DINING ROOM	3	FIRST	Positive	3
446	11/14/2019 15:01	Paint	DR. CASING	WOOD	D	INTACT	WHITE	DINING ROOM	3	FIRST	Positive	6.2
447	11/14/2019 15:02	Paint	CEILING	DRYWALL		INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
448	11/14/2019 15:03	Paint	CEILING TRIM	WOOD	A	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
449	11/14/2019 15:04	Paint	WALL	DRYWALL	A	INTACT	RED	KITCHEN	5	FIRST	Negative	0
450	11/14/2019 15:04	Paint	WALL	DRYWALL	B	INTACT	RED	KITCHEN	5	FIRST	Negative	0.01
451	11/14/2019 15:05	Paint	WALL	DRYWALL	C	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.02
452	11/14/2019 15:05	Paint	WALL	DRYWALL	D	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
453	11/14/2019 15:05	Paint	CLST DOOR	DRYWALL	D	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.01
454	11/14/2019 15:05	Paint	CLST DR CASING	DRYWALL	D	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.04
455	11/14/2019 15:06	Paint	CLST SHELF	WOOD	D	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.02
456	11/14/2019 15:06	Paint	CLST SHELF SPRT	WOOD	D	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.03
457	11/14/2019 15:06	Paint	BASEBOARD	WOOD	A	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
458	11/14/2019 15:07	Paint	CHAIR RAIL	WOOD	A	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
459	11/14/2019 15:07	Paint	WNDW CASING	WOOD	A	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.04
460	11/14/2019 15:07	Paint	WNDW SILL	WOOD	B	INTACT	WHITE	KITCHEN	5	FIRST	Positive	2.5
461	11/14/2019 15:08	Paint	WNDW SASH	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.14
462	11/14/2019 15:08	Paint	CBNT DR OUT	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.07
463	11/14/2019 15:09	Paint	DOOR 1	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Positive	4.8
464	11/14/2019 15:09	Paint	DR. CASING 2	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0
465	11/14/2019 15:09	Paint	DR. CASING 2	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Negative	0.03
466	11/14/2019 15:10	Paint	DR. CASING 1	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Positive	2.1
467	11/14/2019 15:10	Paint	DOOR 2	WOOD	C	INTACT	WHITE	KITCHEN	5	FIRST	Positive	1.6
468	11/14/2019 15:10	Paint	DOOR	WOOD	D	INTACT	WHITE	KITCHEN	5	FIRST	Positive	2.8
469	11/14/2019 15:12	Paint	CEILING	DRYWALL		INTACT	WHITE	BEDROOM 1	6	FIRST	Negative	0
470	11/14/2019 15:12	Paint	WALL	DRYWALL	A	INTACT	GREY	BEDROOM 1	6	FIRST	Negative	0
471	11/14/2019 15:12	Paint	WALL	DRYWALL	B	INTACT	GREY	BEDROOM 1	6	FIRST	Negative	0
472	11/14/2019 15:12	Paint	WALL	DRYWALL	C	INTACT	GREY	BEDROOM 1	6	FIRST	Negative	0
473	11/14/2019 15:13	Paint	WALL	DRYWALL	D	INTACT	GREY	BEDROOM 1	6	FIRST	Negative	0
474	11/14/2019 15:13	Paint	BASEBOARD	WOOD	D	INTACT	WHITE	BEDROOM 1	6	FIRST	Negative	0

Reading	Time	Type	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR	ROOM TYPE	RM#	FLOOR	Results	PbC
475	11/14/2019 15:14	Paint	WNDW CASING	WOOD	D	INTACT	WHITE	BEDROOM 1	6	FIRST	Positive	1.9
476	11/14/2019 15:14	Paint	WNDW SILL	WOOD	D	INTACT	WHITE	BEDROOM 1	6	FIRST	Positive	1.9
477	11/14/2019 15:14	Paint	DOOR	WOOD	B	INTACT	WHITE	BEDROOM 1	6	FIRST	Positive	3.7
478	11/14/2019 15:15	Paint	DR. CASING	WOOD	B	INTACT	WHITE	BEDROOM 1	6	FIRST	Positive	2
479	11/14/2019 15:15	Paint	DR. CASING	WOOD	C	INTACT	WHITE	BEDROOM 1	6	FIRST	Negative	0.02
480	11/14/2019 15:15	Paint	DR. JAMB	WOOD	C	INTACT	WHITE	BEDROOM 1	6	FIRST	Positive	3.3
481	11/14/2019 15:15	Paint	DOOR	WOOD	C	INTACT	WHITE	BEDROOM 1	6	FIRST	Negative	0
482	11/14/2019 15:16	Paint	CEILING	DRYWALL		INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
483	11/14/2019 15:17	Paint	WALL	DRYWALL	A	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
484	11/14/2019 15:17	Paint	WALL	DRYWALL	B	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
485	11/14/2019 15:17	Paint	WALL	DRYWALL	C	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
486	11/14/2019 15:17	Paint	WALL	DRYWALL	D	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
487	11/14/2019 15:17	Paint	WNDW CASING	WOOD	D	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0.13
488	11/14/2019 15:18	Paint	WNDW SILL	WOOD	D	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0.09
489	11/14/2019 15:18	Paint	WNDW SASH	WOOD	D	INTACT	PINK	BEDROOM 2	7	FIRST	Positive	4.5
490	11/14/2019 15:19	Paint	CLST SHELF	WOOD	D	INTACT	WHITE	BEDROOM 2	7	FIRST	Negative	0
491	11/14/2019 15:19	Paint	CLST SHELF SPRT	WOOD	D	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0.09
492	11/14/2019 15:19	Paint	DOOR	WOOD	A	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0.01
493	11/14/2019 15:20	Paint	DR. CASING	WOOD	A	INTACT	PINK	BEDROOM 2	7	FIRST	Negative	0
494	11/14/2019 15:20	Paint	CEILING	DRYWALL		INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
495	11/14/2019 15:21	Paint	WNDW CASING	WOOD	C	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
496	11/14/2019 15:21	Paint	WNDW SASH	WOOD	C	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
497	11/14/2019 15:22	Paint	CBNT DR OUT	WOOD	B	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
498	11/14/2019 15:22	Paint	CBNT SHELF	WOOD	B	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0.01
499	11/14/2019 15:22	Paint	BASEBOARD	WOOD	A	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
500	11/14/2019 15:23	Paint	DOOR	WOOD	A	INTACT	WHITE	BATHROOM	8	FIRST	Positive	1.7
501	11/14/2019 15:23	Paint	DR. CASING	WOOD	A	INTACT	WHITE	BATHROOM	8	FIRST	Negative	0
502	11/14/2019 15:24	Paint	CALIBRATE	DRYWALL		DETERIORATE	WHITE	PORCH	9	FIRST	Negative	0
503	11/14/2019 15:24	Paint	WALL	DRYWALL	A	INTACT	WHITE	PORCH	9	FIRST	Negative	0
504	11/14/2019 15:24	Paint	WALL	DRYWALL	B	INTACT	WHITE	PORCH	9	FIRST	Negative	0
505	11/14/2019 15:25	Paint	WALL	DRYWALL	C	INTACT	WHITE	PORCH	9	FIRST	Negative	0
506	11/14/2019 15:25	Paint	WALL	DRYWALL	D	INTACT	WHITE	PORCH	9	FIRST	Negative	0
507	11/14/2019 15:25	Paint	WNDW CASING	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Negative	0.12
508	11/14/2019 15:25	Paint	WNDW SILL	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Negative	0.02
509	11/14/2019 15:26	Paint	WNDW SILL	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Negative	0.5

925 Jefferson Ave. Louisville,CO.80027 Petra Custom WEC# 19-16918

XRF Model# XLP300A Serial# 95970 Sourced: 8/1/18

Inspector: Chris Schiechl Date: 11/14/19

Reading	Time	Type	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR	ROOM TYPE	RM#	FLOOR	Results	PbC
510	11/14/2019 15:26	Paint	WNDW SASH	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Positive	1.2
511	11/14/2019 15:27	Paint	BASEBOARD	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Negative	0
512	11/14/2019 15:27	Paint	LINTEL	WOOD	A	INTACT	WHITE	PORCH	9	FIRST	Positive	2.3
513	11/14/2019 15:28	Paint	DR. CASING	WOOD	B	INTACT	WHITE	PORCH	9	FIRST	Positive	2.2
514	11/14/2019 15:28	Paint	WNDW SILL	WOOD	B	INTACT	WHITE	PORCH	9	FIRST	Negative	0.15
515	11/14/2019 15:28	Paint	WNDW CASING	WOOD	C	INTACT	WHITE	PORCH	9	FIRST	Negative	0.17
516	11/14/2019 15:29	Paint	WNDW SASH	WOOD	C	INTACT	WHITE	PORCH	9	FIRST	Positive	1.8
517	11/14/2019 15:29	Paint	FLOOR	WOOD		INTACT	GREY	PORCH	9	FIRST	Negative	0.13
518	11/14/2019 15:30	Paint	FLOOR	CONCRETE		INTACT	GREY	PORCH	9	FIRST	Negative	0.01
519	11/14/2019 15:30	Paint	FLOOR DOOR	WOOD		INTACT	BROWN	PORCH	9	FIRST	Negative	0.1
520	11/14/2019 15:31	Paint	CALIBRATE								Null	1.2
521	11/14/2019 15:33	Paint	CALIBRATE								Positive	1.1
522	11/14/2019 15:33	Paint	CALIBRATE								Positive	1.1
523	11/14/2019 15:34	Paint	CALIBRATE								Positive	1

WEECYCLE ENVIRONMENTAL CONSULTING, INC.

1208 Commerce Court, Suite 5B
Lafayette, Colorado 80026
(303) 413-0452 Fax (303) 413-0710

280 W Kagy Blvd., Suite D-259
Bozeman, MT 59715
(406) 548- 5450

November 21, 2019

Aaron Michel
Petra Custom Builders
5365 Spine Rd Suite A-2
Boulder, CO 80301

Re: PLM analysis for 925 Jefferson Ave, Louisville, CO 80027 (the property) – Limited Survey

Dear Mr. Michel:

On November 14, 2019, Chris Schiechl #15586, a Building Inspector, certified and accredited by the Colorado Department of Public Health and Environment (CDPHE), collected and submitted for analysis fifty-three (53) samples of suspected asbestos-containing material (ACM) from the property. The Asbestos Inspector visually inspected the area to identify all suspected ACM and asbestos containing building materials (ACBM). All building materials were touched to determine friability.

The results of this Asbestos Containing Building Materials Survey determined that Asbestos Containing Building Materials **are** present in the area tested.

The following building materials were determined to have asbestos levels that exceed regulatory limits. The Homogenous Areas with corresponding Analytical Results are located on Table 2.

Table 1: SUMMARY OF ASBESTOS CONTAINING BUILDING MATERIALS

HOMOGENEOUS AREA	DESCRIPTION OF MATERIAL	TOTAL SQUARE FOOTAGE
Living room, Office 1, Dining room, Office 2 walls	Drywall over Plaster Texture	1800
Living room, Office 1, Office 2, Dining room, Kitchen ceiling	Drywall over Plaster Texture	900
Bedroom 1 ceiling	Drywall over Plaster Texture	80
Bedroom 1 walls	Drywall over Plaster Texture	220
Bedroom 2 walls & ceiling	Drywall Texture	300
Bathroom ceiling	Drywall Texture	60
Porch ceiling	Drywall Texture	120
Kitchen E/N walls	Wallpaper Adhesive	160
Furnace piping to roof on wall	Asbestos Board	30 Ln Ft

ANALYTICAL PROCEDURES

The bulk samples collected of suspect asbestos containing materials were delivered to CEI Labs, a National Voluntary Laboratory Accreditation Program (NVLAP) asbestos laboratory,

located in Cary, North Carolina for analysis. All bulk samples are archived for six months unless otherwise stipulated by the client.

According to the laboratory, the bulk samples were analyzed in accordance with EPA Method 600/R-93/116. Small portions of the sample were placed in Series: E High Dispersion Refractive Index Liquid on a microscope slide. The prepared samples were observed at 100X (power) under polarized light using a McCrone Dispersion Staining Objective. The characteristics of the fibers were compared to the known properties of asbestos fibers for dispersion, color, polarity, extinction and general morphology. Sample content (percentage) was made by visual estimates comparing of asbestos fibers to total sample material. If the laboratory detects asbestos in a sample of a particular homogeneous material, the remaining samples in that batch are not analyzed, and are assumed to contain asbestos. Samples returning Trace Asbestos (TR) results were resubmitted for Point Count analysis. Samples with Point Count results of less than one percent (1%) are not considered to be ACM.

All fifty-three (53) samples obtained from the Property were analyzed.

RECOMMENDATIONS AND SUMMARY

The materials listed, in Table 1, **are** regulated asbestos containing building materials. Prior to demolition or renovation activities these building materials must be removed by a licensed asbestos abatement contractor accredited under Section 206 (b) of the AHERA act and by the Colorado Department of Public Health and Environment Regulation No. 8. It is the responsibility of the owner to meet the requirements as stated in Federal Regulations 40 C.F.R. 763.84 and Colorado Regulation No. 8.

Suspect materials are sometimes located behind walls and above ceilings and were considered inaccessible during the onsite survey. Therefore, all materials that contain asbestos may not have been observed or sampled. If additional suspect asbestos containing materials are identified during periods of disturbances, all activities must stop until these materials are sampled. Work shall not resume until the results are reported and removed by a licensed asbestos abatement contractor.

Weecycle has assigned Job #19-16918 and CEI Labs Report #A1919313 to this study. Weecycle Environmental Consulting, Inc. appreciates the opportunity to assist you with your asbestos sampling needs. If you have questions regarding this report, please contact Lauren York at (303) 413-0452.

This is not a complete AHERA Asbestos Survey for renovation or demolition.

The laboratory report is enclosed.

