

# City Council

## Agenda

Tuesday, October 6, 2020  
**6:00 PM**

### Electronic Meeting

*This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:*

- 1) You can call in to **+1 408 638 0968 or 833 548 0282 (Toll Free)**,  
Webinar ID # **897 2916 1604**.
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/council](http://www.louisvilleco.gov/council)

*The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at [Council@LouisvilleCO.gov](mailto:Council@LouisvilleCO.gov).*

#### 1. CALL TO ORDER & ROLL CALL

#### 2. APPROVAL OF AGENDA

#### 3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

#### 4. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

- A. Approval of Bills
- B. Approval of Minutes: September 15, 2020; September 22, 2020; September 29, 2020
- C. Approval of Resolution No. 73, Series 2020 – A Resolution Approving the 2020-2021 Contract for Project Edge and Other Mental Health and Elder Services Between the City of Louisville and Community Reach Center
- D. Approve Special Meetings on October 13 and October 27
- E. Award Bid for 2020 Signal and Rail Painting Project

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#### Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

- F. Approval of Contract Between the City of Louisville and Gonzales Custom Painting for the Water Treatment Facility and Lift Station Painting
- G. Approval of Resolution No. 74, Series 2020 – A Resolution Approving an Intergovernmental Agreement for the Sharing of Costs of a Conceptual Design Plan for the Reconfiguration of State Highway 42
- H. Approval of Resolution No. 75, Series 2020 – A Resolution Approving a Proposed 2021 Operating Plan and Budget of the Main Street Louisville Business Improvement District
- I. Approval of Resolution No. 76, Series 2020 – A Resolution Approving the 2020 Sustainability Action Plan

**5. INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA** (Council general comments are scheduled at the end of the Agenda.)

**6. CITY MANAGER’S REPORT**

**7. REGULAR BUSINESS**

**A. RESOLUTION NO. 77, SERIES 2020 – A RESOLUTION APPROVING A SPECIAL REVIEW USE TO ALLOW USE GROUP 51, PET CARE BUSINESS, AND A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF AN 87,000 SQUARE-FOOT, SINGLE-STORY BUILDING AND ASSOCIATE SITE IMPROVEMENTS AT 578 SOUTH PIERCE AVENUE**

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

**B. RESOLUTION NO. 78, SERIES 2020 – A RESOLUTION DESIGNATING THE STECKER-KERR HOUSE LOCATED AT 633 LAFARGE AVENUE A HISTORIC LANDMARK**

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

**C. 1201 LINCOLN AVENUE – LANDMARKING AND PRESERVATION GRANT**

- i. RESOLUTION NO. 79, SERIES 2020 – A RESOLUTION DESIGNATING THE KOCI HOUSE FROM 1201 LINCOLN AVENUE A HISTORIC LANDMARK**
- ii. RESOLUTION NO. 80, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR THE KOCI HOUSE FROM 1201 LINCOLN AVENUE TO BE LOCATED AT 633 LA FARGE AVENUE**
  - Mayor Opens Public Hearing
  - Staff Presentation
  - Public Comments (Please limit to three minutes each)
  - Council Questions & Comments
  - Mayor Closes Public Hearing
  - Action

**D. DISCUSSION/DIRECTION – COMMUNITY CONVERSATIONS ON RACIAL EQUITY**

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

**E. DISCUSSION/DIRECTION/ACTION – COMMUNITY NEEDS AND RESOURCES RELATED TO COVID 19 IMPACTS**

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

**8. CITY ATTORNEY’S REPORT**

**9. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS**

- **ECONOMIC VITALITY COMMITTEE**
- **FINANCE COMMITTEE**
- **LEGAL REVIEW COMMITTEE**
- **UTILITY COMMITTEE**
- **COLORADO COMMUNITIES FOR CLIMATE ACTION**

- **COMMUTING SOLUTIONS**
- **CONSORTIUM OF CITIES**
- **DOWNTOWN BUSINESS ASSOCIATION STREET FAIRE**
- **DENVER REGIONAL COUNCIL OF GOVERNMENTS**
- **JOINT INTEREST COMMITTEES (SUPERIOR & LAFAYETTE)**
- **MAYORS & COMMISSIONERS COALITION**
- **METRO MAYORS CAUCUS**
- **REVITALIZATION COMMISSION**
- **XCEL ENERGY FUTURES**
- **ADVANCED AGENDA**

## **10. ADJOURN**

09/10/2020 11:36  
BobbieJoe

City of Louisville, CO  
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P 1  
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| CASH ACCOUNT: 001000 101001 |                            | WARRANT: 091020           | 09/10/2020 |
|-----------------------------|----------------------------|---------------------------|------------|
| VENDOR                      | VENDOR NAME                | PURPOSE                   | AMOUNT     |
| 14688                       | CESCO LINGUISTIC SERVICES  | MANDARIN TRANSLATION SERV | 240.00     |
| 5255                        | FAMILY SUPPORT REGISTRY    | Payroll Run 1 - Warrant 0 | 312.49     |
| 1926                        | KATIE BEASLEY              | MACBOOK COMPUTER          | 1,302.53   |
| 99999                       | MAYA BOWEN                 | UTILITY REFUND 1136 HILLS | 76.92      |
| 99999                       | HENSON CONSTRUCTION INC    | 724 LINCOLN AVE REIMB CON | 1,000.00   |
| 10884                       | WORD OF MOUTH CATERING INC | SR MEALS PROGRAM 9/3-9    | 3,045.86   |
| 3875                        | XCEL ENERGY                | 2018.25 HIGHWAY 42 METER  | 10.73      |
| 3875                        | XCEL ENERGY                | Aug 20 Sprinklers         | 110.83     |
| =====                       |                            | =====                     | =====      |
| 8 INVOICES                  |                            | WARRANT TOTAL             | 6,099.36   |
| =====                       |                            | =====                     | =====      |

09/17/2020 10:29  
BobbieJoe

City of Louisville, CO  
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CASH ACCOUNT: 001000 101001

WARRANT: 091720 09/17/2020

| VENDOR      | VENDOR NAME                    | PURPOSE                   | AMOUNT        |
|-------------|--------------------------------|---------------------------|---------------|
| 15058       | AUDIT LOGISTICS LLC            | RECOVERY & IMPROVEMENT GR | 4,889.97      |
| 13659       | AVID4 ADVENTURE INC            | RECOVERY & IMPROVEMENT GR | 10,000.00     |
| 14964       | BREAK THE ROOM LLC             | RECOVERY & IMPROVEMENT GR | 4,976.47      |
| 14801       | CHRISTOPHER MELENDEZ           | REIMBURSEMENT GOLF INTRUC | 1,396.50      |
| 1115        | COLONIAL LIFE INSURANCE        | #9711888 SEPT 2020 EMPLOY | 173.68        |
| 13744       | GRAVITY BREWING LLC            | RECOVERY & IMPROVEMENT GR | 10,000.00     |
| 11591       | GROUND ENGINEERING CONSULTANTS | MATERIALS TESTING AND INS | 247.50        |
| 15001       | LOS VIEJOS LLC                 | RECOVERY & IMPROVEMENT GR | 3,758.14      |
| 14990       | MOOLICIOUS LLC                 | RECOVERY & IMPROVEMENT GR | 10,000.00     |
| 99999       | MARY MALINA                    | UTILITY REFUND 945 MAGPIE | 216.20        |
| 99999       | JASON BARRY HIGHT              | UTILITY REFUND 208 S JEFF | 148.95        |
| 15059       | PUNCH BUGGY SHAVE ICE LLC      | RECOVERY AND IMPROVEMENT  | 4,437.50      |
| 14276       | SWEET SPOT CAFE LLC            | EMPLOYEE APPRECIATION     | 548.70        |
| 15010       | TILT III, LLC                  | RECOVERY & IMPROVEMENT GR | 1,281.59      |
| 14995       | VERDE NO 2 LIMIT PARTNERSHIP L | RECOVERY & IMPROVEMENT GR | 3,474.94      |
| 10884       | WORD OF MOUTH CATERING INC     | SR MEAL PROGRAM 9/10-16   | 3,720.59      |
| 3875        | XCEL ENERGY                    | AUG 20 NON METERED LIGHTS | 51,077.65     |
| 3875        | XCEL ENERGY                    | AUG 20 FLASHERS           | 6.21          |
| 3875        | XCEL ENERGY                    | AUG 20 METERED LIGHTS     | 523.41        |
| =====       |                                |                           |               |
| 19 INVOICES |                                |                           | WARRANT TOTAL |
| =====       |                                |                           | 110,878.00    |
| =====       |                                |                           |               |

09/24/2020 10:40  
BobbieJoe

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| CASH ACCOUNT: 001000 101001 |                           | WARRANT: 092420           | 09/24/2020 |
|-----------------------------|---------------------------|---------------------------|------------|
| VENDOR                      | VENDOR NAME               | PURPOSE                   | AMOUNT     |
| 13659                       | AVID4 ADVENTURE INC       | RECOVERY IMPROVEMENT GRAN | 10,000.00  |
| 10301                       | COLORADO COMMUNITY SHARES | Payroll Run 1 - Warrant 0 | 1,090.00   |
| 11298                       | DELTA DENTAL OF COLORADO  | #007562-0000 OCT 2020 EMP | 14,128.05  |
| 5255                        | FAMILY SUPPORT REGISTRY   | Payroll Run 1 - Warrant 0 | 312.49     |
| 13511                       | ITRON INC                 | ANNUAL SOFTWARE AND EQUIP | 3,623.07   |
| 6455                        | KAISER PERMANENTE         | 05920-01-16 OCT 2020 EMPL | 152,952.55 |
| 9750                        | LEGALSHIELD               | #22554 SEPT 2020 EMPLOYEE | 357.85     |
| 7735                        | LINCOLN FINANCIAL GROUP   | 000010008469 OCT 2020 LIF | 7,144.58   |
| 7735                        | LINCOLN FINANCIAL GROUP   | 000010008470 OCT 2020 LTD | 3,676.41   |
| 15062                       | MURPHY'S TAP HOUSE LLC    | RECOVERY & IMPROVEMENT GR | 2,114.24   |
| 99999                       | JILLIAN FISHER            | UTILITY REFUND 1909 BLUE  | 118.87     |
| 99999                       | HERITAGE TITLE            | UTILITY REFUND 129 SKYVIE | 260.00     |
| 14729                       | THE PURPLE PIANO LLC      | 22107                     | 96.00      |
| 14729                       | THE PURPLE PIANO LLC      | 22105-1                   | 277.20     |
| 8442                        | VISION SERVICE PLAN       | 12 059727 0001 OCT 2020 E | 2,837.82   |
| =====                       |                           |                           |            |
| 15 INVOICES                 |                           | WARRANT TOTAL             | 198,989.13 |
| =====                       |                           |                           |            |

09/25/2020 09:57  
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CASH ACCOUNT: 001000 101001

WARRANT: 092520 09/25/2020

| VENDOR                    | VENDOR NAME                | PURPOSE                   | AMOUNT    |
|---------------------------|----------------------------|---------------------------|-----------|
| 14164                     | ALPINE BANK                | #5300177601 SOLAR PANEL L | 5,429.18  |
| 14164                     | ALPINE BANK                | #5300089001 SOALR PANEL L | 3,729.33  |
| 3735                      | PETTY CASH - DIANE KREAGER | PETTY CASH FRONT DESK     | 420.04    |
| 10884                     | WORD OF MOUTH CATERING INC | SR MEAL PROGRAM 9/17-9/23 | 3,590.28  |
| ===== 4 INVOICES =====    |                            |                           |           |
| ===== WARRANT TOTAL ===== |                            |                           | 13,168.83 |

09/30/2020 16:10  
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CASH ACCOUNT: 001000 101001 WARRANT: 100620 10/06/2020

| VENDOR | VENDOR NAME             | PURPOSE                   | AMOUNT   |
|--------|-------------------------|---------------------------|----------|
| 14599  | 120WATER AUDIT LLC      | Lead and Copper Sampling  | 7,265.00 |
| 13547  | A G WASSENAAR INC       | 2020 Professional Geotech | 7,296.50 |
| 13547  | A G WASSENAAR INC       | 2020 Professional Geotech | 1,412.50 |
| 14935  | ABCX2 LLC               | Airport Noise Consultant  | 1,100.00 |
| 15052  | ABI INC                 | PUMP 8402 MECH SEAL       | 2,495.00 |
| 14635  | ABLE TO SAIL            | 22050                     | 1,470.00 |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 54.00    |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 243.00   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 486.75   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 853.20   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 589.75   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 481.40   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 1,821.72 |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 457.79   |
| 14121  | ACUSHNET COMPANY        | CREDIT MEMO RESALE MDSE   | -252.00  |
| 14121  | ACUSHNET COMPANY        | CREDIT MEMO RESALE MDSE   | -12.89   |
| 14121  | ACUSHNET COMPANY        | CREDIT MEMO RESALE MDSE   | -180.00  |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 87.81    |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 925.49   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 742.86   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 457.72   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 457.79   |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 3,000.00 |
| 14121  | ACUSHNET COMPANY        | 2020 Resale Merchandise - | 229.72   |
| 14391  | ADAM M GOLLIN           | LEGAL SERVICE SEVERY CREE | 3,107.00 |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 208.65   |
| 12890  | ADAMSON POLICE PRODUCTS | BALLISTIC VEST THAYER 100 | 928.50   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 55.50    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 185.00   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 41.50    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 192.50   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 104.50   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 185.00   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 89.45    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 114.95   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS | External Vest Carriers an | 126.95   |

09/30/2020 16:10  
BobbieJoeE

City of Louisville, CO  
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P 2  
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CASH ACCOUNT: 001000 101001

WARRANT: 100620 10/06/2020

| VENDOR | VENDOR NAME                    | PURPOSE                   | AMOUNT   |
|--------|--------------------------------|---------------------------|----------|
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 137.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 135.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 147.45   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 152.45   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 25.20    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 137.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 137.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 168.00   |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 48.70    |
| 12890  | ADAMSON POLICE PRODUCTS        | External Vest Carriers an | 126.95   |
| 14521  | AJ'S BACKFLOW TESTING LLC      | BACKFLOW TEST             | 125.00   |
| 14596  | AMERICAN ELEVATOR PROFESSIONAL | Elevator Inspections/Plan | 700.00   |
| 11370  | ARCO CONCRETE INC              | PAVING BLOCK              | 498.50   |
| 14884  | ARROW J LANDSCAPE & DESIGN INC | BULK WATER                | 2,500.00 |
| 13579  | ASSA ABLOY ENTRANCE SYSTEMS US | AUTOMATIC DOORS MTC LI    | 226.55   |

09/30/2020 16:10  
BobbieJoe

City of Louisville, CO  
DETAIL INVOICE LIST

P 3  
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CASH ACCOUNT: 001000 101001 WARRANT: 100620 10/06/2020

| VENDOR | VENDOR NAME                    | PURPOSE                   | AMOUNT   |
|--------|--------------------------------|---------------------------|----------|
| 5001   | BACKFLOW TECH                  | PLUMBING TRIP CHARGE      | 985.00   |
| 1083   | BERG HILL GREENLEAF & RUSCITTI | TOP THAT LITIGATION       | 3,931.26 |
| 14251  | BK TIRE INC                    | NEW TIRES #5348 FORESTRY  | 1,140.00 |
| 11605  | BOBCAT OF THE ROCKIES LLC      | STREET REPAIR             | 460.48   |
| 640    | BOULDER COUNTY                 | FORCE ENCOUNTERS ANALYSIS | 1,530.00 |
| 640    | BOULDER COUNTY                 | AUGUST 2020 RESIDENTIAL R | 4,764.82 |
| 7706   | BRANNAN SAND & GRAVEL CO LLC   | 2020 Asphalt Purchases    | 263.23   |
| 7706   | BRANNAN SAND & GRAVEL CO LLC   | 2020 Asphalt Purchases    | 1,207.35 |
| 7706   | BRANNAN SAND & GRAVEL CO LLC   | 2020 Asphalt Purchases    | 325.87   |
| 7706   | BRANNAN SAND & GRAVEL CO LLC   | 2020 Asphalt Purchases    | 765.33   |
| 7706   | BRANNAN SAND & GRAVEL CO LLC   | 2020 Asphalt Purchases    | 130.45   |
| 1155   | BROOMFIELD RENTALS INC         | FUEL - PROPANE            | 67.50    |
| 14403  | CALLAWAY GOLF                  | 2020 Resale Merchandise - | 119.90   |
| 14403  | CALLAWAY GOLF                  | 2020 Resale Merchandise - | 221.23   |
| 14403  | CALLAWAY GOLF                  | 2020 Resale Merchandise - | 222.96   |
| 14403  | CALLAWAY GOLF                  | 2020 Resale Merchandise - | 787.36   |
| 248    | CDW GOVERNMENT                 | CARES Hardware            | 2,036.00 |
| 248    | CDW GOVERNMENT                 | CARES Hardware            | 550.00   |
| 248    | CDW GOVERNMENT                 | Public Works Engineering  | 5,158.00 |
| 248    | CDW GOVERNMENT                 | Public Works Engineering  | 6,645.00 |
| 11459  | CENTURA HEALTH                 | SANE EXAM                 | 600.00   |
| 13964  | CHANDLER ASSET MANAGEMENT      | AUG 20 INVESTMENT FEES    | 2,308.30 |
| 2220   | CHEMTRADE CHEMICALS US LLC     | Alum Sulfate for Water Tr | 4,783.31 |
| 2220   | CHEMTRADE CHEMICALS US LLC     | Alum Sulfate for Water Tr | 4,563.03 |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 4785   | CINTAS CORPORATION #66         | UNIFORM SERVICE           | 238.61   |
| 13260  | CLIFTON LARSON ALLEN LLP       | AUG 20 UTILITY SERVICES P | 9,827.61 |
| 10813  | COLO ASSOC OF CHIEFS OF POLICE | 35 POLICE OFFICER WRITTEN | 857.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | SOCS                      | 1,844.00 |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 192.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 157.50   |

09/30/2020 16:10  
BobbieJoe

City of Louisville, CO  
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CASH ACCOUNT: 001000 101001 WARRANT: 100620 10/06/2020

| VENDOR | VENDOR NAME                    | PURPOSE                   | AMOUNT   |
|--------|--------------------------------|---------------------------|----------|
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 157.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | GROSS ALPHA               | 505.94   |
| 1120   | COLORADO ANALYTICAL LABORATORI | FLUORIDE NITRATE          | 377.00   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL METALS              | 231.30   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL METALS              | 266.30   |
| 1120   | COLORADO ANALYTICAL LABORATORI | ALKALINITY                | 188.00   |
| 1120   | COLORADO ANALYTICAL LABORATORI | LANGELIER INDEX           | 51.30    |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 157.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 157.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TTHMS/HAAS                | 791.00   |
| 1120   | COLORADO ANALYTICAL LABORATORI | TOTAL CLORIFORM           | 192.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | EFFLUENT MONTHLY SAMPLING | 99.00    |
| 1120   | COLORADO ANALYTICAL LABORATORI | REUSE MONTHLY SAMPLING    | 172.80   |
| 1120   | COLORADO ANALYTICAL LABORATORI | INFLUENT MONTHLY SAMPLING | 130.50   |
| 1120   | COLORADO ANALYTICAL LABORATORI | INFLUENT SEMI ANNUAL SAMP | 397.20   |
| 1120   | COLORADO ANALYTICAL LABORATORI | REG 85 SAMPLING           | 281.10   |
| 1120   | COLORADO ANALYTICAL LABORATORI | EFFLUENT SEMI ANNUAL SAMP | 228.60   |
| 13315  | COLORADO BUREAU OF INVESTIGATI | LIQ LIC BACKGROUND CHECK  | 38.50    |
| 11264  | COLORADO DEPT OF PUBLIC HEALTH | INDUS STORMWATER ANNUAL P | 298.00   |
| 11264  | COLORADO DEPT OF PUBLIC HEALTH | ANNUAL PERMIT HOWARD BERR | 426.00   |
| 11264  | COLORADO DEPT OF PUBLIC HEALTH | ANNUAL PERMIT SID COPELAN | 426.00   |
| 11353  | COLORADO LIBRARY CONSORTIUM    | WEBDEWEY                  | 370.00   |
| 11353  | COLORADO LIBRARY CONSORTIUM    | COURIER SERVICE           | 4,816.00 |
| 14894  | COMMUNITY REACH CENTER INC     | AUG 20 PROJECT EDGE       | 8,309.38 |
| 13162  | CORE & MAIN LP                 | DISTRO PARTS              | 267.24   |
| 13162  | CORE & MAIN LP                 | Water Main Utility Parts  | 2,552.25 |
| 13162  | CORE & MAIN LP                 | Water Main Utility Parts  | 878.26   |
| 13162  | CORE & MAIN LP                 | CREDIT MEMO DISTRO PARTS  | -315.80  |
| 12041  | CORE ELECTRIC INC              | INSTALL POWER FEED TO CHE | 2,470.00 |
| 10776  | THE DAILY CAMERA               | SUBSCRIPTION ACCT#1130347 | 213.20   |
| 1505   | DPC INDUSTRIES INC             | SODIUM BICARBONATE AND CH | 2,181.20 |
| 15063  | DUDA INC                       | BUSINESS ASSIST PACKAGE R | 7,173.38 |
| 12393  | DUTY FREE PETS LLC             | 112,000 DOG WASTE BAGS    | 1,200.00 |
| 14645  | ECOLOGICAL RESOURCE CONSULTANT | Howard Diversion Upgrade  | 370.00   |
| 14835  | EDGE CONTRACTING INC           | BULK WATER                | 2,395.50 |
| 15057  | ELECTRICAL RELIABILITY SERVICE | ELECTRICAL TROUBLESHOOT   | 2,200.00 |

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| VENDOR | VENDOR NAME                   | PURPOSE                   | AMOUNT   |
|--------|-------------------------------|---------------------------|----------|
| 15018  | ELITE SURFACE INFRASTRUCTURE  | BULK WATER                | 2,500.00 |
| 10906  | ESCO ASSOCIATES INC           | COVER POINT SCOPE         | 240.00   |
| 14574  | EUROFINS EATON ANALYTICAL LLC | SAMPLE KIT                | 750.00   |
| 14574  | EUROFINS EATON ANALYTICAL LLC | UCMR SAMPLES              | 750.00   |
| 14574  | EUROFINS EATON ANALYTICAL LLC | UCMR SAMPLES              | 125.00   |
| 14574  | EUROFINS EATON ANALYTICAL LLC | UCMR SAMPLES              | 250.00   |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 2,700.00 |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 720.00   |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Professional Services, Tr | 1,800.00 |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 3,931.82 |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 743.94   |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 1,380.00 |
| 13615  | FELSBURG HOLT & ULLEVIG INC   | Quiet Zone Design and Con | 1,080.00 |
| 2020   | FISHER SCIENTIFIC CO LLC      | LAD PARTS 4874717         | 882.24   |
| 2020   | FISHER SCIENTIFIC CO LLC      | RO MEMBRANE 8110692       | 632.49   |
| 2020   | FISHER SCIENTIFIC CO LLC      | FILTER 4689053            | 538.45   |
| 2020   | FISHER SCIENTIFIC CO LLC      | DI MACHINE PARTS          | 1,620.41 |
| 2020   | FISHER SCIENTIFIC CO LLC      | RO MEMBRANE               | 632.49   |
| 7113   | GALLS LLC                     | BALLISTIC VEST DELANEY    | 1,013.26 |
| 7113   | GALLS LLC                     | BALLISTIC VEST TRAN       | 891.00   |
| 7113   | GALLS LLC                     | BALLISTIC VEST 100% DEPT  | 990.00   |
| 7113   | GALLS LLC                     | UNIFORM SHIRT DELANEY     | 57.73    |
| 7113   | GALLS LLC                     | UNIFORM SHIRT DELANEY     | 57.74    |
| 7113   | GALLS LLC                     | UNIFORM SHIRT DELANEY     | 57.73    |
| 7113   | GALLS LLC                     | HAT DELANEY               | 49.33    |
| 6847   | GENERAL AIR SERVICE & SUPPLY  | CYLINDER RENATL           | 81.90    |
| 6847   | GENERAL AIR SERVICE & SUPPLY  | CYLINDER RENTAL           | 84.63    |
| 1175   | GEORGE T SANDERS COMPANY      | PLUMBING SUPPLIES         | 143.26   |
| 1175   | GEORGE T SANDERS COMPANY      | PLUMBING AN               | 347.78   |
| 14936  | GOLDEN AUTOMATION LLC         | PLC COMM ISSUE            | 1,470.00 |
| 14936  | GOLDEN AUTOMATION LLC         | FILTER TROUBLESHOOTING AN | 1,732.50 |
| 2310   | GRAINGER                      | PARKS WATER FOUNTAIN FILT | 32.84    |
| 2310   | GRAINGER                      | FILTER AND ENGRAVER LI CS | 385.53   |
| 2310   | GRAINGER                      | SPILL EQUIP               | 836.18   |
| 2310   | GRAINGER                      | PIPE INSULATION           | 138.95   |
| 2310   | GRAINGER                      | DUCT TAPE                 | 3.43     |
| 2310   | GRAINGER                      | INSECT REPELLENT          | 43.68    |
| 2310   | GRAINGER                      | BASE NEUTRALIZER          | 465.54   |
| 2310   | GRAINGER                      | INSECTICIDE               | 134.16   |
| 2310   | GRAINGER                      | NOTEBOOKS                 | 41.70    |
| 2310   | GRAINGER                      | TAPE MEASURE              | 9.78     |

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| VENDOR | VENDOR NAME                 | PURPOSE                   | AMOUNT     |
|--------|-----------------------------|---------------------------|------------|
| 246    | GREEN MILL SPORTSMAN CLUB   | SHOOTING RANGE USE FOR TR | 300.00     |
| 2405   | HACH COMPANY                | SALT BRIDGES              | 591.29     |
| 2405   | HACH COMPANY                | ALGAE TEST                | 474.95     |
| 2405   | HACH COMPANY                | DPD REAGENTS              | 166.19     |
| 2405   | HACH COMPANY                | CHEMKEYS                  | 590.91     |
| 2405   | HACH COMPANY                | FLOURIDE TNT'S            | 305.45     |
| 2405   | HACH COMPANY                | FLOURIDE TNT'S            | 183.27     |
| 2415   | HARCROS CHEMICALS INC       | Salt for Water Treatment  | 465.50     |
| 2415   | HARCROS CHEMICALS INC       | Salt for Water Treatment  | 931.00     |
| 2415   | HARCROS CHEMICALS INC       | Salt for Water Treatment  | 931.00     |
| 2415   | HARCROS CHEMICALS INC       | Salt for Water Treatment  | 931.00     |
| 2415   | HARCROS CHEMICALS INC       | Salt for Water Treatment  | 931.00     |
| 15060  | HAYWARD BAKER INC           | Coyote Run Slope Mitigati | 473,672.40 |
| 14472  | HILL AND POLLOCK LLC        | JULY 20 LEGAL SERVICES    | 2,208.50   |
| 14472  | HILL AND POLLOCK LLC        | JUNE 2020 LEGAL SERVICES  | 4,536.00   |
| 14472  | HILL AND POLLOCK LLC        | AUG 2020 LEGAL SERVICES   | 7,486.50   |
| 2475   | HILL PETROLEUM              | Fuel/Coal Creek Golf Cour | 655.92     |
| 14810  | HORIZON DATASYS CORPORATION | SOFTWARE REBOOT RESTORE   | 289.80     |
| 8060   | ID LABEL INC                | MATERIALS PROCESS         | 263.00     |
| 9710   | INDUSTRIAL CHEMICALS CORP   | Sodium Silicate for Water | 11,004.67  |
| 9710   | INDUSTRIAL CHEMICALS CORP   | Hydrochloric Acid for Wat | 397.75     |
| 9710   | INDUSTRIAL CHEMICALS CORP   | Hydrochloric Acid for Wat | 278.50     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 208.94     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 26.81      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 64.30      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 323.85     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 65.75      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 109.86     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 64.85      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 9.34       |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 225.71     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 81.66      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 52.60      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 83.28      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 10.99      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 269.27     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 295.05     |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 9.89       |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 23.64      |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA   | 59.19      |

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| VENDOR | VENDOR NAME                 | PURPOSE                 | AMOUNT |
|--------|-----------------------------|-------------------------|--------|
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 299.61 |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 266.31 |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 80.02  |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 63.04  |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 96.68  |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 230.49 |
| 2615   | INGRAM LIBRARY SERVICES INC | CHILDRENS BOOKS & MEDIA | 32.38  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 124.39 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 45.29  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 27.86  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 77.94  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 60.55  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 116.35 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 22.79  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 104.89 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 15.04  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 77.38  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 54.97  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 30.65  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 61.99  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 110.38 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 136.19 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 243.23 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 51.52  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 46.22  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 128.03 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 29.15  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 16.50  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 16.55  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 37.51  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 31.14  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 55.25  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 54.18  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 13.19  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 94.04  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 103.97 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 78.38  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 107.23 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 41.54  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 40.84  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 68.81  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 86.31  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 109.91 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 32.43  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 56.34  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 122.48 |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 15.59  |
| 2615   | INGRAM LIBRARY SERVICES INC | ADULT BOOKS AND MEDIA   | 18.59  |
| 2615   | INGRAM LIBRARY SERVICES INC | TEEN BOOKS AND MEDIA    | 67.53  |
| 2615   | INGRAM LIBRARY SERVICES INC | TEEN BOOKS AND MEDIA    | 54.42  |

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| VENDOR | VENDOR NAME                    | PURPOSE                   | AMOUNT    |
|--------|--------------------------------|---------------------------|-----------|
| 2615   | INGRAM LIBRARY SERVICES INC    | TEEN BOOKS AND MEDIA      | 111.11    |
| 2615   | INGRAM LIBRARY SERVICES INC    | TEEN BOOKS AND MEDIA      | 97.07     |
| 2615   | INGRAM LIBRARY SERVICES INC    | TEEN BOOKS AND MEDIA      | 31.87     |
| 2615   | INGRAM LIBRARY SERVICES INC    | TEEN BOOKS AND MEDIA      | 16.49     |
| 2615   | INGRAM LIBRARY SERVICES INC    | TEEN BOOKS AND MEDIA      | 110.44    |
| 15056  | INTEGRATED SOLUTIONS ENGINEERI | ALARM SYSTEM TROUBLESHOOT | 1,050.00  |
| 9761   | INTERMOUNTAIN SWEEPER CO       | CREDIT STREETS#3260       | -1,026.13 |
| 9761   | INTERMOUNTAIN SWEEPER CO       | SWEEPER #3260             | 1,685.58  |
| 9761   | INTERMOUNTAIN SWEEPER CO       | SWEEPER#3260              | 1,092.69  |
| 9761   | INTERMOUNTAIN SWEEPER CO       | SWEEPER #3260             | 1,685.58  |
| 9761   | INTERMOUNTAIN SWEEPER CO       | SWEEPER #3260             | 1,092.69  |
| 13778  | INVISION GIS LLC               | GIS & AM Implementation S | 6,568.75  |
| 14239  | JC GOLF ACCESSORIES            | 2020 Resale Merchandise - | 491.98    |
| 11289  | JVA INC                        | Design Services for Fluor | 7,826.00  |
| 14033  | KDG ENGINEERING LLC            | Consultant Addendum No. 1 | 5,774.90  |
| 14106  | KEITH L KELLER                 | PRESERVATION GRANT        | 6,142.27  |
| 2815   | KENZ & LESLIE DISTRIBUTING CO  | AUTO FLUIDS ALL DEPTS     | 169.75    |
| 11075  | LEFT HAND TREE & LANDSCAPE LLC | ASH PRUNING VIA APPIA     | 612.00    |
| 11075  | LEFT HAND TREE & LANDSCAPE LLC | ASH MEDIAN ON VIA APPIA   | 1,371.50  |
| 3005   | LEWAN & ASSOCIATES INC         | AUG 20 COPIER CONTRACT PD | 77.17     |
| 3005   | LEWAN & ASSOCIATES INC         | COPIER CONTRACT SEPT 20   | 77.17     |
| 13782  | LEXISNEXIS RISK DATA MANAGEMEN | LUMEN ENTERPRISE SOFTWARE | 3,605.00  |
| 13782  | LEXISNEXIS RISK DATA MANAGEMEN | AUGUST INFORMATION SEARCH | 329.35    |
| 9087   | LORIS AND ASSOCIATES INC       | 42 Underpass Design       | 5,508.42  |
| 5432   | LOUISVILLE FIRE PROTECTION DIS | TRANSPORT TO JAIL         | 250.00    |
| 5432   | LOUISVILLE FIRE PROTECTION DIS | BLOOD DRAWS               | 140.00    |
| 5432   | LOUISVILLE FIRE PROTECTION DIS | BLOOD DRAWS               | 105.00    |
| 13429  | MANPOWER                       | TEMP LABOR                | 917.10    |
| 14840  | MILE HIGH GOLF CARS            | RENTAL GOLF CARTS         | 1,190.00  |
| 14768  | MOJOS CLEANING SERVICES INC    | AUG 20 JANITORIAL SERVICE | 28,341.01 |
| 14768  | MOJOS CLEANING SERVICES INC    | AUG 20 JANITORIAL SERVICE | 3,300.00  |
| 6168   | MOTION & FLOW CONTROL PRODUCTS | SNOW AND ICE TRUCK MAINT  | 49.08     |

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|--------|--------------------------------|---------------------------|----------|
| 13565  | MOTT MACDONALD LLC             | SCWTP Disinfection - Cons | 987.00   |
| 11061  | MOUNTAIN PEAK CONTROLS INC     | REMOTE SUPPORT LIFT STATI | 250.00   |
| 11061  | MOUNTAIN PEAK CONTROLS INC     | VARIOUS SCADA IMPROVEMENT | 750.00   |
| 13334  | MSPS                           | 2020 Water Meter ERTs     | 2,250.00 |
| 14649  | MURRAYSMITH INC                | SWSP                      | 6,459.34 |
| 13926  | NICOLETTI-FLATER ASSOCIATES PL | FITNESS FOR DUTY TEST     | 2,100.00 |
| 5460   | NRPA                           | ANNUAL NPRA MEMBERSHIP FO | 175.00   |
| 14648  | OCCUPATIONAL HEALTH CENTERS OF | DOT RECERT                | 136.00   |
| 14648  | OCCUPATIONAL HEALTH CENTERS OF | DOT RECERT                | 231.50   |
| 99999  | GUILDNER PIPELINE MAINTENANCE  | BULK WATER                | 2,500.00 |
| 99999  | INDRANI M MCLEMORE             | 2020 SENIOR WATER REBATE  | 100.00   |
| 99999  | GEORGE SAWICKI                 | CANCELLED REC PASS        | 308.34   |
| 99999  | ATIEH MAJIDI                   | CANCELLED REC PASS        | 315.00   |
| 99999  | LEON ROSENSHEIN                | CANCELLED REC PASS        | 234.00   |
| 99999  | JAMES HANLEY                   | CANCELLED REC PASS        | 126.00   |
| 99999  | SOUTH STREET COMMERCIAL        | PARTIAL REFUND LANSCAPE D | 5,175.00 |
| 99999  | LEWIS HOFFMAN                  | REC MEMBERSHIP CANCEL     | 126.00   |
| 99999  | RORY HAMILTON                  | PASS CANCEL REC CENTER    | 531.00   |
| 99999  | BLUE VALLEY ENERGY             | WITHDRAWN PERMIT          | 257.36   |
| 13986  | OPEN MEDIA FOUNDATION          | SEPT 20 WEBSTREAMING      | 500.00   |
| 13649  | OVERDRIVE INC                  | JUV EAUDIO BOOKS          | 75.99    |
| 14381  | PALEOWEST ARCHAEOLOGY          | AUG 2020 Louisville Archi | 5,448.75 |
| 14524  | PC SOLUTIONS & INTEGRATION INC | Additional VPN Licensing  | 2,985.00 |
| 14144  | PING INC                       | 2020 Resale Merchandise - | 171.84   |
| 5898   | PIONEER SAND COMPANY INC       | PROPANE                   | 22.12    |
| 5898   | PIONEER SAND COMPANY INC       | TOPSOIL                   | 1,489.11 |
| 14675  | POINT AND PAY LLC              | AUG 20 CREDIT CARD FEES U | 9,336.63 |
| 11329  | POLYDYNE INC                   | RESIN COMPOUND            | 624.15   |
| 11329  | POLYDYNE INC                   | CLARIFLOC C-4420 NORTH PL | 624.15   |
| 14027  | PROFORCE LAW ENFORCEMENT       | TASER CARTRIDGES          | 1,985.00 |
| 13549  | PUSH PEDAL PULL INC            | PREVENTATIVE MAINTENANCE  | 587.47   |
| 12840  | QUALITY WATER BIOSYSTEMS INC   | CUTRINE LOUISVILLE RES    | 2,400.00 |

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| VENDOR | VENDOR NAME                    | PURPOSE                   | AMOUNT    |
|--------|--------------------------------|---------------------------|-----------|
| 14827  | RCL LAND COMPANY LLC           | REIMBURSEMENT FOR LANDSCA | 2,360.00  |
| 14844  | REPUBLIC SERVICES INC #535     | 2020 Front Range Landfill | 175.33    |
| 14844  | REPUBLIC SERVICES INC #535     | CREDIT DUE TO PCARD PAMEN | -150.25   |
| 14844  | REPUBLIC SERVICES INC #535     | 2020 Front Range Landfill | 3,038.25  |
| 14804  | RESPEC COMPANY LLC             | Environmental Compliance  | 8,370.00  |
| 14804  | RESPEC COMPANY LLC             | Environmental Compliance  | 180.00    |
| 14804  | RESPEC COMPANY LLC             | Environmental Compliance  | 3,780.00  |
| 14804  | RESPEC COMPANY LLC             | Environmental Compliance  | 2,185.00  |
| 14352  | RIVISTAS SUBSCRIPTION SERVICES | PRINT PERIODICALS         | 4,079.91  |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | THERMO                    | 1,478.46  |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | THERMO                    | 60.00     |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | VARIOUS SIGNAGE           | 205.80    |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | THERMO                    | 617.07    |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | THERMO                    | 2,011.04  |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | SIGNAGE                   | 75.00     |
| 13419  | ROADSAFE TRAFFIC SYSTEMS CORP  | SIGNAGE                   | 660.00    |
| 4160   | SAFE SYSTEMS INC               | SERVICE CALL GOLF CLUBHOU | 212.51    |
| 4160   | SAFE SYSTEMS INC               | FIRST AID SUPPLIES OPS PA | 164.94    |
| 14207  | SMALL AXE TREE CARE            | COTTONWOOD PARK PRUNING   | 1,620.00  |
| 14550  | TAYLOR MADE GOLF COMPANY INC   | 2020 Resale Merchandise - | 261.43    |
| 4100   | TERMINIX                       | WTP PEST CONTROL          | 148.00    |
| 14663  | THE JUMP ROPE GROUP LLC        | JUMP ROPE CLUB 30040.1    | 546.00    |
| 14065  | TYLER TECHNOLOGIES INC         | Tyler Executime Timekeepi | 640.00    |
| 4765   | UNCC                           | AUG 20 LOCATES #48760,220 | 663.05    |
| 11087  | UNITED SITE SERVICES OF COLORA | TOILET RENTAL COTTONWOOD  | 247.58    |
| 11087  | UNITED SITE SERVICES OF COLORA | TOILET RENTAL MEMORY SQUA | 247.58    |
| 11087  | UNITED SITE SERVICES OF COLORA | TOILET RENTAL PIRATES PAR | 247.58    |
| 11087  | UNITED SITE SERVICES OF COLORA | TOILET RENTAL CENTENNIAL  | 247.58    |
| 11087  | UNITED SITE SERVICES OF COLORA | TOILET RENTAL HERITAGE PA | 247.58    |
| 6548   | UNIVERSITY OF ARIZONA- WEST CE | WWTP INFLUENT COVID ANALY | 413.00    |
| 6548   | UNIVERSITY OF ARIZONA- WEST CE | WWTP INFLUENT COVID ANALY | 413.00    |
| 6509   | USA BLUEBOOK                   | DISTRO SUPPLIES           | 839.64    |
| 15050  | UTILITY ASSOCIATES INC         | Department Body Cameras 8 | 75,000.00 |

09/30/2020 16:10  
BobbieJoe

City of Louisville, CO  
DETAIL INVOICE LIST

P 11  
apwarrnt

CASH ACCOUNT: 001000 101001 WARRANT: 100620 10/06/2020

| VENDOR       | VENDOR NAME                    | PURPOSE                   | AMOUNT     |
|--------------|--------------------------------|---------------------------|------------|
| 14446        | VECTOR DISEASE CONTROL         | 2020 Mosquito Control Ser | 1,865.85   |
| 13851        | VELOCITY PLANT SERVICES LLC    | REPAIR CHEM FEED AND TRAC | 1,442.02   |
| 13851        | VELOCITY PLANT SERVICES LLC    | REPAIR HATCH              | 730.00     |
| 13851        | VELOCITY PLANT SERVICES LLC    | TANK WALL SEALANT         | 2,010.95   |
| 13891        | VERIS ENVIRONMENTAL LLC        | Biosolids Hauling         | 1,851.60   |
| 13891        | VERIS ENVIRONMENTAL LLC        | Biosolids Hauling         | 757.61     |
| 13891        | VERIS ENVIRONMENTAL LLC        | Biosolids Hauling         | 1,482.51   |
| 4900         | VRANESH AND RAISCH LLP         | AUG 20 LEGAL SERVICES     | 4,143.50   |
| 11053        | WATER TECHNOLOGY GROUP         | PUMP PM'S                 | 2,038.00   |
| 11053        | WATER TECHNOLOGY GROUP         | DEWATERING PUMPS PREVENT  | 1,814.82   |
| 14373        | WEIFIELD GROUP CONTRACTING INC | PLC BREAKERS              | 455.35     |
| 14373        | WEIFIELD GROUP CONTRACTING INC | GFCI REPLACEMENT          | 357.18     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES CH     | 350.40     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES RSC    | 950.53     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES CS     | 101.69     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES RSC    | 87.29      |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES PC     | 377.14     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES LI     | 98.98      |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES LI     | 132.25     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES WW     | 214.34     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES LI     | 441.55     |
| 9511         | WESTERN PAPER DISTRIBUTORS INC | CUSTODIAL SUPPLIES CS     | 74.15      |
| 5115         | WL CONTRACTORS INC             | AUG 2020 Traffic Signal M | 475.00     |
| =====        |                                |                           |            |
| 409 INVOICES |                                | WARRANT TOTAL             | 949,987.08 |
| =====        |                                |                           |            |

# ***City Council Meeting Minutes***

**September 15, 2020  
Electronic Meeting  
6:00 PM**

**Call to Order** – Mayor Stolzmann called the meeting to order at 6:00 pm. **Roll Call** was taken and the following members were present:

**City Council:**        ***Mayor Ashley Stolzmann  
Mayor Pro Tem Dennis Maloney  
Councilmember Kyle Brown  
Councilmember J. Caleb Dickinson  
Councilmember Deborah Fahey  
Councilmember Chris Leh  
Councilmember Jeff Lipton***

**Staff Present:**        ***Megan Davis, Deputy City Manager  
Rob Zuccaro, Planning & Building Safety Director  
Lisa Ritchie, Senior Planner  
Megan Pierce, Economic Vitality Director  
Katie Zoss, Arts & Events Program Manager  
Meredyth Muth, City Clerk***

**Others Present:**    ***Kathleen Kelly, City Attorney***

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

## **APPROVAL OF AGENDA**

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion. Mayor Pro Tem Maloney moved to approve the agenda, seconded by Councilmember Leh. All in favor.

## **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA**

None.

## **APPROVAL OF THE CONSENT AGENDA**

Mayor Stolzmann asked for changes to the consent agenda; hearing none she asked for a motion. Mayor Pro Tem Maloney moved to approve the consent agenda, seconded by Councilmember Fahey. All in favor.

- A. Approval of Bills**
- B. Approval of Minutes: August 25, 2020; September 1, 2020**
- C. Approval of Louisville Revitalization Commission Amended Annual Budget for Fiscal Year 2020**
- D. Approval of Special Meeting September 29, 2020**

### **COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA**

Mayor Stolzmann thanked the residents that helped clean up recent park vandalism.

### **CITY MANAGER'S REPORT**

Deputy City Manager Davis reminded everyone of the Community Conversation on Racial Equity taking place tomorrow and invited everyone to attend.

### **REGULAR BUSINESS**

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#### **ORDINANCE NO. 1800, SERIES 2020 – AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE ST. LOUIS PARISH AND COMMERCIAL PARK GENERAL DEVELOPMENT PLAN TO AMEND ALLOWED USES AND DEVELOPMENT STANDARDS – 2nd READING, PUBLIC HEARING (advertised *Daily Camera* 9/6/20)**

Mayor Stolzmann introduced the item and asked for any disclosures. Councilmember Fahey stated she is a member of the St. Louis Parish but feels that will not affect her decision making on this process.

Planner Ritchie stated this is a request to amend this site's General Development Plan's allowed uses and development standards; it would also amend the PCZD agreement for the property. She reviewed the location and history of the property. The applicant is proposing the following:

- Amending use areas to align with existing property lines
- Allowing portions of Zone 1 to develop with Zone 2 uses
- Adding Light Industrial to Zone 2 as a use by right
- Adding Car Wash as a special review use
- Amending FAR zones to a two-tiered system rather than three-tiered
- Revising the street network from public to private
- Reducing the building setback to 55' from 60'

- Allowing parking between buildings and S. 96th St with enhanced landscaping, rather than behind buildings
- Adding option for slanted roofline elements for buildings fronting S. 96th St, rather than only requiring pitched roofs
- Amending heights for Zone 2B to 40' from 35'
- Amending FAR to increase from 306,531 sf to 377,450 sf

Ritchie reviewed the proposed layout of the property including uses and building heights.

Ritchie stated the 2013 Comprehensive Plan has this site as a rural gateway to the City and uses are to be separated and buffered from the surrounding roads. The Comp Plan allows up to .25 FAR and heights up to 3 stories if located out of the public view shed and buffered by surrounding topography and open space.

Ritchie stated staff found the following components of the proposal meet that policy:

- Uses are acknowledged in Comp Plan
- Private streets provide same connectivity
- Height increase is consistent with intended character of GDP and surrounding development
- FAR increase is within Comp Plan limits and maintains the west to east transition
- Traffic study reflects slightly less impact
- Fiscal benefit to the city

Staff however, believes the parking setback reduction does not meet that policy. The applicant is requesting a reduced 35-foot setback for the sections abutting 95<sup>th</sup> Street. The Planning Commission recommended the 55-foot setback for all portions of the property. The Comp Plan does not have a specific number for the buffer but staff recommends the 55-foot as it is similar to the nearby CTC setbacks.

The applicant has given four reasons to reduce the parking setback:

- Lot lines on preliminary plat should not be revised
- Improvements in right-of-way should help meet buffer requirement
- Lots fronting South 96<sup>th</sup> St are not marketable with a deeper setback
- Intended development at the rear of the property will not have adequate depth

Staff acknowledges the 55-foot setback may cause some issues, but finds those can be addressed by moving lot lines and staff feels it will not adversely affect this development.

Staff Recommends approval of the ordinance with one condition that the applicant shall revise the application to require a minimum 55-foot parking setback for Zone 2A

Councilmember Lipton asked if the applicant could ask for a variance or change to the setback in the PUD process. Ritchie stated the PUD process would not allow that, a GDP amendment would be needed.

Mayor Stolzmann asked if the proposal can be regulated to limit light pollution in this gateway area. Ritchie stated there are some regulations on lighting in the CDDSG and if Council wants more that can be discussed.

#### Applicant Presentation

Jim Candy, Ascent Church, stated the church is no longer planning to develop on that property due to the high cost of infrastructure development. He stated to make this project viable it has to be cost effective. As it currently is that property has a lot of issues that need to be addressed to make it work which is why the reduced setback is needed.

Alicia Rhymer, United Properties, reviewed the history of this site. She noted other parcels in the area that have a 30-foot setback. She noted the Transportation Master Plan calls for 96<sup>th</sup> Street to be improved to two lanes in each direction. Those improvements would increase the distance from the property line to the traffic as well.

She stated moving the lot lines around on the parcel is problematic. It requires moving drainage, would make accommodating the trail difficult, and might make the sites less marketable.

Megan Turner, United Properties, showed the impacts of changing lot lines. She noted the preferred market dimensions of the industrial lot and how changing those would affect truck circulation on that lot. She showed some comparable locations and how those setbacks look.

She reviewed the preferred proposal and what it will look like. She added they understand the importance of maintaining the rural entryway and feel their design can do this with tapering the landscaping and using good building height transitions.

Rhymer reviewed what they feel are the benefits of this proposal including job creation and retail opportunities.

#### Public Comments

Jane Armstrong, 479 Muirfield Court, stated she supports the project to help generate sales tax revenue and to allow Ascent to develop other property with the sale of this one.

Richard Morgan, 644 West Pine Street, stated he supports the application to help bring retail to the CTC so employees in the area can shop and generate revenue on this site.

Jolene Nielsen, 1114 West Enclave Circle, stated she supports this application to be a place for new businesses in town and also to generate revenue for the community.

Dan McConville, 1000 Turnberry Circle, spoke on behalf of St. Louis Parish stating this is the best way to get these properties developed and it would be a quality development. He urged approval to bring jobs and amenities to town.

Bill Stephens, Ascent Church, urged approval of the project to bring jobs and amenities to town.

Alli Bowdey, 462 Rouse Court, stated she supports the application as a way to allow Ascent to develop their other property with the sale of this one. The 20 feet under discussion is not a big impact.

Jay Keany, 1488 Wilson Place, stated he supports the application as this makes sense and would bring good amenities to the site. He feels the setback at 30 feet can be handled with landscaping. It will be a benefit to the community.

Mindy Caliguire, 116 Vista Lane, stated her support of the project. She sees value in this application with a strong plan and to maximize the use of this property and bring jobs.

Erik Estrada, 853 Trail Ridge Road, stated this application makes economic sense and will bring jobs and revenue to Louisville.

Mayor Stolzmann asked how this application would work with multiple owners. Ritchie stated the Code does require common ownership of the property for GDP. However, this GDP was approved without common ownership but with an agreement among the owners to coordinate the development.

Mayor Stolzmann asked why earlier owners were not required to put in infrastructure. Ritchie stated earlier approvals did not require installation of infrastructure as that is usually coordinated with the construction of the rest of the site with PUD approval.

Mayor Stolzmann stated she supports approval with the setback condition. She would also like to include some dark skies language. She stated the rural buffer zone is important and we don't know what the eventual development will look like so we need that protection. She believes there is enough space on the site to be able to come up with a solution on the property with the 50-foot setback.

Mayor Pro Tem Maloney stated this is an awkwardly shaped property which creates its own issues. The opportunity to have retail and industrial on this site is a good solution. We need to look at how to make this site successful. With the right design and landscaping, the 30-foot setback would be sufficient there. He supports approval of the ordinance without the condition.

Councilmember Brown stated as there is no specific standard for this setback it is hard to review this. We don't know what will finally develop here so the closest precedent would

be the other buffers in the area at CTC. In the absence of a clear cut rule in the Comp Plan he supports the Planning Commission and staff recommendation.

Councilmember Dickinson stated the 20-foot difference is not a deal breaker to him and he doesn't think it will make a huge difference to what people see. He supports adding dark skies language.

Councilmember Lipton stated that as there is no prescriptive standard for this parcel, this is subjective. He feels that as proposed this will accomplish what we want on the site and still feel like an entryway to town.

Councilmember Leh stated the requirements of the GDP have been met for the most part and if we want to see it developed we should approve it without the condition. The applicant has shown why it works better without the condition.

Public Comments – None.

Councilmember Lipton moved to approve the ordinance without the proposed condition and to add language to encourage limited lighting impacts be included in the PUD. Mayor Pro Tem Maloney seconded the motion.

Councilmember Brown stated it is hard as a councilmember to really know why a parcel has not developed under existing guidelines so it is hard to know if the extra 20 feet will make a difference in the end.

Councilmember Leh stated he too supports limited lighting on the parcel, it is just hard to determine how to put language specific enough to make it hold. Zuccaro suggested including language related to the color temperature of the light, lumen output, and requiring backshields.

Councilmember Leh made a friendly amendment to include that language in the condition. Councilmember Lipton and Mayor Pro Tem Maloney accepted that.

Councilmember Fahey stated the proposal appears to be very reasonable without the setback.

Councilmember Dickinson agreed removal of the 50-foot setback seems to be a good concession to make this development work.

Mayor Stolzmann stated she agrees with the staff recommendation to have the larger setback to help maintain the rural character of this parcel.

Mayor Stolzmann asked if this industrial use is new to this site. Ritchie stated this is a new use in this GDP amendment. There are also minor changes to the business use and the car wash will still require a special review use.

Mayor Stolzmann stated she would like to maintain the rural character with the setback and doesn't think that can happen as proposed.

**Roll call vote:** Motion passed 6-1, Mayor Stolzmann voting no.

### **DISCUSSION/DIRECTION/ACTION – STREET FAIRE UPDATE AND 2021-2023 LICENSE AGREEMENT**

Mayor Stolzmann introduced the item.

Katie Zoss, Arts and Events Program Manager, stated this is an agreement to allow the Downtown Business Association to continue to organize the Street Faire through 2023. It has similar provisions as used in the past including City funding for the event coordinator. The DBA has reviewed the updated agreement and agrees to all changes.

Mayor Stolzmann moved to approve the agreement; Councilmember Brown seconded the motion.

Public Comments

Rick Kron, DBA President, urged approval of the agreement.

**Roll Call Vote:** Motion passed by unanimous roll call vote.

### **CITY ATTORNEY'S REPORT**

None.

### **COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS**

Mayor Stolzmann asked if two members would like to serve on a committee to review board and commission applications. Mayor Pro Tem Maloney and Councilmember Dickinson will serve in that capacity.

Mayor Stolzmann would like the topics of maintenance of vacant construction sites and applicant presentation length to be added as topics for the work plan discussion.

Councilmember Leh also encouraged everyone to join in to listen to the Community Conversation on Racial Equity.

Councilmember Fahey would like to add the green building code to the work plan discussion.

ECONOMIC VITALITY COMMITTEE – meeting this Friday.

FINANCE COMMITTEE – met earlier today, discussed revenue projections and sales tax numbers.