Submitted By:



Lauren York
State of Colorado Asbestos Inspector #3748

TABLE 2: Homogeneous Areas and Analytical Results

Homogeneous Areas			Material Category	Friable (Y or N)	Samples		Location of Sampled Material	Asbestos Content	Total Square Feet
Area	Material	Location of Material			Number	ID			
DTP1	Drywall over Plaster Texture	Living room, Office 1, Dining room, Office 2 walls	S	Y	5	DTP1-1 DTP1-2 DTP1-3 DTP1-4 DTP1-5	Living room E wall Living room W wall Office 1 N wall Dining room S wall Office 2 S wall	3% Chrysotile	1800
DTP2	Drywall over Plaster Texture	Living room, Office 1, Office 2, Dining room, Kitchen ceiling	S	Y	3	DTP2-6 DTP2-7 DTP2-8	Living room ceiling Office 2 ceiling Kitchen ceiling	3% Chrysotile	900
DTP3	Drywall over Plaster Texture	Bedroom 1 ceiling	S	Y	3	DTP3-9 DTP3-10 DTP3-11	Bedroom 1 ceiling Bedroom 1 ceiling Bedroom 1 ceiling	3% Chrysotile	80
DTP4	Drywall over Plaster Texture	Bedroom 1 walls	S	Y	3	DTP4-12 DTP4-13 DTP4-14	Bedroom 1 W wall Bedroom 1 S wall Bedroom 1 E wall	3% Chrysotile	220
DT1	Drywall Texture	Bedroom 2 walls & ceiling	S	Y	3	DT1-15 DT1-16 DT1-17	Bedroom 2 ceiling Bedroom 2 N wall Bedroom 2 E wall	3% Chrysotile	300
DT2	Drywall Texture	Bathroom ceiling	S	Y	3	DT2-18 DT2-19 DT2-20	Bathroom ceiling Bathroom ceiling Bathroom ceiling	3% Chrysotile	60
DT3	Drywall Texture	Porch ceiling	S	Y	3	DT3-21 DT3-22 DT3-23	Porch ceiling Porch ceiling Porch ceiling	2% Chrysotile	120
DT4	Drywall Texture	Porch walls	S	Y	3	DT4-24 DT4-25 DT4-26	Porch S wall Porch N wall Porch E wall	ND	180
WA1	Wallpaper Adhesive	Bathroom walls	M	N	2	WA1-27 WA1-28	Bathroom N wall Bathroom S wall	<1% Chrysotile .10 Overall	120
PWA 1	Plaster/ Drywall/ Wallpaper	Kitchen W/S walls	S/M	Y	3	PWA1-29 PWA1-30 PWA1-31	Kitchen W wall Kitchen W wall Kitchen S wall	<1% Chrysotile .10 Overall	180

Homogeneous Areas			Material Category	Friable (Y or N)	Samples		Location of Sampled Material	Asbestos Content	Total Square Feet
Area	Material	Location of Material			Number	ID			
WA2	Wallpaper Adhesive	Kitchen E/N walls	M	N	2	WA2-32 WA2-33	Kitchen E wall Kitchen N wall	2% Chrysotile	160
SF1	Sheet Flooring	Dining room under carpet and Office 2	M	N	2	SF1-34 SF1-35	Dining room Office 2	ND	200
SF2	Sheet Flooring	Kitchen	M	N	2	SF2-36 SF2-37	Kitchen Kitchen	ND	90
SF3	Sheet Flooring	Bathroom	M	N	2	SF3-38 SF3-39	Bathroom Bathroom	ND	110
SF4	Sheet Flooring	Bedroom 1	M	N	2	SF4-40 SF4-41	Bedroom 1 Bedroom 1	ND	110
SF5	Sheet Flooring	Bedroom 2	M	N	2	SF5-42 SF5-43	Bedroom 2 Bedroom 2	ND	110
JC	Joint Compound	Throughout house	M	Y	4	JC-44 JC-45 JC-46 JC-47	Living room SE corner Office 2 SW corner Bedroom 1 NW corner Porch N wall	<1% Chrysotile .10 Composite	1000
SF6	Sheet Flooring	Under sheet flooring 2 & subfloor of Kitchen	M	N	2	SF6-48 SF6-49	Kitchen subfloor Kitchen subfloor	ND	90
AB1	Asbestos Board	Furnace piping to roof on wall	M	N	2	AB1-50 AB1-51	Furnace at pipe to roof Furnace at pipe to roof	65% Chrysotile	30 Ln Ft
INS1	Insulation	Attic	M	N	2	INS1-52 INS1-53	Attic Attic	ND	800

*Material Category: S-Surfacing, M-Miscellaneous, TSI-Thermal System Insulation

FRONT = EAST

Date 11/14/19

Page 1 of

Project Address: 725 Jefferson Ave, Louisville, CO 80027

Project Number: 19-16918

Inspector: CHRIS Schiechl

WALLS & CEILING

ID (i.e. "A")	Material Description	Room Location
3 ✓ DT P1	Drywall over Plaster	Living, Office 1, Dining, Office 2, Walls
3 ✓ P2	Plaster	Living, Office 1, 2, Dining, Ceiling Kitchen Ceiling
3 ✓ DT P3	Plaster	Bed 1 Ceiling
3 ✓ DT P4	Plaster	Bed 1 Walls
3 DT1	Drywall Texture	Bed 2 Wall
3 DT2	Drywall Texture	Bath Ceiling
3 ✓ DT3	Drywall Texture	Porch Ceiling
3 ✓ DT4	Drywall Texture	Porch Walls
2 WA1	Wallpaper Adhesive	Bath Walls
2 ✓ PWA2	Wallpaper Adhesive	Kitchen Walls West Walls
✓ WA3	Wallpaper Adhesive	Kitchen East Walls
WA		

Inspector Signature & Date: 

(Floors & Miscellaneous on reverse)

Project Address: 925 Jefferson Ave.
 Project Number: 19-16918
 Inspector: C.S

Date: 11/14/19
 2 Page 2

FLOORS

ID (i.e. "A")	Material Description	Room Location
✓ SF1-	Sheet Floor	Dining under Carpet office 2
✓ SF2-	Sheet Floor	Kitchen
✓ SF3-	Sheet Floor	BATH
SF4	Sheet Floor	Bed 1
SF5	Sheet Floor	Bed 2
SF-6	Sheet Floor	UNDER SF2 & SUB FL. Kitchen
Carpet	Carpet	LIVING, Office 1,

MISCELLANEOUS

ID (i.e. "A")	Material Description	Room Location
AB1	ASBESTOS BOARD	FURANCE PIPINGS TO ROOF ON WALL
INS1	INSULATION	ATTIC BLOWN IN

FRONT = EAST

Asbestos Sample Sheet - Weecycle Environmental Consulting, INC.

Date 11/14/19

Project Address: 925 Jefferson Ave. Louisville, CO. 80027

Project Number: 19-16918 Inspector: C.S

1 Page 4

Weecycle Sample Identification	Sample Description	Sample Location	Sq. Footage
DTP1-1	DRYWALL OVER PLASTER	Living EAST WALL	
DTP1-2		Living West Wall	
DTP1-3		Office 1 W WALL - North	
DTP1-4		Dining S. Wall	
DTP1-5		Office 2 S. Wall	
DTP2-6		Drywall / Plaster	Living Ceiling
DTP2-7		Office 2	
DTP2-8		Kitchen	
DTP3-9		Bed ① Ceiling	
DTP3-10			
DTP4-12	N. WALLS		
DTP4-13	S.		
DTP4-14		E.	
DT1-15	Drywall Texture	Bed ② Ceiling	
DT1-16		N. Wall	
DT1-17		E	

F2 EAST

Asbestos Sample Sheet - Weecycle Environmental Consulting, INC.

Date 11/14/19Project Address: 925 Jefferson Ave.Project Number: 19-16918 Inspector: C.S

2 Page 4

Weecycle Sample Identification	Sample Description	Sample Location	Sq. Footage
DT2-18	DRYWALL TEXTURE	Bath Ceiling	
DT2-19	L L	L L	
DT2-20	L L	L L	
DT3-21	DRYWALL TEXTURE	Porch Ceiling	
DT3-22	L L	L L	
DT3-23	L L	L L	
DT4-24	DRYWALL TEXTURE	S.W. Wall	
DT4-25	L L	N. Wall	
DT4-26	L L	EAST WALL	
WA1-27	Wallpaper ADHESIVE	Bath North Wall	
WA1-28	L L L	L South L	
PWA1-29	PLASTER/DRYWALL/WALLPAPER ADHESIVE	Kitchen N & W WALLS	
PWA1-30	L L L	L E W L	
PWA1-31	L L L	L S. L	
WA2-32	Wallpaper ADHESIVE	Kitchen EAST WALL	
WA2-33	L L L	L N. WALL	
SFI-34	Sheet Floor	Dining	

FRONT = EAST

Asbestos Sample Sheet - Weecycle Environmental Consulting, INC.

Date 11/14/19

Project Address: 925 Jefferson Ave,

Project Number: 19-16918 Inspector: C.S

3 Page 4

Weecycle Sample Identification	Sample Description	Sample Location	Sq. Footage
SF1-35	Sheet Floor,	office 2.	
SF2-36	Sheet Floor	Kitchen	
SF2-37	L L	L	
SF3-38	L L	Bath	
SF3-39	L L	L	
SF4-40	Sheet Floor	Bed 1	
SF4-41	L L	L L	
SF5-42	L L	Bed 2	
SF5-43	L L	L L	
JC-44	Joint Comp	Living S.E. Corner	
JC-45	L L	office 2 S. West Corner	
JC-46	L L	Bed 1 - N.W. Corner	
JC-47	L L	Porch N.W. Wall	
SF6-48	Sheet Floor	Under SF2 w Sub Fl. Kitchen	
SF6-49	L L	L L L L L	
ABI-50	ASBESTOS BOARD	FURANCE AT Pipe going TO ROOF	
ABI-51	L	L L L L L	

November 20, 2019

Weecycle Environmental Consulting, Inc
1208 Commerce Court, 5B
Lafayette, CO 80026

CLIENT PROJECT: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918
CEI LAB CODE: A1919313

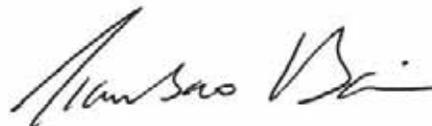
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on November 15, 2019. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Weecycle Environmental Consulting, Inc

CLIENT PROJECT: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

LAB CODE: A1919313

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 11/20/19

TOTAL SAMPLES ANALYZED: 53

SAMPLES >1% ASBESTOS: 24



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 925 Jefferson Ave, Louiseville, CO,
80027, 19-16918

LAB CODE: A1919313

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
DTP1-1	Layer 1	A272650	Light Blue,Tan	Texture	Chrysotile 3%
	Layer 2	A272650	White	Drywall	None Detected
DTP1-2	Layer 1	A272651	Light Blue,Tan	Texture	Chrysotile 3%
	Layer 2	A272651	White	Plaster Skim Coat	None Detected
	Layer 3	A272651	Gray	Plaster Base Coat	None Detected
DTP1-3	Layer 1	A272652A	Light Blue,Tan	Texture	Chrysotile 3%
	Layer 2	A272652A	White,Off-white	Drywall/Mud	Chrysotile <1%
		A272652B	White	Plaster Skim Coat	None Detected
DTP1-4	Layer 1	A272653A	Light Blue,Tan	Texture	Chrysotile 3%
	Layer 2	A272653A	White	Drywall	None Detected
	Layer 1	A272653B	White	Plaster Skim Coat	None Detected
	Layer 2	A272653B	Gray	Plaster Base Coat	None Detected
DTP1-5	Layer 1	A272654	White,Pink	Texture	None Detected
	Layer 2	A272654	White	Plaster Skim Coat	None Detected
	Layer 3	A272654	Gray	Plaster Base Coat	None Detected
DTP2-6	Layer 1	A272655A	Light Blue,Tan	Texture	Chrysotile 3%
	Layer 2	A272655A	White	Drywall	None Detected
	Layer 1	A272655B	White	Plaster Skim Coat	None Detected
	Layer 2	A272655B	Gray	Plaster Base Coat	None Detected
DTP2-7	Layer 1	A272656A	White,Gray	Texture	Chrysotile 3%
	Layer 2	A272656A	White	Drywall	None Detected
	Layer 1	A272656B	White	Plaster Skim Coat	None Detected
	Layer 2	A272656B	Gray	Plaster Base Coat	None Detected
DTP2-8	Layer 1	A272657A	Tan,Green	Texture	Chrysotile 3%
	Layer 2	A272657A	White	Drywall	None Detected
	Layer 1	A272657B	White	Plaster Skim Coat	None Detected
	Layer 2	A272657B	Gray	Plaster Base Coat	None Detected
DTP3-9	Layer 1	A272658A	White,Gray	Texture	Chrysotile 3%
	Layer 2	A272658A	White	Drywall	None Detected
	Layer 1	A272658B	White	Plaster Skim Coat	None Detected
	Layer 2	A272658B	Gray	Plaster Base Coat	None Detected



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 925 Jefferson Ave, Louiseville, CO,
80027, 19-16918

LAB CODE: A1919313

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
DTP3-10	Layer 1	A272659A	White,Gray	Texture	Chrysotile 3%
	Layer 2	A272659A	White	Drywall	None Detected
	Layer 1	A272659B	White	Plaster Skim Coat	None Detected
	Layer 2	A272659B	Gray	Plaster Base Coat	None Detected
DTP3-11	Layer 1	A272660A	White,Gray	Texture	Chrysotile 3%
	Layer 2	A272660A	White	Drywall	None Detected
	Layer 1	A272660B	White	Plaster Skim Coat	None Detected
	Layer 2	A272660B	Gray	Plaster Base Coat	None Detected
DTP4-12	Layer 1	A272661A	Gray,Blue	Texture	Chrysotile 3%
	Layer 2	A272661A	White	Drywall	None Detected
	Layer 1	A272661B	White	Plaster Skim Coat	None Detected
	Layer 2	A272661B	Gray	Plaster Base Coat	None Detected
DTP4-13	Layer 1	A272662A	Gray,Blue	Texture	Chrysotile 3%
	Layer 2	A272662A	White	Drywall	None Detected
	Layer 1	A272662B	White	Plaster Skim Coat	None Detected
	Layer 2	A272662B	Gray	Plaster Base Coat	None Detected
DTP4-14	Layer 1	A272663A	Gray,Blue	Texture	Chrysotile 3%
	Layer 2	A272663A	White	Drywall	None Detected
	Layer 1	A272663B	White	Plaster Skim Coat	None Detected
	Layer 2	A272663B	Gray	Plaster Base Coat	None Detected
DT1-15	Layer 1	A272664	White,Pink	Texture	Chrysotile 3%
	Layer 2	A272664	White	Drywall	None Detected
DT1-16	Layer 1	A272665	Tan,Pink	Texture	Chrysotile 3%
	Layer 2	A272665	White	Drywall	None Detected
DT1-17	Layer 1	A272666	Pink	Texture	Chrysotile 3%
	Layer 2	A272666	White	Drywall	None Detected
DT2-18	Layer 1	A272667	White	Texture	None Detected
	Layer 2	A272667	White	Drywall	None Detected
DT2-19	Layer 1	A272668	White	Texture	None Detected
	Layer 2	A272668	White	Drywall	None Detected
DT2-20	Layer 1	A272669	White	Texture	None Detected



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 925 Jefferson Ave, Louiseville, CO,
80027, 19-16918

LAB CODE: A1919313

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
	Layer 2	A272669	Green,Off-white	Texture	Chrysotile 3%
DT3-21	Layer 1	A272670	Gray,Off-white	Texture	Chrysotile 2%
	Layer 2	A272670	White	Drywall	None Detected
DT3-22	Layer 1	A272671	Gray,Off-white	Texture	Chrysotile 2%
	Layer 2	A272671	White	Drywall	None Detected
DT3-23	Layer 1	A272672	Gray,Off-white	Texture	Chrysotile 2%
	Layer 2	A272672	White	Drywall	None Detected
DT4-24	Layer 1	A272673	Pink,White	Texture	None Detected
	Layer 2	A272673	White	Drywall	None Detected
DT4-25	Layer 1	A272674	Pink,White	Texture	None Detected
	Layer 2	A272674	White	Drywall	None Detected
DT4-26	Layer 1	A272675	Pink,White	Texture	None Detected
	Layer 2	A272675	White	Drywall	None Detected
WA1-27	Layer 1	A272676	Gray,Tan	Wallpaper	None Detected
	Layer 2	A272676	Gray,White	Drywall/Mud	Chrysotile <1%
WA1-28		A272677	Gray,Tan	Wallpaper	None Detected
PWA1-29	Layer 1	A272678A	White,Green	Wallpaper	None Detected
	Layer 2	A272678A	Pink,White	Drywall/Mud	Chrysotile <1%
	Layer 1	A272678B	White	Plaster Skim Coat	None Detected
	Layer 2	A272678B	Gray	Plaster Base Coat	None Detected
PWA1-30	Layer 1	A272679A	White,Green	Wallpaper	None Detected
	Layer 2	A272679A	Pink,White	Drywall/Mud	Chrysotile <1%
	Layer 1	A272679B	White	Plaster Skim Coat	None Detected
	Layer 2	A272679B	Gray	Plaster Base Coat	None Detected
PWA1-31	Layer 1	A272680A	White,Green	Wallpaper	None Detected
	Layer 2	A272680A	Pink,White	Drywall/Mud	Chrysotile <1%
	Layer 1	A272680B	White	Plaster Skim Coat	None Detected
	Layer 2	A272680B	Gray	Plaster Base Coat	None Detected
WA2-32	Layer 1	A272681	White,Green	Wallpaper	None Detected
	Layer 2	A272681	Off-white	Mud	None Detected
WA2-33	Layer 1	A272682	White,Green	Wallpaper	None Detected



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 925 Jefferson Ave, Louiseville, CO,
80027, 19-16918

LAB CODE: A1919313

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
	Layer 2	A272682	Pink	Mud	Chrysotile 2%
	Layer 3	A272682	Green	Mud	Chrysotile 2%
SF1-34		A272683	Beige,Black	Sheet Vinyl	None Detected
SF1-35		A272684	Beige,Black	Sheet Vinyl	None Detected
SF2-36		A272685A	White,Beige	Sheet Vinyl	None Detected
		A272685B	Tan	Mastic	None Detected
SF2-37		A272686A	White,Beige	Sheet Vinyl	None Detected
		A272686B	Tan	Mastic	None Detected
SF3-38		A272687A	White,Beige	Sheet Vinyl	None Detected
		A272687B	Tan	Mastic	None Detected
SF3-39		A272688A	White,Beige	Sheet Vinyl	None Detected
		A272688B	Tan	Mastic	None Detected
SF4-40		A272689	Gray,Beige	Sheet Vinyl	None Detected
SF4-41		A272690	Gray,Beige	Sheet Vinyl	None Detected
SF5-42		A272691	Tan,Black	Sheet Vinyl	None Detected
SF5-43		A272692	Tan,Black	Sheet Vinyl	None Detected
JC-44		A272693	Tan,Off-white	Drywall/Joint Compound	Chrysotile <1%
JC-45		A272694	Pink,Off-white	Drywall/Joint Compound	Chrysotile <1%
JC-46		A272695	Tan,Green	Drywall/Joint Compound	Chrysotile <1%
JC-47		A272696	Off-white,Gray	Drywall/Joint Compound	Chrysotile <1%
SF6-48	Layer 1	A272697	Tan	Mastic	None Detected
	Layer 2	A272697	Tan,Black	Sheet Vinyl	None Detected
SF6-49	Layer 1	A272698	Tan	Mastic	None Detected
	Layer 2	A272698	Tan,Black	Sheet Vinyl	None Detected
AB1-50		A272699	Off-white	Insulation	Chrysotile 65%
AB1-51		A272700	Off-white	Insulation	Chrysotile 65%
INS1-52	Layer 1	A272701	Brown	Insulation	None Detected
	Layer 2	A272701	Gray	Insulation	None Detected
INS1-53	Layer 1	A272702	Brown	Insulation	None Detected
	Layer 2	A272702	Gray	Insulation	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
DTP1-1 Layer 1 A272650	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile
		Light Blue, Tan	60%	Binder	
		Fibrous	7%	Paint	
		Bound			
Layer 2 A272650	Drywall	Heterogeneous	13%	Cellulose	None Detected
		White	2%	Fiberglass	
		Fibrous			
		Bound			
DTP1-2 Layer 1 A272651	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile
		Light Blue, Tan	60%	Binder	
		Fibrous	7%	Paint	
		Bound			
Layer 2 A272651	Plaster Skim Coat	Heterogeneous	25%	Calc Carb	None Detected
		White	70%	Binder	
		Non-fibrous	5%	Paint	
		Bound			
Layer 3 A272651	Plaster Base Coat	Heterogeneous	<1%	Cellulose	None Detected
		Gray	35%	Binder	
		Fibrous			
		Bound			
DTP1-3 Layer 1 A272652A	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile
		Light Blue, Tan	60%	Binder	
		Fibrous	7%	Paint	
		Bound			
Layer 2 A272652A	Drywall/Mud	Heterogeneous	13%	Cellulose	<1% Chrysotile
		White, Off-white	2%	Fiberglass	
		Fibrous			
		Bound			

Lab Notes: 2% Chrysotile found in mud. Sample contains 5% mud. Composite contains 0.1% Chysotile overall

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %	
			Fibrous	Non-Fibrous			
A272652B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound	25%	Calc Carb	70%	Binder	None Detected
DTP1-4 Layer 1 A272653A	Texture	Heterogeneous Light Blue,Tan Fibrous Bound	30%	Calc Carb	60%	Binder	3% Chrysotile
Layer 2 A272653A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85%	Gypsum	None Detected
Layer 1 A272653B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound	25%	Calc Carb	70%	Binder	None Detected
Layer 2 A272653B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
DTP1-5 Layer 1 A272654	Texture	Heterogeneous White,Pink Non-fibrous Bound	2%	Talc	23%	Calc Carb	None Detected
Layer 2 A272654	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound	25%	Calc Carb	70%	Binder	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 3 A272654	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
					35%	Binder	
DTP2-6 Layer 1 A272655A	Texture	Heterogeneous Light Blue,Tan Fibrous Bound			30%	Calc Carb	3% Chrysotile
					60%	Binder	
			7%	Paint			
Layer 2 A272655A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85%	Gypsum	None Detected
Layer 1 A272655B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25%	Calc Carb	None Detected
					70%	Binder	
					5%	Paint	
Layer 2 A272655B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
					35%	Binder	
DTP2-7 Layer 1 A272656A	Texture	Heterogeneous White,Gray Fibrous Bound			30%	Calc Carb	3% Chrysotile
					60%	Binder	
			7%	Paint			
Layer 2 A272656A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85%	Gypsum	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
Layer 1 A272656B	Plaster Skim Coat	Heterogeneous	25%	Calc Carb	None Detected
		White	70%	Binder	
		Non-fibrous	5%	Paint	
		Bound			
Layer 2 A272656B	Plaster Base Coat	Heterogeneous	<1%	Cellulose	None Detected
		Gray	65%	Silicates	
		Fibrous	35%	Binder	
		Bound			
DTP2-8 Layer 1 A272657A	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile
		Tan,Green	60%	Binder	
		Fibrous	7%	Paint	
		Bound			
Layer 2 A272657A	Drywall	Heterogeneous	13%	Cellulose	None Detected
		White	2%	Fiberglass	
		Fibrous	85%	Gypsum	
		Bound			
Layer 1 A272657B	Plaster Skim Coat	Heterogeneous	25%	Calc Carb	None Detected
		White	70%	Binder	
		Non-fibrous	5%	Paint	
		Bound			
Layer 2 A272657B	Plaster Base Coat	Heterogeneous	<1%	Cellulose	None Detected
		Gray	65%	Silicates	
		Fibrous	35%	Binder	
		Bound			
DTP3-9 Layer 1 A272658A	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile
		White,Gray	60%	Binder	
		Fibrous	7%	Paint	
		Bound			

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous		Non-Fibrous	
Layer 2 A272658A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85% Gypsum	None Detected
Layer 1 A272658B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5% Calc Carb Binder Paint	None Detected
Layer 2 A272658B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65% 35% Silicates Binder	None Detected
DTP3-10 Layer 1 A272659A	Texture	Heterogeneous White, Gray Fibrous Bound			30% 60% 7% Calc Carb Binder Paint	3% Chrysotile
Layer 2 A272659A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85% Gypsum	None Detected
Layer 1 A272659B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5% Calc Carb Binder Paint	None Detected
Layer 2 A272659B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65% 35% Silicates Binder	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
DTP3-11 Layer 1 A272660A	Texture	Heterogeneous White, Gray Fibrous Bound			30% 60% 7%	Calc Carb Binder Paint	3% Chrysotile
Layer 2 A272660A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85%	Gypsum	None Detected
Layer 1 A272660B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5%	Calc Carb Binder Paint	None Detected
Layer 2 A272660B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
DTP4-12 Layer 1 A272661A	Texture	Heterogeneous Gray, Blue Fibrous Bound			30% 60% 7%	Calc Carb Binder Paint	3% Chrysotile
Layer 2 A272661A	Drywall	Heterogeneous White Fibrous Bound	13% 2%	Cellulose Fiberglass	85%	Gypsum	None Detected
Layer 1 A272661B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5%	Calc Carb Binder Paint	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous	Non-Fibrous			
Layer 2 A272661B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
					35%	Binder	
DTP4-13 Layer 1 A272662A	Texture	Heterogeneous Gray,Blue Fibrous Bound			30%	Calc Carb	3% Chrysotile
					60%	Binder	
					7%	Paint	
Layer 2 A272662A	Drywall	Heterogeneous White Fibrous Bound	13%	Cellulose	85%	Gypsum	None Detected
			2%	Fiberglass			
Layer 1 A272662B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25%	Calc Carb	None Detected
					70%	Binder	
					5%	Paint	
Layer 2 A272662B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
					35%	Binder	
DTP4-14 Layer 1 A272663A	Texture	Heterogeneous Gray,Blue Fibrous Bound			30%	Calc Carb	3% Chrysotile
					60%	Binder	
					7%	Paint	
Layer 2 A272663A	Drywall	Heterogeneous White Fibrous Bound	13%	Cellulose	85%	Gypsum	None Detected
			2%	Fiberglass			

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %	
			Fibrous	Non-Fibrous			
Layer 1 A272663B	Plaster Skim Coat	Heterogeneous	25%	Calc Carb	None Detected		
		White	70%	Binder			
		Non-fibrous	5%	Paint			
		Bound					
Layer 2 A272663B	Plaster Base Coat	Heterogeneous	<1%	Cellulose	65%	None Detected	
		Gray			35%		Silicates
		Fibrous					Binder
		Bound					
DT1-15 Layer 1 A272664	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile		
		White,Pink	60%	Binder			
		Fibrous	7%	Paint			
		Bound					
Layer 2 A272664	Drywall	Heterogeneous	13%	Cellulose	85%	None Detected	
		White	2%	Fiberglass			
		Fibrous					
		Bound					
DT1-16 Layer 1 A272665	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile		
		Tan,Pink	60%	Binder			
		Fibrous	7%	Paint			
		Bound					
Layer 2 A272665	Drywall	Heterogeneous	13%	Cellulose	85%	None Detected	
		White	2%	Fiberglass			
		Fibrous					
		Bound					
DT1-17 Layer 1 A272666	Texture	Heterogeneous	30%	Calc Carb	3% Chrysotile		
		Pink	60%	Binder			
		Fibrous	7%	Paint			
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 2 A272666	Drywall	Heterogeneous White Fibrous Bound	13%	Cellulose Fiberglass	85%	Gypsum	None Detected
DT2-18 Layer 1 A272667	Texture	Heterogeneous White Fibrous Bound			30%	Calc Carb	None Detected
					65%	Binder	
					5%	Paint	
Layer 2 A272667	Drywall	Heterogeneous White Fibrous Bound	13%	Cellulose Fiberglass	85%	Gypsum	None Detected
DT2-19 Layer 1 A272668	Texture	Heterogeneous White Fibrous Bound			30%	Calc Carb	None Detected
					65%	Binder	
					5%	Paint	
Layer 2 A272668	Drywall	Heterogeneous White Fibrous Bound	13%	Cellulose Fiberglass	85%	Gypsum	None Detected
DT2-20 Layer 1 A272669	Texture	Heterogeneous White Fibrous Bound			30%	Calc Carb	None Detected
					65%	Binder	
					5%	Paint	
Layer 2 A272669	Texture	Heterogeneous Green,Off-white Fibrous Bound			30%	Calc Carb	3% Chrysotile
					60%	Binder	
					7%	Paint	

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
DT3-21 Layer 1 A272670	Texture	Heterogeneous	30%	Calc Carb			2% Chrysotile
		Gray,Off-white	63%	Binder			
		Fibrous	5%	Paint			
		Bound					
Layer 2 A272670	Drywall	Heterogeneous	15%	Cellulose	85%	Gypsum	None Detected
		White					
		Fibrous					
		Bound					
DT3-22 Layer 1 A272671	Texture	Heterogeneous	30%	Calc Carb			2% Chrysotile
		Gray,Off-white	63%	Binder			
		Fibrous	5%	Paint			
		Bound					
Layer 2 A272671	Drywall	Heterogeneous	15%	Cellulose	85%	Gypsum	None Detected
		White					
		Fibrous					
		Bound					
DT3-23 Layer 1 A272672	Texture	Heterogeneous	30%	Calc Carb			2% Chrysotile
		Gray,Off-white	63%	Binder			
		Fibrous	5%	Paint			
		Bound					
Layer 2 A272672	Drywall	Heterogeneous	15%	Cellulose	85%	Gypsum	None Detected
		White					
		Fibrous					
		Bound					
DT4-24 Layer 1 A272673	Texture	Heterogeneous	2%	Talc	30%	Calc Carb	None Detected
		Pink,White			63%	Binder	
		Non-fibrous			5%	Paint	
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 2 A272673	Drywall	Heterogeneous White Fibrous Bound	15%	Cellulose	85%	Gypsum	None Detected
DT4-25 Layer 1 A272674	Texture	Heterogeneous Pink,White Non-fibrous Bound	2%	Talc	30%	Calc Carb	None Detected
					63%	Binder	
					5%	Paint	
Layer 2 A272674	Drywall	Heterogeneous White Fibrous Bound	15%	Cellulose	85%	Gypsum	None Detected
DT4-26 Layer 1 A272675	Texture	Heterogeneous Pink,White Non-fibrous Bound	2%	Talc	30%	Calc Carb	None Detected
					63%	Binder	
					5%	Paint	
Layer 2 A272675	Drywall	Heterogeneous White Fibrous Bound	15%	Cellulose	85%	Gypsum	None Detected
WA1-27 Layer 1 A272676	Wallpaper	Heterogeneous Gray,Tan Non-fibrous Bound	80%	Cellulose	15%	Paint	None Detected
					5%	Vinyl	
Layer 2 A272676	Drywall/Mud	Heterogeneous Gray,White Fibrous Bound	15%	Cellulose	75%	Gypsum	<1% Chrysotile
					5%	Calc Carb	
					5%	Vinyl	

Lab Notes: 2% Chrysotile found in mud. Sample contains 5% mud, composite contains 0.1% Chrysotile overall.