LEGAL REVIEW COMMITTEE – working on evaluations for appointed officials.

UTILITY COMMITTEE – discussing Windy Gap financing alternatives and utility rates.

COLORADO COMMUNITIES FOR CLIMATE ACTION – discussing Xcel’s plans to limit their 80% renewables levels to current levels not the proposed ones.

COMMUTING SOLUTIONS – no report

CONSORTIUM OF CITIES – meeting next week

DOWNTOWN BUSINESS ASSOCIATION STREET FAIRE – no report

DENVER REGIONAL COUNCIL OF GOVERNMENTS – discussing RTD’s possible plan to take money from the Northwest rail savings account to use in other places.

JOINT INTEREST COMMITTEES (SUPERIOR & LAFAYETTE) – scheduling meetings

MAYORS & COMMISSIONERS COALITION – same discussion as DRCOG

METRO MAYORS CAUCUS – same discussion as DRCOG

REVITALIZATION COMMISSION – working on 2021 budget and work plan.

XCEL ENERGY FUTURES – no report

Councilmember Leh would like to add discussion about how properties are prioritized for open space purchases to the work plan.

## **ADJOURN**

Members adjourned at 10:22 pm.

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Ashley Stolzmann, Mayor

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Meredyth Muth, City Clerk

# **City Council**

## **Special Meeting Minutes**

**September 22, 2020**  
**Electronic Meeting**  
**6:00 PM**

**Call to Order** – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

**City Council:**        **Mayor Ashley Stolzmann**  
                              **Mayor Pro Tem Dennis Maloney**  
                              **Councilmember Kyle Brown**  
                              **Councilmember J. Caleb Dickinson**  
                              **Councilmember Deborah Fahey**  
                              **Councilmember Chris Leh**  
                              **Councilmember Jeff Lipton**

**Staff Present:**        **Heather Balsler, City Manager**  
                              **Megan Davis, Deputy City Manager**  
                              **Kevin Watson, Finance Director**  
                              **Nathan Mosely, Parks, Recreation, & Open Space Director**  
                              **Kurt Kowar, Public Works Director**  
                              **Rob Zuccaro, Planning & Building Safety Director**  
                              **Chris Neves, Information Technology Director**  
                              **Sharon Nemechek, Library Director**  
                              **Dave Hayes, Police Chief**  
                              **Megan Pierce, Economic Vitality Director**  
                              **Kathleen Hix, Human Resources Director**  
                              **Emily Hogan, Assistant City Manager for Communications**  
  **& Special Projects**  
                              **Meredyth Muth, City Clerk**

**Others Present:**    **Melinda Culley, City Attorney**

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

City Manager Balsler stated Boulder County Public Health (BCPH) has seen a large increase in COVID cases from CU students. If this continues it could push the County to a higher level of restrictions again. Staff is working with BCPH to see if CU or a specific area could be carved out for more restrictions with the rest of the County remaining at the

Safer at Home stage. A higher restriction level would likely require closing the Recreation Center and Library again. Staff will know more in a few days.

Director Pierce gave an update on the recovery and improvement grant program and stated that to date ten grants totaling approximately \$55,000 have been awarded. Additional grants are in process as well. She added that many of the grants benefit more than one local business as the grantee is also using the money to hire other local businesses to complete work.

### **APPROVAL OF THE CONSENT AGENDA**

Mayor Stolzmann asked for changes to the consent agenda; hearing none she asked for a motion. Councilmember Lipton moved to approve the consent agenda, seconded by Mayor Pro Tem Maloney. All in favor.

- A. *Approval of Resolution No. 72, Series 2020 – A Resolution Supporting the City of Louisville’s Grant Application to the Colorado State Recreational Trails Grant Program for the 2021 Davidson Mesa Open Space Trails Resurfacing Project***

### **RESOLUTION NO. 70, SERIES 2020 – A RESOLUTION APPROVING AN AMENDMENT TO THE NAPA AUTO PARTS FINAL PLANNED UNIT DEVELOPMENT FOR LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4B, 1413 HECLA WAY – *continued from 9/1/20***

Mayor Stolzmann reopened the public hearing and asked for disclosures. There were no disclosures.

Director Zuccaro stated this was continued from September 1 due to an issue with the public notice. A new notice has been completed for this evening’s hearing. In addition, today the applicant submitted proposed changes to his plan. These come after a recent meeting with the neighbors. The changes include the elimination of parking spaces on the east side of the parking lot that faces the residential neighborhood. The parking still meets parking requirements. They are also proposing a reduction in fence height from six feet to four feet and changing the materials of the fence. The fence would also be moved as far west as possible and additional landscaping added on the east side of the property. The fence design requires a waiver from the Commercial Development Design Standards and Guidelines (CDDSG), which does not allow a wood fence in commercial areas.

Staff finds the changes are consistent with PUD and CDDSG requirements if the fence material waiver is supported. The final PUD document, including any changes to grading, drainage and landscaping could be reviewed and finalized administratively. Staff supports the lower fence height and design if this is the most desirable design for the neighborhood.

Staff has amended the resolution to address these changes and staff recommends approval of the resolution as presented tonight.

#### Public Comments

Greg Jones, 1809 Sweet Clover Lane, stated he would like the north side of the perimeter of the fence be kept to six feet to provide more light mitigation for the neighbors. He would prefer the building be moved to a different location on the lot if possible.

Mark Cathcart, 1763 Sweet Clover Lane, thanked the applicant for meeting with the neighbors. He stated this compromise is a good as it will get. He too preferred the six-foot fence on the north side. He continues to have concerns about how the use was changed to allow marijuana in this location.

Councilmember Lipton asked if having the fence at six feet on the north side would be an issue for planning regulations. Director Zuccaro stated it would be acceptable.

Brandon Banks, applicant, stated he would support six feet on the north side.

Councilmember Lipton moved to approve the resolution presented this evening with the four staff conditions and incorporating the six-foot height on the north side of the fence. Mayor Pro Tem Maloney seconded the motion.

Councilmember Leh stated he still has concerns that the application is not compatible to the surrounding area which is one of the code requirements.

Mayor Stolzmann stated she supports the resolution. The CDDSG sets out the requirements of the building and it is agnostic of use. She understands some are concerned of the use but this does not affect this application. The use can change over years. The applicant has met and even exceeded the requirements in the CDDSG. Councilmember Fahey agreed.

Mayor Stolzmann closed the public hearing.

**Roll Call Vote** – Motion passed 6-1; Councilmember Leh voting no.

#### **DISCUSSION/DIRECTION – CITY MANAGER’S PROPOSED 2021-2022 OPERATING & CAPITAL BUDGET, 2021-2026 CAPITAL IMPROVEMENTS PLAN, AND 2021-2026 LONG-TERM FINANCIAL PLAN – SET PUBLIC HEARING FOR 10/20/20**

Mayor Stolzmann introduced the item noting this is the first budget presentation and detailed conversations will come with later meetings.

Director Watson stated this is the first discussion of the budget and will be a high-level review of the proposed biennial budget, the long-term financial plan, and the Capital

Improvements Plan (CIP). Included in the packet are the transmittal letter with a general overview of the recommended budget, a summary of variable hours and projected wage costs, the recommended budget by fund, the recommended budget by program, and the recommended CIP projects.

Director Watson reviewed the revenue assumptions used in the budget. These have been discussed with the Finance Committee. The projected decline in sales tax revenue has been set at 13% below 2019 levels. In general, staff is projecting a return to 2019 revenue totals by approximately 2023.

The City has not yet received its preliminary 2020 assessed valuation from the Boulder County Assessor; those are expected to be mailed October 13 with final valuations expected to be received late November. Current projections of property tax revenue are based on last year's projections of assessed valuation.

Director Watson reviewed the expenditure targets in the budget. He noted minor changes to staff positions and reviewed the proposed salary increases for staff. He reviewed the interfund transfers noting specifically a proposed change to the Historic Preservation Fund transfer.

Director Watson stated that to comply with the Council directive to reduce the annual turnback percentages, staff reviewed all the requested budgets on an account-by-account basis. Based on review of historical trends, staff recommended reductions to accounts thought not to significantly impact department operations.

Other notable items in the recommended budget include

- The calculation of the transfer from the Historic Preservation Fund to the General Fund has changed to simply 20% of total sales and use tax collections within the Historic Preservation Fund.
- The addition of \$120,000 in 2021 for the Old Town Overlay project and \$250,000 in 2022 for the Comprehensive Plan Update project.
- The elimination of the Nite-at-the-Rec Program. All variable wages, supplies, and services have been removed. If the Council approves elimination of this program, staff will re-allocate the remaining regular wages to other programs.
- No anticipated CARES Act funding.
- No adjustment for the possible repeal of the Gallagher amendment or for a significant reduction in the residential assessment rate.

Director Watson reviewed the long-term financial plan by fund noting good fund balances are being maintained in the General Fund. He reviewed the upcoming budget meeting schedule.

City Manager Balser stated this the first proposal and is not the final version. She stated staff tried to be responsive to direction received from Council in July. Staff is looking for

input in upcoming meetings about what should be prioritized and on CIP projects. Staff will provide additional information on solar projects at the September 29 meeting.

Public Comments – None

Mayor Stolzmann moved to set the public hearing on October 20; seconded by Mayor Pro Tem Maloney.

Mayor Pro Tem Maloney noted the Finance Committee has been reviewing the revenue projections for these many months. He recommended caution on the projections as everything is changing rapidly right now.

**Roll Call Vote:** Motion passed by unanimous roll call vote.

Members adjourned at 7:04 pm.

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Ashley Stolzmann, Mayor

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Meredyth Muth, City Clerk

# **City Council**

## **Meeting Minutes**

**September 29, 2020**  
**Electronic Meeting**  
**6:00 PM**

**Call to Order** – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

**City Council:**        **Mayor Ashley Stolzmann**  
                              **Mayor Pro Tem Dennis Maloney**  
                              **Councilmember Kyle Brown**  
                              **Councilmember J. Caleb Dickinson**  
                              **Councilmember Deborah Fahey**  
                              **Councilmember Chris Leh**  
                              **Councilmember Jeff Lipton**

**Staff Present:**        **Heather Balsler, City Manager**  
                              **Megan Davis, Deputy City Manager**  
                              **Kevin Watson, Finance Director**  
                              **Nathan Mosely, Parks, Recreation, & Open Space Director**  
                              **Kurt Kowar, Public Works Director**  
                              **Rob Zuccaro, Planning & Building Safety Director**  
                              **Chris Neves, Information Technology Director**  
                              **Sharon Nemechek, Library Director**  
                              **Dave Hayes, Police Chief**  
                              **Megan Pierce, Economic Vitality Director**  
                              **Kathleen Hix, Human Resources Director**  
                              **Emily Hogan, Assistant City Manager for Communications**  
  **& Special Projects**  
                              **Meredyth Muth, City Clerk**

**Others Present:**    **Kathleen Kelly, City Attorney**

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

Councilmember Brown noted that he would be leaving the meeting for a short time and rejoining again.

**DISCUSSION/DIRECTION – CITY MANAGER’S PROPOSED 2021-2022 OPERATING & CAPITAL BUDGET, 2021-2026 CAPITAL IMPROVEMENTS PLAN, AND 2021-2026 LONG-TERM FINANCIAL PLAN**

Mayor Stolzmann noted this is the first in depth discussion of the budget and there will be additional meetings and the public hearing in October.

City Manager Balsler noted an addendum to the packet was put out late today with additional information on the Recreation Fund and answering some Council questions.

Director Watson reviewed the Recreation Fund projections as it was the only significant change since the presentation last week. Staff is leaning towards a worst case scenario for 2021 with only a 10% increase in revenue from 2020, a return to 80% of pre-COVID numbers in 2022, and back to 100% by 2024. Additional transfers from the General Fund would be needed to keep the fund balance at minimum levels. Staff recommended an initial \$350,000 transfer for 2021 as a start.

Mayor Stolzmann supported the initial \$350,000 transfer from the General Fund.

Mayor Pro Tem Maloney agreed that using conservative numbers is the best plan as we don't know what will happen. He also supports the 2021 \$350,000 transfer.

Members discussed the policies and goals that guide the Rec Fund.

Public Comments – None

The consensus was to include the \$350,000 transfer for 2021.

**2021-2022 OPERATING AND CAPITAL BUDGET**

Mayor Stolzmann asked for questions about the proposed operating budget.

Councilmember Lipton noted the citizen survey showed people wanted a higher level of street maintenance and snow removal. He wondered if this needs to be addressed. Director Kowar stated the City is on pace to meet the pavement improvement goals in the six-year plan. Additional funds would be used to focus on neighborhoods. Staff is working on a list of projects that could be added if bids come in lower than anticipated.

Councilmember Lipton would like to find out what exactly people are dissatisfied with related to streets. He asked that this survey be part of the 2021 Work Plan discussion.

Councilmember Lipton stated he does not support full elimination of Nite at the Rec. While it can't continue right now he would like to keep a place holder for this in 2022. Members agreed it should be added back into the budget starting in 2022.

Mayor Pro Tem Maloney stated he supports the revenue assumptions in the proposed budget and he feels they are sound based on what we currently know.

Mayor Pro Tem Maloney asked for more details the plan to pay for the Transportation Master Plan items. He would like the 2021 Work Plan to include discussion of a possible ballot issue in 2021 to pay for these projects.

Mayor Pro Tem Maloney asked if the funding allocated for the Quiet Zones is sufficient. City Manager Balser stated that right now staff is confident what we have is sufficient and will cover most of what is planned. More information will be available in the next couple of weeks and that will allow us to lock in costs.

Mayor Pro Tem Maloney stated he wants to make sure we can pay for these upgrades as we have committed to them.

Mayor Pro Tem Maloney stated he supports including a 2% merit increase for staff for 2021 and 2022 rather than the proposed 1%. Members were supportive of the 2% merit increase for 2021 and 2022 being included. City Manager Balser noted that in mid-2021 she would like to look at the market increases that might be needed to keep us competitive in the labor market.

Members supported the proposed funding for sustainability staff and equity and inclusion efforts.

Public Comments - None

## **2021-2026 CAPITAL IMPROVEMENTS PLAN**

Councilmember Lipton is concerned there are no placeholders in the out years for Transportation Master Plan projects. He would like a placeholder included in the CIP for these projects. Mayor Pro Tem Maloney agreed.

Mayor Stolzmann noted some of the projects in the Transportation Master Plan are just so high that a placeholder won't help.

Staff will look at some of the projects in the Transportation Master Plan that can be added in the out years and keep within budget. City Manager Balser noted this may require some other cuts to the CIP. This will come back to the next budget discussion.

Members discussed the option for solar panels on the Rec Center or other City facilities and if that could be fit in the budget.

*Councilmember Brown left the meeting (7:28 pm).*

Mayor Stolzmann noted staff is asking for direction on the CIP projections. As proposed in 2022 the CIP is projected to have less than \$1 million in fund balance. \$1 million is the typical minimum threshold for that fund, although no minimum fund balance is required. Members will look at this again after all the CIPs finalized in a later iteration of the budget.

Mayor Stolzmann reviewed the option for working with Xcel to purchase Renewable Energy Credits (RECs). The cost for 2021 is \$625,000. She noted it is one way to reach our sustainability goals and move something forward although it is not perfect. Our residents are very supportive of moving forward on reduced carbon emissions.

Councilmember Lipton stated he is not supportive of the REC purchase and would rather find ways to directly reduce emissions. He supports asking residents if they want to pay for this with a tax. He does not support the City paying it for this one year when we don't have a long term commitment.

Councilmember Dickinson stated he supports funding this but recognizes it would be difficult to do it this year.

Mayor Pro Tem Maloney supports making this a ballot issue for 2021 to see if residents support this. He stated his is reticent to do this this year without a long-term funding plan.

Councilmember Leh stated we need to find a way to reduce our carbon footprint and there are a variety of ways to do this; this might be one tool in the toolkit or there might be better ways to do this. At this point it is unclear.

Councilmember Fahey agreed everyone wants to reduce our carbon footprint but we can't afford to do it all right now. She supports a 2021 ballot question. This agreement is not ready to go right now.

Mayor Stolzmann supports the payment as a way to cost effectively reduce our emissions and this is what our residents want.

Councilmember Lipton suggested the \$600,000 could be used for other sustainability projects if it is not used on this.

Members agreed to put this on the 2021 Work Plan discussion and staff will look into what the \$600,000 could be spent on in 2021.

*Councilmember Brown returned to the meeting (8:25 pm)*

Members reviewed some of the CIP projects individually reprioritizing some items.

Members added the Front Street Plaza CIP to the 2021 Work Plan.

Public Comments - None

## **STRATEGIC PLAN AND PRIORITY INITIATIVE CHANGES**

Deputy City Manager Davis reviewed the proposed updates to the Strategic Plan. The Strategic Plan includes the City's mission, vision and values, and highlights some of the high priorities the organization aims to accomplish over a two-year period, aligned with the biennial budget. The proposed changes to the Plan include new priority initiatives for FY 2021-22. Staff is also proposing some minor changes in the mission, vision, and values to reflect the City's values of diversity, equity and inclusion.

Davis reviewed how the strategic plan interplays with the budget with funding for projects and programs that have been identified through the budget process as areas where the City will increase our investments, service levels, and capital infrastructure in this two-year period to advance the Plan.

Councilmember Brown stated he wants to make sure the community conversations on racial equity are being incorporated in the plan. He wants to be sure the community is being open to everyone and this should be included throughout the Plan. He would like Council to look at policy options to address affordable housing.

Councilmember Fahey would like sustainability discussed in the Plan. Staff will look at how that can be incorporated more clearly.

Councilmember Leh agreed affordable housing needs to be addressed. He would like inclusivity addressed more clearly in the initiatives.

Public Comments – None.

## **ADJOURN**

Members adjourned at 9:17 pm.

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Ashley Stolzmann, Mayor

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Meredyth Muth, City Clerk

**SUBJECT: APPROVAL OF RESOLUTION NO. 73, SERIES 2020 – A  
RESOLUTION APPROVING THE 2020-2021 CONTRACT FOR  
PROJECT EDGE AND OTHER MENTAL HEALTH AND ELDER  
SERVICES BETWEEN THE CITY OF LOUISVILLE AND  
COMMUNITY REACH CENTER**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: DAVID HAYES, CHIEF OF POLICE**

**SUMMARY:**

Colorado Department of Local Affairs (DOLA) is offering a one-year Peace Officers Mental Health Support Grant Program that, if granted, will provide Clinicians (and associated costs for the Clinicians), to assist Police Officers in providing assistance to individuals in the Louisville Community with Mental Health Issues. This grant will also provide Psychological Services for Louisville Police Officers as well as outside training for Officers regarding assisting those with mental illness.

Contingent on the approval of this Grant, the city desires to engage the services of Community Reach of Adams County to provide Louisville residents with Project EDGE Services (Early Diversion Get Engaged) and other mental health and elder services.

Calls regarding mental health issues continue to increase in both the number as well as the complexity. This grant will assist the City of Louisville Police Department and Community Reach in providing additional and enhanced services to those in need, as well provide services to our Police Officers.

The grant amount will not result in the City of Louisville exceeding TABOR revenue limitations.

**FISCAL IMPACT:**

The total cost for these enhanced services is \$190,901.15 which is expected to be covered by the grant.

**PROGRAM/SUB-PROGRAM IMPACT:**

This grant would support the City's Policy Safety and Justice sub-program goal of maintaining community safety and a low crime rate through community engagement, effective patrol and efficient response times.

**RECOMMENDATION:**

Approve Contract and Resolution.

**ATTACHMENT(S):**

- 1. Resolution
- 2. Contract with Community Reach
- 3. Attachment A
- 4. Attachment B

**STRATEGIC PLAN IMPACT:**

|                          |   |                                     |   |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/>            |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/> |  <b>Supportive Technology</b>                        | <input checked="" type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 73  
SERIES 2020**

**A RESOLUTION APPROVING THE 2020-2021 CONTRACT FOR PROJECT EDGE  
AND OTHER MENTAL HEALTH AND ELDER SERVICES BETWEEN THE CITY OF  
LOUISVILLE AND COMMUNITY REACH CENTER**

**WHEREAS**, the City desires to engage the services of the Community Reach Center of Adams County, Inc. (“Contractor”) to provide Louisville residents with Project EDGE Services (Early Diversion Get Engaged) and other mental health and elder services; and

**WHEREAS**, the proposed contract sets forth the terms of the parties’ agreement regarding the services to be provided by Contractor and the City’s payment therefore; and

**WHEREAS**, the City Council by this Resolution desires to approve the contract, with such approval contingent on the award of grant dollars for this purpose from the Colorado Department of Local Affairs (DOLA).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** That certain 2020-2021 Contract for Project EDGE Services and Other Mental Health and Elder Services (“Contract”), between the City of Louisville and Community Reach Center of Adams County, Inc., a copy of which Contract accompanies this Resolution, is hereby approved.

**Section 2.** The Mayor and City Clerk are hereby authorized to execute the Contract, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Contract as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Contract are not altered.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

**2020-2021 CONTRACT FOR PROJECT EDGE  
AND OTHER MENTAL HEALTH AND ELDER SERVICES  
BETWEEN THE CITY OF LOUISVILLE  
AND COMMUNITY REACH CENTER.**

THIS Contract is made and entered into by and between the City of Louisville, a Colorado municipal corporation (City), and **Community Reach Center** (Contractor) (individually “the Party” and collectively “the Parties”).

WHEREAS, Contractor is a non-profit Community Mental Health Center that provides the services stated in **Attachment A** to the City of Louisville community; and

WHEREAS, in order for Contractor to function properly and provide important human services to the City of Louisville community and Police Department, it is necessary to provide funds to Contractor for its services which are deemed to be both desirable and essential for the immediate protection and preservation of the public health, safety, and general welfare of the citizens of Louisville and Louisville Police Department; and

WHEREAS, the Contractor provides Co Responder Program services, other Mental Health and Elder Services, and services to the to the City and Police Department; and

WHEREAS, the City has applied for a 2020-2021 grant from the Colorado Department of Local Affairs (DOLA) for the Peace Officer Mental Health Support Grant Program (the “DOLA Grant”) to fund the services to be provided under this Agreement.

NOW, THEREFORE, in consideration of the recitals set forth above, which are fully incorporated herein by reference, and in order to serve an important public purpose and provide necessary services for the benefit of the City and its Community, the City and the Contractor mutually agree as follows:

**TERM:** Subject to the City’s receipt of the DOLA Grant, this Contract and the term of this Contract is from October 1, 2020 through September 30, 2021. The parties acknowledge and agree that this Contract and payment for the Services (defined below) are contingent upon the City’s receipt of the DOLA Grant. If the City fails to receive the DOLA grant or if the City determines that insufficient funding exists for the Services, this Agreement may be terminated immediately by the City.

**DUTIES AND PAYMENT:** The Contractor agrees to provide the services listed in **Attachment A** (“Services”). The City has authorized up to \$190,901.15 (the maximum amount) in its 2020-2021 budget to fund the services described in this Contract. Contractor shall invoice the City monthly for services rendered and expenses incurred during the previous month, with payment due within 30 days of receipt of invoice, unless the Services or documentation therefor are unsatisfactory. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The City shall not pay mileage and other reimbursable expenses, unless such expenses are (1) clearly set forth in **Attachment B**, and (2) necessary for performance of the Services. It is the understanding of the Parties that the payments identified

herein shall constitute the maximum total compensation payable by the City for the Services identified herein and provided by the Contractor.

**REPORTING REQUIREMENTS:** The Contractor agrees to provide reports as outlined in Attachment A to the City's Chief of Police or his/her designee. These reports will contain complete and accurate statements of services rendered and will be signed by the Contractor.

**RELIABILITY OF REPORTS:** Contractor represents that all information Contractor has provided or will provide to the City is true and correct, and that the City can rely on such information in modifying, making payments, or taking any other action concerning this Contract. Any false or misleading material information or omission provided or caused by Contractor is just cause for the City to terminate this Contract and to pursue any other available remedies against the Contractor.

**AUDIT:** The City reserves the right to conduct an audit of all records related to this Contract should the City have concerns about the Contractor's performance of the services listed in **Attachment A**.

**INTEGRATED AGREEMENT AND AMENDMENTS:** This Contract is an integration of the entire understanding of the parties with respect to the matters set forth herein. This Contract cannot be altered or amended except in writing, and signed by duly authorized representatives of the respective parties. This Contract incorporates by reference the attachments checked below:

Attachment A (Scope of Services)

Attachment B (Budget)

**STATUS OF CONTRACTOR:** The Contractor shall perform all services under this Contract as an independent contractor and not as an agent or employee of the City. It is mutually agreed and understood that nothing contained in this Contract is intended or shall be construed as in any way establishing the relationship of co-partners or joint ventures between the parties hereto, or as construing the Contractor, including its agents and employees, as an agent of the City. The Contractor shall remain an independent and separate entity. The Contractor shall not be supervised by any employee or official of the City, except for work place etiquette and prioritizing calls for service as defined by the Chief of Police or his/her designee, nor will the Contractor exercise supervision over any employee or official of the City. The Contractor shall not represent that Contractor is an employee or agent of the City in any capacity. **The Contractor is not entitled to City workers' compensation benefits and is obligated to pay federal and state income tax on money earned pursuant to this Contract, if applicable.**

**PERSONNEL:** The Contractor agrees to provide competent personnel with expertise in the delivery of the scheduled services to achieve and maintain a highly professional and competent level of services. Contractor will include designated Louisville Police Staff in the selection of Clinician assigned to the City of Louisville, and will consult with the Louisville Police Chief or his/her designee prior to placing or removing Clinician(s) in this assignment.

**INSURANCE:** Contractor must carry those insurance coverages noted below:

- A general liability policy with limits no less than \$1,000,000 per occurrence; \$2,000,000,
- A workers' compensation insurance policy covering all employees and complying with state law,
- An automobile liability insurance policy covering bodily injury and property damage with limits of no less than \$1,000,000 per occurrence.

Before the effective date of this Contract, the Contractor shall present to the City a certificate showing it has the required policies in effect. Any variance to these insurance provisions must be approved in writing by the City's Risk Manager and will become incorporated as an addendum to this Contract.

The Contractor shall not cancel, materially change, or fail to renew insurance coverages. Contractor shall notify the City of Louisville, 749 Main Street, Louisville, CO 80027 of any material reduction or exhaustion of aggregate limits. In the event any policy is canceled or has a material reduction of aggregate limits before final payment by City to Contractor, Contractor shall immediately procure other insurance sufficient to maintain the insurance requirements of this Agreement. Failure to maintain insurance or procure replacement insurance is grounds for termination of this Contract.

Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from Contractor's operation under this Contract.

**CERTIFICATE OF INSURANCE:** As evidence of the insurance coverages required by this Contract, prior to the effective date of this Contract, Contractor shall furnish a certificate of insurance to:

City of Louisville

The general and automobile liability certificate(s) will name the City, its officers, agents and employees as Additional Insureds. Insurance coverages required under this Contract shall be obtained from insurance companies authorized to do business in the State of Colorado.