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
WA1-28 A272677	Wallpaper	Heterogeneous Gray,Tan Non-fibrous Bound	80%	Cellulose	15%	Paint Vinyl	None Detected
PWA1-29 Layer 1 A272678A	Wallpaper	Heterogeneous White,Green Fibrous Bound	85%	Cellulose	15%	Paint	None Detected
Layer 2 A272678A	Drywall/Mud	Heterogeneous Pink,White Fibrous Bound	15%	Cellulose	75%	Gypsum 5% Calc Carb 5% Paint	<1% Chrysotile
Lab Notes: Pink and green mud present. 2% Chrysotile found in both muds. Sample contains 5% mud, composite contains 0.1% Chrysotile overall.							
Layer 1 A272678B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25%	Calc Carb 70% Binder 5% Paint	None Detected
Layer 2 A272678B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65%	Silicates 35% Binder	None Detected
PWA1-30 Layer 1 A272679A	Wallpaper	Heterogeneous White,Green Fibrous Bound	85%	Cellulose	15%	Paint	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 2 A272679A	Drywall/Mud	Heterogeneous Pink, White Fibrous Bound	15%	Cellulose	75%	Gypsum 5% Calc Carb 5% Paint	<1% Chrysotile
Lab Notes: Pink and green mud present. 2% Chrysotile found in both muds. Sample contains 5% mud, composite contains 0.1% Chrysotile overall.							
Layer 1 A272679B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5%	Calc Carb Binder Paint	None Detected
Layer 2 A272679B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
PWA1-31 Layer 1 A272680A	Wallpaper	Heterogeneous White, Green Fibrous Bound	85%	Cellulose	15%	Paint	None Detected
Layer 2 A272680A	Drywall/Mud	Heterogeneous Pink, White Fibrous Bound	15%	Cellulose	75%	Gypsum 5% Calc Carb 5% Paint	<1% Chrysotile
Lab Notes: Pink and green mud present. 2% Chrysotile found in both muds. Sample contains 5% mud, composite contains 0.1% Chrysotile overall.							
Layer 1 A272680B	Plaster Skim Coat	Heterogeneous White Non-fibrous Bound			25% 70% 5%	Calc Carb Binder Paint	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous	Cellulose	Non-Fibrous		
Layer 2 A272680B	Plaster Base Coat	Heterogeneous Gray Fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
WA2-32 Layer 1 A272681	Wallpaper	Heterogeneous White,Green Fibrous Bound	85%	Cellulose	15%	Paint	None Detected
Layer 2 A272681	Mud	Heterogeneous Off-white Fibrous Bound	<1%	Cellulose	35% 65%	Calc Carb Binder	None Detected
WA2-33 Layer 1 A272682	Wallpaper	Heterogeneous White,Green Fibrous Bound	85%	Cellulose	15%	Paint	None Detected
Layer 2 A272682	Mud	Heterogeneous Pink Fibrous Bound	<1%	Cellulose	35% 63%	Calc Carb Binder	2% Chrysotile
Layer 3 A272682	Mud	Heterogeneous Green Fibrous Bound	<1%	Cellulose	35% 63%	Calc Carb Binder	2% Chrysotile
SF1-34 A272683	Sheet Vinyl	Heterogeneous Beige,Black Fibrous Bound	65%	Cellulose	20% 15%	Vinyl Tar	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
SF1-35 A272684	Sheet Vinyl	Heterogeneous Beige,Black Fibrous Bound	65%	Cellulose	20%	Vinyl Tar	None Detected
SF2-36 A272685A	Sheet Vinyl	Heterogeneous White,Beige Fibrous Bound	25%	Cellulose	50%	Vinyl Binder	None Detected
A272685B	Mastic	Homogeneous Tan Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SF2-37 A272686A	Sheet Vinyl	Heterogeneous White,Beige Fibrous Bound	25%	Cellulose	50%	Vinyl Binder	None Detected
A272686B	Mastic	Homogeneous Tan Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SF3-38 A272687A	Sheet Vinyl	Heterogeneous White,Beige Fibrous Bound	25%	Cellulose	50%	Vinyl Binder	None Detected
A272687B	Mastic	Homogeneous Tan Fibrous Bound	5%	Cellulose	95%	Mastic	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
SF3-39 A272688A	Sheet Vinyl	Heterogeneous White,Beige Fibrous Bound	25%	Cellulose	50%	Vinyl	None Detected
			5%	Fiberglass	20%	Binder	
A272688B	Mastic	Homogeneous Tan Fibrous Bound	5%	Cellulose	95%	Mastic	None Detected
SF4-40 A272689	Sheet Vinyl	Heterogeneous Gray,Beige Fibrous Bound	50%	Cellulose	35%	Vinyl	None Detected
					15%	Tar	
SF4-41 A272690	Sheet Vinyl	Heterogeneous Gray,Beige Fibrous Bound	50%	Cellulose	35%	Vinyl	None Detected
					15%	Tar	
SF5-42 A272691	Sheet Vinyl	Heterogeneous Tan,Black Fibrous Bound	50%	Cellulose	35%	Vinyl	None Detected
					15%	Tar	
SF5-43 A272692	Sheet Vinyl	Heterogeneous Tan,Black Fibrous Bound	50%	Cellulose	35%	Vinyl	None Detected
					15%	Tar	
JC-44 A272693	Drywall/Joint Compound	Heterogeneous Tan,Off-white Fibrous Bound	15%	Cellulose	75%	Gypsum	<1% Chrysotile
					5%	Calc Carb	
					5%	Paint	

Lab Notes: Tan and off-white joint compound present. 2% Chrysotile found in both joint compounds. Sample contains 5% joint compound, composite contains 0.1% Chrysotile overall.

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous	Non-Fibrous			
JC-45 A272694	Drywall/Joint Compound	Heterogeneous	15%	Cellulose	75%	Gypsum	<1% Chrysotile
		Pink,Off-white	<1%	Talc	5%	Calc Carb	
		Fibrous			5%	Paint	
		Bound					
Lab Notes: Pink and off-white joint compound present. 2% Chrysotile found in off-white joint compound. Sample contains 3% off-white joint compound, composite contains 0.06% Chrysotile overall.							
JC-46 A272695	Drywall/Joint Compound	Heterogeneous	15%	Cellulose	75%	Gypsum	<1% Chrysotile
		Tan,Green			5%	Calc Carb	
		Fibrous			5%	Paint	
		Bound					
Lab Notes: Tan and green joint compound present. 2% Chrysotile found in both joint compounds. Sample contains 5% joint compound, composite contains 0.1% Chrysotile overall.							
JC-47 A272696	Drywall/Joint Compound	Heterogeneous	15%	Cellulose	75%	Gypsum	<1% Chrysotile
		Off-white,Gray			5%	Calc Carb	
		Fibrous			5%	Paint	
		Bound					
Lab Notes: Off-white and gray joint compound present. 2% Chrysotile found in both joint compounds. Sample contains 5% joint compound, composite contains 0.1% Chrysotile overall.							
SF6-48 Layer 1 A272697	Mastic	Heterogeneous	10%	Cellulose	90%	Mastic	None Detected
		Tan					
		Fibrous					
		Bound					
Layer 2 A272697	Sheet Vinyl	Heterogeneous	50%	Cellulose	35%	Vinyl	None Detected
		Tan,Black			15%	Tar	
		Fibrous					
		Bound					
SF6-49 Layer 1 A272698	Mastic	Heterogeneous	10%	Cellulose	90%	Mastic	None Detected
		Tan					
		Fibrous					
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Weecycle Environmental Consulting, Inc
 1208 Commerce Court, 5B
 Lafayette, CO 80026

Lab Code: A1919313
Date Received: 11-15-19
Date Analyzed: 11-19-19
Date Reported: 11-20-19

Project: 925 Jefferson Ave, Louiseville, CO, 80027, 19-16918

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 2 A272698	Sheet Vinyl	Heterogeneous Tan,Black Fibrous Bound	50%	Cellulose	35%	Vinyl Tar	None Detected
AB1-50 A272699	Insulation	Homogeneous Off-white Fibrous Loosely Bound	20%	Cellulose	15%	Binder	65% Chrysotile
AB1-51 A272700	Insulation	Homogeneous Off-white Fibrous Loosely Bound	20%	Cellulose	15%	Binder	65% Chrysotile
INS1-52 Layer 1 A272701	Insulation	Homogeneous Brown Fibrous Loose	100%	Cellulose			None Detected
Layer 2 A272701	Insulation	Homogeneous Gray Fibrous Loose	100%	Fiberglass			None Detected
INS1-53 Layer 1 A272702	Insulation	Homogeneous Brown Fibrous Loose	100%	Cellulose			None Detected
Layer 2 A272702	Insulation	Homogeneous Gray Fibrous Loose	100%	Fiberglass			None Detected

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

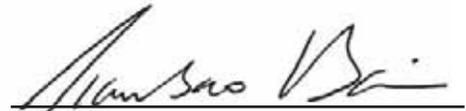
This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST:


McLane Brown

APPROVED BY:


Tianbao Bai, Ph.D., CIH
Laboratory Director





CEI

CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
 Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:

CEI Lab Code: **A1919313 (53)**

CEI Lab I.D. Range: **A272058: A272702**

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact:	CHRIS Schiech
Company:	Weecycle Environmental Consulting	Email / Tel:	303-859-0830
Address:	1208 Commerce Court	Project Name:	925 Jefferson Ave.
	Suite 5B	Project ID#:	19-16918
Email:	weecycle@weecycle-env.com	PO #:	Petra Custom
Tel:	303-413-0452	Fax:	303-413-0710
		STATE SAMPLES COLLECTED IN:	CO.

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (400)	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>				
PLM POINT COUNT (1000)	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>				
PLM GRAV w POINT COUNT	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>				
PLM BULK	CARB 435	<input type="checkbox"/>	<input type="checkbox"/>				
PCM AIR	NIOSH 7400	<input type="checkbox"/>	<input type="checkbox"/>				
TEM AIR	EPA AHERA	<input type="checkbox"/>	<input type="checkbox"/>				
TEM AIR	NIOSH 7402	<input type="checkbox"/>	<input type="checkbox"/>				
TEM AIR (PCME)	ISO 10312	<input type="checkbox"/>	<input type="checkbox"/>				
TEM AIR	ASTM 6281-15	<input type="checkbox"/>	<input type="checkbox"/>				
TEM BULK	CHATFIELD	<input type="checkbox"/>	<input type="checkbox"/>				
TEM DUST WIPE	ASTM D6480-05 (2010)	<input type="checkbox"/>	<input type="checkbox"/>				
TEM DUST MICROVAC	ASTM D5755-09 (2014)	<input type="checkbox"/>	<input type="checkbox"/>				
TEM SOIL	ASTM D7521-16	<input type="checkbox"/>	<input type="checkbox"/>				
TEM VERMICULITE	CINCINNATI METHOD	<input type="checkbox"/>	<input type="checkbox"/>				
TEM QUALITATIVE	IN-HOUSE METHOD	<input type="checkbox"/>	<input type="checkbox"/>				
OTHER:		<input type="checkbox"/>	<input type="checkbox"/>				

REMARKS / SPECIAL INSTRUCTIONS:

Accept Samples
 Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
<i>[Signature]</i>	11/14/19 - FedEx 6:00pm	CS	11/15 9:30

Samples will be disposed of 30 days after analysis



SAMPLING FORM

A1919313

COMPANY CONTACT INFORMATION:

Company: Wecycle Env. Job Contact: Chris Schiechl

Project Name: 925 Jefferson Ave, Louisville, CO, 80027

Project ID #: 19-16918 Tel: 303-859-0830

SAMPLE ID#	DESCRIPTION/LOCATION	VOLUME/ AREA	TESTS	
			PLM	TEM
DTP1-1			<input checked="" type="checkbox"/>	<input type="checkbox"/>
DTP1-2			<input type="checkbox"/>	<input type="checkbox"/>
DTP1-3			<input type="checkbox"/>	<input type="checkbox"/>
DTP1-4			<input type="checkbox"/>	<input type="checkbox"/>
DTP1-5			<input type="checkbox"/>	<input type="checkbox"/>
DTP2-6			<input type="checkbox"/>	<input type="checkbox"/>
DTP2-7			<input type="checkbox"/>	<input type="checkbox"/>
DTP2-8			<input type="checkbox"/>	<input type="checkbox"/>
DTP3-9			<input type="checkbox"/>	<input type="checkbox"/>
DTP3-10			<input type="checkbox"/>	<input type="checkbox"/>
DTP3-11			<input type="checkbox"/>	<input type="checkbox"/>
DTP4-12			<input type="checkbox"/>	<input type="checkbox"/>
DTP4-13			<input type="checkbox"/>	<input type="checkbox"/>
DTP4-14			<input type="checkbox"/>	<input type="checkbox"/>
DT1-15			<input type="checkbox"/>	<input type="checkbox"/>
DT1-16			<input type="checkbox"/>	<input type="checkbox"/>
DT1-17			<input type="checkbox"/>	<input type="checkbox"/>
DT2-18			<input type="checkbox"/>	<input type="checkbox"/>
DT2-19			<input type="checkbox"/>	<input type="checkbox"/>
DT2-20			<input type="checkbox"/>	<input type="checkbox"/>
DT3-21			<input type="checkbox"/>	<input type="checkbox"/>
DT3-22			<input type="checkbox"/>	<input type="checkbox"/>
DT3-23			<input type="checkbox"/>	<input type="checkbox"/>
DT4-24			<input type="checkbox"/>	<input type="checkbox"/>
DT4-25			<input type="checkbox"/>	<input type="checkbox"/>
DT4-26			<input type="checkbox"/>	<input type="checkbox"/>
WAI-27			<input type="checkbox"/>	<input type="checkbox"/>
WAI-28			<input type="checkbox"/>	<input type="checkbox"/>



SAMPLING FORM

A1919313

COMPANY/CONTACT INFORMATION:

Company: Wecycle Env. Job Contact: C. Heis Schiechl

Project Name: 925 Jefferson Ave. Louisville, CO. 80027

Project ID #: 19-16918 Tel: 303-859-0830

SAMPLE ID#	DESCRIPTION/LOCATION	VOLUME/AREA	TESTS	
			PLM	TEM
PWA1-29			<input checked="" type="checkbox"/>	<input type="checkbox"/>
PWA1-30			<input type="checkbox"/>	<input type="checkbox"/>
PWA1-31			<input type="checkbox"/>	<input type="checkbox"/>
WA2-32			<input type="checkbox"/>	<input type="checkbox"/>
WA2-33			<input type="checkbox"/>	<input type="checkbox"/>
SF1-34			<input type="checkbox"/>	<input type="checkbox"/>
SF1-35			<input type="checkbox"/>	<input type="checkbox"/>
SF2-36			<input type="checkbox"/>	<input type="checkbox"/>
SF2-37			<input type="checkbox"/>	<input type="checkbox"/>
SF3-38			<input type="checkbox"/>	<input type="checkbox"/>
SF3-39			<input type="checkbox"/>	<input type="checkbox"/>
SF4-40			<input type="checkbox"/>	<input type="checkbox"/>
SF4-41			<input type="checkbox"/>	<input type="checkbox"/>
SF5-42			<input type="checkbox"/>	<input type="checkbox"/>
SF5-43			<input type="checkbox"/>	<input type="checkbox"/>
JC-44			<input type="checkbox"/>	<input type="checkbox"/>
JC-45			<input type="checkbox"/>	<input type="checkbox"/>
JC-46			<input type="checkbox"/>	<input type="checkbox"/>
JC-47			<input type="checkbox"/>	<input type="checkbox"/>
SF6-48			<input type="checkbox"/>	<input type="checkbox"/>
SF6-49			<input type="checkbox"/>	<input type="checkbox"/>
AB1-50			<input type="checkbox"/>	<input type="checkbox"/>
AB1-51			<input type="checkbox"/>	<input type="checkbox"/>
INS1-52			<input type="checkbox"/>	<input type="checkbox"/>
INS1-53			<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Chris Schiechl

Certification No.: 15586

has met the requirements of 25-7-507, C.R.S. and Air Quality Control
Commission Regulation No. 8, Part B, and is hereby certified by the
state of Colorado in the following discipline:

Building Inspector*

Issued: February 20, 2019

Expires: February 22, 2020

** This certificate is valid only with the possession of a
current Division-approved training course certification
in the discipline specified above.*

Jaquie Barela
Authorized APCD Representative

SEAL



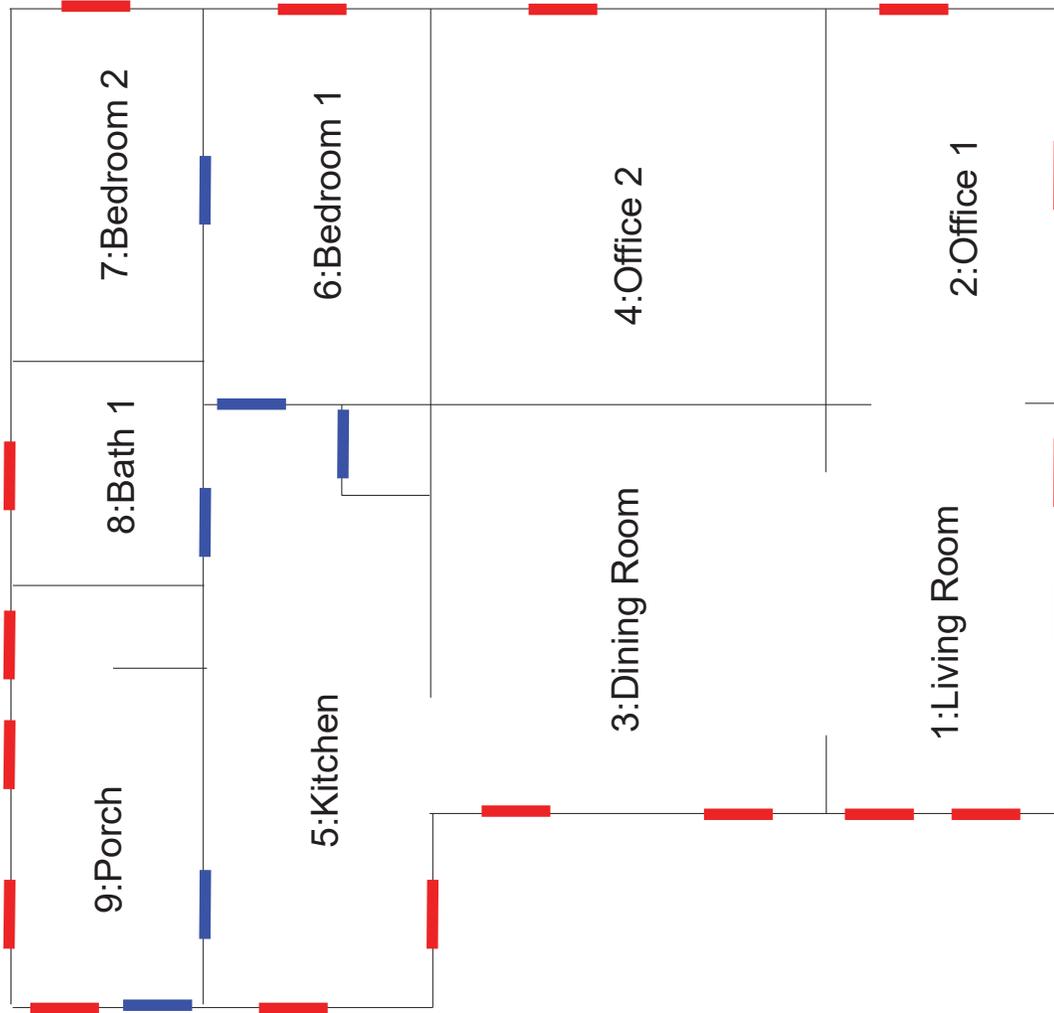
— Window

— Door

Main Floor
925 Jefferson Ave
Louisville, CO 80027

C
B D
A

Not to Scale





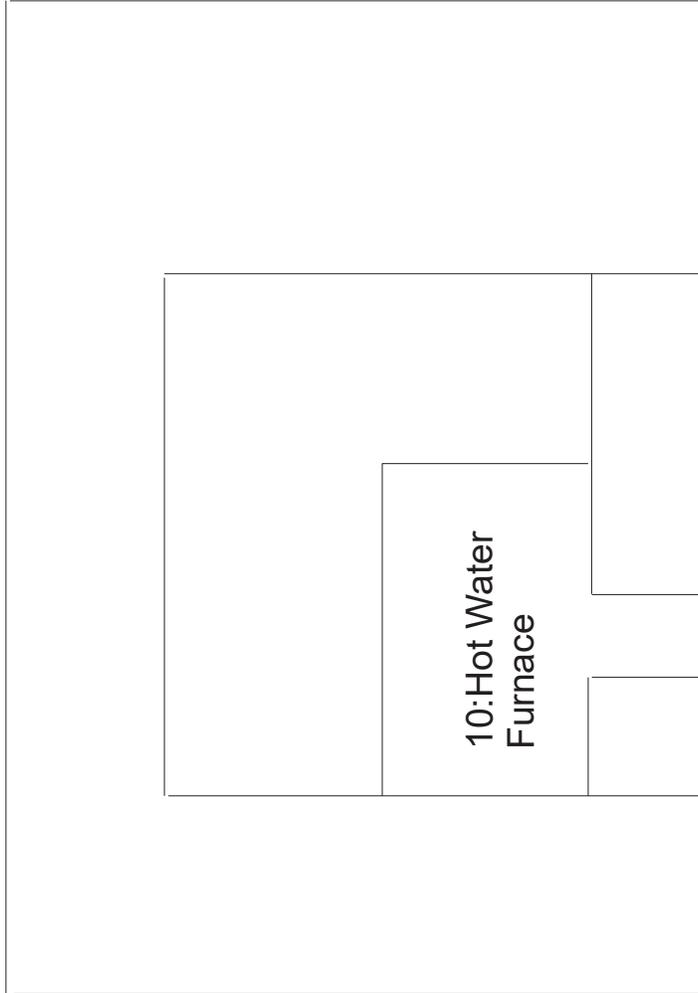
— Window

— Door

Basement
925 Jefferson Ave
Louisville, CO 80027

A **B**
D **C**

Not to Scale



6. COST ESTIMATE OF PROPOSED WORK

Provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. When possible, include quotes for the proposed work.

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Lift House/Foundation/crawl space	\$	\$	\$ 116,000
B.	Site Utilites	\$ 7,650	\$ 7,650	\$ 15,300
C.	Front Porch structure	\$ 10,775	\$ 10,775	\$ 21,550
D.	Floor framing	\$ 4,250	\$ 4,250	\$ 8,500
E.	Roof Framing	\$ 4,050	\$ 4,050	\$ 8,100
F.	Site Grading	\$ 7,500	\$ 7,500	\$ 15,000
G.	Mech. & Elec. Systems	\$ 16,962	\$ 16,963	\$ 33,925
H.	Chimneys	\$ 3,500	\$ 3,500	\$ 7,000
I.	Environmental Hazards	\$ 24,000	\$ 24,000	\$ 48,000
J.		\$	\$	\$
K.	Contingency (10%)	\$	\$ (24,937)	\$
	Total Proposed Work	\$ 117,937	\$ 117,938	\$ 273,375

For loan requests, indicate total loan request here:	\$ 0
--	-------------

If partial incentive funding were awarded, would you complete your project? YES NO

Resource Number: 5BL 923
Temporary Resource Number: 157508406003

OAH P1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAH P use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL 923
2. Temporary resource number: 157508406003
3. County: Boulder
4. City: Louisville
5. Historic building name: Hamilton House
6. Current building name: Schulte House
7. Building address: 925 Jefferson Avenue, Louisville, CO 80027. Alternate address: 424 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Schulte, 925 Jefferson Ave Louisville, CO 80027-1815.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488484 mE 4425457 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 6, 7 Block: 11
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the east, an alley on the west, and property lines on the north and south.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: One
17. Primary external wall material(s): Wood horizontal siding
18. Roof configuration: Hip
19. Primary external roof material: Asphalt

20. Special features: Porch, chimney, fence
21. General architectural description: 925 Jefferson is a one-story wood frame structure, rectangular in plan, with its primary façade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped, with gray/green asphalt shingles. There are two red brick central chimneys. A prominent wraparound porch graces the full width of the front façade and 24 feet of the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. Harkening to the days when this house was in the center of a large land parcel, the approach to the house is at an angle, with a concrete walk leading to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full-height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. Windows on the original part of the house are regularly spaced, historic wood 4/4 divided light double hung sash. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof with gray asphalt roll roofing, three 9-light wood windows facing west and a side door leading to the back yard.
22. Architectural style/building type: Hipped-Roof Box
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 925 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. This small house is set in the center of the block, flanked by neighboring small houses, although it once anchored the center of a six-lot estate. The house is set close to the street with a shallow, unfenced lawn at the front and sides. Somewhat uniquely for Jefferson Place, the front concrete walk approaches the house at an angle, leading to four wooden steps at the southeast corner of the wraparound front porch. There is a very large cottonwood tree in front and large juniper shrubs at the front and sides of the house. The rear yard contains a lawn and planted areas. It is enclosed with a combination of wire fencing and wood picket fencing.
24. Associated buildings, features, or objects: NA

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1891 Actual: _____
Source of information: Boulder County property records for lot purchase and 1900 Federal census
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Virginia Hamilton
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was built at an unknown date between 1891 and 1905, most likely in 1891. For many years, the house had very generous side yards as it occupied the center of a six-lot property, lots 4 through 9. The two southernmost lots were sold in 1936 and the two northern lots were sold in 1952, leaving the property in its current two-lot configuration. A 10x26 rear addition was constructed in 1957. The original wood shingle roof was replaced at an

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

unknown date with asphalt shingles. Turned wood posts at the front porch stair railing are more recently added. No other exterior modifications were noted.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

Virginia Hamilton and her family owned this property for over 65 years, and this was their residence. Virginia Hamilton was a school teacher in Louisville for many years, and this home was conveniently located near her place of work, which was the school for first and second grade students at 801 Grant (5BL7974). Virginia Hamilton was also one of the four charter members of Louisville's Saturday Study Club, a women's organization credited with bringing culture to the coal mining town of Louisville. The Hamilton family was also associated with 833 Jefferson (5BL8433) in Jefferson Place. 925 Jefferson has a connected history with 913 Jefferson (5BL8434) and 933 Jefferson.

Marybeth Chambers originally purchased the lots for this property in 1885 from Jefferson Place developer Charles Welch. She was involved in buying and selling a great deal of property in Louisville, as was her husband, John S. Chambers. John and Marybeth Chambers, along with Lyman and Helen Andrews, operated the businesses Andrews & Chambers, located on Front Street, then the Louisville Mercantile Company, located in the brick building that used to stand at 701 Main. All were from New York State, as was Welch. Marybeth and John Chambers were a prominent and influential couple in Louisville until John Chambers died, which appears to have occurred in the 1890s. Marybeth Chambers then moved to Denver to live with a relative, according to census records.

County property records show that Asenath Virginia Hamilton, nicknamed Jennie, purchased the lots for 925 Jefferson by 1891, when the deed was recorded.

Virginia Hamilton was from Missouri (born in 1851, it is believed) and her maiden name was Clemens. (Long after her death, it was believed by some in Louisville that she had been the sister of Samuel Clemens (Mark Twain), but they had been only distant cousins.)

Virginia Hamilton and her husband, Thomas, were living in Erie with their five children when he was struck by lightning and killed at the age of 30 in 1878. He was principal of Erie schools and postmaster in Erie.

The widowed Virginia and her children, who at that time ranged in age from 1 to 9, ended up living in Boulder in the early 1880s, then moved to Louisville. In the 1885 Colorado State Census, the family is shown as living on Main Street in Louisville and Virginia was already working as a school teacher to support her family.

The County gives 1905 as an estimated date of construction for this house, but the house is believed to have been constructed earlier. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. The inventory record completed for 925 Jefferson in 1985 estimated that it was constructed in 1880-1890. The 1904 directory for Louisville has the Hamilton family, the owners of 925 Jefferson, as living on Jefferson Avenue north of Walnut, which is an accurate description of this property. Also, although the 1900 federal census does not indicate streets for Louisville, it does list the family as living very close to other families who resided on Jefferson, and states that the Hamiltons owned their house free of a mortgage. It seems likely that the house would have been constructed at around the time that Virginia Hamilton purchased the property in 1891.

The house at 925 Jefferson appears in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

The Hamilton property originally included what are now 913 Jefferson (lots 4&5) and 933 Jefferson (lots 8&9). These may have originally been used as side yards for the house. Frank Hamilton sold the property that became 913 Jefferson in 1936 and sold the property that became 933 Jefferson in 1952.

Virginia Hamilton's children who lived to adulthood and stayed in Louisville were her son Harry (1874-1918), who lived with his family at 833 Jefferson, and her son Frank (1877-1956), who was to live with his family at 925 Jefferson.

It is definitely known that Virginia Hamilton taught young children in Louisville for many years. Exactly which range of years is not known. Her obituary in *The Lafayette Leader* states that she taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. A primary reason why the Saturday Study Club is remembered today is because of its operation of the Louisville Public Library for a period of about thirty-five years. In fact, Virginia Hamilton's granddaughter, Asenath Hamilton, was one of the Camp Fire Girls who started the Louisville Library in 1924.



According to a 1904 *Denver Post* article, Virginia Hamilton became involved in local politics in 1904 by running for office as Superintendent of Schools on the Boulder County Prohibitionists' ticket. Information about the outcome of the election could not be located, but she apparently did not win.

In the photo at left from circa 1908, Virginia Hamilton has been identified as the teacher. She appears with her class in front of the brick school house at 801 Grant that was used for first and second grade classes and which is now the Louisville Center for the Arts. The photo is from the Louisville Historical Museum.



In this undated photo, Virginia Hamilton is again shown with a class by the same brick school. This photo is also in the Louisville Historical Museum.

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

In the next photo, which is from the Carnegie Branch Library for Local History in Boulder and is dated 1900, Virginia Hamilton is shown in the center front with the teaching staff and board of the Louisville school:



Virginia Hamilton died in 1925 at the age of 74. According to her obituary, "Hundreds of the residents of [Louisville] and hundreds more who are scattered to the four corners of the earth were pupils of Mrs. Hamilton.... As a token of respect the schools were closed as were the business houses and the funeral was one of the largest ever held in Louisville."

Virginia's son, Frank Hamilton (1877-1956), then owned and lived at 925 Jefferson with his wife, Sarah "Sade" or "Sadie" Hilton Hamilton (1877-1942). Sadie was herself a member of a pioneer Boulder County family from England. Earlier in his life, Frank was a coal miner and operated a saloon in Superior, and he later became a deputy County Clerk and a County road overseer. His obituary in the Daily Camera stated that he was "one of the community's leading citizens." Sarah's Daily Camera obituary, according to Columbia Cemetery records, stated that "she was one of the most popular residents of Louisville."

At the time of the 1930 census, Sarah Hamilton's brother, Samuel Hilton, also resided with them at 925 Jefferson.

Members of the extended Clemens/Hamilton family, including the parents of Virginia Clemens Hamilton who are believed to have brought the family out to Colorado, are buried in the Columbia Cemetery in Boulder.

Following the death of Frank Hamilton in 1956, his granddaughter, Norma Lou Kuempel, sold the property.

The additional owners since the property left the Hamilton family in 1957 have been: Everette Burd; Carl & Allegra Collister; Delbert & Leona Jones and Peggy Frank; James Goudebeck & Jo Ann Feigenheimer; Richard Jackson; Philip & Louisa Prescott; and the current owner, Elizabeth Schulte, who has owned the house since 1979.

Another addresses found for 925 Jefferson, under Louisville's old address system, was 424 Jefferson.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

Census records and other records accessed through www.ancestry.com

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Columbia Cemetery (Boulder) records, accessed at Boulder Genealogical Society website, <http://www.rootsweb.ancestry.com/~bgs/>

"Boulder Prohibits Name Full Ticket." *Denver Post*, September 30, 1904. Accessed at www.genealogybank.com.

Archival materials on file at the Louisville Historical Museum.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

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.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: The property is worthy of nomination as a Louisville Historic Landmark as a good example of a Hipped-Roof Box form house in Louisville. It is also worth of nomination for its long association with the Hamilton family for over 60 years. Virginia Hamilton was a well-known teacher who taught in Louisville for 32 years and was one of four founding members of Louisville's Saturday Study Club. Frank

Hamilton was a coal miner, saloon operator and deputy County Clerk who was identified as one of the community's leading citizens.