**INDEMNITY:** The Contractor shall fully indemnify and hold the City harmless from all claims, actions, suits, liability, losses, costs, expenses and/or damages of any kind whatsoever which may occur to or be suffered by any person (including, but not limited to the Contractor, its agents, employees, contractors, tenants, invitees, licensees, successors or assigns) arising out of or in connection with its use and occupation of any City facilities and/or any activities undertaken pursuant to this Contract. Upon commencement of any such suit or action against the City, the Contractor shall provide prompt notice to the City, and shall defend the same at its own cost and expense. If a judgment shall be rendered against the City in such an action or suit, Contractor shall fully satisfy the judgment within ninety (90) days after the same has been conclusively determined.

**TERMINATION:** This Contract may be terminated at the sole discretion of the City for any violation by the Contractor of any of the terms and conditions of this Contract, including the reduction or discontinuance of the services listed in Attachment A. This Contract shall be subject

to termination by either party in the event of the failure of the other party to perform any of the terms herein set forth. In such event, written notice shall be given to the other and if the conditions of noncompliance specified in such notice is not corrected within 30 days of the date of such notice, this Contract shall be terminated and of no further effect at the option of the party not in default of the terms herein contained. Notice shall be mailed to the respective parties at the following addresses unless written notice of change of address is given:

| <u>City</u>                | <u>Contractor</u>                             |
|----------------------------|---|
| City of Louisville         | Community Reach Center                        |
| Police Department          | 1870 West 122 <sup>nd</sup> Avenue, Suite 100 |
| 949 Main Street            | Westminster, CO 80234                         |
| Louisville, Colorado 80027 | Attn: Rick Doucet, CEO                        |
| Attn. Chief Dave Hayes     |   |

**PROVISIONS CONSTRUED AS TO FAIR MEANING:** The provisions of this Contract shall be construed as to their fair meanings, and not for or against any party based upon any attribution to such party as the source of the language in question.

**HEADINGS FOR CONVENIENCE:** All headings, captions and titles are for convenience and reference only, and of no meaning in the interpretation or effect of this Contract.

**COMPLIANCE WITH ORDINANCES AND REGULATIONS:** The Contractor shall perform all obligations under this Contract in strict compliance with all federal, state, and City laws, rules, statutes, charter provisions, ordinances, and regulations applicable to the performance of the Contractor's services under this Contract, and specifically, shall not discriminate against any person on the basis of age, ancestry, color, creed, sex, race, religion, national origin, disability, or as otherwise prohibited by law.

**VERIFICATION OF LAWFUL PRESENCE:** Without limiting the provisions of the previous paragraph, the Contractor shall verify the lawful presence in the United States of each natural person eighteen years of age or older who applies for state or local public benefits or for federal public benefits for the applicant, prior to providing the benefits, as required by Article 76.5 of Title 24 of the Colorado Revised Statutes, Restrictions on Public Benefits, C.R.S. 24-76.5-101, et seq. The Contractor shall verify the lawful presence in the United States of each such applicant by requiring the applicant to: 1) produce (i) a valid Colorado driver's license or a Colorado identification card, issued pursuant to Article 2 of Title 42, C.R.S.; or (ii) a United States military card or a military dependent's identification card; or (iii) a United States Coast Guard merchant mariner card; or (iv) a Native American tribal document; and 2) execute an affidavit stating: (i) that he or she is a United States citizen or legal permanent resident; or (ii) that he or she is otherwise lawfully present in the United States, and is authorized to work in the United States, pursuant to federal law.

For an applicant who has executed an affidavit stating that he or she is an alien lawfully present in the United States, the Contractor shall verify the applicant's lawful presence for federal public benefits or state or local public benefits through the federal Systematic Alien Verification of Entitlement Program, (the "Save Program"), operated by the United States Department of Homeland Security or a successor program designated by the United States Department of

Homeland Security. Until such verification of lawful presence is made, the affidavit may be presumed to be proof of lawful presence for purposes of this section.

If the Contractor is unable to use the Save Program after reasonable efforts are made to use the Program, Contractor shall request the City to verify the lawful presence of the applicant through the Save Program.

Contractor may request in writing that the City determine if verification of lawful presence of an applicant is not required because of one or more of the exceptions to the verification requirement contained at section 24-76.5-103(3), C.R.S. Upon such request, the City shall, in its sole discretion, determine if one or more of the exceptions apply and such determination shall be binding upon the Contractor.

**NO IMPLIED REPRESENTATIONS:** No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

**NO THIRD PARTY BENEFICIARIES:** None of the terms or conditions in this Contract shall give or allow any claim, benefit, or right of action by any third person not a party hereto. Any person other than the City or the Contractor receiving services or benefits under this Contract shall be only an incidental beneficiary.

**FINANCIAL OBLIGATIONS OF CITY:** All financial obligations of the City under this Contract are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in this Contract shall be deemed a pledge of the City's credit, or a payment guarantee by the City to the Contractor. If appropriated funds are not available, both parties shall be relieved of their obligations hereunder.

**WAIVER:** No waiver of any breach or default under this Contract shall be a waiver of any other or subsequent breach or default.

**SEVERABILITY:** Invalidation of any specific provisions of this Contract shall not affect the validity of any other provision of this Contract.

**GOVERNING LAW:** This Contract shall be governed and construed in accordance with the laws of the State of Colorado as well as applicable Federal laws, regulations, and policies. Should such laws be amended as to modify this Agreement, such Amendment shall be incorporated herein and be immediately effective between the Parties.

**AUTHORITY:** The parties warrant that they have taken all actions necessary or required by their own procedures, bylaws, or applicable law, to authorize their respective signatories to sign this Contract for them and to bind them to its terms.

**UNLAWFUL EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS:** Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract.

Contractor shall not knowingly contract with a subcontractor that (a) knowingly employs or contracts with an illegal alien to perform work under this Contract or (b) fails to certify to the Contractor that the subcontractor will not knowingly employ or contract with an illegal alien to perform work under this Contract.

**CONFIRMATION REGARDING ILLEGAL ALIENS:** The Contractor has confirmed the employment eligibility of all employees newly hired for employment to perform work under this Contract through participation in either the E-verify program administered jointly by the United States Department of Homeland Security and the Social Security Administration or the employment verification program of the Colorado Department of Labor & Employment.

**LIMITATION REGARDING E-VERIFY PROGRAM:** Contractor shall not use either E-verify or Colorado Department of Labor & Employment program procedures to undertake pre-employment screening of job applicants while performing this Contract.

**DUTY TO TERMINATE A SUBCONTRACT; EXCEPTIONS:** If Contractor obtains actual knowledge that a subcontractor performing work under this Contract knowingly employs or contracts with an illegal alien, the Contractor shall, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien:

(a) notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

(b) terminate the subcontract with the subcontractor if, within three days of receiving notice that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien, the subcontractor does not stop employing or contracting with the illegal alien.

**DUTY TO COMPLY WITH STATE INVESTIGATION:** The Contractor shall comply with any reasonable request of the Colorado Department of Labor and Employment made in the course of an investigation pursuant to C.R.S. 8-17.5-102 (5).

**DAMAGES FOR BREACH OF CONTRACT:** In addition to any other legal or equitable remedy the City may be entitled to for a breach of this Contract, if the City terminates this Contract, in whole or in part, due to the Contractor's breach of any provision of this Contract, the Contractor shall be liable for actual and consequential damages to the City.

(Signature page to follow)

IN WITNESS WHEREOF, The Parties have signed this Contract effective this \_\_\_\_\_ day of XXXX

COMMUNITY REACH CENTER

By: \_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

STATE OF COLORADO )

) ss.

COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me, a notary public, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as CEO.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

:

CITY OF LOUISVILLE  
A Colorado home rule City

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

## **ATTACHMENT A STATEMENT OF WORK**

### **1. Partners**

The Co Responder Program and other Mental Health and Elder Services is a collaborative effort between the following partners:

- Community Reach Center
- Louisville Police Department

### **2. Goals and Background**

A) The Co Responder Program aims to help individuals with mental health conditions engage in treatment, and divert individuals with behavioral health conditions from involvement in the criminal justice system and instead engage them in treatment. Involvement in the criminal justice system is defined broadly, as diversion from any type of contact with law enforcement, including the possibility of arrest. The Co Responder Program focuses on the adult population, but is able to serve individuals of any age. Key goals of the Co Responder Program are to:

- Assist those with mental health conditions and target diversion before arrest, for individuals with mental illness and/or addictions or are otherwise in mental crisis
- Establish a consideration to not arrest, through a comprehensive, multi-agency, culturally responsive, evidence-based diversion service
- Provide on-scene crisis de-escalation and mental health resources
- Connect individuals with evidence-based ongoing treatment options to achieve recovery and improve quality of life
- Provide officers with resources to address crisis calls related to mental health and substance use
- Build a robust infrastructure focused on recovery, treatment engagement, and if applicable, reduction in criminal justice system involvement

B) Providing other Mental Health and Elder Services deemed to be both desirable and essential for the immediate protection and preservation of the public health, safety, and general welfare of the citizens of Louisville. Key goals of Mental Health and Elder Services are to:

- Provide on-scene crisis de-escalation and mental health resources
- Connect individuals with evidence-based ongoing treatment options to achieve recovery and improve quality of life
- Build a robust infrastructure focused on recovery, and treatment engagement

### **3. Program Operations**

The Co Responder Program and other Mental Health and Elder Services is comprised of the following team members:

- 1 full time behavioral health clinician
- A .5 part time behavioral health clinician
- 1 quarter time CRC program supervisor (Clinician)
- 1 or more program liaison officers from partner law enforcement agency
- Leadership and management support from each partner organization
- Evaluation and data analysis support

The behavioral health clinicians are dispatched to assist law enforcement officers and community members, with a full-time clinician, and part time clinician, working out of the Louisville Police Department (when not on calls or providing other related services as authorized by the Chief of Police or his/her designee). Mental Health Clinician may also be assigned to the Kestrel Community for up to one afternoon/morning per week for the convenience of Kestrel Residents who may be in need of Mental Health and/or Elder Services information or referrals.

#### **4. A) Initial Encounter Procedure-Co Responder Program**

- Clinicians are embedded ~~5 days/week~~ at Louisville PD (one full-time Clinician, 1 part time clinician.). The specific days/hours will be at the discretion of the Police Department, based on need, as determined by the Chief of Police or his/her designee.
- Officers can contact clinicians directly or request a response through their agency's dispatch center.
- A clinician and officer(s) respond to a scene together, and the officer clears the scene for safety.
- Clinicians will drive their own vehicles to the scene or with an officer if appropriate.
- Clinicians provide de-escalation services and assess for emergency psychiatric hold, ongoing mental health and/or addictions treatment needs, and elder needs.
- If there is probable cause for criminal charge(s), the officers decide whether to divert or file the charge(s). The clinician may still provide de-escalation and referral services if charges are filed.
- Clinicians can accompany officers to the hospital or Crisis Walk-In Center to provide collateral information and facilitate a warm hand-off.
- Utilize telehealth to provide co-responder services when alternate means are not in the best interest of the individual or co-responder.

#### **B) Initial Encounter Procedure-Other Mental Health or Elder Services**

Clinicians are embedded ~~5 days/week~~ at Louisville PD (one full-time Clinician, 1 part time clinician.). The specific days/hours will be at the discretion of the Police Department, based on need, as determined by the Chief of Police.

Officers can contact clinicians directly or request a response through their agency's dispatch center.

- A clinician and officer(s) respond to make the initial contact together
- Clinicians will drive their own vehicles to the scene or with an officer if appropriate.
- Clinicians provide elder needs, de-escalation services, and as needed, assess for emergency psychiatric hold, ongoing mental health and/or addictions treatment needs.
- Utilize telehealth to provide co-responder services when alternate means are not in the best interest of the individual or co-responder.

#### **5. A) Outreach and Follow Up Procedure- The Co Responder Program**

The clinicians follow-up with clients within 48 hours of the initial encounter to assist with engagement into ongoing treatment, by providing support for the following types of services:

- Screening and assessment to begin treatment (e.g., outpatient therapy, psychiatry)
- Care coordination with existing treatment providers, including behavioral, physical, dental health needs, as well as Boulder County Criminal Justice Services (CJS), Boulder County Probation Department and other services as needed

- Coordination with benefits specialists, housing assistance, and other basic needs
- Connection to other community-based services, including AA, Imagine!, homeless shelters, food banks, legal aid, aging services, and others.
- Utilize telehealth to provide co-responder services when alternate means are not in the best interest of the individual or co-responder.

### **B) Outreach and Follow Up Procedure-Other Mental Health or Aging Services**

The clinicians' follow-up with clients within 72 hours of the initial encounter to assist with engagement into ongoing treatment, by providing support for the following types of services:

- Screening and assessment to begin any needed mental health treatment (e.g., outpatient therapy, psychiatry)
- Care coordination with existing treatment providers, including behavioral, physical, medical and dental health needs
- Coordination with benefits specialists, housing assistance, and other basic needs
- Connection to other community-based services, including AA, Imagine!, homeless shelters, food banks, legal aid, aging services, and others
- Utilize telehealth to provide co-responder services when alternate means are not in the best interest of the individual or co-responder.

In the event the person contacted needs information or referral to Elder Services, Clinician will follow up as needed to help ensure the person has access to services provided by Boulder County, State of Colorado or other entities.

### **6. Performance Deliverables and Reports**

- A. Contractor shall submit quarterly reports that indicate: 1) encounters per week; 2) encounters per month; 3) client demographics (unduplicated); 4) encounters by law enforcement agency; 5) encounters by day of the week; 6) encounters by time; 7) percent engaged by month through CRC (who have received a billable phone or face-to-face client attended service within 30 days of their most recent Co Responder field contact).

### **7. Training**

- A. Contractor may provide training for Louisville Police Officers and Community Members on an as need basis as determined by the Chief of Police (at a maximum cost of \$10,000). Training curriculum is subject to final review and approval by the Chief of Police.

**ATTACHMENT B  
MAXIMUM BUDGET**

## Attachment B

### Community Reach Center Contract Services Summary

| Personnel + Fringe Benefits + Indirect Costs*  | Quantity   | Cost                     |
|--|--|--------------------------|
| Full-time CRC Clinician  | 1  | \$117,284.10 (Annual)    |
| Half-time CRC Clinician  | 1  | \$58,642.05 (Annual)     |
|  |  | Sub Total = \$175,926.15 |
| <b>Staff Training (CRC clinical training and licensure)</b>  |  |                          |
| Full-time CRC Clinician  | 1  | \$ 750.00                |
| Half-time CRC Clinician  | 1  | \$375.00                 |
| ¼-time Lead CRC Clinician  | 1  | \$250.00                 |
|  |  | Sub Total = \$1,375.00   |
| <b>Other Expenses</b>  |  |                          |
| Educational Handouts:<br>Produced both by the City (when applicable) and third party vendors. Brochures on Co-Responder program, Community Reach Center, business cards, resource handouts, etc. |  | \$2,000.00               |
| Outside Trainers for Training of Louisville Police Officers, Civilian employees, and Community Members.  | Instructor fees, handouts, materials, venue costs  | \$10,000.00              |
| Cellphone  | 3 (calculated at \$600.00 each for full-time and half-time Clinician & \$150.00 for ¼-time Lead Clinician) | \$1,350.00               |
| Office Supplies for Clinicians   |  | \$250.00                 |
|  |  | Sub Total = \$13,600.00  |

NOT TO EXCEED TOTAL \$190,901.15

\*Indirect costs include allocations from the following administrative departments within Community Reach: Administration, Strategy, Corporate Integrity, Accounting & Finance, Contract Management, Accounts Receivable, Front Desk, Community Relations & Philanthropy, Human Resources, Training and Development, Electronic Health Record, Information Technology, Enterprise Applications, Quality Improvement, Analytics, Quality Assurance, Clinical Records, Marketing, Project Management, Facilities, Disaster & Safety Coordination.

**SUBJECT:** APPROVAL OF SPECIAL MEETINGS ON OCTOBER 13 AND  
OCTOBER 27

**DATE:** OCTOBER 6, 2020

**PRESENTED BY:** MEREDYTH MUTH, CITY CLERK

**SUMMARY:**

Staff recommends scheduling Special Meetings on October 13 and October 27 at 6 pm for continued discussion of the 2020-2021 Budget.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Approve special meetings.

**ATTACHMENT(S):**

None

**SUBJECT:           AWARD BID FOR 2020 SIGNAL AND RAIL PAINTING PROJECT**

**DATE:               OCTOBER 6, 2020**

**PRESENTED BY:   KURT KOWAR, PUBLIC WORKS**

**SUMMARY:**

Staff recommends City Council award the 2020 Traffic Signal and Rail Painting Project to Rocky Mountain Freedom Painting for \$191,100.00, authorize staff to execute change orders up to \$19,110.00 for additional work and project contingency, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City.

On September 22, 2020 staff received and opened bids from contractors for the 2020 Signal and Rail Painting Project. The bids received are listed below:

| <b>Contractor</b>               | <b>Bid</b>    |
|---------------------------------|---------------|
| Rocky Mountain Freedom Painting | \$ 191,100.00 |

Much of the City’s traffic signals poles, mast arms, and pedestrian push button poles are painted with a coat of dark bronze paint. Over the years, UV Rays have caused fading of the paint and created a weathered look. Additionally, the chemicals used as deicer will splash up against the lower portion of the signals causing accelerated deterioration of the paint.

Poles that are particularly in need of painting include those along McCaslin Boulevard, Pine Street and State Highway 42, and along South Boulder Road. However, most poles should receive a fresh coat of paint to help preserve the infrastructure and help prevent future rusting/corrosion issues.

This project will remove stickers, tape, signs, and other residues followed by removal of rust and peeling paint. Poles will then be primed and painted.

Additionally, this contract creates an allowance of \$50,000 to scope and negotiate with the contractor painting and restoration of various steel railings located at ditch crossings and along headwalls at pedestrian underpasses.

**Base Bid**

Traffic Signal Painting has been scoped to occur at the following intersections:

- South Boulder Road and Plaza Drive
- South Boulder Road SH42
- South Boulder Road and Main Street/Centennial Drive
- South Boulder Road and Garfield
- South Boulder Road and Via Appia
- South Boulder Road and Washington
- South Boulder Road and McCaslin
- McCaslin and Via Appia/Centennial
- McCaslin and Century
- McCaslin and Cherry
- McCaslin and Dillon
- Dillon and Dahlia/Coal Creek
- Dillon and S. 88<sup>th</sup>
- Dillon and Pierce
- Dillon and St. Andrews
- S 88<sup>th</sup> and Campus/Health Park
- W. Cherry Street and Dahlia
- Pine Street Pedestrian Signal – West of Lincoln
- SH42 and Pine Street

Staff has set an additional contract allowance of \$50,000 to negotiate and scope additional steel rail painting at pedestrian and culvert crossings at various locations within the City.

The project is anticipated to begin in mid to late October and be completed by December 21, 2020. However, inclement weather could adversely impact the schedule and staff will work with the Contractor to complete within a reasonable timeframe.

**FISCAL IMPACT:**

The funding for the 2020 Signal and Rail Painting Project is coming from account:

- 101431-550140 – Parts/Repairs/Maintenance – Painting
- Account Balance (munis): **\$220,000.00**
- Base bid *plus* contingency: **\$210,210.00**

**RECOMMENDATION:**

Staff recommends City Council award the 2020 Signal and Rail Painting Project to Rocky Mountain Freedom Painting for **\$191,100.00**, authorize staff to execute change orders up to \$19,110.00 for additional work and project contingency, and authorize the

**SUBJECT: AWARD FOR 2020 SIGNAL AND RAIL PAINTING PROJECT**

**DATE: OCTOBER 6, 2020**

**PAGE 3 OF 3**

Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City.

**ATTACHMENT(S):**

1. Agreement

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/>            |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/>            |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>   |

## AGREEMENT

---

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_ in the year 2020 by and between:

**CITY OF LOUISVILLE, COLORADO  
(hereinafter called OWNER)**

and

**ROCKY MOUNTAIN FREEDOM PAINTING  
(hereinafter called CONTRACTOR)**

OWNES and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows.

### ARTICLE 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

**PROJECT: 2020 SIGNAL AND RAIL PAINTING PROJECT  
PROJECT NUMBER: 101431-550140**

### ARTICLE 2. CONTRACT TIMES

- 2.1 The CONTRACTOR shall substantially complete all work by **December 21, 2020** and within **45 Contract Days** after the date when the Contract Time commences to run. The Work shall be completed and ready for final payment in accordance with paragraph 14.13 of the General Conditions
- 2.2 LIQUIDATED DAMAGES. The OWNER and the CONTRACTOR agree and recognize that time is of the essence in this contract and that the OWNER will suffer financial loss if the Work is not substantially complete by the date specified in paragraph 2.1 above, plus any extensions thereof allowed in accordance with the Article 12 of the General Conditions. OWNER and CONTRACTOR also agree that such damages are uncertain in amount and difficult to measure accurately. Accordingly, the OWNER and CONTRACTOR agree that as liquidated damages, and not as a penalty, for delay in performance the CONTRACTOR shall pay the OWNER **FIVE HUNDRED DOLLARS (\$500)** for each and every **Contract Day** and portion thereof that expires after the time specified above for substantial completion of the Work until the same is finally complete and ready for final payment. The liquidated damages herein specified shall only apply to the CONTRACTOR's delay in performance, and shall not include litigation or attorneys' fees incurred by the OWNER, or other incidental or consequential damages suffered by the OWNER due to the CONTRACTOR's performance. If the OWNER charges liquidated damages to the CONTRACTOR, this shall not preclude the OWNER from commencing an action against the CONTRACTOR for other actual harm resulting from the CONTRACTOR's performance, which is not due to the CONTRACTOR's delay in performance.

### ARTICLE 3. CONTRACT PRICE

- 3.1 The OWNER shall pay in current funds, and the CONTRACTOR agrees to accept in full payment for performance of the Work, subject to additions and deductions from extra and/or omitted work and determinations of actual quantities as provided in the Contract Documents, the Contract Price of **One Hundred Ninety-One Thousand One Hundred Dollars (\$191,100.00)** as set forth in the Bid Form of the CONTRACTOR dated September 22, 2020.

As provided in paragraph 11.9 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by ENGINEER as provided in paragraph 9.10 of the General Conditions. Unit prices have been computed as provided in paragraph 11.9 of the General Conditions.

### ARTICLE 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by OWNER as provided in the General Conditions.

- 4.1 PROGRESS PAYMENTS. OWNER shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER, on or about the third Wednesday of each month during construction as provided below. All progress payments will be on the basis of the progress of the Unit Price Work based on the number of units completed as provided in the General Conditions.

- 4.1.1.1 Prior to final completion and acceptance, progress payments will be made in the amount equal to 95 percent of the calculated value of completed Work, and/or 95 percent of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in 14.2 of the General Conditions), but in each case, less the aggregate of payments previously made and such less amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with paragraph 14.7 of the General Conditions.

If OWNER finds that satisfactory progress is being made in any phase of the Work, it may, in its discretion and upon written request by the CONTRACTOR, authorize final payment from the withheld percentage to the CONTRACTOR or subcontractors who have completed their work in a manner finally acceptable to the OWNER. Before any such payment may be made, the OWNER must, in an exercise of its discretion, determine that satisfactory and substantial reasons exist for the payment and there must be provided to the OWNER written approval from any surety furnishing bonds for the Work.

Nothing contained in this provision shall preclude the OWNER and CONTRACTOR from making other arrangements consistent with C.R.S. 24-91-105 prior to contract award.

- 4.2 FINAL PAYMENT. Upon final completion and acceptance of the Work in accordance with paragraph 14.13 of the General Conditions, OWNER shall pay the remainder of the Contract Price as provided in said paragraph 14.13 of the General Conditions.

## ARTICLE 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

- 5.1 CONTRACTOR has examined and carefully studied the Contract Documents, (including the Addenda listed in paragraph 6.10) and the other related data identified in the Bidding Documents including "technical".
- 5.2 CONTRACTOR has inspected the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.
- 5.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and furnishing of the Work.
- 5.4 CONTRACTOR has carefully studied all reports of exploration and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions relating to surface or subsurface structures at or contiguous to the site (Except Underground facilities) which have been identified in the General Conditions as provided in paragraph 4.2.1 of the General Conditions. CONTRACTOR accepts the determination set forth in paragraph 4.2 of the General Conditions. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to such reports, drawings or to Underground Facilities at or contiguous to the site. CONTRACTOR has conducted, obtained and carefully studied (or assume responsibility for having done so) all necessary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto. CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.
- 5.5 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.3 of the General Conditions.
- 5.6 CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the site that relates to the Work as indicated in the Contract Documents.
- 5.7 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests studies and data with the Contract Documents.

- 5.8 CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing the Work.

## **ARTICLE 6. CONTRACT DOCUMENTS**

The Contract Documents, which constitute the entire agreement between OWNER and CONTRACTOR concerning the Work, are all written documents, which define the Work and the obligations of the Contractor in performing the Work and the OWNER in providing compensation for the Work. The Contract Documents include the following:

- 6.1 Invitation to Bid.
- 6.2 Instruction to Bidders.
- 6.3 Bid Form.
- 6.4 This Agreement.
- 6.5 General Conditions.
- 6.6 Supplementary Conditions.
- 6.7 General Requirements.
- 6.8 Technical Specifications.
- 6.9 Drawings with each sheet bearing the title: **2020 SIGNAL AND RAIL PAINTING PROJECT**
- 6.10 Change Orders, Addenda and other documents which may be required or specified including:
  - 6.10.1 Addenda No. 1 to 2 exclusive
  - 6.10.2 Documentation submitted by CONTRACTOR prior to Notice of Award.
  - 6.10.3 Schedule of Subcontractors
  - 6.10.4 Anti-Collusion Affidavit
  - 6.10.5 Certification of EEO Compliance
  - 6.10.6 Notice of Award
  - 6.10.7 Performance Bond
  - 6.10.8 Labor and Material Payment Bond
  - 6.10.9 Certificates of Insurance
  - 6.10.10 Notice to Proceed
  - 6.10.11 Contractor's Proposal Request
  - 6.10.12 Contractor's Overtime Request
  - 6.10.13 Field Order
  - 6.10.14 Work Change Directive
  - 6.10.15 Change Order
  - 6.10.16 Application for Payment
  - 6.10.17 Certificate of Substantial Completion
  - 6.10.18 Claim Release

- 6.10.19 Final Inspection Report
- 6.10.20 Certificate of Final Completion
- 6.10.21 Guarantee Period Inspection Report

6.11 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to paragraphs 3.5 and 3.6 of the General Conditions.

6.12 In the event of conflict between the above documents, the prevailing document shall be as follows:

1. Permits from other agencies as may be required.
2. Special Provisions and Detail Drawings.
3. Technical Specifications and Drawings. Drawings and Technical Specifications are intended to be complementary. Anything shown or called for in one and omitted in another is binding as if called for or shown by both.
4. Supplementary Conditions.
5. General Conditions.
6. City of Louisville Design and Construction Standards.
7. Reference Specifications.

In case of conflict between prevailing references above, the one having the more stringent requirements shall govern.

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.5 and 3.6 of the General Conditions.

## **ARTICLE 7. MISCELLANEOUS**

7.1 Terms used in this Agreement, which are defined in Article 1 of the General Conditions, shall have the meanings indicated in the General Conditions.

7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.

7.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

**ARTICLE 8. OTHER PROVISIONS**

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on \_\_\_\_\_, 2020.

---

**OWNER: CITY OF LOUISVILLE,  
COLORADO**

**CONTRACTOR:**  
Rocky Mountain Freedom Painting

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

By: \_\_\_\_\_  
Anthony Fattore, Owner

(CORPORATE SEAL)

(CORPORATE SEAL)

Attest: \_\_\_\_\_  
Meredyth Muth, City Clerk

Attest: \_\_\_\_\_

Address for giving notices:

Address for giving notices:

749 Main Street  
Louisville, Colorado 80027

8391 S. Ammons Street  
Littleton, CO 80128

Attention: City Engineer

**SUBJECT: APPROVAL OF CONTRACT BETWEEN THE CITY OF LOUISVILLE AND GONZALES CUSTOM PAINTING FOR THE WATER TREATMENT FACILITY AND LIFT STATION PAINTING**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: KURT KOWAR, P.E., PUBLIC WORKS DIRECTOR**

**SUMMARY:**

Staff recommends the approval of a contact with Gonzales Custom Painting in the amount of \$152,778 along with a contingency of \$40,000 for the painting of process infrastructure at the Sid Copeland Water Treatment Plant, Howard Berry Water Treatment Plant, Wastewater Treatment Plant and CTC Lift Station.

The City issued a Request for Proposals in August 2020 for painting services. The painting will include process piping within the City of Louisville’s water and wastewater treatment facilities, which will aid in preventing pipe corrosion and prolong the effective life of in place piping and infrastructure. On August 26, 2020 staff received the following bids:

| Contractor                           | Base Bid             |
|--------------------------------------|----------------------|
| <b>Gonzales Custom Painting, Inc</b> | <b>\$152,778.00*</b> |
| Cornerstone Painting                 | \$159,285.00         |
| Spiegel Industrial Painting          | \$502,000.00         |

**\*Includes 2.5% payment bond**

The Public Works Utilities Division reviewed all proposals and recommends that Gonzales Custom Painting, Inc be awarded the Water and Wastewater Utilities Painting Capital Improvement Project for 2020. Gonzales Custom Painting, Inc costs are reasonable and provide the level of service and scope required to complete the project.

**SUBJECT: 2020 WATER & WASTEWATER UTILITIES PAINTING PROJECT**

**DATE: OCTOBER 6, 2020**

**PAGE 2 OF 2**

**FISCAL IMPACT:**

|                                       |                   |
|---------------------------------------|-------------------|
| 501499-660260 - WTP Vault Painting    | \$225,000         |
| 502499-660271 - Lift Station Painting | \$75,000          |
| Contract (Base Bid)                   | \$(152,778)       |
| Contingency                           | <u>\$(40,000)</u> |
| Remaining Budget                      | \$107,222         |

**PROGRAM/SUB-PROGRAM IMPACT:**

Consistently provide safe and effectively treated water and wastewater, routinely testing quality for compliance with State and Federal Standards. Operate and maintain facilities efficiently, allowing reasonable and equitable rates while maintaining optimal quality. The ongoing painting of the facilities is a main contributor to maintaining City facilities and extending the useful life of City assets.

**RECOMMENDATION:**

Staff recommends City Council award the 2020 Water & Wastewater Utilities Painting Services Project to Gonzales Custom Painting, Inc for their Base Bid of \$152,778, authorize staff to execute change orders up to \$40,000 for additional work and project contingency, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City.

**ATTACHMENTS:**

1. Contract

**STRATEGIC PLAN IMPACT:**

|                          |   |                                     |   |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/>            |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/> |  <b>Supportive Technology</b>                        | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>   |

## CONSTRUCTION CONTRACT

This Agreement, is made and entered this \_\_\_ day of **October, 2020** by and between the City of Louisville (“City”), a Colorado home rule municipal corporation and Gonzales Custom Painting, Inc. (“Contractor”).

### THE PARTIES AGREE AS FOLLOWS:

1. **Scope of Work – Price.** The Contractor agrees to perform for the City all of the work set forth in Exhibit A attached hereto and incorporated herein by reference (hereinafter the “Work”). The City agrees to pay, in full payment for the performance of the Work in compliance with this Agreement, an amount not to exceed \$152,778.00. Unit prices and unit costs for the Work shall not exceed those shown in the Bid Form. Contractor shall furnish, except as may otherwise be provided in writing, all labor, services, materials, tools, and equipment for the completion of the Work. Contractor will construct and complete the Work in a thorough and workmanlike manner in every respect to the satisfaction and approval of the City, within the time specified herein.

2. **Contract Documents.** The Work shall be done in strict accordance with all scope of Work documents attached hereto as Exhibit A. All of such documents are hereby made a part of this Agreement and form the contract documents as fully as if the same were set forth at length herein.

3. **Compliance and Licensing.** a. Contractor shall be responsible for providing any measures necessary for insuring the safety of the public during the performance of the work, such as barricading and traffic control, in accordance with the requirements of the City.

b. Contractor shall be responsible for obtaining and complying with all necessary permits, ordinances, and laws, including but not limited to grading permits and laws concerning the control of fugitive dust. The Contractor shall not be required to pay any grading permit fees, cut fees, water tap fees, or use taxes required by the City of Louisville.

c. Contractor and all subcontractors performing the Work provided for in this Agreement shall be licensed contractors in the City of Louisville in accordance with the Louisville Municipal Code and shall pay the required fees for such license.

4. **Relationship of Contractor to City.** Contractor covenants to furnish its best skill and judgment and to cooperate with the City’s Project Manager and Field Manager, as identified herein, and all other persons and entities in furthering the interests of the City. Contractor agrees to furnish efficient superintendence and to use its best efforts to furnish at all times an adequate supply of workers and materials, and to perform the Work in the best way and in the most expeditious and economical manner consistent with the interests of the City.

5. **Project and Field Manager.** The City’s Project Manager for the purposes of the Work is the following or such other person as the City may designate in writing: Steven Daniels. The City’s Field Manager for the purposes of communicating with Contractor in the field and

coordinating City efforts in the field is Steven Daniels. Change orders may only be authorized by the persons listed in Section 17.

**6. Time of Commencement and Completion.** a. No Work shall be commenced until after a pre-construction meeting of the Contractor and City representatives as appropriate, and until the City has in writing instructed the Contractor to commence work.

b. The Contractor shall finally complete all Work in a manner acceptable to the City, and in compliance with this Agreement, on or before February 28, 2021. Prompt completion of the Work is essential to the City, and time is of the essence in all respects regarding this Agreement and the Work. Payment for the Work shall only be made after the Work has been finally completed and accepted by the City.

**7. Price of Work - Payment.** a. Payments of the entire contract price shall be made to Contractor in a single, lump sum payment within 30 days after final completion of the Work and acceptance thereof by the City. Except as provided in Section 7.b, the contract price set forth in Section 1, shall be inclusive of all costs of whatsoever nature associated with the Contractor's Work efforts, including but not limited to salaries, benefits, expenses, overhead, administration, profits, and outside fees. The scope of Work and payment therefor shall only be changed by a properly authorized amendment to this Agreement.

b. The contract price does not include the following costs: (1) water service, electric service, and associated utilities; and (2) the cost of the performance, payment and warranty bonds that may be required for the Work pursuant to Section 13, the cost of which bonds shall not exceed 2.5 percent of the amount set forth in Section 1.

**8. Scope of Payment.** The Contractor shall accept the compensation, as herein provided, in full payment for furnishing all materials, equipment, labor, tools, services, and incidentals necessary to complete the Work and for performing all Work. The City's payment for the Work shall not relieve the Contractor of any obligations to correct any defective Work or materials. No funds payable under this Agreement shall become due and payable, if the City so elects, until the Contractor shall satisfy the City that it has fully settled or paid for all materials and equipment used in or upon the Work and labor done in connection therewith. The City may pay any or all such claims or bills, wholly or in part, and deduct the amount or amounts so paid from any funds due Contractor. In the event the surety on any contract, performance bond, payment bond, or warranty bond given by the Contractor becomes insolvent, or is placed in the hands of a receiver, or has its right to do business in the state revoked, the City may withhold payment of funds due Contractor until the Contractor has provided a bond or other security to the satisfaction of the City in lieu of the bond so executed by such surety.

**9. Observation of All Laws.** It is assumed that Contractor is familiar with all laws, codes, ordinances, and regulations which in any manner affect those engaged or employed in the Work or the material or equipment used in or upon the site, or in any way affect the Work. No pleas or claims of misunderstanding or ignorance by Contractor shall in any way serve to modify the provisions of the Agreement. Contractor shall at all times observe and comply with all federal,

state, county, local, and municipal laws, codes, ordinances, and regulations in any manner affecting the conduct of the Work.

**10. Contractor's Responsibility for Work.** Until the final acceptance of the Work by the City in writing, Contractor shall have the charge and care thereof, and shall take every necessary precaution against injury or damage to any part thereof by the effects of the elements or from any other cause. Contractor, at its own expense, shall rebuild, repair, restore, and correct all injuries or damages to any portion of the Work occasioned by any causes before its completion and acceptance. In case of suspension of Work from any cause whatsoever, Contractor shall be responsible for all materials and shall properly store same, if necessary, and shall provide suitable drainage, barricades, and warning signs where necessary. Contractor shall correct or replace, at its own expense and as required by City, any material which may be destroyed, lost, damaged, or in any way made useless for the purpose and use intended prior to final acceptance of the Work, or portions thereof. Contractor shall be relieved of the responsibilities provided in this Section upon final acceptance of the Work by City, except no such relief shall apply to damages or injuries caused by or related to actions of Contractor or its subcontractors.

**11. Termination of Contractor's Responsibility; Termination Rights.** a. The Work will be considered complete when all Work has been finished, the final inspection made, and the Work accepted by City in writing, and all claims for payment of labor, materials, or services of any kind used in connection with the Work thereof have been paid or settled by Contractor or its surety. Contractor will then be released from further obligation except as set forth in any surety bond, and except as required in this Agreement regarding the Contractor's guaranty of work.

b. Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

c. This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

d. In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

**12. Indemnification.** To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the work, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands, and to bear all other costs and expenses related thereto, including court costs and attorneys' fees. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 12. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

**13. Insurance and Bonds.** a. The Contractor shall not begin the Work until it has obtained all insurance required by this Section and such insurance has been approved by City. The Contractor shall not allow any subcontractor to begin any efforts on the Work until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must maintain the insurance coverage required in this Section.

b. The Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. Contractor shall procure and maintain, and shall cause each Subcontractor of the Contractor to procure and maintain (or shall insure the activity of Contractor's Subcontractors in Contractor's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

(1) Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract.

(2) Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

(3) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than THREE HUNDRED

AND FIFTY THOUSAND DOLLARS (\$350,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of Contractor's owned, hired and/or non-owned vehicles assigned to or used in performance of the Work. The policy shall contain a severability of interests provision.

c. The policies required above, except for the Workers' Compensation insurance, shall be endorsed to include the City, and its officers and employees, as additional insureds. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by Contractor. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.

d. Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. Each certificate shall identify the Work and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The City reserves the right to request and receive a certified copy of any policy.

e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against monies due to Contractor.

f. The parties hereto understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

g. The Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Project Manager, but in any event at least equal to the contract price, as security for the faithful performance and payment of all Contractor's obligations hereunder, including but not limited to the guaranty period provided in Section 16. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in forms acceptable to the City and executed by such sureties licensed to conduct business in Colorado that are acceptable to the City.

14. **Evidence of Satisfaction of Liens.** Contractor shall provide City with written evidence that all persons who have done and portion of the Work or have furnished material under this Agreement and are entitled to liens therefor under any laws of the State of Colorado have been fully paid or are not entitled to such liens. Final payment shall not be made to Contractor until the City is reasonably satisfied that all claims or liens have been satisfied by Contractor or have been secured against as provided in C.R.S. section 38-26-101 et seq.

15. **Acceptance of Work.** No act of the City, or of any representative thereof, either in superintending or directing the Work, or any extension of time for the completion of the Work, shall be regarded as an acceptance of such Work or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of City. Before any final certificate shall be issued, Contractor shall execute an affidavit on the certificate that it accepts the same in full payment and settlement of all claims on account of Work done and materials furnished under this contract, and that all claims for materials provided or labor performed have been paid or set aside in full. No waiver of any breach of this contract by City or anyone acting on their behalf shall be held as a waiver of any other subsequent breach thereof. Any remedies provided herein shall be cumulative.

16. **Guaranty of Work.** Contractor agrees to guarantee all Work under this Agreement for a period of one year from the date of final acceptance by the City. If any unsatisfactory condition or damage develops within the time of this guaranty due to materials or workmanship that are defective, inferior, or not in accordance with the Agreement, as reasonably determined by City, then the Contractor shall, when notified by City, immediately place such guaranteed Work in a condition satisfactory to City. The City shall have all available remedies to enforce such guaranty, except that City shall not have any work performed independently to fulfill such guaranty and require Contractor to pay City such sums as were expended by the City for such work, unless the City has first given notice to the Contractor of the deficiency and given the Contractor a reasonable opportunity to cure the same.

17. **Timing of Change Orders.** The City shall use reasonable efforts to grant or deny change orders requested by the Contractor in as timely a manner. The Project Manager is authorized to approve any single change order that does not exceed the amount set forth by City council or which does not affect or decreases the price of the Work. All other change orders which increase the price of the Work shall be approved or denied in writing by the City only after formal action by the City Council. Contractor shall provide all supporting documentation for any requested change order prior to City action thereon.

18. **No Assignment.** This Agreement and any rights and obligations hereunder, including but not limited to rights to moneys due or that may become due, shall not be assigned by the Contractor without the prior written approval of the City.

19. **Governing Law.** This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by the laws of the State of Colorado. The parties agree to the jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

**20. Equal Opportunity Employer.** a. The Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

b. The Contractor shall be in compliance with the appropriate provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal regulation. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of any purchase order or contract and with any new purchase order or contract issued by the City.

**21. Independent Contractor.**

a. Contractor and any persons employed by Contractor for the performance of Work hereunder shall be independent contractors and not employees or agents of the City. Nothing herein shall be construed as establishing a quality standard for any individual, or as establishing any right on the part of the City to oversee the actual work of the Contractor or to instruct any individual as to how the Work will be performed.

b. Contractor shall have the right to employ such assistance as may be required for the performance of Work under this Agreement. Said Contractor shall be responsible for the compensation, insurance, and all clerical detail pertaining to such assistants, and shall be solely responsible for providing any training, tools, benefits, materials, and equipment.

c. **THE PARTIES HERETO UNDERSTAND THAT THE CONTRACTOR AND THE CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS ARE NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS UNDER ANY WORKERS' COMPENSATION INSURANCE POLICY OF THE CITY, AND THAT CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX AND OTHER APPLICABLE TAXES AND OTHER AMOUNTS DUE ON ANY MONEYS PURSUANT TO THIS AGREEMENT.**

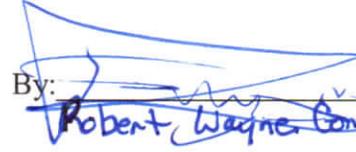
**22. Execution.** The person executing this Agreement on behalf of Contractor represents and warrants that he or she has been duly authorized to execute this Agreement on Contractor's behalf and has the power to bind Contractor to the terms and conditions hereof.

BY THEIR SIGNATURES, the parties agree to the terms of this Agreement this \_\_\_<sup>th</sup> day of October, 2020.

City of Louisville

CONTRACTOR:  
Gonzales Custom Painting, Inc

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

By:  \_\_\_\_\_  
Robert Wayne Gonzales, President

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

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**[Acknowledgement Signatures on Following Page]**



## **Exhibit A – Scope of Services**

The scope of work includes the following meetings: One Staff meeting to implement timeline and plan of execution, Additional meetings may be required during the execution phase as required by the City.

Contractor shall remove determine previous painted color and match with new paint. Ensure color choice is approved by City prior to painting. Ensure removal of all visible oil, grease, soil, cutting compounds, and other soluble contaminants. Remove all rust with power tools or by hand where needed down to bare metal when needed. Apply paint per manufacturer specifications. Debris, paint chips, and solvents shall be removed from site.

All safety procedures recommended by the product manufacturer shall be followed. In addition, all safety rules and regulations, applicable federal, state, and local laws shall be strictly observed by personnel engaged in the storing, handling, use, and application of paints, thinners and solvents.

Contractor shall provide monthly progress reports to the city via email.

The Contractor is responsible for clean-up of material related to or generated from the paint removal and painting process. No debris is to remain on plant grounds, the street, or on the sidewalk overnight. Nothing shall enter the storm sewer system.

Contractor shall provide protection to any sidewalk, driveway, paved area, turf and/or landscaping so spray primer/paint material does not discolor said sidewalk, driveway, paved area, turf and/or landscaping

The Contractor is responsible to provide at all times, adequate traffic/pedestrian control. The Contractor shall arrange to keep sidewalks open for traffic when possible. Signs or cones must be properly used if closing sidewalks

**SUBJECT: APPROVAL OF RESOLUTION NO. 74, SERIES 2020 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR SHARING OF COSTS OF A CONCEPTUAL DESIGN PLAN FOR THE RECONFIGURATION OF STATE HIGHWAY 42**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: MEGAN DAVIS, DEPUTY CITY MANAGER  
GEOFF NETTLETON, CIVIL ENGINEER III**

**SUMMARY:**

In 2019, the City of Louisville was awarded CDOT funding through the DRCOG Transportation Improvement Program (TIP) funding for the completion of a study and plan for corridor improvements along SH 42. The project will identify improvements to the corridor to address multi-modal transportation needs, including bicycle, pedestrian and transit connectivity, as well as roadway and intersection improvements.

The project spans the sections of SH 42 from Empire Road to the south and SH 7/Arapaho Road to the north. The northern portion includes the involvement of the City of Lafayette. The City of Lafayette and Louisville will cost-share the match associated with the grant.

This resolution and IGA support the agreement between the two cities for the completion and match-funding of this project. Louisville will be the lead agency on the project and will hire a consultant to perform the study. Lafayette staff will participate in all meetings and decision making and will update Council on the progress of the project and gather Council input at key schedule milestones. The project is anticipated to begin the end of this year and will take one year to complete.

While the funding commitment included in the IGA is specific to the conceptual design plan, the agreement does include language regarding the parties entering into good faith negotiations to address allocation of the cost of improvements identified in the plan. The project cost is unknown at this time but could range in the millions and is currently unfunded. The IGA does not obligate Council to fund such improvements, however SH 42 corridor improvements were identified as a key priority in the City's Transportation Master Plan.

**FISCAL IMPACT:**

The City was awarded \$350,000 in federal TIP funds for the project, with a \$150,000 proposed match. The match will be split between the two cities of Louisville and Lafayette. Because the application for this project included an overmatch (match above what was required) the agreement with CDOT includes only the required match. The

**SUBJECT: RESOLUTION NO. 74, SERIES 2020**

**DATE: OCTOBER 6, 2020**

**PAGE 2 OF 2**

IGA reflects this required match at \$87,500 to be split between the communities, and the agreement that any costs over that match needed to complete the planned project will be split. The City will be the lead project manager and fiscal agent for the project.

**PROGRAM/SUB-PROGRAM IMPACT:**

This project supports the City’s Transportation Program goal for a safe, well-maintained, effective and efficient multi-modal transportation system at a reasonable cost.

**RECOMMENDATION:**

Staff recommends approval of the resolution and IGA.

**ATTACHMENT(S):**

1. Resolution No. 74, Series 2020
2. IGA between Louisville and Lafayette for Cost Sharing for SH 42 Design Plan

**STRATEGIC PLAN IMPACT:**

|                          |   |                                     |   |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>             |
| <input type="checkbox"/> |  <b>Vibrant Economic Climate</b>                   | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/> |  <b>Engaged Community</b>                          | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/> |  <b>Supportive Technology</b>                      | <input checked="" type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 74  
SERIES 2020**

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR  
SHARING OF COSTS OF A CONCEPTUAL DESIGN PLAN FOR THE  
RECONFIGURATION OF STATE HIGHWAY 42**

**WHEREAS**, an intergovernmental agreement has been proposed for the cities of Louisville and Lafayette to share the costs of completing a plan and initial design for that portion of the State Highway 42 corridor extending between Empire Road in Louisville and Arapahoe Road/State Highway 7 in Lafayette (“IGA”); and

**WHEREAS**, the City Council desires to approve the IGA by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The proposed Intergovernmental Agreement for the Sharing of Costs of a Conceptual Design Plan for the Reconfiguration of State Highway 42, by and between the City of Louisville and the City of Lafayette (the “IGA”), a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

**Section 2.** The Mayor is hereby authorized to execute the IGA on behalf of the City Council of the City of Louisville, and the Mayor is hereby further authorized to negotiate and approve such revisions to the IGA as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of such IGA are not altered.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

**INTERGOVERNMENTAL AGREEMENT FOR SHARING OF COSTS OF A  
CONCEPTUAL DESIGN PLAN FOR THE RECONFIGURATION OF STATE  
HIGHWAY 42**

**THIS AGREEMENT** is made this 6 day of October 2020 by and between the City of Lafayette, a Colorado home rule municipality (“Lafayette”), and the City of Louisville, a Colorado home rule municipality (“Louisville”), each a “Party” and collectively the “Parties.”

**WHEREAS**, the Parties are authorized by § 29-1-203, C.R.S. as amended, to enter into contracts or agreements for the sharing of costs; and

**WHEREAS**, C.R.S. § 29-1-201, *et seq.*, authorizes and encourages local governments to make the most efficient and effective use of their powers and responsibilities by cooperating and contracting with one another to provide any function, service, or facility lawfully authorized to each; and

**WHEREAS**, in accordance with § 29-1-203, C.R.S. as amended, each of the Parties is authorized to enter into this Agreement; and

**WHEREAS**, the Parties desire to complete a plan and initial design for that portion of the State Highway 42 corridor extending between Empire Road in Louisville and Arapahoe Road/SH 7 in Lafayette (the “Plan”); and

**WHEREAS**, the Plan is intended to examine the road cross-section, multimodal facilities including bike lanes and sidewalks, road/street intersections, transit infrastructure, future and current access needs, and other corridor improvements; and

**WHEREAS**, the Plan will complete initial design (15%) for the reconfiguration of vehicle and multimodal use within the existing corridor (the “Project”); and

**WHEREAS**, Louisville has applied for and received a federal Transportation Improvement Program grant for \$350,000 to complete the Plan (the “Grant”), including initial design of improvements along the corridor, and has entered into a grant agreement with the Colorado Department of Transportation (“CDOT”) setting forth the terms of the Grant; and

**WHEREAS**, the Grant requires a local match of an estimated amount of \$87,500 in matching funds (“Local Matching Funds”) as a condition of receiving the Grant; and

**WHEREAS**, the Parties desire to enter into an IGA to confirm their intent to undertake the Plan; to identify the allocation of the cost of the matching funds for the Plan; to establish the process by which such allocation and payment of matching funds will be accomplished; to set forth the agreement by the Parties as to the role of Louisville as the lead agency and executor of the Grant; and to acknowledge the Parties’ intent to enter into a future agreement or an amendment to this Agreement if and when the Parties’ move to the construction phase of the Project (“Construction Phase”).

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, the Parties agree as follows:

1. Incorporation of Recitals. The Parties confirm and incorporate the foregoing recitals into this Agreement.

2. Responsibilities of Louisville. Louisville will oversee the completion of the design phase of the Plan, will be the lead agency with respect to contracting and communicating with CDOT, and shall be solely responsible for all contracting, supervisory and administrative matters related to execution of the Grant and completion of the Plan. Louisville will advise Lafayette of the timeline for the Plan, will provide Lafayette a copy of Louisville's agreement with the consultant engaged to complete the Plan, will provide updates of the progress on the Plan upon request, and will provide Lafayette copies of all design drawings, plans and other materials prepared by the consultant for the Plan.

3. Plan Costs. The Parties have estimated the Plan to cost \$437,500 and agree that \$350,000 in Grant funds shall be applied toward the development of the Plan. For the remaining costs of the Plan, the Parties each agree to pay a 50/50 split of Local Matching Funds.

4. Reimbursement of Costs. As often as once per quarter commencing with the first quarter after the development of the Plan is commenced, Louisville shall send Lafayette an invoice for the Plan costs incurred by Louisville in the prior quarter, including copies of invoices and pay applications received from the consultant. Lafayette agrees to reimburse Louisville for Lafayette's portion of the Plan costs (one-half of the Plan costs less the Grant funds applied to that portion of the Plan) within 30 days of receipt of each invoice up to, but not exceeding the total set forth in Section 3. The Parties agree that no costs in excess of the amounts set forth in Section 3 shall be incurred for the Plan without prior written approval of both Parties and that excess costs shall be split on a 50/50 basis unless otherwise agreed to.

5. Cooperation.

a. In the performance of this Agreement or in considering any requested approval, acceptance, or extension of time, the Parties each agree that they will act in good faith and will not act unreasonably, arbitrarily, capriciously, or unreasonably withhold, condition, or delay any approval, acceptance, or extension of time required or requested pursuant to this Agreement. Each Party shall promptly provide any information, approval or document necessary for implementation of this Agreement. Each Party will execute such additional documents and agreements as necessary to effectuate the development of the Plan, including but not limited to cooperating to obtain all required PUC and BNSF approvals, permits and agreements required for the Plan. Each Party shall issue those street cut permits, access permits and other procedural or substantive permits and approvals that are necessary for the Plan, which permits and approvals are not to be conditioned on payment of any fees or costs other than administrative costs for processing. Louisville shall provide periodic progress reports to Lafayette on the Plan and related matters. Each Party shall provide to the other at no additional costs copies of any contracts, drawings, applications for payments, invoices, billing records and other records related to the Plan.

b. While Louisville will be the lead agency, both Parties will mutually participate with the consultant in the performance of the development of the Plan. Louisville shall provide to Lafayette copies of the proposed design plans for the Plan, and the conceptual plans for the Baseline Road and Arapahoe/SH 7 intersections shall be approved in writing by Lafayette. Both Parties will be present during all meetings and negotiations with the design consultant to provide input as to the scope of the Plan and the consultant's course of the work thereon unless the Parties agree in writing that one of the Party's presence is not required.

6. Contact Persons. The contact persons for administering this Agreement shall be the Public Works Director of each Party. Any approval hereunder required of a Party of any drawings, designs or specifications may be granted or withheld by a writing issued by the Public Works Director of such Party.

7. Construction. Prior to the award of any construction contract in connection with the Plan, the Parties agree that they shall enter into good faith negotiations regarding an agreement or an amendment to this Agreement to address allocation of the cost of a Construction Phase, the roles and responsibilities of each Party in connection with the Construction Phase, and responsibilities of the Parties for ownership and maintenance of the improvements after completion. No contract(s) for construction of the planned improvements shall be awarded until the estimated costs of construction under the contract(s) are fully funded.

8. Cost Recovery. This Agreement is not intended and shall not be construed to affect either Party's ability to obtain cost recovery payments for the Plan from developments within their respective jurisdictions.

9. No Third-Party Beneficiaries. This Agreement is intended to describe the rights and responsibilities only as to the Parties hereto. This Agreement is not intended and shall not be deemed to confer any rights on any person or entity not named as a Party hereto.

10. Assignment. This Agreement shall not be assigned by either Party without the prior written consent of the other Party.

11. Insurance. Each Party agrees, at all times during the term of this Agreement, to maintain such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, ("Act") C.R.S. § 24-10-101, *et seq.* as may be amended, and nothing herein shall be deemed a waiver of the protections, limitations and immunities afforded the Parties by the Act. Each Party agrees to show proof of such insurance upon request by the other Party.