37B. Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: The property is eligible for the State Register under Criterion C for architecture as a good example of a Hipped-Roof Box form house, with the period of significance of 1891, and 1957 for the addition.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): Architecture

40. Period of significance: 1891 and 1957 (addition)

41. Level of significance: National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is significant for architecture as a good example of a Hipped-Roof Box form house. It is locally significant for its 60+-year association with Louisville's prominent Hamilton family. Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once-substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but it is within the period of significance. The addition is small, on the rear, and not readily visible from the street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes X No ___

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing X Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___
The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL923_Jefferson_01 through 5BL923_Jefferson_04.
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



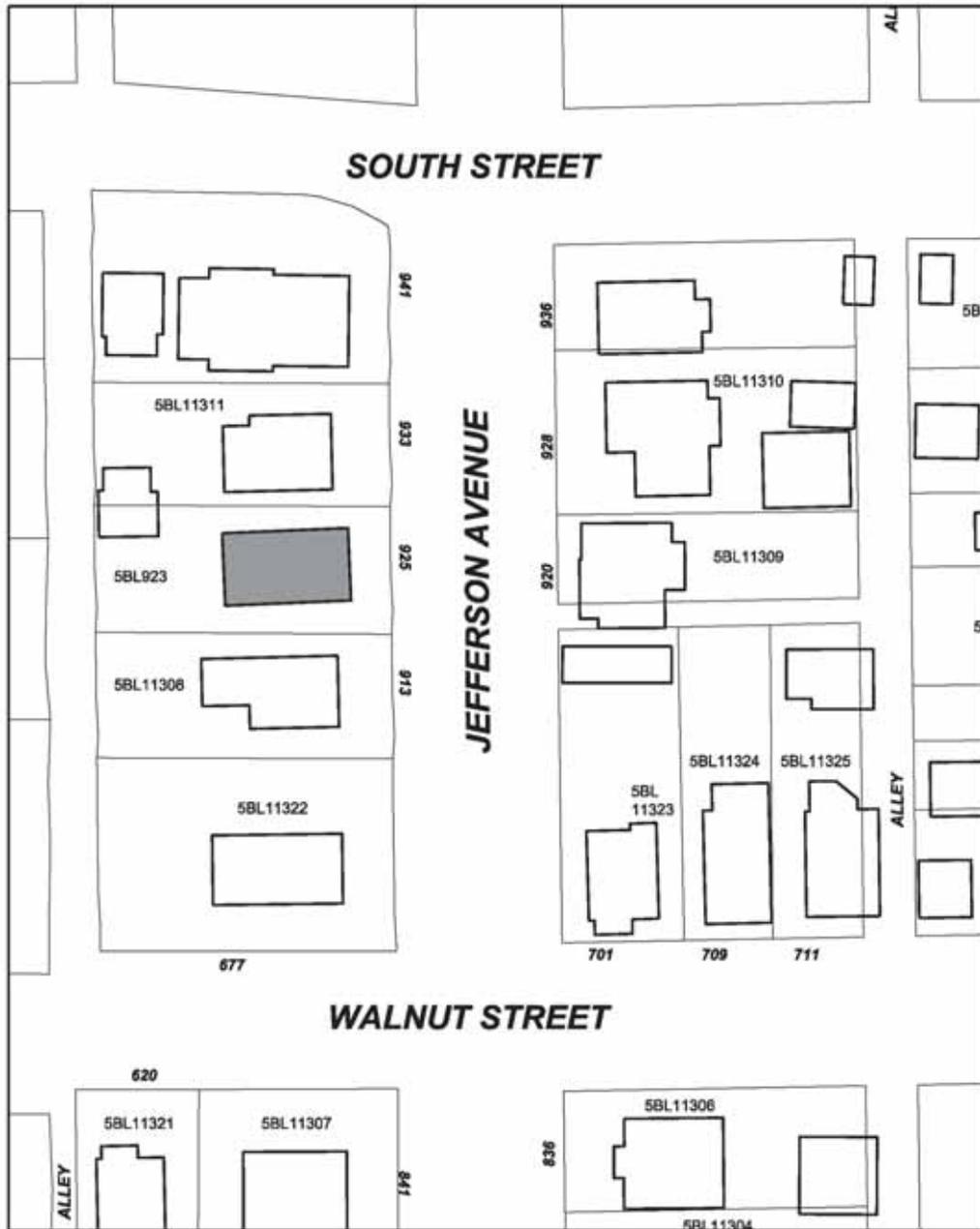
925 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



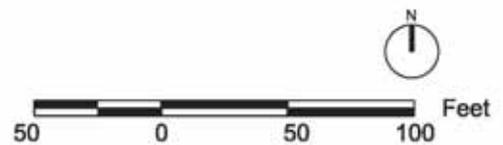
Resource Number: 5BL923

Architectural Inventory Form
Site Location Map



925 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_01 east



5BL923_925Jefferson_02 south

Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_03 north



5BL923_925Jefferson_04 west

Resource Number: 5BL 923
Temporary Resource Number: 157508406003



925 Jefferson. Boulder County Real Estate Appraisal card, 1950.

HISTORICAL STRUCTURAL ASSESSMENT
925 JEFFERSON AVE, LOUISVILLE, COLORADO
December 01, 2019



925 Jefferson Avenue
Street View



925 Jefferson Avenue

Table Of Contents

Introduction
Consultants / Sources
Building Location and Site Plan
History and Use
Structure Condition Analysis
Photos

INTRODUCTION

This document is an Historic Structural Assessment for 925 Jefferson Avenue, Louisville, Colorado, for purposes of determining its viability as a candidate for a Historic Landmark designation under the Historic Preservation program with the City of Louisville. The principle structure is a single family residence constructed in 1891. The Louisville Historic Preservation Commission has found the home to be a viable candidate for landmarking, and has approved the HAS, to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HAS is to determine the current condition of the home, and to identify preservation priorities for the best use of rehabilitation funds. The property has been inspected by The Ascent Group Structural Engineers, Longs Peak Cad Architectural Consulting and Design, and the owner is Christina Dickinson.

925 Jefferson Avenue is significant as one of the early historic homes in Louisville, and exemplifies the cultural, social and historical heritage of its development.

CONSULTANTS

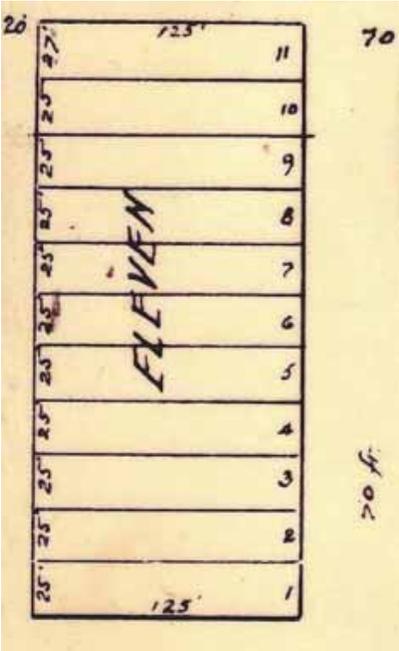
Licensed Structural Engineer
THE ASCENT GROUP
Matt Berry
6707 Winchester Circle #100
Boulder, Colorado 80301
m.berry@ascentgrp.com

Architectural Consulting & Design
LONGS PEAK CAD
James Hopperstad
1015 Confidence Drive
Longmont, CO 80504
jrhopper@me.com

SOURCES

“Louisville Preservation Commission Staff Report” September 16, 2019
925 Jefferson Avenue, Louisville Historic Museum
BUILDING LOCATION AND SITE MAP

Legal Description: Lots 6 & 7, Block 11 Jefferson Place



Boulder County Assessor records, 1950

HISTORY AND USE

This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivisions, Jefferson Place. Jefferson Place was platted in 1880. Only a few homes were built there prior to 1900. This home is architecturally stylistic as an example of a simple Hip Roofed Box form house. It also has nice architectural features from early Folk Victorian design, such as the wrap around front porch with ornate spindle work, decorative posts and jigsaw cut trim detailing.

HISTORICAL BACKGROUND:

This property was originally purchased by Virginia Hamilton in 1891. The exact date of construction for the house is unknown, but it seems likely that the house was constructed around that date. Virginia Hamilton was born in Missouri and moved to Erie, Colorado with her husband Thomas. After he was struck by lightning and killed, Virginia moved to Louisville with her five children. Virginia Hamilton was a school teacher in Louisville, and the 925 Jefferson Avenue home was conveniently located near the school for first and second grade students at 801 Grant (now the Louisville Center for the Arts). Virginia taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. The Saturday Study Club operated the Louisville Public Library for 35 years.

Following Virginia's death in 1925, her son Frank Hamilton lived in the house with his wife Sadie and her brother Samuel Hilton. Frank was a coal miner and operated a saloon in Superior, and later became a deputy County Clerk and a County road overseer. Following Frank's death in 1956, his granddaughter sold the property.



Mrs. Hamilton with her students in front of the brick school house at 801 Grant Street from circa 1908. She and her family owned this property for over 65 years.

ARCHITECTURAL INTEGRITY

925 Jefferson is a one-story wood frame structure with a rectangular plan, with its primary facade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped with two red brick central chimneys. A wraparound porch stretches across the full width of the front facade and along the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. A concrete walk leads to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full - height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof, three 9-light wood windows and a side door leading to the back yard

Primary Changes over time:

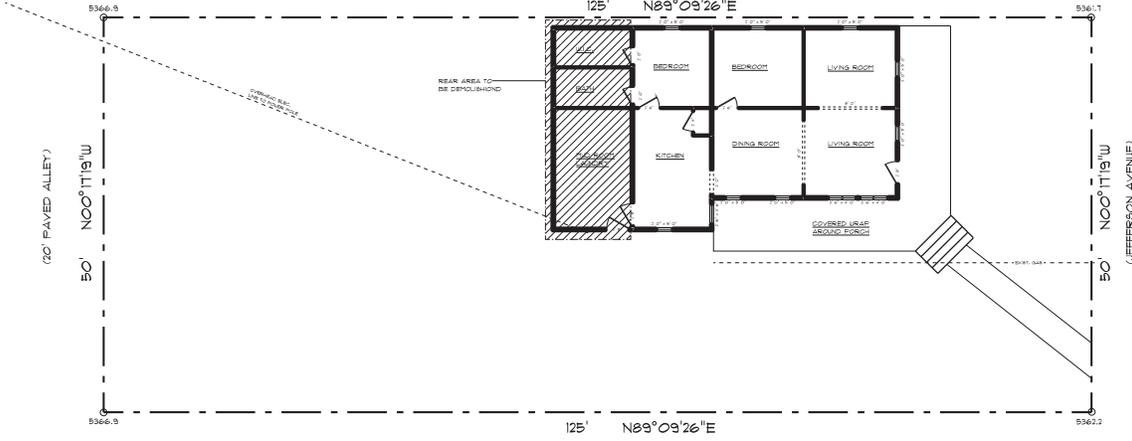
The Boulder County Assessor shows the House to be 1048 square feet, and the Wraparound Front Porch at 312 square feet.

A Rear Addition was completed in 1957. This addition functioned as a Mud Room with a washer, dryer and large sink. It also includes a steep stair with access to a small underground cellar. This cellar currently holds a gas fired furnace and water shut off valve. The addition is a slab-on-grade, and does not have a foundation.



Full width rear addition with vertical trim connection and wider profile siding, low back wall and shed roof.





The original footprint of the house as observed. Rear addition in 1957 shown hatched.

The Roofing was replaced in 2008.

A window replacement project was completed in 2014 (approved by HPC).

There are no additional structures on the property.

A detailed social history and timeline has been provided by the Louisville Historic Museum. The building has always been used as a single family residence. Overall, the “original” structure has been maintained with a high level of architectural integrity.

STRUCTURE CONDITION ANALYSIS

The “Original Home” is planned for Preservation and Rehabilitation. The 1957 Rear Addition does not compliment the original design, and is not in view from Jefferson Street.

Historic Rehabilitation Priorities include:

- 1. Provide all necessary structural improvements as recommended by the structural engineer for the integrity of the home to include:
 - New foundation walls and crawl space to frost depth
 - Reinforce the floor system
 - Repair damaged walls
 - Reinforce the roof system

The requirement for a new foundation to adequate frost depth will impact all utilities to the home. These need to be safed-off by the appropriate utility companies and sub-contractors back to the street and alley to include water, sewer, gas and electric services. The existing furnace and ductwork, plumbing system, and electrical wiring will need to be removed to allow for shoring up of the house to add a new foundation, to access floor joists, and to dig a new crawl space. The scope of these demolition items is to be determined by the construction contractor.

2. Repair wrap around front porch. Deconstruct and reconstruct the entire porch, to include the floor system, decking, ceiling, posts, railings, and roof structure. Reuse existing posts, decorative spindles, brackets etc. where viable. Install matching ornamental trim, post and spindles as necessary.
3. Maintain both chimneys on the roof. Provided necessary repairs to the brickwork and roof for proper weather seal. Neither chimney are currently viable, but will be kept for their architectural appearance.

Foundation:

Description: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a concrete sister wall placed against the brick. The cellar space consists of CMU block that did not appear to be reinforced. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade.

Condition: The condition of the visible brick foundation is fair. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be verified. The CMU block supporting the earth for the cellar space is in fair condition and shows signs of movement.

Recommendations: The Engineer recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house indicate foundation problems have occurred in the history of the structure.



Floor Framing:

Description: The floor consists of wood 2x8 floor joists with random supports in varying directions. The framing for the front porch floor is similar. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Condition: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Recommendations: The Engineer recommends the floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched

joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.



Roof Framing

Description: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Condition: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Recommendations: The Engineer recommends that Consideration should be given to reinforce the roof framing to resist current loads, and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall Framing

Description: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that bear directly on the brick foundation wall.

Condition: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Recommendations: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Roofing/Front Porch

Description: New Asphalt shingle roofing was installed in 2008

Condition: satisfactory Condition.

Recommendations: The existing front porch will need to be deconstructed and reconstructed due to the poor condition of the porch structure (per Engineer). New Asphalt shingle roofing will need to be installed on the porch roof.



Exterior Windows

Description: A window replacement project was completed in 2014

Condition: Good condition

Recommendations: The new windows will be kept in place unless a larger window is required by code for egress. In such case a matching window will be used.

Site Grading and Drainage

Description: The site grade slopes from the rear alley to the front street with approximately 5' of fall.

Condition: Poor drainage away from the house and porch is one cause for the foundation movement and structural damage.

Recommendations: Regrade site to provide positive drainage away from the new foundation walls. Install new gutters and downspouts.



Site Utilities

Description: Overhead electric service from the alley; water and gas from the front street, sanitary sewer from the alley.

Condition: The condition of sewer piping is uncertain, and will be checked with a camera. Gas, water and electric services appear to be in good condition.

Recommendations: Remove underground gas piping and water piping back to the street during new foundation wall construction for site safety. Install new water meter and meter pit as required per City standards. Replace the Sanitary Sewer line if required upon further investigation.

Electrical System:

Description: Cloth wrapped electrical wiring.

Condition: The electrical wiring appears to be satisfactory.

Recommendations: Due to the age of the wiring and safety hazards, it is recommended all wiring, breakers and panels be replaced. Remove all internal wiring that is fed through the floor system to allow for new foundation construction.

Plumbing system:

Description: The Bathroom and Kitchen sink plumbing were added with the completion of the Rear Addition completed in 1957.

Condition: Water and sewer lines are located directly under the existing floors. Due to a slab on grade, and lack of a crawl space, these lines are not accessible to inspect.

Recommendations: These systems will need to be removed during crawl space and wall excavation for the new foundation. New water piping and drain piping will be necessary upon completion of the new foundation walls and floor system improvements.

HVAC system:

Description: A gas fired furnace and metal ductwork are used to heat the home.

Condition: Fair

Recommendations: This system will need to be removed during crawl space wall excavation and floor system rehabilitation. An energy efficient furnace and new ductwork will be necessary upon completion of the new crawl space and floor system improvements.



Existing furnace located in small cellar.



Stair to existing cellar.



Boulder
Carbondale
Winter Park

December 17, 2019

Christina Dickenson
925 Jefferson
Louisville, CO 80027

Reference: Ascent Job# 2019-0433: 925 Jefferson Historic Assessment

Dear Ms. Dickenson,

At your request our firm visited the building at the address referenced above to conduct a visual assessment of the structure.

Description:

General Structural System: This is a single story wood framed house with a framed front porch that wraps around the side. The floor is over a crawlspace with a dug-out cellar at the back of the house.

Foundation: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a shallow concrete sister wall placed against the brick above grade. The cellar space consists of CMU block wall built of a combination of 4", 6" and 8" CMU blocks that did not appear to be reinforced. To the west of this is a mud-room that was added to the house consisting of a slab-on-grade. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade or on a piece of flag-stone.

Floor framing: The floor of the front four primary rooms consists of wood 2x8 floor joists spaced at 16" centers spanning in the north/south direction with random supports in varying directions. The rear two rooms of the house where the plumbing resides has a random layup of 2x6 joists spaced at 24" centers with occasional posts and beams. The framing for the front porch floor consists of wood 2x8 floor joists spaced at 24" centers with two layers of wood flooring making up the walking surface above. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Roof Framing: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Wall framing: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that may bear directly on the brick foundation wall. The interior walls are likely lath and plaster with an overlayment gyp board applied at a later date.

Condition:

Foundation: The condition of the visible brick foundation is poor. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be

verified. Signs of foundation movement are evident throughout the house. The cmu block supporting the earth for the cellar space is in fair condition and shows signs of movement. The mud-roof floor/foundation is cracked and shows signs of movement.

Floor Framing: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Roof Framing: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident in the framing members, only a small area under the flat top portion of the roof. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the deck floor under the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition. The exterior walls have cracks indicating signs of foundation movement.

Recommendations:

Foundation: Our firm recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house, and the gyp-board overlay of the lath and plaster) indicate foundation problems have occurred throughout the history of the structure.

Floor Framing: The floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.

Roof Framing: Consideration should be given to reinforce the roof framing to resist current loads and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and repaired or reinforced as required. Interior wall sheathing will need to be repaired.

For all structural components, regular maintenance and monitoring of existing conditions shall occur. Any changes in the condition of the structure or structural elements (Cracks, shifting, doors sticking) should be noted and investigated. Any future construction work shall include the opportunity to reinforce the existing structure to meet current design codes. Site drainage away from the foundation should be maintained at all times.

It is a pleasure to work with you on this project and we look forward to its successful completion. Please feel free to contact our office if you have any questions or if we may be of any further assistance regarding these matters.

Sincerely,

Matthew K. Berry, PE
Principal



ITEM: 105 Roosevelt Avenue Demolition Review and Probable Cause Determination

APPLICANT: Paul Rohr
1335 Stoneham St.
Superior, CO 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 105 Roosevelt Avenue
LEGAL DESCRIPTION: Lot 15, 16, 17 and Vacated Alley, Block 4, Johnson's First Addition
DATE OF CONSTRUCTION: 1952

REQUEST: The applicant requests to demolish the existing structures at 105 Roosevelt Avenue. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark. The applicant requests to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 105 Roosevelt Avenue.



HISTORICAL BACKGROUND:

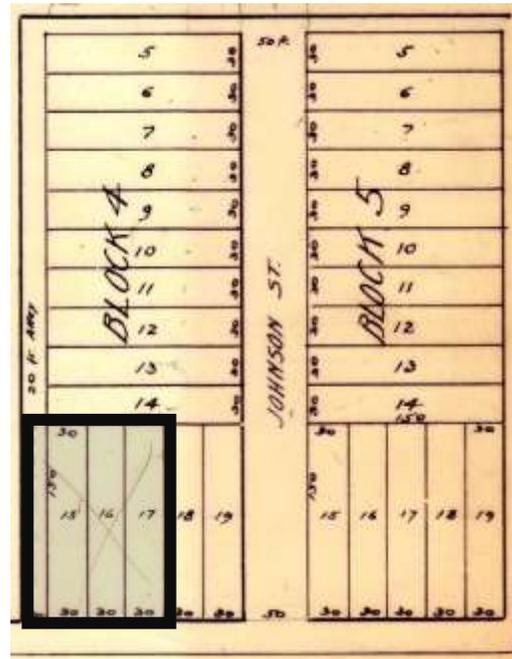
Information from Bridget Bacon, Louisville Historical Museum

This building is part of Johnson's First Addition, the second residential subdivision in Louisville. Originally, there was another building on this parcel, and it was on Lot 15 (the lot that is the farthest south) as opposed to the current house that is on the north side of the parcel. The original building was constructed in 1896, according to Boulder County records.

In 1947, the property was purchased by Martin Rotar (1916-1977). He served in World War II and was based in the Pacific. He was a carpenter in Louisville and was president of the Carpenters Union, Local 882. He married Olive Calnan in 1944. Olive worked at the Blue Parrot Restaurant.

The Rotars lived in the original structure found on this property in 1951, but by 1953 had constructed the structure currently found at 105 Roosevelt. In late 1952 and early 1953 the Rotars advertised in *The Louisville Times* to try to sell the original structure on the lot and have it moved off the property. It is not known whether the original structure was demolished or moved elsewhere.

Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and served in World War II. He worked in security at Rocky Flats for thirty years. Following Mary Ann Williams' death in 2006, the Williams family sold 105 Roosevelt to Creel Kerss in 2007. In 2020, he sold the property to Paul Rohr.





105 Roosevelt Avenue. Boulder county Real Estate Appraisal card, 1953.



105 Roosevelt Avenue. East view, 2020.



105 Roosevelt Avenue. Southeast view, 2020.



105 Roosevelt Avenue. North view, 2020.

ARCHITECTURAL INTEGRITY:

The residential structure located at 105 Roosevelt Avenue was constructed in 1952 and is a wood frame house. Its primary façade facing east to Roosevelt Avenue. The house is typical of the early ranch-style homes constructed during this time period in Louisville with an L-shaped footprint and asymmetrical façade. Two large picture windows are located on the façade. The single story house has a low hipped roof and deep-set eaves with roof overhang. It appears to have a concrete foundation and an integrated single car garage. A prominent brick chimney exists near the center of the house and appears to be original.

The following primary changes occurred over time:

- Roof replacement (multiple).

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 \(LMC\)](#):

Criteria	Meets Criteria?	Evaluation
<p>1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i></p> <ul style="list-style-type: none"> a. <i>Age</i> b. <i>Significance</i> c. <i>Integrity</i> 	<p>Yes</p>	<p><u>Age</u> The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old.</p> <p><u>Significance</u> This house is associated with the mid-century development of Louisville.</p> <p>The house at 105 Roosevelt Avenue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house.</p> <p><u>Integrity</u> This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the post-war years in Louisville.</p>

		The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The house remains in its original location and has not been moved.
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	No	The house is not located in any potential historic districts.
3. <i>The reasonable condition of the building*;</i> and	Unknown	The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in good condition.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	The applicant did not provide any cost estimates for 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.*

RECOMMENDATION:

LMC Sec. 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Staff finds that the property could meet the criteria for architectural significance, integrity and age and could potentially qualify for landmarking. Based on evaluation of the criteria in LMC Sec. 15.36.200, 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 1/29/2020. A 180 day stay would expire on 7/27/2020.

Staff recommends the Historic Preservation Commission issue a 180 day stay, expiring

on July 27, 2020, giving the applicant time to research alternatives to demolition.

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

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 [Louisville Municipal Code 15.36.050](#).” 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.”

Staff has found probable cause to believe this application complies with the following criteria:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<p>A. <i>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 this chapter.</i></p>	<p>Yes</p>	<p>The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 	<p>Yes</p>	<p>This house is associated with the mid-century development of Louisville.</p> <p>The house at 105 Roosevelt venue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house.</p>
<p>1. b. <i>Social.</i></p> <ol style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 	<p>Yes</p>	

<p>2) Exemplifies cultural, political, economic or social heritage of the community.</p> <p>3) Association with a notable person or the work of a notable person.</p>		
<p>1. c. <i>Geographic/environmental.</i></p> <p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>	<p>N/A</p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p>b. Retains original design features, materials and/or character.</p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p>d. Has been accurately reconstructed or restored based on historic documentation.</p>	<p>Yes</p>	<p>This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the post-war years in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>

PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

- Objective 3.3 - Encourage voluntary designation of eligible resources*
- Objective 3.4 - Promote alternatives to demolition of historic buildings*

Goal #5: Continue leadership in preservation incentives and enhance customer service

- Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives*

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 105 Roosevelt Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 105 Roosevelt Avenue.

ATTACHMENTS:

- Application
- 105 Roosevelt Social History

Historic Structure Assessment

OVERVIEW

For property owners who are potentially interested in landmarking the property, the first step is a Historic Structure Assessment (HSA). The purpose of the HSA is to evaluate the condition of a historic structure and create a priority list for structural and historical architectural elements which need to be preserved or restored. City Council Resolution 17, Series 2019 allows up to **\$4,000** for a residential HSA and up to **\$9,000** for a commercial HSA. City Staff, the Historic Preservation Commission (HPC) and City Council will use this information as reference if the owner applies for landmark preservation/restoration grant funds.

SUBMITTAL REQUIREMENTS

- Pre-application meeting with staff
- Application form
- W9 Tax Form

PROCESS

1. Property owner completes the attached application for the HSA grant and forwards it to the Preservation Planner for review.
2. Staff will schedule the probable cause hearing and notify the applicant of the date and time. The applicant should plan to attend the HPC meeting.
3. If probable cause for landmarking the property is found, the property owner coordinates with a Preservation Planner to conduct the HSA (outline provided by the Preservation Planner after approval).
4. Prior to signing a contract with the preservation professional, the property owner should submit the contract/price estimate to the City for approval.
5. Professional will conduct the HSA per the provided Scope of Work.
6. *For commercial properties: Preservation Planner must review a draft of the HSA prior to final submittal.*
7. The completed HSA is provided to property owner by professional, and then forwarded to the City for review. If any revisions are required, the Preservation Planner will provide comments on the document.
8. Property owner provides the final HSA, W9 Tax Form, and HSA Invoice (paid) to the Preservation Planner for review and reimbursement.
9. Property owner meets with Preservation Planner to discuss next steps.

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>105 ROOSEVELT AVE</u></p> <p>Date of Construction: <u>TBD</u></p> <p>Legal Description:</p> <p>Lot: <u>15, 16 & 17</u> & <u>VACATED ALLEY</u> Block: <u>4</u></p> <p>Subdivision: <u>JOHNSON'S FIRST ADDITION</u></p> <p>Landmark Name and Resolution (if applicable):</p> <p>_____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Grant</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input checked="" type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>PAUL ROHR</u></p> <p>Company: _____</p> <p>Address: <u>1335 STONEHAM ST</u> <u>SUPERIOR, CO 80027</u></p> <p>Telephone: <u>630-363-7647</u></p> <p>Email: <u>paul.b.rohr@gmail.com</u></p>	<p>REQUEST SUMMARY</p> <p><u>MY WIFE JOANNA & I ARE EXPLORING</u> <u>ALL BUILDING OPTIONS. WE WANT TO KNOW</u> <u>ALL OPTIONS AVAILABLE TO US AS WE</u> <u>DEVELOP OUR FOREVER FAMILY HOME.</u> <u>WE PLAN ON WORKING W/ ARCHITECTS</u> <u>& BUILDERS TO UNDERSTAND WHAT</u> <u>CAN BE SUPPORTED & WHAT COST.</u></p>
<p>OWNER INFORMATION (IF DIFFERENT)</p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATE</p> <p><u>PAUL ROHR</u> <u>1/23/2022</u> Applicant Name (print) Date</p> <p><u>[Signature]</u> Applicant Signature</p> <p><u>PAUL ROHR</u> <u>1/23/2022</u> Owner Name (print) Date</p> <p><u>[Signature]</u> Owner Signature</p>



105 Roosevelt Ave. History

Legal Description: Lots 15-17 & 10 feet of a vacated alley, Block 4, Johnson’s 1st Subdivision in Louisville.

Year of Construction: 1952

Summary: The Rotar family built this house on the parcel after the original house was either torn down or moved away.

Development of the Johnson’s First Addition

Johnson’s 1st Addition was platted in 1890 by Mahlon V. Johnson. It was the second residential subdivision to be platted, after the Jefferson Place Addition was platted in 1880. (It consists of two separate sections that do not border one another, though both abut Roosevelt.)

Mahlon V. “Ajax” Johnson was a Denver-based coal mine operator who started the Ajax Coal Mining Co. in 1889 and served as its president. According to 1889 articles in Denver newspapers, the original intent was to establish a new town by Louisville to be called “Ajaxville” with proximity to the new Ajax Mine. (A USGS map shows that the Ajax Mine shaft was located about 1,000 feet to the west of 105 Roosevelt, at Hoover & Lois Dr.) However, instead, Johnson platted this subdivision that became part of the town of Louisville.

Original Building on This Site

Originally, there was another building on this parcel, and it was on Lot 15 (the lot that is the farthest south) as opposed to the current house that is on the north side of the parcel. The original building was constructed in 1896, according to Boulder County records. This building also appears in that particular location on the 1909 Drumm’s Wall Map of Louisville. A photo of this now-gone building taken in 1948 from the County Assessor’s records is shown here:



It seems likely that the now-vacated alley appears to the left in this photo. This house had the address of 101 Roosevelt (not to be confused with today's 101 Roosevelt, which is a different property).

Early owners of this parcel, when there was a different building on it, include Mrs. Frances Tobey, Christian Metz, Rosa & George Fletcher, the J.I. Case Threshing Machine Company, John Stoiber, Lela Walters, and William & Ruth Leslie.

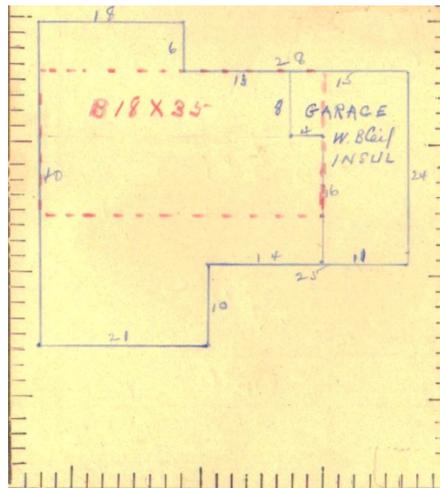
Rotar Family Ownership of the Property, 1947-1961; Discussion of Date of Construction

In 1947, this property was purchased by Martin Rotar. Nearby at 732 Mead was Martin's childhood home, and where his parents still lived.

Martin Rotar (1916-1977) moved with his parents to Louisville by 1920. He served in World War II from Louisville from 1941 to 1945; he was based in the Pacific and earned several medals for his service. He married Olive Calnan in 1944 in Australia. He was a carpenter in Louisville and was at one time president of the Carpenters Union, Local 882. According to a 1956 Louisville directory, Olive Rotar (1915-1989) worked at the Blue Parrot Restaurant. Another resident of the house at 105 Roosevelt was Olive's son from a prior marriage, Peter McCabe (1934-2002).

The Boulder County Assessor Card for 105 Roosevelt states that the house was constructed in 1952, or at least, that the building permit was dated 1952. The current Boulder County website also gives the date of 1952. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. For this reason, so it is important to look at all of the evidence of the construction year. In this case, the evidence, and especially the County Assessor card, supports the construction date of 1952.

A photo of this building from the County Assessor's records that was taken in 1953 is seen here, along with the image of the ground layout of the house at that time:



Moreover, in a 1951 directory for Louisville, the Rotars were listed as residing at 101 Roosevelt (which would be in the original house). The Boulder County Assessor's Office surveyed the current house in 1953 and noted that the building permit for the current house was dated 1952. The Assessor's card includes the remarks dated 1953, "Take off old house on this property," possibly a reference to the County Assessor's old card for 101 Roosevelt.

In late 1952 and early 1953, during the ownership of Martin Rotar, the Rotars placed advertisements in *The Louisville Times* to try to sell the original structure on the lot and have it moved off the property. (Many buildings in Louisville have been relocated from one location to another, so this would not have been unusual.) It is not known for certain whether the original structure was demolished or purchased and moved elsewhere.

In a directory from a few years later in 1956, the Rotars were listed as residing at 105 Roosevelt (the current house). During the period of their ownership, there was a secured transaction relating to this property with H.H. Steinbaugh, the owner and operator of Steinbaugh Lumber Co.

All of this evidence points to 1952 as being the correct year of construction.

Martin and Olive Rotar divorced in 1961 and they both later remarried to other people. Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961.

Williams Family Ownership, 1961-2007

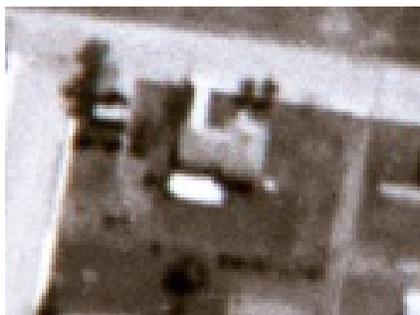
Harold and Mary Ann Williams purchased this property from Martin Rotar in 1961, and 105 Roosevelt became their home. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families.

Harold Williams (1919-1992) was born in Louisville. Harold's mother was a member of the French Gosselin family of Louisville and he grew up in the nearby Frenchtown neighborhood. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and began to serve in World War II. He worked in security at Rocky Flats for thirty years.

Mary Ann Kranker Williams (1924-2006) was born in Kansas and moved to Louisville with her family in the 1930s. According to her obituary, she worked at Colacci's Restaurant and at StorageTek.

Harold and Mary Ann Williams had two sons, Richard and Thomas, who also lived at 105 Roosevelt.

The following 1962 aerial view, looking east, shows the house at 105 Roosevelt:



Following Mary Ann Williams' death in 2006, the Williams family sold 105 Roosevelt in 2007.