12. Default and Right to Cure. In the event that either Party shall be in default of this Agreement, the other Party shall provide notice to the defaulting Party specifically describing the default. The Party allegedly in default shall have 30 days from the date of such notice to cure the default. If such default is not so cured then at the election of the non-defaulting Party, this Agreement may be terminated unilaterally by the non-defaulting Party or the non-defaulting Party may pursue an action for specific performance, damages, or both.

13. Integration and Amendment. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties. If any provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

14. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

15. Effective Date; Term. The effective date of this Agreement shall be the last date on which the Parties' respective governing bodies have approved the Agreement, as set forth below. This Agreement shall remain in effect through completion of the Plan, unless sooner terminated by mutual written agreement.

16. Appropriations. All financial obligations of both Parties for years beyond the fiscal year 2020 shall be subject to the annual appropriation of Project funds by their respective city councils.

17. Non-Substantive Amendments. This Agreement has been approved in substantially the same form submitted to the local governing bodies of the Parties. The Parties' mayors executing this Agreement are authorized to approve non-substantive administrative amendments to the Agreement and attached exhibits, if upon the recommendation of each Parties' staff, the Mayors deem such amendments necessary and in compliance with the Grant and CDOT requirements.

18. Costs. Each Party shall be responsible for its own legal, accounting, overhead and administrative staffing costs incurred in the negotiation, drafting or performance of this Agreement.

19. Responsibility for Legal Proceedings. Lafayette shall be responsible for defending itself, its officers, and employees in any civil action brought against Lafayette, its officers and employees by any person claiming injury and damages as a result of the performance of this Agreement. Likewise, Louisville shall be responsible for defending itself, its officers, and employees in any civil action brought against Louisville, its officers, and employees by any person claiming injury and damages as a result of this Agreement. Lafayette, its officers, and employees shall not be deemed to assume any liability for intentional or negligent acts, errors, or omissions of Louisville or any officer or employee thereof, arising out of the performance of this Agreement. Likewise, Louisville, its officers, and employees shall not be deemed to assume any liability for intentional or negligent acts, errors, or omissions of Lafayette or any officer or employee thereof, arising out of the performance of this Agreement.

20. No Joint Venture or Partnership. Nothing contained in this Agreement is intended to create a partnership or joint venture between Lafayette and Louisville and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it

create a joint enterprise, nor does it authorize any Party hereto to act as an agent of the other Party for any purpose whatsoever.

**CITY OF LAFAYETTE**

**CITY OF LOUISVILLE**

DocuSigned by:  
By: Jamie Harkins  
Jamie Harkins, Mayor

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

Date: 9/16/2020

Date: \_\_\_\_\_

ATTEST:  
DocuSigned by:  
Lynnette Beck  
Lynnette Beck, CMC, City Clerk

ATTEST:  
\_\_\_\_\_  
Meredyth Muth, City Clerk

APPROVED AS TO FORM:  
DocuSigned by:  
Mary Lynn Macsalka  
Mary Lynn Macsalka, City Attorney

APPROVED AS TO FORM:  
\_\_\_\_\_  
Kathleen Kelly, City Attorney

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**SUBJECT: APPROVAL OF RESOLUTION NO. 75, SERIES 2020 – A  
RESOLUTION APPROVING A PROPOSED 2021 OPERATING  
PLAN AND BUDGET OF THE MAIN STREET LOUISVILLE  
BUSINESS IMPROVEMENT DISTRICT**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: MEGAN E. PIERCE, ECONOMIC VITALITY DIRECTOR**

**SUMMARY:**

The Main Street Louisville Business Improvement District (BID) is required to have its annual Operating Plan and Budget approved by the City Council as set forth in C.R.S. §31-25-1211. The November 2000 election to raise downtown taxes to support the BID failed. Since then, the BID has submitted annual budgets of \$0.00 and continues the same for 2021.

Although the election to raise funds for the BID failed (because the vote was a tie), the BID will continue to exist until such time as the Board of Directors decides to go through the appropriate dissolution process. At this time, the Board of Directors is planning to continue with the BID and may attempt another election to pass a mill levy increase at some point in the future.

Board Vacancies

New Board members are appointed by the City Council from the "electors" of the BID, defined in C.R.S. §31-25-1209(1)(b). "Elector" is defined in C.R.S. §31-25-1203(4). An eligible elector must meet one of the following;

- Makes his primary dwelling place in the district; or
- Owns taxable real or personal property within the boundaries of the district; or
- A holder of a leasehold interest in taxable real or personal property within the boundaries of the district; or
- A the natural person designated by an owner or lessee of taxable real or personal property in the district which is not a natural person to vote for such owner or lessee. Such designation must be in writing and filed with the secretary of the district. Only one such person may be designated by an owner or lessee.

The BID District has not pursued certifying additional electors (to increase the availability of eligible board members) since there is no pending mill levy vote and appropriation. Few electors are willing to be recommended since the District doesn't have funding to pursue projects. Should a mill levy vote be pursued, the BID District will certify additional electors and ask City Council to appoint additional Directors.

**SUBJECT: RESOLUTION NO. 75, SERIES 2020**

**DATE: OCTOBER 6, 2020**

**PAGE 2 OF 2**

The Board of Directors of the BID is appointed by the City Council after a recommendation is made by the BID. The recommendations for the 2021 Board of Directors from the BID are:

Ronda Grassi, Assistant Secretary/Treasurer  
Erik Hartronft, Assistant Secretary/Treasurer

Please see the attached Operating Plan and Budget for further information.

**District Boundaries**

The current BID District boundary is attached. A few notable properties are not within the district including; the Grain Elevator properties, 500 County Road, 640 Main Street (the former Blue Parrot), and DeLo. These property owners are interested in being included in the District, but want more information about the intended uses of future revenues should they be approved prior to petitioning to be in the District. Should discussions advance in establishing a mill levy, further discussions with property owners within and outside the district will occur.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

The Business Improvement District wishes to establish its 2021 plan with City Council's approval of the resolution.

**ATTACHMENT(S):**

1. Resolution
2. 2021 Operating Plan and Budget for the Main Street Louisville Business Improvement District

**STRATEGIC PLAN IMPACT:**

|                          |   |   |                                     |   |   |
|--------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> |  | <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  | <b>Reliable Core Services</b>           |
| <input type="checkbox"/> |  | <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/>            |  | <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/> |  | <b>Engaged Community</b>                            | <input type="checkbox"/>            |  | <b>Healthy Workforce</b>                |
| <input type="checkbox"/> |  | <b>Supportive Technology</b>                        | <input checked="" type="checkbox"/> |  | <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 75  
SERIES 2020**

**A RESOLUTION APPROVING A PROPOSED 2021 OPERATING PLAN AND  
BUDGET OF THE MAIN STREET LOUISVILLE BUSINESS IMPROVEMENT  
DISTRICT**

**WHEREAS**, in 2000, the City of Louisville (the "City") approved the formation of the Main Street Louisville Business Improvement District (the "District") within the City;

**WHEREAS**, as required by Section §31-25-1211, C.R.S., an operating plan (the "Plan") and proposed budget (the "Budget") for the year 2021 was filed with the City Clerk on September 28, 2020; and

**WHEREAS**, the City Council has determined that the Revised Plan and Budget should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF LOUISVILLE, COLORADO:**

Section 1. Findings and Determinations. The City Council hereby approves the 2021 Operating Plan and Budget of the Main Street Louisville Business Improvement District.

Section 2. Severability Clause. If any section, paragraph, clause, or provisions of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provisions shall in no manner affect any remaining provisions of this resolution.

Section 3. This resolution shall be effective upon its approval by the City Council.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

**2021 Operating Plan and Budget**

**MAIN STREET  
LOUISVILLE  
BUSINESS  
IMPROVEMENT  
DISTRICT**

City of Louisville, Boulder County, Colorado

2021  
OPERATING PLAN AND BUDGET FOR  
THE  
MAIN STREET LOUISVILLE BUSINESS IMPROVEMENT  
DISTRICT

INTRODUCTION

The Main Street Louisville Business Improvement District ("BID") was organized by City of Louisville Ordinance Number 1342, Series 2000 on August 15, 2000 ("Organizational Ordinance").

By state statute, specifically Section 31-25-1211, C.R.S., by September 30 of each year, the BID is required to submit an operating plan and budget to the City for review and approval.

Over the years, the Board has held a series of Board meetings to discuss the future of the BID, the possibility of a TABOR election, and inclusion of additional property in the District; however, the District has not undertaken substantive activity in the last year and is in the process of considering its future plans and options. The District would like to remain in a holding pattern until its plans become clearer.

OPERATING PLAN CONTENTS

Pursuant to the Business Improvement District Act, Section 31-25-1201, et seq., Colorado Revised Statutes, as amended, the Operating Plan is to specifically identify:

1. the composition of the Board of Directors,
2. the services and improvements to be provided by the District,
3. the taxes, fees, and assessments to be imposed by the District,
4. the estimated principal amount of bonds to be issued by the District, and
5. such other information as the City may require.

Each of these five items is described below.

## COMPOSITION OF THE BOARD OF DIRECTORS

Under the Organizational Ordinance, the Board of Directors of the District was appointed by the City Council. All Board members must, by law, be electors of the District. The current members of the Board of Directors are:

Ronda Grassi, Assistant Secretary/Treasurer  
Erik Hartronft, Assistant Secretary/Treasurer

The Director Sheet attached as Exhibit 3 provides more detailed information. By approval of this 2021 Operating Plan, City Council confirms appointment of the above listed Directors. There are six vacancies on the Board at this time.

Future appointments shall be made by the City in accordance with the previously approved operating plans.

## DESCRIPTION OF IMPROVEMENTS AND SERVICES; TAXES, FEES, AND ASSESSMENTS; PRINCIPAL AMOUNT OF BONDS

Given the current situation, the 2021 Operating Plan and Budget descriptions of (a) improvements and services, (b) taxes, fees, and assessments, (c) principal amount of bonds, and (d) other features of the BID will be simply the same as the 2000-2001 Operating Plan and Budget as approved by the City upon organization of the District.

A prior operating plan had indicated that the BID would be certifying a mill levy to collect taxes in 2001. No BID taxes have been collected to date, nor will be collected in 2021.

In a prior year, the BID submitted a proposal to the City/LRC for potential tax sharing; however, the agreement has not advanced out of the conceptual stage.

The BID is aware of the City's potential interest in using it for implementation of the Downtown Louisville Parking & Pedestrian Action Plan and other Downtown programs, and looks forward to working with the City on them.

## ADDITIONAL INFORMATION; CITY OVERSIGHT OF DISTRICT ACTIVITIES

The following is a brief report of BID activities requires for the past year:

1. District Name: Main Street Louisville Business Improvement District.
2. District Contact Person, address, telephone number, email address: Norman F. (Rick) Kron, Jr., attorney for the District, Spencer Fane LLP (retired), 746 W. Fir Ct., Louisville, CO, 80027. Telephone - (720) 480-5831 (leaving a message is recommended), email: rickkronco@gmail.com.

3. Board of Director names, addresses, telephone numbers, fax numbers where applicable: Please see list provided in the text above, and Exhibit 3.
4. District Map: Please see Exhibit 1.
5. Current Budget: Please see Exhibit 2.
6. Most Recent Audit or Audit Exemption Application: Please see prior operating plans. No money was spent by the BID in 2020.
7. Copy of any filing required by or for the State Securities Commissioner: No bonds have been issued, therefore no filing has been required.
8. A list of all intergovernmental agreements of the District: None.
9. Any alteration or revision to the debt service schedules provided in the operating plan: None.
10. A list of all lease-purchase agreements and a summary of the terms: None.
11. A description of activities performed in the last budget year: Organization of the District was by ordinance on August 15, 2000. The Board's organizational meeting, following all required notices, was held on August 28, 2000 at which time various administrative tasks were performed. Activity in the BID essentially stopped after the November 2000 election when the authority to levy a tax was not passed by a majority of the electors of the District who voted in the election (the vote was tied). The attorney for the District, Norman F. (Rick) Kron, Jr., of Spencer Fane LLP (retired) has been working with the Board on maintaining the BID. He has suggested the possibility of funding the BID using special assessments rather than property taxes, but the idea has not gone beyond the concept stage. Spencer Fane no longer recognizes the BID as a client. Mr. Kron is providing minimal pro bono services.
12. An Operating Plan description of activities to be performed in the next budget year (similar to this plan, although shortened) and a Budget for that year: Please see the text above and the Exhibits attached hereto.

### CONCLUSION

The BID Board would like to take this opportunity to thank the City Council and City Staff for their assistance in the organization of the BID. Under Section 31-25-1211, C.R.S., the City is to approve or disapprove the Operating Plan and Budget within 30 days of the receipt of required documentation. The Board respectfully requests the adoption of a resolution or ordinance of approval.

Exhibit 1  
District Map



EXHIBIT 2  
Main Street Louisville Business Improvement District  
Budget - 2021

| <u>Revenues</u>         | 2019<br>Actual | 2020<br>Budget | 2020<br>YTD<br>and<br>Projected | 2021<br>Budget |
|-------------------------|----------------|----------------|---------------------------------|----------------|
| Property taxes          | 0              | 0              | 0                               | 0              |
| S.O. taxes              | 0              | 0              | 0                               | 0              |
| Landowner advances      | 0              | 0              | 0                               | 0              |
| Fees and charges        | 0              | 0              | 0                               | 0              |
| Bond proceeds           | 0              | 0              | 0                               | 0              |
| Other                   | <u>0</u>       | <u>0</u>       | <u>0</u>                        | <u>0</u>       |
| Total                   | 0              | 0              | 0                               | 0              |
| <br><u>Expenditures</u> |                |                |                                 |                |
| Accounting              | 0              | 0              | 0                               | 0              |
| Auditing                | 0              | 0              | 0                               | 0              |
| Legal                   | 0              | 0              | 0                               | 0              |
| Engineering             | 0              | 0              | 0                               | 0              |
| Management              | 0              | 0              | 0                               | 0              |
| Landowner reimbursement | 0              | 0              | 0                               | 0              |
| Capital projects        | 0              | 0              | 0                               | 0              |
| Debt service            | 0              | 0              | 0                               | 0              |
| Other                   | 0              | 0              | 0                               | 0              |
| Held in reserve         | <u>0</u>       | <u>0</u>       | <u>0</u>                        | <u>0</u>       |
| Total                   | 0              | 0              | 0                               | 0              |

Notes to Budget:

1. A mill levy of “zero” will be certified on or before December 15, 2021. (Due to a clerical error, the mill levy of zero was certified late for 2020).
2. A few expenses incurred on behalf of the District were paid by Spencer Fane LLP, or the pro bono attorney from private accounts. No provision for repayment of these costs has been made or is currently contemplated.

EXHIBIT 3  
Board of Directors Contact Information

Ronda Grassi, Assistant Secretary/Treasurer  
CADCO, Inc.  
916 Main Street  
Louisville, CO 80027  
Term: Appt 8/15/2000  
Phone: 303-665-7892  
Email: [ronda@cadcoinc.com](mailto:ronda@cadcoinc.com)

Erik Hartronft, Assistant Secretary/Treasurer  
Hartronft Associates, P.C.  
950 Spruce Street, Suite 1A  
Louisville, CO 80027  
Term: Appt 8/15/2000  
Phone: 303-673-9304  
Fax: 303-673-9319  
Email: [erik@hapcdesign.com](mailto:erik@hapcdesign.com)

Board Vacancy

Board Vacancy

Board Vacancy

Board Vacancy

Board Vacancy

Board Vacancy

**SUBJECT: APPROVAL OF RESOLUTION NO. 76, SERIES 2020 – A  
RESOLUTION APPROVING THE 2020 SUSTAINABILITY  
ACTION PLAN**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: KATIE BAUM, SUSTAINABILITY SPECIALIST  
EMILY HOGAN, ASSISTANT CITY MANAGER FOR  
COMMUNICATIONS AND SPECIAL PROJECTS  
MEGAN DAVIS, DEPUTY CITY MANAGER**

**SUMMARY:**

In 2019, the Louisville Sustainability Advisory Board (LSAB) began the process of updating the Sustainability Action Plan (SAP). Since the adoption of the first SAP in 2016, multiple initiatives and projects have been completed. Additionally, some items are no longer relevant due to completion of strategies, new technologies and advancing partnerships. Throughout 2019 and 2020, LSAB and staff worked to develop an inclusive, priority-driven SAP with incremental changes and future flexibility.

**BACKGROUND:**

In 2012, LSAB tasked themselves with the creation of a document to outline sustainability goals and strategies for the City and community. The SAP articulates Louisville’s vision to create a more sustainable community and provide a roadmap for achieving City and community objectives. Adopted by City Council in 2016, the plan includes guidelines for internal City operations as well as community-wide approaches for residents and businesses. In general, the current plan has a focus on environmental impacts and their potential economic benefits.

Due to the nature of the SAP as a guiding and living document, and the availability of new data and practices for addressing climate change and other environmental issues, LSAB recognized the need to update the SAP. In 2019, LSAB began the process of updating and amending the framework. Over the last year, LSAB discussed necessary changes and updates with staff providing guidance.

The SAP update takes into account additional planning efforts and incorporates previous input, strategies and recommendations. Staff worked with LSAB, residents, regional partners as well as other Front Range municipalities and the County to gather feedback and input on the development of the SAP update.

**Document Structure**

The SAP update is organized around seven inter-related sustainability topics: Climate, Energy, Transportation, Waste, Water, Ecological Health and Local Food and Agriculture. New to this version is the separation of Climate and Energy into two distinct

subject areas and the addition of Ecological Health. Each topic is separated into progressing steps and laid out in the following manner:

- **Goals**
  - Each topic has one associated goal that identifies the overall desired state of the community.
- **Internal and External Objectives**
  - Each topic area and its corresponding goal are separated into internal and external objectives. Internal objectives and strategies are related to the City of Louisville's municipal operations. External objectives and strategies are aimed at the entire community, both residential and commercial/industrial.
- **Near Term vs Mid Term Strategies**
  - Strategies are identified actions to achieve the described goals and objectives and are categorized as near term or mid-term. All strategies within have been vetted and prioritized (see Appendix A for additional details). In this instance, near term is defined as a timeline of one to two years and mid-term is three to four years. At the end of four years, the planning process for the next update will be in progress.

Two appendices were incorporated into the SAP update to provide a comprehensive guiding document, including:

- Appendix A: Strategy Priority Matrix
- Appendix B: 2020 Plan Update Summary of Revisions

### **Revisions from First Review**

Several minor revisions have been made to the document since Council's first review on August 25, specifically regarding the topic area of Ecological Health. Additionally, Parks and Open Space staff provided feedback that eliminated redundancies and clarified strategy items and their current status.

### **PUBLIC COMMENT:**

Public comment was provided during the course of LSAB's development process at their monthly meetings.

### **FISCAL IMPACT:**

While adoption of the proposed goals does not have a financial impact, the strategies to achieve the goals of the SAP do. Proposed projects and initiatives with a fiscal impact will be brought forward to City Council through the annual budget process or proposed budget amendments.

### **PROGRAM/SUB-PROGRAM IMPACT:**

The adoption of an updated Sustainability Action Plan supports the Sustainability Sub-Program by using environmental, economic and human resources to meet present and

future needs without compromising the ecosystems on which we depend. The adoption of an updated SAP also supports the Solid Waste, Recycling, and Composting Sub-Program by enabling and educating residents to dispose of their solid waste in a convenient, environmentally responsible, cost effective manner; the Maintenance and Management Sub-Program by promoting the management of the City’s Open Space properties in a manner consistent with good stewardship and sound ecological principles that benefits citizens of Louisville by promoting native plants, wildlife, wildlife and plant habitat, cultural resources, agriculture and scenic vistas and appropriate passive recreation; the Cultural Services program by providing services, facilities and activities that inform, involve, engage and inspire the community; among others.

**RECOMMENDATION:**

Staff recommends that City Council approve Resolution No. 76, Series 2020, adopting the 2020 Sustainability Action Plan update.

**ATTACHMENT(S):**

- 1. Resolution No. 76, Series 2020
- 2. 2020 Louisville Sustainability Action Plan

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input checked="" type="checkbox"/> |  <b>Supportive Technology</b>                        | <input checked="" type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 76  
SERIES 2020**

**A RESOLUTION APPROVING THE 2020 SUSTAINABILITY ACTION PLAN**

**WHEREAS**, the City of Louisville is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the Louisville Home Rule Charter; and

**WHEREAS**, by virtue of such authority, City Council adopted the 2013 Comprehensive Plan on May 7, 2013 by Resolution 18, Series 2013; and

**WHEREAS**, the 2013 Comprehensive Plan includes a core community value of sustainable practices for the economy, community, and the environment, “Where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations”; and

**WHEREAS**, sustainability efforts benefit the City of Louisville by creating balance among the environment, the economy, and society to ensure that practices and decisions do not compromise the quality of life for future generations; and

**WHEREAS**, the City Council and the Sustainability Advisory Board formally initiated a process to establish a Sustainability Action Plan, which process consisted of several public forums, meetings, and hearings regarding the drafting and adoption of the Sustainability Action Plan; and

**WHEREAS**, after following the above-referenced process, on November 16, 2016, the City Council formally adopted the 2016 Sustainability Action Plan, by Resolution No. 63, Series 2016, on the recommendation of the Sustainability Advisory Board; and

**WHEREAS**, there has been prepared an updated Sustainability Action Plan to respond to the adoption of community-wide climate action goals, respond to the adoption of the Transportation Master Plan, respond to work completed or in progress by City staff, respond to the evolution of regional partnerships, provide consistency with Boulder County’s 2018 Environmental Sustainability Plan and update the work plan for City staff and the Louisville Sustainability Advisory Board; and

**WHEREAS**, after following a process similar to the process used in 2016, and after several duly noticed public meetings, the Sustainability Advisory Board recommended that the 2020 Sustainability Action Plan be approved by the City Council as it represents the City’s sustainability vision and addresses one of the core community values of the 2013 Comprehensive Plan; and

**WHEREAS**, the City Council has reviewed the 2020 Sustainability Action Plan and the Sustainability Advisory Board’s recommendation, and finds that the 2020 Sustainability Action Plan should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The 2020 Sustainability Action Plan is hereby approved and adopted in substantially the same form of such Plan that accompanies this Resolution.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

Attest: \_\_\_\_\_  
Meredyth Muth, City Clerk



LOUISVILLE

# Sustainability Action Plan

2020 UPDATE

ADOPTED BY CITY  
COUNCIL  
OCTOBER 6,  
2020



COLORADO • SINCE 1878

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# Acknowledgements

The City of Louisville Sustainability Action Plan 2020 update and the progress of the 2016 plan would not have been possible without the support and dedication of leadership, staff, the Sustainability Advisory Board and regional partners.

## CITY COUNCIL

- Ashley Stolzmann, *Mayor*
- Dennis Maloney, *Mayor Pro Tem, Ward III*
- Caleb Dickinson, *Ward I*
- Chris Leh, *Ward I*
- Deb Fahey, *Ward II*
- Jeff Lipton, *Ward II*
- Kyle Brown, *Ward III*

## SUSTAINABILITY ADVISORY BOARD

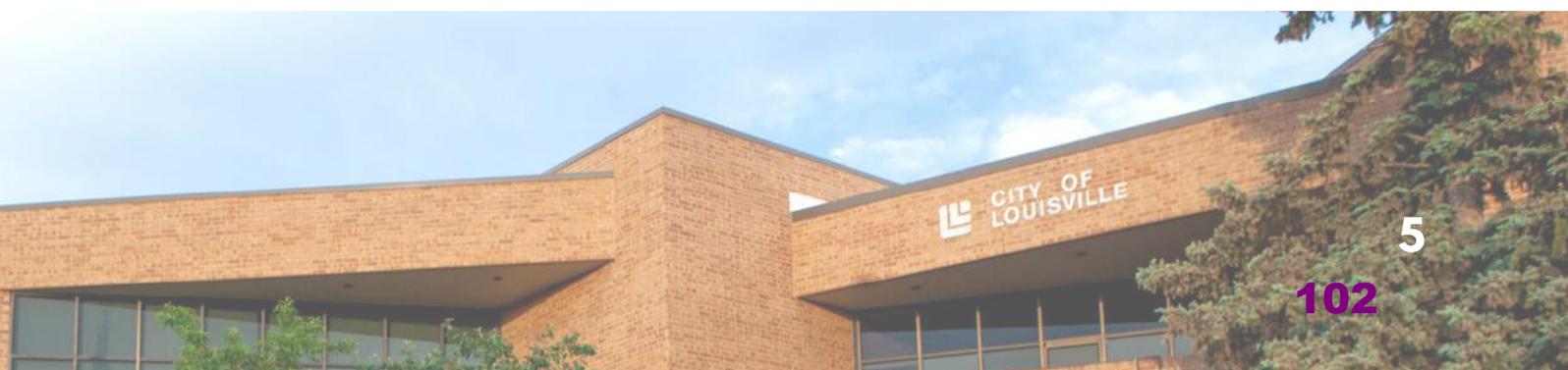
- Laura Levesque-Catalano, *Board Chairperson*
- Mark Persichetti, *Member*
- Seth Adams, *Member*
- Laura Levesque-Catalano, *Member*
- Melanie Dubin, *Member*
- Tiffany Boyd, *Member*
- Dan Mellish, *Member*
- Allison Johanson, *Former Board Chairperson*
- Marianne Martin, *Former Member*

## CITY OF LOUISVILLE STAFF

- Heather Balsler, *City Manager*
- Megan Davis, *Deputy City Manager*
- Emily Hogan, *Assistant City Manager for Communications & Special Projects*
- Katie Baum, *Sustainability Specialist*
- Kurt Kowar, *Director of Public Works*
- Cory Peterson, *Deputy Director of Utilities*
- Dave Szabados, *Facilities Manager*
- Nathan Moseley, *Director of Parks and Recreation*
- Ember Brignell, *Open Space Superintendent*
- Dean Johnson, *Parks Superintendent*

## GROUPS, ORGANIZATIONS AND STAKEHOLDERS

- Lea Yancy, *Boulder County*
- Tim Broderick, *Boulder County*
- Zac Swank, *Boulder County Partners for a Clean Environment*
- Matt Hannon, *Boulder County Partners for a Clean Environment*
- Craig Eicher, *Xcel Energy*
- Susan Davis, *Xcel Energy*
- Kate Bailey, *Eco-Cycle*
- Rachel Setzke, *Eco-Cycle*
- RJ Harrington, *Resident*
- Martin Ogle, *Resident*



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# IT IS WITH GREAT PLEASURE THAT WE INTRODUCE THE FIRST UPDATE TO THE LOUISVILLE SUSTAINABILITY ACTION PLAN.

In 2012, the Louisville Sustainability Advisory Board (LSAB) tasked themselves with the creation of a Sustainability Action Plan, a framework to guide Louisville's vision to create a more sustainable community as well as provide a roadmap for achieving our collective goals. In November of 2016, City Council adopted Louisville's first Sustainability Action Plan. Since that time, our community has made significant progress to achieving our goals and strategies, and in order to continue our momentum, LSAB began the updating process in July 2019.

A few important projects and milestones that influenced the 2020 update include the following:

## Community-Wide and Municipal Carbon-Free and Emission Reduction Goals

In August 2019, City Council unanimously agreed to adopt renewable energy and carbon emission reduction goals for both the community and City operations. In order to achieve these goals and our significant step forward, an update of the Sustainability Action Plan was needed to provide guidance on implementation.

## Evolving Regional Partnerships and Opportunities

In September 2018, Louisville graduated from Xcel Energy's Partners in Energy program and moved forward with our ongoing partnership by entering into an Energy Future Collaboration. Unlike the previous Partners in Energy program, Energy Future prioritizes both renewable energy integration as well as energy efficiency and usage reduction.

## Transportation Master Plan (TMP)

City Council adopted the Transportation Master Plan on October 1, 2019. The TMP is a comprehensive, multimodal look at transportation conditions and options throughout Louisville and the region and provides recommendations and alternatives that are critical for a sustainable future.

We have a lot of work remaining, but I'm happy to report that we have already achieved some of our targets and strategies, and we have many new and impactful sustainability opportunities on the horizon.

Your partners in sustainability,

Heather Balser  
City Manager

and

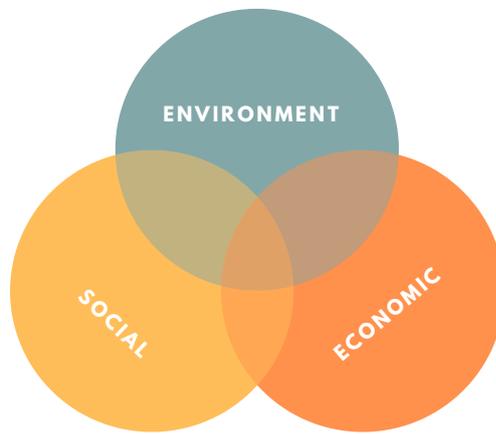
Louisville Sustainability  
Advisory Board



# Sustainability Vision

Sustainability is an integrated, ever-evolving concept and is vital in developing a resilient community. Defined in 1987 by the United Nations Brundtland Commission, sustainability is meeting the needs of the present without compromising the ability of future generations to meet their own needs. For any community to thrive, it must consider that all resources have limits.

The City of Louisville recognizes that sustainability is not based solely on environmental impact, and our sustainability vision utilizes the triple-bottom line approach when analyzing policy, operations and future decision-making. No solution can be sustainable unless it fulfills all three pillars.



## ENVIRONMENTAL STEWARDSHIP

We actively work to support our natural systems within Louisville and evaluate and consider the impact that community operations, programs, services and regulations have on the local, regional and global environment.

## SOCIAL EQUITY

Social equity is our active commitment to fairness and equality in policy consideration, implementation and distribution of public services.

## ECONOMIC VITALITY

We are dedicated to making Louisville a vibrant and diverse business environment. Louisville takes a balanced approach to economic development to retain our existing business partners and attract new ones.



# Plan Structure

This Sustainability Plan update is organized around seven inter-related sustainability topics: Climate, Energy, Transportation, Waste, Water, Ecological Health and Local Food and Agriculture. Each topic is separated into progressing steps forward and laid out by the following:

## GOALS

Each topic has one associated goal that identifies the overall desired state of the community.

## INTERNAL AND EXTERNAL OBJECTIVES

Each topic area and its corresponding goal are separated into internal and external objectives. Internal objectives and strategies are specifically related to municipal operations and procedures in order to lead by example. External objectives and strategies are aimed at the entire community, both residential and commercial/industrial.

## NEAR TERM VS MID TERM STRATEGIES

Strategies are identified actions to achieve the described goals and objectives and are categorized as near term or mid term. All strategies within this plan have been vetted and prioritized. Further prioritization can be found in Appendix A. In this instance, near term is defined as a timeline of one to two years, whereas mid term is three to four years. At the end of four years, the planning process for the next update will be in progress.

Other major chapters of the Sustainability Action Plan (SAP) include the following:

## APPENDIX A

Strategy Priority Matrix

## APPENDIX B

2020 Plan Update Summary of Revisions

## INCORPORATED PLANNING EFFORTS

Louisville has completed multiple planning efforts that relate to sustainability. Throughout the engagement process for these plans, residents shared their desire for environmental stewardship. The SAP update takes these plans into consideration and incorporates previous input, strategies and recommendations when applicable.

- Sustainability Action Plan 2016
- Boulder County Environmental Sustainability Plan
- City of Louisville Strategic Plan
- Transportation Master Plan
- Trail and Wayfinding Master Plan
- Comprehensive Plan
- Drought Management Plan
- Water Efficiency Plan



Climate

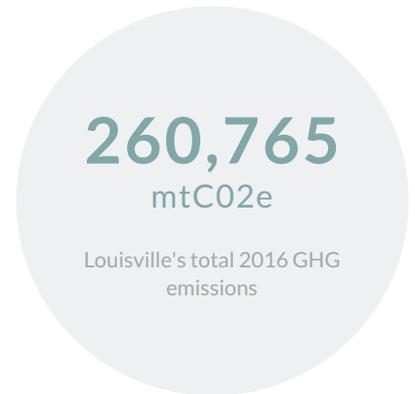


## CLIMATE

### INTRODUCTION

Colorado's climate is changing, and the impacts are being felt across the state as well as in Louisville. Extreme weather events are becoming more common, snowpack is lessening and melting earlier in the spring and "high heat" days are increasing. Louisville is committed to addressing climate change at the local level by reducing heat-trapping greenhouse gas (GHG) emissions.

In 2016, Boulder County completed the third county-wide GHG inventory, which highlights emissions from each municipality, sector and source. The total GHG emissions for Louisville was 260,795 mtCO<sub>2</sub>e and accounts for five percent of Boulder County's total emissions. The average emissions per Louisville resident is 12.5 mtCO<sub>2</sub>e.



or



## GOAL

Achieve emissions reduction targets identified in Louisville's climate action goals and become more resilient to the effects of climate change.



## INTERNAL OBJECTIVES

### Reduce core municipal greenhouse gas emissions annually below the 2016 baseline through 2025

#### NEAR TERM

Adopt internal policies that establish climate action as a top priority for the organization and guiding principle for decision making.

Ensure that all departments understand their role in achieving Louisville's climate action and sustainability goals.

#### MID TERM

Continue to be an active member in statewide organizations that are working on our behalf to combat climate change, such as Colorado Communities for Climate Action (CC4CA).

Please see other chapters of this plan for more municipal climate-related strategies related to specific topic areas such as Energy (PAGE 16), Transportation (PAGE 21), Waste (PAGE 28 ) and Ecological Health (PAGE 40).

## COLORADO COMMUNITIES FOR CLIMATE ACTION



The City of Louisville is an active member of Colorado Communities for Climate Action (CC4CA), a coalition of 32 local governments across the state advocating for stronger state and federal climate policy. CC4CA members understand that climate change poses unique and severe risks to our communities and that we cannot meet our own local climate goals without effective state and federal policy.



## EXTERNAL OBJECTIVES

Reduce core community greenhouse gas emissions annually below the 2016 baseline through 2030

### NEAR TERM

Continue communications surrounding climate action and Louisville's climate action goals.

Promote local and regional programs and initiatives that assist residents and commercial entities in reducing their greenhouse gas emissions (i.e. EnergySmart, Xcel Energy's Home Energy Squad, etc.).

Engage with Louisville youth to provide climate and sustainability education and outreach to all.

### MID TERM

Explore a mandatory or voluntary benchmarking requirement for commercial and industrial buildings owners in Louisville and support collaboration on a County level.

Pursue future climate change preparedness policies and collaborative efforts at the local, regional, and state levels.

Please see other chapters of this plan for community climate-related strategies related to specific topic areas such as Energy (PAGE 16), Transportation (PAGE 21), Waste (PAGE 28) and Ecological Health (PAGE 40).

## LEADING BY EXAMPLE



### SOLAR AT WATER TREATMENT FACILITIES

The City has three on-site solar arrays to help generate power and offset energy consumption. The sites, located at the Sid Copeland Water Treatment Plant, Howard Berry Water Treatment Plant and the Wastewater Treatment Plant, produce about 1,045 kW of electricity.

## COMMUNITY IN ACTION

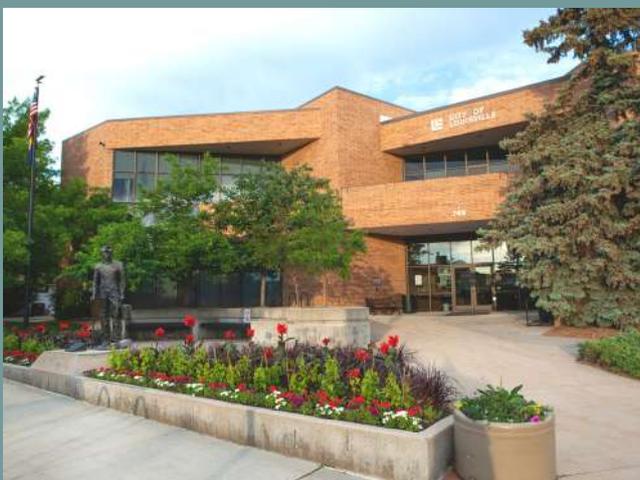


Pictures provided by: Tiffany Boyd

### GLOBAL CITIZENS GEOGRAPHY CLUB

The Global Citizens Geography Club at Louisville Elementary School is a student-driven and teacher-led school group that supports students being civically engaged while participating in the stewardship of our planet. Some of their efforts have focused on sustainable practices right here in Louisville, and some have been connected to larger issues of climate science and climate solutions. Students strive to educate and inform themselves and the students at their schools, while also reaching out to citizens of Louisville to share their learning. Recently, Louisville Middle School began a counterpart group, the Global Citizens Environment Club.

## LEADING BY EXAMPLE



### 100% CARBON FREE CITY FACILITIES

In August 2019, City Council adopted the City's first climate action goals. Five years ahead of schedule, all municipal facilities are running on 100% carbon-free electricity as of 2020.



Energy

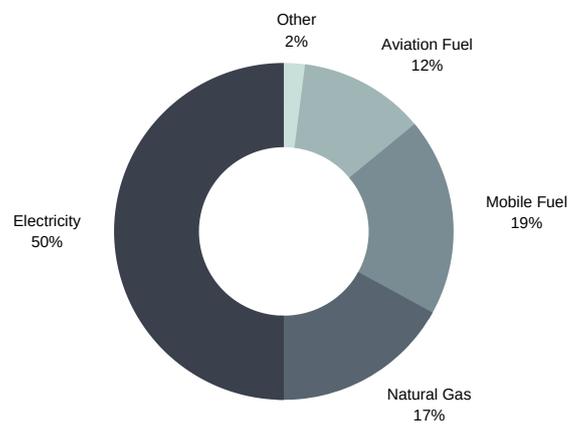


## INTRODUCTION

The City of Louisville and its residents understand the role of energy and the built environment in creating a sustainable and resilient community. Since the original adoption of the Louisville Sustainability Action Plan in 2016, significant steps have been taken in regard to electricity and energy use and as recommended in the original document, the City adopted climate action goals in August of 2019.

Electricity and natural gas are the top two sources of greenhouse gas emissions in Louisville and derives mainly from residential and commercial buildings. Action in this area will improve air quality, reduce home and business energy cost, improve utilization of the electricity system and provide opportunities for regional and state leadership.

GHG Emissions by Source for the City of Louisville, 2016



Source: Boulder County 2016 Greenhouse Gas Emissions Inventory and Modeling Report

Achieving electricity and energy reduction goals will not be easy. It will require community participation and engagement, significant regional partnership and ongoing creativity. Through our existing programs and partners and an action-oriented community, Louisville is well-positioned to lead at the community level as it pursues further energy efficiency and renewable integration.

## GOAL

Reduce energy consumption, promote energy efficiency in new and existing buildings, increase the use of carbon-free energy and transition away from fossil fuels.

## INTERNAL OBJECTIVES

### Reduce Louisville's municipal energy consumption

---

#### NEAR TERM

Perform energy audits on all major City buildings.

Collect and track energy use data for all municipal buildings using utility data tracking software.

Implement facility audit recommendations in partnership with state and Xcel Energy programs and with consideration of resource limitations and other constraints.

#### MID TERM

Aim to achieve 80% of all points within the Energy and Atmosphere section of the USGBC LEED for new City building construction.

Develop facility and job specific behavior and operational modification strategies that reduce energy consumption.

### Increase Louisville's integration of carbon-free energy

---

#### NEAR TERM

Continue working with Xcel Energy to analyze existing infrastructure and available programs to understand opportunities.

Identify budget requests and grant opportunities required for implementation.

#### MID TERM

Meet all of Louisville's municipal electric needs with 100% carbon-free sources by 2025.

Explore expansion of capacity for on-site electric and solar thermal generation to decrease energy consumption.

## EXTERNAL OBJECTIVES

### Increase energy efficiency in residential and commercial properties across Louisville

---

#### NEAR TERM

Adopt building codes and policies that promote energy efficiency in new and existing buildings.

Promote available efficiency and sustainability programs for residents and businesses.

#### MID TERM

Develop a campaign to encourage commercial/industrial benchmarking of energy consumption through the use of data tracking software.

Develop a targeted outreach strategy to engage facility managers and property owners on energy conservation efforts and resources.

Develop, market to the community and update Louisville guiding documents to further address energy conservation.

### Increase renewable energy adoption at residential and commercial properties in Louisville

---

#### NEAR TERM

Consider a solar-ready building ordinance for new construction.

Identify barriers to renewable energy participation and facilitate implementation of solutions.

Promote low-interest financing for residents and businesses to integrate renewable energy.

#### MID TERM

Evaluate need and consider solar access policy.

# LEADING BY EXAMPLE

## MUNICIPAL EFFICIENCY UPGRADES

The City participated in nine Xcel Energy efficiency opportunities in 2019. The completed projects have an estimated energy savings of 679,416 kWh per year. That's the equivalent of taking 102 passenger vehicles off the road for one year!



# COMMUNITY IN ACTION



Community Food Share's solar array

## LOUISVILLE GREEN BUSINESS PROGRAM

Partnering with Boulder County's Partners for a Clean Environment (PACE), the Louisville Green Business Program provides assistance for all businesses to implement new sustainable practices and cost-saving measures, shaping a vibrant green economy here in Louisville. In 2019, 39 Louisville businesses received 2019 Green Business Awards in the Platinum, Gold, Silver, and Bronze categories.



Mayor Stolzmann presenting Christ the Servant Lutheran with their 2019 Platinum award



Green business representatives attend a solar workshop



# Transportation





# TRANSPORTATION

## INTRODUCTION

A city-wide multimodal transportation system is needed to meet the mobility and access needs of all users and to support health and wellness. This can be achieved by proactively planning land use and transportation infrastructure as a multimodal system that facilitates a balanced system and enhances travel by bicycle, transit, and foot.

As more people are spending time in Louisville, and traveling through the city to get to other regional destinations, it is important that the transportation network continues to develop to meet our changing and diversifying needs in a sustainable and inclusive manner. On October 1, 2019, Louisville adopted its first-ever Transportation Master Plan, which comprehensively evaluates transportation conditions and options throughout the community and region for all modes of transportation and establishes eight transportation goals, all of which focus on a balanced transportation system.



### 31%

of trips within Louisville, or to and from Louisville, are three or less miles in distance.

### 72%

of Louisville-based workers commute by driving alone.



### 38

Walk Score out of 100

Source: Louisville Transportation Master Plan, 2019

## GOAL

Provide and maintain sustainable and safe transportation choices for all Louisville residents to enhance community connectivity while reducing environmental impact.





### INTERNAL OBJECTIVES

## Reduce the GHG emissions from the City fleet

---

### NEAR TERM

Incorporate cyclist-safety and green driving training into employee education.

Continue evaluation of City fleet and usage to evaluate electrification and shared fleet potential.

Install anti-idle devices within pilot percentage of police vehicles and evaluate effectiveness and cost savings.

Consider a micro-mobility solution for employees to utilize between facilities (i.e. bike share, e-bikes).

### MID TERM

Consider down-sizing or eliminating underutilized vehicles from fleet.

Develop EV charging stations in strategic City locations for future PHEV and EV fleet integration.

Actively promote the adoption of hybrid, plug-in hybrid electric vehicle (PHEV), and battery electric vehicles (BEV) for Louisville's fleet as appropriate technology develops.

Ensure all Louisville employees have access to multimodal means of local and commute travel, to reduce single-occupancy vehicle commute trips, and explore creative ways to incentivize employees to reduce the carbon footprint of their travel

---



## TRANSPORTATION

### NEAR TERM

Survey employees to better understand commuting patterns and available commuting solutions.

Incorporate EV infrastructure in any new construction and/or major remodels of city-owned buildings and provide employee pricing.

### MID TERM

Offer transportation incentives to employees, such as Regional Transportation District (RTD) EcoPasses, pass books, Vanpool subsidies, Bike to Work Day incentives, secure bike parking, e-bike charging stations and employee showers within each building.

Create new programs to mitigate vehicle miles traveled (VMT) such as parking cash-out programs, car-share opportunities, commute challenges with prizes and increased access to pool vehicles.

## LEADING BY EXAMPLE



### ELECTRIC VEHICLE CHARGING

In November 2019, the City completed installation of a Level 2 dual port at the Recreation and Senior Center. In efforts to achieve community climate action goals, the City is preparing for and implementing actions that support the increased use of plug-in electric vehicles (EVs) and decarbonization throughout Louisville and the region.



## TRANSPORTATION

### EXTERNAL OBJECTIVES

## Increase modal choice and decrease the single-occupancy vehicle share of local and regional trips

---

### NEAR TERM

Facilitate participation in initiatives and programs that encourage residents to use bicycle and pedestrian transportation and public transit programs.

Continue efforts and build-out surrounding recommended actions within the Transportation Master Plan.

Pursue Bronze or Silver Bicycle-Friendly Community status.

Continue efforts to coordinate on a regional level to implement a bike share or other micro-mobility program.

Coordinate and communicate public transit programs.

### MID TERM

Inventory and strategically improve Louisville bus stops to increase ridership, comfort and safety.

Evaluate a free ride program for income-limited residents.

## Support the public adoption of EVs and assist in the installation of public charging stations

---

### NEAR TERM

Support and promote installation of EV charging stations at commercial/industrial development and sites.

Provide educational opportunities and programs on PHEV and EV adoption to residents and commercial entities.



# TRANSPORTATION

## MID TERM

Evaluate EV-ready building code adoption.

Pursue opportunities for pooled purchasing programs for EVs and electric bikes with County or other regional partners.

Work with Xcel Energy through the Energy Future Collaboration to promote the public health benefits of EVs and alternative funding and initiatives.

## Collaborate with regional agencies to develop solutions to provide sustainable transportation management services

## NEAR TERM

Participate in transportation policy monitoring and advocacy.

## MID TERM

Work regionally to expand transit pass options and incentives.

Enhance shared transit facilities outlined in the Transportation Master Plan.

Coordinate vehicle share and transit operations.





# COMMUNITY IN ACTION



## BIKE TO WORK DAY

Every third Wednesday in June, Bike to Work Day participants visit stations scattered throughout the community to celebrate bike commuting. In 2019, over 200 participants stopped by the City's breakfast station for pancakes, giveaways and music!





# Waste

## INTRODUCTION

The City of Louisville is committed to developing policies, programs and infrastructure that help residents and businesses achieve responsible, sustainable waste management and support countywide efforts to reach zero waste "or darn near." These efforts include: providing curbside recycling and composting for residents; enhanced programming and education on zero waste practices, composting and hard-to-recycle; seasonal leaf and branch drop offs; and the safe management of hazardous materials.

Although high diversion rates are reported with residential premises under the City's waste hauler contract, the community-wide picture is much different as commercial and industrial entities, as well as exempted residential premises, landfill at a higher rate. Community-wide diversion presents opportunities to engage with new entities, work closely and creatively with neighboring municipalities and regional partners and educate both residents and visitors alike on the waste vision of Louisville.

## GOAL

Increase community and municipal waste diversion, striving for a goal of zero-waste, and manage resources responsibly and effectively.





## **INTERNAL OBJECTIVES**

### **Work toward zero waste in City facilities, operations and events**

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#### **NEAR TERM**

Conduct facility waste characterization studies to determine the specific composition and quantity of waste generated.

Set diversion targets where appropriate and identify opportunities to minimize waste generation and increase diversion.

Identify opportunities to increase diversion or zero waste at City-sponsored events.

Develop employee education and behavioral change strategies.

#### **MID TERM**

Identify budget requests required for implementation.

### **Develop internal green purchasing policies and new operational policies to further waste reduction**

---

#### **NEAR TERM**

Assess existing purchases and contracts to identify opportunities to transition to more sustainable products or service.

#### **MID TERM**

Establish a set of criteria, specific to product or service categories, that can be used to identify preferred products and services.

Provide customized support to City departments to support implementation of sustainable procurement.



## WASTE

### EXTERNAL OBJECTIVES

Create a culture of zero waste in Louisville through education, infrastructure and services

---

#### NEAR TERM

Develop zero waste education or outreach campaigns for single-family residences, multifamily residences and businesses.

Develop and adopt residential and commercial diversion goals.

Provide events and programs to dispose of hazardous and hard-to-recycle items.

#### MID TERM

Support food waste reduction and redistribution efforts.

Support multifamily and business compost collection systems and education.

Increase commercial and construction material diversion

---

#### NEAR TERM

Continue to support and promote free waste audits and services to commercial entities through the Louisville Green Business program.

Evaluate policies and provide incentives for commercial entities to adopt zero waste collection programs.

#### MID TERM

Work with Boulder County and surrounding municipalities to understand residential and commercial deconstruction and incentivize construction and demolition materials recycling and reuse.



## WASTE

### EXTERNAL OBJECTIVES

## Support diversion through additional strategies

### NEAR TERM

Partner with local retailers to reduce the use of nonrecyclable, non-compostable and non-reusable containers.

Evaluate policies related to nonrecyclable items within Louisville.

Encourage and collaborate with Home Owner Associations to offer the same level of waste services as the City.

### MID TERM

Support circular opportunities for city-generated recyclables and compost.

Support capacity for construction and demolition materials transfer, sorting, processing and reuse.

Work with Boulder County to develop a construction and demolition tracking and reporting system and evaluate potential requirements.

## CITY-CONTRACTED WASTE COLLECTION



Boulder County Recycling Center

City-contracted collection includes a refuse, recycling and composting program as a part of our utility service to single-family homes (excluding some HOAs). This service is intended to lower costs for the majority of Louisville residents, reduce truck traffic and its associated pollution, as well as increase diversion rates. Rates are based on customer solid waste cart size and include recycling and compost collection.



# LEADING BY EXAMPLE



## RECYCLING + COMPOSTING AT CITY FACILITIES

From large City-sponsored events to high school graduation parties, our parks, shelters, and recreation areas are visited by tens of thousands of visitors annually. To increase community waste diversion, Louisville has begun expanding recycling and composting into Parks and Open Spaces. With grant funding from Boulder County, new composting and recycling receptacles have been placed at high-use recreation areas and park shelters such as Community Park, Pirate’s Park, Memory Square Park, Cottonwood Park, and other locations. Look for these bins the next time you visit our public spaces.

# COMMUNITY IN ACTION

## WASTE DIVERSION AT COMMUNITY EVENTS

The City hosted 11 events with Eco-Cycle’s help in 2019 – Labor Day, Senior Dinner, Taste of Louisville and 8 Street Faire events. During the events, attendees diverted 8,508.52 lbs of waste out of 9,347.53 total lbs – that’s an approximate 91% diversion rate!





# Water

## INTRODUCTION

Clean, plentiful water supply is a critical necessity. Originating as snow melt in the Rocky Mountains, Louisville's water supply provides drinking water for residents and visitors, supports our economy and provides rich habitat for wildlife and enjoyable recreation within the community. Louisville obtains the majority of its water supply from South Boulder Creek as well as the Colorado and Fraser Rivers. To serve residents and businesses, the City has two water treatment plants with capacity to produce up to 13 million gallons per day.

Water in the semi-arid west is a precious resource, and drought is a continuous concern as the climate changes. Through partnerships, programs and resources, Louisville is committed to supporting efficiency and conservation and protecting water quality for our residents, businesses and wildlife populations.

## GOAL

Support water efficiency and quality and ensure a clean, reliable water supply for natural landscapes and the current and future community.





## INTERNAL STRATEGIES

### Reduce water usage and improve efficiency of water use within City buildings

---

#### NEAR TERM

Benchmark all City buildings' indoor water use and prioritize facilities for water audits based on resource use and reporting mechanisms.

Ensure that new City buildings achieve 80% of the U.S. Green Building Council's (USGBC) Leadership in Energy & Environmental Design (LEED) points within the applicable water efficiency section of the USGBC new construction process.

Set facility-specific efficiency targets where appropriate.

#### MID TERM

Implement facility audit recommendations with consideration of resource limitations and other constraints.

Develop facility and job specific behavior and operational modification strategies.

### Reduce City outdoor water usage

---

#### NEAR TERM

Benchmark all City buildings' outdoor water use, data collection on square feet of landscape being irrigated and service charges for all water-related utilities.

Replace irrigated turf around City buildings and on City property where appropriate.

#### MID TERM

Repair, upgrade, and adjust all irrigation systems with the most efficient available technologies over time.

Develop a funding strategy to expand the reuse system and increase recycled water usage on City landscaping and open spaces.



## **INTERNAL STRATEGIES**

### **Improve and maintain water quality**

---

#### **NEAR TERM**

Begin the development of a comprehensive Stormwater Management Plan.

Continue to update procedure manuals and operational plans related to water use, wastewater and storm water treatment and incorporate methods to promote sustainability and limit environmental impacts.

#### **MID TERM**

Evaluate street design specifications (such as road widths or type of curbing), erosion and sediment control ordinances, landscaping requirements, and other standards that encourage the use of Low Impact Development (LID) practices.

### **Continue improving water quality and maintain the water supply on Parks & Open Space properties**

---

#### **NEAR TERM**

Support ecological stream restoration and in-stream flow efforts to aid species recovery and improve water quality.

Promote best management practices for pest and weed control where possible or pilot in compliance with City adopted policy.

#### **MID TERM**

Research and consider Green Infrastructure Network (GIN) and low impact development (LID) strategies and management best practices for implementation on City-owned properties.

Develop a funding strategy to expand the reuse system and increase recycled water usage on City landscaping and open spaces.

## EXTERNAL STRATEGIES

### Expand water conservation education for City residents and businesses

---

#### NEAR TERM

Conduct a gap analysis of the water efficiency tools, resources and incentives for residents and businesses.

Continue to expand and promote available water conservation programs.

Consider community-wide goal setting.

#### MID TERM

Develop a campaign to encourage benchmarking of commercial water consumption through the use of data tracking software.

Employ a targeted outreach strategy to engage facility managers and property owners on water conservation efforts and resources.

Develop, market to the community and update Louisville guiding documents that address water conservation and quality.

### Maintain regional partnerships, collaboration and information sharing as it pertains to watershed health and supply

---

#### NEAR TERM

Engage in local source-water protection planning.

Continue to support the Keep It Clean Partnership and other intergovernmental agreements in minimizing pollution impacts in surface waters.

#### MID TERM

Coordinate with Boulder County on model greywater (water reuse) ordinance.