Later Owners

Creel Keress purchased 105 Roosevelt in 2007. In 2020, he sold the property to Paul Rohr.

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.

ITEM: 541 Jefferson Avenue Probable Cause Determination

APPLICANT: Andy Johnson
DAJ Design
922A Main Street
Louisville, Colorado 80027

OWNER: Curtis McDonald
541 Jefferson LLC
541 Jefferson Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 541 Jefferson Avenue
LEGAL DESCRIPTION: S ¾ Lot 6 & N ½ Lot 7, Block 3, Acme Placce
DATE OF CONSTRUCTION: 1905

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 541 Jefferson Avenue.



SUMMARY:

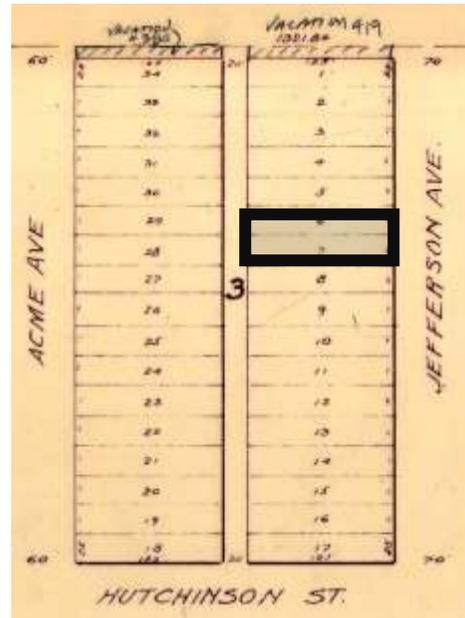
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 541 Jefferson Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic 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.”

HISTORICAL BACKGROUND:

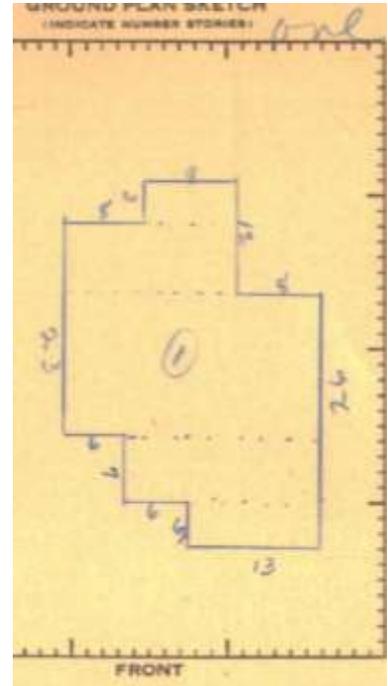
Information from Bridget Bacon, Museum Coordinator

In 1893, John Connell, who had helped to establish the Acme Mine, platted the subdivision of Acme Place. It covered the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was the fourth addition to Original Louisville and developed due to its proximity to the Acme Mine.

The lots where 541 Jefferson Avenue is now located changed hands multiple times prior to their purchase by Frank Scarpella in 1901. The house on the property was constructed circa 1905. Peter Gambucci, a Louisville coal miner, purchased the property in 1908 and lived there with his family until 1916. David and Emma Brimble, originally from Wales, owned the property from 1916-1919. Charles Piccone, his wife Anna Rose (both immigrants from Italy) and their four children lived in the house from 1919-1933. Charles was an area coal miner. According to the Longmont Daily Times in 1926, the house at 541 Jefferson was the site of a raid during Prohibition and Charles Piccone was arrested in a “beer raid”. Sarah Jane Hayes purchased the house in 1933 and owned it through 1990. She lived there with her son, Jack, and grandson, Clifford. The house remained in the Hayes family until 1990. It has since been owned by the Bork, Silverman, Asnicar, Briggs, and Parker families.



Acme Place



541 Jefferson Avenue, Boulder County Assessor's Card, 1948



541 Jefferson Avenue, east view – Current Photo



541 Jefferson Avenue, northeast view – Current Photo



541 Jefferson Avenue, south view – Current Photo



541 Jefferson Avenue, west view – Current Photo

ARCHITECTURAL INTEGRITY:

The historic structure located at 541 Jefferson Avenue was constructed circa 1905. It is an early twentieth century wood frame vernacular house. The primary façade faces east to Jefferson Avenue. The façade of the house was changed dramatically during a 1997 renovation. At the same time, the house was lifted to construct a full basement, relocated on the lot to meet setback requirements (per the Board of Adjustments), and an addition to the southeast corner of the house was added.

Primary changes occurred over time:

- Reroof (multiple);
- House raised, relocated on lot, and front addition added (1997);
- Windows replaced (unknown);
- Stucco added (unknown);
- Chimneys removed (unknown).

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

Under Resolution No. 17, Series 2019, 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 [Louisville Municipal Code 15.36.050](#).” 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.”

Staff has found probable cause to believe this application complies with the following criteria:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<p>A. <i>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 this chapter.</i></p>	Yes	<p>The principal structure at 541 Jefferson Avenue was constructed circa 1905.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville. 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 	Partial	<p>The house at 541 Jefferson Avenue is an early twentieth century wood frame vernacular house. The primary façade faces east to Jefferson Avenue. This house is associated with the historic development of Louisville.</p> <p>The façade of the house has undergone significant renovations and retains minimal architectural integrity when viewed from the street.</p>
<p>1. b. <i>Social.</i></p> <ol style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 2) Exemplifies cultural, political, economic or social heritage of the community. 3) Association with a notable person or the work of a notable person. 	Yes	<p>The house at 541 Jefferson Avenue was owned by numerous Louisville families since its construction, several of who have ties to Louisville’s mining industry and immigrant heritage (specifically the Gambucci, Piccone, and Hayes families).</p>
<p>1. c. <i>Geographic/environmental.</i></p> <ol style="list-style-type: none"> 1) <i>Enhances sense of identity of the community.</i> 	N/A	

<p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>		
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p><i>b. Retains original design features, materials and/or character.</i></p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Partial</p>	<p>This structure adds character and value to Old Town and remains on its original lot.</p>

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 541 Jefferson Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. While the structure is not able to landmarked in its current form, staff believes that the structure could meet landmark criteria with appropriate alterations. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 541 Jefferson Avenue.

ATTACHMENTS:

- 541 Jefferson Avenue Historic Preservation Application
- 541 Jefferson Avenue Social History Report



541 Jefferson Ave. History

Legal Description: South $\frac{3}{4}$ of Lot 6 and North $\frac{1}{2}$ of Lot 7, Block 3, Acme Place, Louisville, Colorado

Year of Construction: 1905

Summary: The three families who had the longest association with this house in the Acme Place subdivision were the Gambucci family and the Piccone family, both of Italy, and the Hayes family, of Wales. The house was remodeled and had a basement added in more recent years.

Development of the Acme Place Addition

In 1893, John Connell, who had helped to establish the Acme Mine at what is now the corner of Roosevelt and Hutchinson, platted the subdivision of Acme Place. Boulder County Property records indicate that the land that Connell used to establish Acme Place had been acquired directly from the Acme Coal Mining Company. It covered what are now the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was only the fourth addition to Original Louisville and was developed due to its proximity to the Acme Mine that was started in 1888.

The 1909 Drumm's Wall Map of Louisville shows that the 500 blocks of Lincoln and Grant were well populated with houses by 1909. The 500 blocks of Jefferson and La Farge, which were located quite close to the Acme Mine and parts of which were within the mine's fenced enclosure, had few houses at that time. The house at 541 Jefferson, however, does appear to have been one of them.

Earliest Owners of Property, 1894-1908; Discussion of Date of Construction

In 1894, John Connell, who was the developer of the Acme Place subdivision, separately sold Lots 6 and 7 to two different buyers: Henri Dhieux and Victor Fassett. Henri Dhieux soon sold

Lot 6 to Francois Senechal. By 1897, Pascal Allart (sometimes spelled as Allard) (1859-1943) was the owner of both Lots 6 and 7.

In 1901, Pascal Allart sold both Lots 6 and 7 to Frank Scarpella (1867-1927) for \$150. Frank Scarpella and his wife had come from Italy and he was a coal miner living in Louisville.

In 1908, Frank Scarpella sold the parcel with the specific legal description that 541 Jefferson now has, which is the south $\frac{3}{4}$ of Lot 6 and the north $\frac{1}{2}$ of Lot 7. It sold for \$500 and was sold to Peter Gambucci.

The 1948 Boulder County Assessor Card for 541 Jefferson states that the house was constructed in 1905. The current Boulder County website also gives the date of 1905. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. For this reason, so it is important to look at all of the evidence of the construction year.

In this case, the evidence generally supports the construction date of 1905, or at least a date close in time to 1905. The difference in the sale prices in 1901 (\$150) and 1908 (\$500) suggests that improvements, such as the construction of a house, had been made to the property. Also, the house appears to be in the correct location on the 1909 Drumm's Wall Map of Louisville, so it had been constructed by 1909. Unfortunately, no specific evidence supporting the exact 1905 construction date could be located, however,

For these reasons, and in the absence of other evidence, the 1905 date put forth by Boulder County is assumed to be the correct date of construction.

Gambucci Ownership, 1908-1916

From 1908 until 1916, 541 Jefferson was the home of Peter Gambucci (1879-1932) and Francesca Micheletti Gambucci (1883-1964) and their children. Peter purchased it in 1908 and conveyed his ownership by quit claim deed to Francesca in 1910. She sold the property to David Brimble in 1916.

Both Peter and Francesco were from Italy. He came to the United States in 1902, and she came in 1906. Based on information from the 1910 census and his naturalization records, five of their eight children were born in Louisville: Concetta "Jennie," born 1907; Mary, born 1909; Frank, born 1910; another Mary, born 1912; and Artemesia "Mayse," born 1915.

The 1910 census records show the Gambucci family to be living in the correct location for their home to be the house at 541 Jefferson. The records list Peter, Francesca, and their first two children, with Peter's occupation listed as coal miner.

They moved away from Louisville in 1915 or 1916.

Brimble Ownership, 1916-1919

David Brimble (1882-1956), the owner from 1916-1919, was born in Wales and married Emma Gertrude Carey there in 1910. They came to the U.S. in 1911. Louisville directories for 1916 and 1918 indicate that their address was on Spruce Lane. It is not known whether they were using the house or if they were renting it out during their ownership.

In 1919, David Brimble sold the 541 Jefferson property to Charles Piccone.

Piccone Family Ownership, 1919-1933

Charles "Carmen" Piccone (1883-1949) purchased the property in 1919 and lived in this location with his family. He was born in Italy and came to the U.S. in 1903. His wife, Anna Rose DiLuizio (1892-1979), also came from Italy, arriving in 1908.

Piccone is believed to have been related to other Louisville residents with the Piccone surname. However, research did not uncover what their exact relationship was. The following are photos of Charles and Anna Rose that appear on their gravestone in the Crown Hill Cemetery in Wheat Ridge; they were accessed at FindAGrave.com.



The 1920 census shows the Piccone family living on Jefferson in this exact location. Besides Charles and Anna, their four children were living with them: Rose, born 1911; Ida, born 1913; Daniel, born 1914; and Peter, born 1915.

According to the Longmont *Daily Times* on Oct. 30, 1926, the house at 541 Jefferson was the site of a raid during Prohibition. Under the headline "Another Beer Maker Released on Bond," the article reads:

Charles Piccone, of Louisville, who was arrested a few days ago following a beer raid at his house by sheriff's officers, was released last night on a \$500 bond. A specific date for

the return of the bond was not made as Piccone will be notified when he will be arraigned.

The man was the second person to be arrested on a charge of possessing beer within the last few days. Yesterday Tony Scarpilla, also of Louisville was fined \$100 on the same charge.

By the time of the 1930 census, the Piccone family had moved to Denver. The house at 541 Jefferson was likely being rented out.

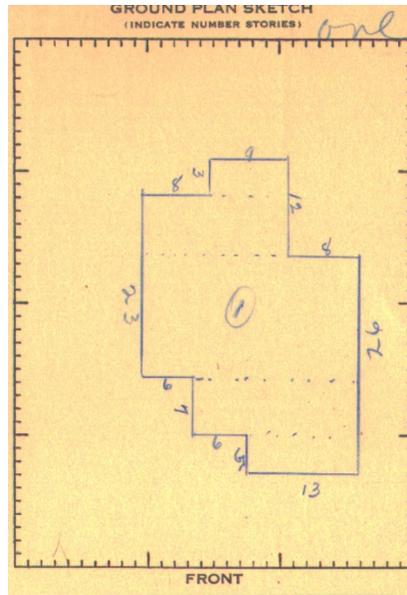
Hayes Family Ownership, 1933-1990

In 1933, Charles Piccone sold 541 Jefferson to Sarah Jane "Jane" Hayes (1875-1970). At the time of her purchase of 541 Jefferson, her husband, John Thomas Hayes, had died three years earlier, in 1930. They had come from Wales to the U.S. and to Louisville in 1912 with their son, Jack, and John Thomas Hayes had worked as a coal miner.

Jane Hayes moved into 541 Jefferson with her grown son, John "Jack" Hayes, and her young grandson, Clifford. Jack Hayes (1905-1985) married Jewell Acton (1912-1982) in 1927 and they had a son, Clifford (1928-1983). Records indicate that they broke up in the 1930s. The 1940 census shows that Jack, his mother, Jane, and his son, Clifford were living together in the household at that time, and presumably Jane was helping to raise Clifford. John Hayes remarried to Thelma Lucas in 1948.

The following 1948 photo of the house and a ground layout sketch are from the Boulder County Assessor card:





John Hayes retired in 1968 after 48 years as a miner. When his mother, Jane, died in 1970, she had still recently been living at 541 Jefferson. He appears to have become the owner of 541 Jefferson upon her death. When he died in 1985, 541 Jefferson was his legal residence and he still owned it, but his son, Clifford, had passed away. Ownership of 541 Jefferson passed to John's grandsons, Mark Hayes and Steven Hayes.

In 1990, Mark Hayes conveyed his part of the ownership of the house to his brother, Steven Hayes. The same year, Steven Hayes sold the house to Edward Bork and Daniel Silverman.

Later Owners, 1991-present

In 1991, Edward Bork and Daniel Silverman sold 541 Jefferson to Elizabeth Asnicar. She owned the house until 1997.

In 1997, Asnicar sold 541 Jefferson to Kristin Briggs, who owned the house until 2008. It is believed that during Briggs's ownership, the house was remodeled and the house was raised, then lowered, to allow for the creation of a basement.

Kristin Briggs sold 541 Jefferson in 2008 to Douglass & Emilie Parker. In early 2020, they conveyed ownership to 541 Jefferson LLC, which is the current owner of record.

Sources

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.

MEMORANDUM

To: Historic Preservation Commission Members

From: Felicity Selvoski, Historic Preservation Planner
Department of Planning and Building Safety

Subject: HPC Subcommittees

Date: **March 16, 2020**

Publications

- Walking tour update
- Brochures, handouts & booklets
- Photograph latest landmarks
- News articles/outreach
- DBA

Potential Program Updates

- Review submitted HSAs
- Reevaluate HSA requirements
- Review Old Town Overlay

Property Research

- Scrapes/demos
- Potentially eligible properties

Outreach

- Landmarking ceremony (May)
- Historic Preservation month (May)
- Collaboration with other City boards
- Historic home tour

Education

- Homeowners
- Realtors
- Other professionals (builders, contractors, etc)
- Sustainability

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **March 16, 2020**

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

April

13th – Historic Preservation Commission, tentative

20th – Historic Preservation Commission, Council Chambers, 6:30 pm

May (Historic Preservation Month)

1st – “Louisville Landmarked,” 6-8 PM, @ Museum – First Friday Art Walk.

Louisville’s reputation for having “small town character” is due in large part to the existence of its walkable downtown neighborhoods of small-scale old homes built when coal mining was the town’s main industry. In recognition of Preservation Month, come discover the histories of Louisville’s landmarked buildings and learn about its landmark program and Historic Preservation Fund.

9th – Landmark Ceremony, 10:00 am

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

June

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