# LEADING BY EXAMPLE

## RECLAIMED WATER

Recycled water is wastewater treated to a standard that is suitable for irrigation and reuses water that would otherwise be lost downstream. Currently, Coal Creek Golf Course, Community Park, Miners Field and the Sports Complex are all currently served by recycled water and utilize all available capacity.



## COMMUNITY IN ACTION



A Louisville resident's finished replacement.

## GRASS TO GARDEN

Through partnership with Resource Central, water customers have the opportunity to swap 200 sq ft of maintained grass for a low-water, pollinator-friendly 'softscape' garden. Through the popular Grass to Garden program, water customers can receive a free Garden In A Box, a free Rain Bird Retrofit Kit to convert spray irrigation to drip irrigation if needed and a library of 'how to' guides and resources. Softscape gardens use up to 60% less water than traditional grass lawns and are a great option for low-use areas like sidewalk strips.



# Ecological Health





## INTRODUCTION

The City of Louisville owns or jointly owns 2,000 acres of open lands that serve a wide variety of purposes and values. Each open space property is designated with one or more classifications: Preserve, Protect, Visitor and Other. These lands provide invaluable habitat for many species of wildlife and plant communities, offer miles of trail system and enhance the livability and resiliency of Louisville.

As steward of these resources, protecting natural and cultural resources and providing opportunities for citizens to reconnect with nature and their cultural heritage is a priority for the community.



**250**

species of mammals, birds and reptiles in Louisville



**38**

years of Tree City USA designation



**32**

miles of trail system

## GOAL

Mitigate the impact of the built environment and human behavior on our natural systems and improve the health and resiliency of Louisville's ecosystems.





## INTERNAL OBJECTIVES

Manage the City's parks, open space, rights-of-way and other properties to maximize ecological health and biological diversity

---

### NEAR TERM

Support ongoing initiatives and efforts around existing tree canopy.

Expand the planting of pollinator-friendly native plants in parks and public landscapes where feasible and consider a xeriscape demonstration garden.

Promote best management practices for pest and weed control where possible in conjunction with City practices.

Consider testing alternative management techniques on pilot sites.

### MID TERM

Update the Open Space Master Plan.

Identify opportunities to enhance policies related to ecological health and continue to develop implementation measures for policies already in place

---

### MID TERM

Further integrate ecosystem health and biodiversity factors in City plans and policies and consider during the initial stages of the planning process such i.e. public design standards, commercial design guidelines, etc.



## EXTERNAL OBJECTIVES

### Facilitate community-wide stewardship and increase awareness of the value of ecosystem health

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#### NEAR TERM

Continue to provide environmental education programs for residents of all backgrounds and ages.

Continue to integrate environmental education into community events i.e. Open House, Labor Day, etc.

Identify opportunities for interpretive signage and on-site messaging in Louisville's parks, open spaces and public spaces to enhance sense of place and ecological awareness.

#### MID TERM

Evaluate residential and commercial accessibility to nature and consider implementation and funding for Nature In the City campaigns.

### Minimize the volume of pollutants entering Louisville's terrestrial and aquatic ecosystems

---

#### NEAR TERM

Begin the development of a comprehensive Stormwater Management Plan.

Promote and provide resources on best management practices for pest and weed control to residents and commercial entities.

#### MID TERM

Consider enacting policies that limit the use of systemic persistent neurotoxins linked to declines in invertebrate species and pollinators.

Increase awareness of the impacts associated with the use of chemical fertilizers, pesticides and other toxins on pollinator species and overall ecological health.



### EXTERNAL OBJECTIVES

## Maintain existing trails and add additional miles of trails

### NEAR TERM

Pursue the addition of trail amenities on high-use trails such as wayfinding and informational signage, fix-it stations, benches and appropriate waste receptacles.

Promote and distribute the updated Parks, Open Space and Trails Map and ensure accessibility to promote usership and equity.

### MID TERM

Add more connectivity trails where appropriate as outlined in the Transportation Master Plan while preserving wildlife habitat and other natural resources.

## LOUISVILLE WILDLIFE

With habitat for nearly 250 species of mammals, birds and reptiles identified in Louisville, the parks, open spaces and trail properties are a place for enjoyment as well as for the wildlife. Urban-adapted species such as coyotes, red foxes, raccoons, prairie dogs and skunks are commonly seen while there is also the opportunity to encounter a Swainson's Hawk, American Kestrel or Great-Horned Owl.





# LEADING BY EXAMPLE



## INTEGRATED WEED MANAGEMENT PLAN

The Parks, Recreation, and Open Space (PROS) Department currently manages 1,435 acres of land within the City of Louisville following the Integrated Weed Management Plan (IWMP) that was adopted in 2009. Effective April 30, 2020, the City of Louisville has discontinued the use of the herbicides containing glyphosate and 2,4-D (2,4-dichlorophenoxyacetic acid) on all City owned and maintained properties, except for Coal Creek Golf Course.

## COMMUNITY IN ACTION



## VOLUNTEERING ON OPEN SPACE

Volunteers are a critical part of our community. Throughout the year, there many volunteer opportunities at our open spaces. Here, volunteers participated at a Pulling for Colorado event at Davidson Mesa focused on Common Mullein, a List C species on the Colorado Noxious Weed Act. Hand pulling and clipping seed heads are just two methods we use as part of our Integrated Weed Management Plan to combat noxious weeds on Open Space.



# Local Food & Agriculture

Photo:  
Louisville Community Garden by  
Mary Ann Heaney



## INTRODUCTION

From its production and distribution to its management as waste, the food system has local and global impacts on all three pillars of sustainability. Louisville's rural character and social, economic and environmental well-being are supported by the local food market and its producers, equitable access to food options and the preservation and sustainable use of agricultural lands.

In addition, supporting sustainable agricultural practices and local agriculture is a critical strategy in reducing greenhouse gas emissions. Carbon sequestration is a natural process that occurs when plants absorb carbon dioxide out of the atmosphere and store it into the ground below.

Louisville strives to support locally-based food and agriculture and the many benefits it provides to both the community and region.

## GOAL

Ensure a sustainable, local, safe and healthy food supply that is accessible to all and supported by our community.





## EXTERNAL OBJECTIVES

### Develop system of City-supported community gardens

---

#### NEAR TERM

Evaluate barriers to community garden development in Louisville.

Consider policies or programs to remove barriers to community garden and urban agriculture development in Louisville.

#### MID TERM

Evaluate available opportunities to pursue an additional community garden on city owned property or through private-public partnership.

### Offer education and outreach on local food and agriculture

---

#### NEAR TERM

Provide presentations about Louisville agricultural and backyard gardening resources to interested classes, agencies and organizations.

Provide local food and agricultural resources and information via social, web and print platforms.

Provide education and resources regarding pollinator guardianship.

#### MID TERM

Coordinate with local producers to provide resources and educational opportunities.

Expand connections between local food producers, residents and commercial entities within Louisville and Boulder County.



## EXTERNAL OBJECTIVES

### Increase accessibility of local food for vulnerable populations

---

#### NEAR TERM

Identify existing local food assets and gaps throughout the City.

Assess barriers to local food production and purchase.

#### MID TERM

Foster relationships between the City, existing food stores, commercial entities and neighborhood residents to encourage expansion of local food availability.

Support and promote opportunities for all residents to participate in community supported agriculture and other programs.

Evaluate programs such as Double Up Food Bucks that make low-cost, locally grown fruits and vegetables available to vulnerable populations.

## COMMUNITY IN ACTION



### GET TO KNOW YOUR LOCAL FARM

Each year the City's Open Space Division celebrates Colorado Ag Day by partnering with 7th Generation Farm. The event boasts free farm tours, hay rides, kids planting activities, history presentations and more!



## COMMUNITY IN ACTION



### LOUISVILLE COMMUNITY GARDEN

Located at 1108 Lincoln Avenue, Louisville Community Gardens has been running since 2016, working to grow local and healthy produce while teaching participating residents how to plant, grow and maintain a garden. Developed by the City and the Sustainability Advisory Board, the Garden is now maintained by Denver Urban Gardens and the demand each year often exceeds the available plots.



# APPENDIX A - STRATEGY PRIORITY MATRIX

The Sustainability Action Plan update seeks to identify new objectives and strategies to impact the six topics areas within the plan. Of the policies, programs and projects, some have greater opportunity for impact and have been identified below. Among these, some require more resources, some require greater operational effort and some will have variable impact on the triple bottom line approach detailed previously in the City's sustainability vision. While greater impact strategies are highlighted in the strategy priority matrix, it should be noted that all strategies, both near and mid-term, detailed throughout the plan are necessary steps forward to meet our sustainability vision and topic area goals.

The 13 identified priority strategies meet one or more of the following conditions: policy changes or programmatic enhancements that achieve high impact or build necessary foundation for other strategies; partnerships already identified and/or engaged; time sensitive due to partner and/or regional context; lesser operational and financial resources; and addresses multiple impact areas of sustainability.

-  Environmental Impact
-  Social Impact
-  Economic Impact



|                | Description   | Objective | Cost   | Level of Impact | Staff Effort | Partners   | Notes   | Triple Bottom Line  |
|----------------|---|-----------|--------|-----------------|--------------|--|---|---|
| Climate        | Explore a mandatory or voluntary benchmarking requirement for commercial entities.                                    | External  | \$\$   | High            | High         | Boulder County<br>PACE<br>Xcel Energy<br>Regional municipalities | Denver, Fort Collins and Boulder have all implemented benchmarking policies. There have been initial discussions regionally.                                  |     |
|                | Identify barriers to renewable and energy efficiency participation and facilitate implementation.                     | External  | \$\$\$ | High            | High         | Boulder County<br>PACE<br>Xcel Energy<br>Regional municipalities |   |          |
|                | Ensure all departments and employees understand their role in achieving the climate vision and goals of City Council. | Internal  | \$     | High            | Medium       | None   | Strategy is in progress with further integration work needed (i.e. Green Team development, communications, etc.)  |    |
| Energy + Water | Implement facility audit recommendations with consideration of resource limitations and other constraints.            | Internal  | \$\$\$ | High            | High         | Xcel Energy<br>Colorado Energy Office                            | Audit schedule is in progress. Energy efficiency decreases consumption. Grants and ESCO financing are available.  |    |
|                | Consider solar-ready building ordinance.  | Internal  | \$     | High            | Medium       | Boulder County<br>PACE   | With new development coming to Louisville, solar-ready requirements should be evaluated. Boulder has implemented policy with Lafayette seeing policy in 2020. |    |

# APPENDIX A - STRATEGY PRIORITY MATRIX

|                | Description  | Objective | Cost   | Level of Impact | Staff Effort | Partners   | Notes   |   |
|----------------|--|-----------|--------|-----------------|--------------|--|---|---|
| Water          | Develop and employ targeted outreach to engage facility managers and property owners on energy and water conservation program and efforts. | External  | \$\$   | High            | Medium       | Boulder County<br>PACE<br>Xcel Energy<br>Resource Central                      | Commercial entities and multi-family units provide an opportunity for more robust outreach and programmatic support as high emitters.               |          |
|                | Expand and promote available water conservation programs.  | External  | \$\$   | High            | Low          | Boulder County<br>PACE<br>Resource Central                                     | Current water programs available do not provide robust water conservation strategies for Louisville businesses.                                     |          |
|                | Begin the development of a comprehensive Stormwater Management Plan.   | Internal  | \$\$   | Medium          | High         | Boulder County<br>Colorado Water Conservation Board                            | According to the EPA, stormwater pollution is the number one source of water pollution in the country. This strategy was outlined in the 2016 plan. |    |
| Waste          | Assess existing purchases and contracts to identify opportunities to transition to sustainable products and vendors.                       | Internal  | \$\$\$ | Medium          | High         | Boulder County<br>PACE<br>CDPHE<br>Regional municipalities                     | Time sensitive as municipalities across the Front Range are in process of evaluating purchasing and procurement policies.                           |    |
|                | Evaluate policies and implement incentives to encourage commercial entities to adopt zero waste collection.                                | External  | \$\$   | High            | High         | Local businesses<br>Boulder County<br>PACE<br>CDPHE<br>Regional municipalities |   |   |
|                | Continue efforts and build-out surrounding recommended actions within the Transportation Master Plan (TMP).                                | External  | \$\$\$ | High            | High         | As identified in the TMP   | Strategy is in progress.  |    |
| Transportation | Pursue Bronze or Silver Bicycle-Friendly Community status.   | External  | \$     | Medium          | Medium       | None   |   |    |
|                | Evaluate EV-ready building code adoption.  | External  | \$     | High            | Medium       | Boulder County<br>PACE<br>Xcel Energy  |   |    |

## APPENDIX B - 2020 UPDATE SUMMARY OF REVISIONS

This appendix provides an overview of the additions and revisions to the Louisville Sustainability Action Plan. Staff reviewed the 2016 Sustainability Action Plan and proposed revisions and additions to the Sustainability Advisory Board during the almost year long process for updating. Revisions are to ensure consistency, clarity and timeliness.

Major revisions to the SAP include:

- Separation of Climate and Energy into two separate subject areas
- Addition of Ecological Health as a subject area
- Inclusion of strategy timeframes (near term vs mid term)
- Inclusion of priority matrix

A summary of the goal and objective revisions for each section is provided below.

### CLIMATE

Added Climate as separate subject area

**Rationale:** Consistency with County

#### GOAL

2016 Goal: Move toward carbon neutrality and become more resilient to the effects of climate change.

**New Goal:** Achieve emissions reduction targets identified in Louisville's climate action goals and become more resilient to the effects of climate change.

**Rationale:** Consistency with Climate Action Goals

#### OBJECTIVES

**Added Internal Objective:** Reduce core municipal greenhouse gas emissions annually below the 2016 baseline through 2025

**Added External Objective:** Reduce core community greenhouse gas emissions annually below the 2016 baseline through 2030

**Rationale:** Consistency with Climate Action Goals

### ENERGY

#### GOAL

2016 Goal: Reduce energy consumption, increase the use of clean energy and transition away from fossil fuels.

**New Goal:** Reduce energy consumption, promote energy efficiency in new and existing buildings, increase the use of carbon-free energy and transition away from fossil fuels.

**Rationale:** Include energy efficiency and consistency with County goal

#### OBJECTIVES

2016 Internal Objective: Move toward carbon neutrality in all City buildings

2016 Internal Objective: Move towards carbon neutrality for all City operations

**New Internal Objective:** Reduce Louisville's municipal energy consumption.

**Rationale:** Simplifies objective into one and language consistency.



## OBJECTIVES

Added Internal Objective: Increase Louisville's integration of carbon-free energy

**Rationale:** Reflect new commitment and consistency with County

2016 External Objective: Increase energy efficiency and renewable energy adoption in the commercial and residential sectors

**New External Objective:** Increase energy efficiency in residential and commercial properties across Louisville

**New External Objective:** Increase renewable energy adoption at residential and commercial/industrial properties in Louisville

**Rationale:** Separate into two objectives

## TRANSPORTATION

### GOAL

2016 Goal: Encourage environmentally sustainable transportation choices and infrastructure, and support healthy lifestyles

**New Goal:** Provide and maintain sustainable and safe transportation choices for all Louisville residents to enhance community connectivity while reducing environmental impact.

**Rationale:** Integrate safety and community connectivity as established in Transportation Master Plan

### OBJECTIVES

2016 Internal Objective: Reduce SOV and GHG emissions and cost impact for City Staff

**New Internal Objective:** Reduce the GHG emissions from the City fleet

**New Internal Objective:** Ensure all Louisville employees have access to multimodal means of local and commute travel, to reduce single-occupancy vehicle commute trips, and explore creative ways to incentivize employees to reduce the carbon footprint of their travel

**Rationale:** Separates into two separate objectives and consistency with County

Removed Internal Objective: Develop balanced system that serves the entire City for users of all ages and ability levels

**Rationale:** External, not internal

Removed External Objective: Support residents and business telecommunicating efforts

**Rationale:** Strategy, not objective

Added External Objective: Support the public adoption of EVs and assist in the installation of public charging stations

**Rationale:** Reflect state and region's EV vision

2016 External Objective: Reduce SOV and GHG emissions

**New External Objective:** Increase modal choice and decrease the single-occupancy vehicle share of local and regional trips

**Rationale:** Provides clarity on objective

## WASTE

### GOAL

2016 Goal: Achieve zero waste and manage resources responsibly and effectively.

**New Goal:** Increase community and municipal waste diversion, striving for a goal of zero-waste, and manage resources responsibly and effectively.

**Rationale:** Recognize limitations to achieving zero waste



## OBJECTIVES

2016 Internal Objective: Reduce production and increase landfill diversion of waste products

**New Internal Objective:** Work toward zero waste in City facilities, operations and events.

**New Internal Objective:** Develop internal green purchasing policies and new operational policies to further waste reduction

**Rationale:** Separates objectives and provides clarity

Removed External Objective: Adopt financial incentives for waste reduction by residents and businesses

**Rationale:** Strategy, not objective

2016 External Objective: Develop educational programs to reduce business and residential waste

**New External Objective:** Create a culture of zero waste in Louisville through education, infrastructure and services

**Rationale:** Adds infrastructure and service

2016 External Objective: Divert commercial waste disposal

**New External Objective:** Increase commercial and construction material diversion

**Rationale:** Consistency with County

Added External Objective: Support diversion through additional strategies

**Rationale:** Consistency with County

## WATER

### GOAL

2016 Goal: Provide guidance for water efficiency and quality and ensure clean water for current and future community members.

**New Goal:** Support water efficiency and quality and ensure a clean, reliable water supply for natural landscapes and the current and future community.

**Rationale:** Consistency with County

### OBJECTIVES

Added Internal Objective: Reduce City outdoor water usage

**Rationale:** Adds outdoor water use considerations

Remove Internal Objective: Minimize use of treated water for non-potable functions

**Rationale:** Integrated as strategy

Added External Objective: Maintain regional partnerships, collaboration and information sharing as it pertains to watershed health and supply

**Rationale:** Consistency with County



## ECOLOGICAL HEALTH

### GOAL

Added New Goal: Mitigate the impact of the built environment and human behavior on our natural systems and improve the health and resiliency of Louisville's ecosystems.

**Rationale:** Consistency with County

### OBJECTIVES

All objectives new

## LOCAL FOOD + AGRICULTURE

### GOAL

2016 Goal: Ensure a sustainable, safe and healthy food supply that is accessible to all.

**New Goal:** Ensure a sustainable, local, safe and healthy food supply that is accessible to all and supported by our community.

**Rationale:** Consistency with County

### OBJECTIVES

Remove External Objective: Develop citizen-based food sales program

**Rationale:** Strategy, not objective

Added External Objective: Offer education and outreach on local food and agriculture

**Rationale:** Consistency with County

Added External Objective: Increase accessibility of local food for vulnerable populations

**Rationale:** Consideration of vulnerable populations and consistency with County

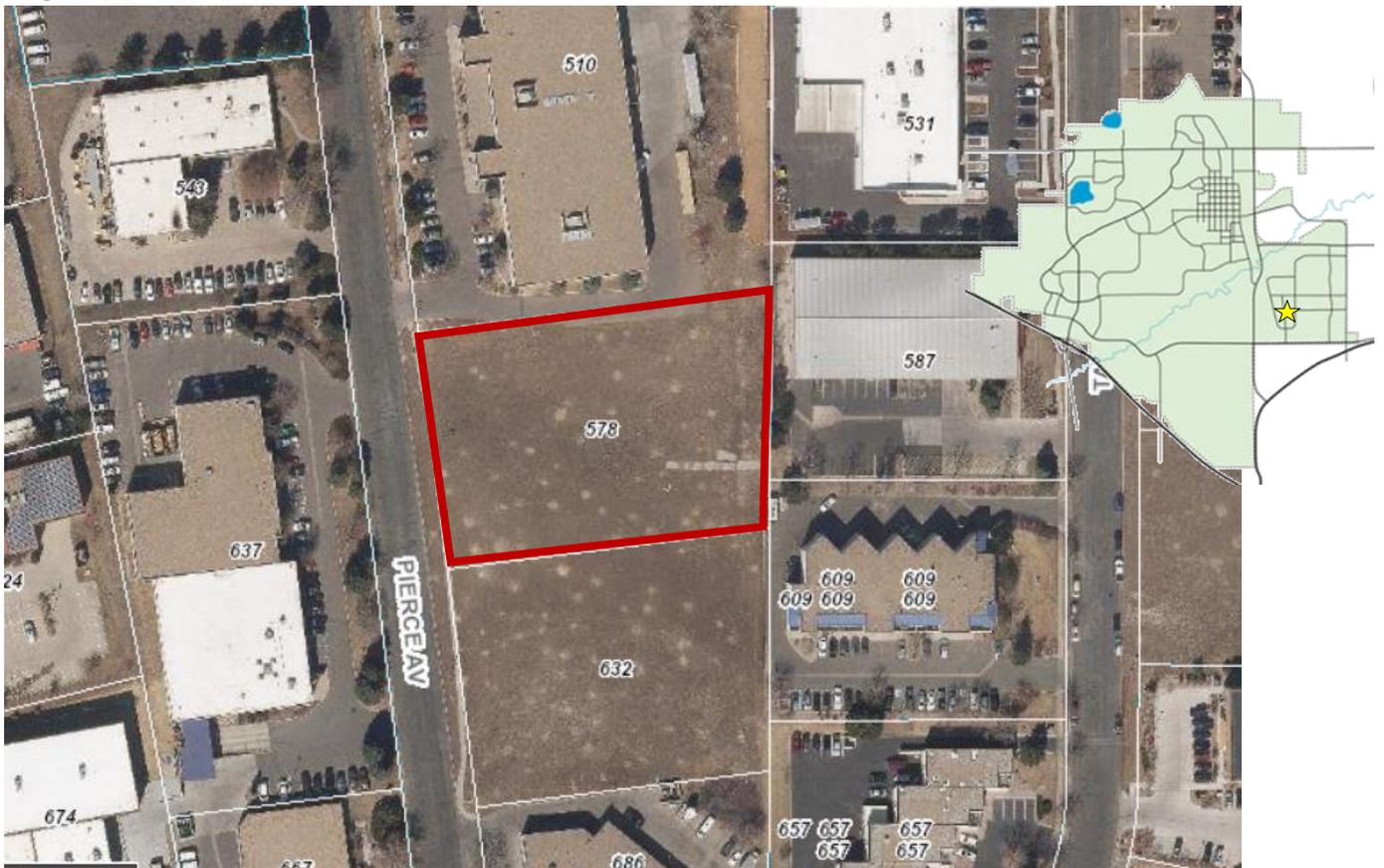


**SUBJECT:** RESOLUTION NO. 77, SERIES 2020 – A RESOLUTION APPROVING A SPECIAL REVIEW USE TO ALLOW USE GROUP 51, PET CARE BUSINESS, AND A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF AN 87,000 SQUARE-FOOT, SINGLE-STORY BUILDING AND ASSOCIATE SITE IMPROVEMENTS AT 578 SOUTH PIERCE AVENUE

**DATE:** OCTOBER 6, 2020

**PRESENTED BY:** ROB ZUCCARO, AICP, PLANNING AND BUILDING SAFETY DIRECTOR

**VICINITY MAP:**



**SUMMARY:**

The applicant, Dogs for Days, LLC, requests approval a Planned Unit Development (PUD) and Special Review Use (SRU) at 578 S Pierce Avenue to allow construction of a new 8,700 sq. ft. building and associated site improvements for a pet care (dog day care) facility (Use Group 51).

**BACKGROUND:**

The subject property has one street frontage on its west side, along S Pierce Avenue. The lot is bordered on the east and north by office/flex and light industrial buildings, and to the south by an undeveloped lot. The property is zoned Industrial. Pet care is an SRU in the Industrial zone district.

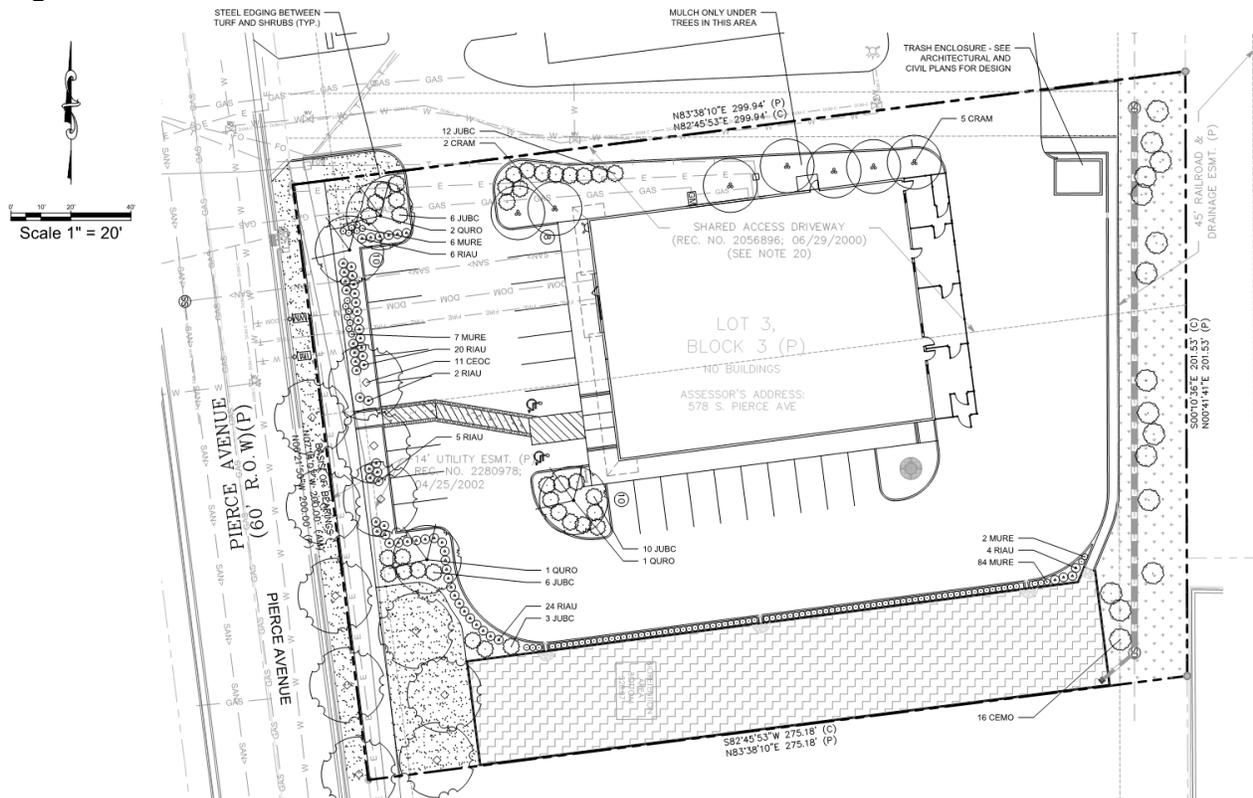
The City approved the Colorado Technological Center First Filing in 1979. This original plat created Lot 3, Block 3, as it exists today.

**PROPOSAL:**

Planned Unit Development  
**Site Planning**

The proposed 8,700 sq. ft., one-story building orients its main façade to the west, towards S. Pierce Ave. The property shares an access drive with the property to the north, which is covered by a shared use easement. Parking is located on the west and south sides of the building and the dumpster is located at the rear of the site behind the building on the east. A stormwater detention area is located on the south side of the property. The plans include a new pedestrian walkway connecting to an existing sidewalk along S. Pierce Ave. Accent paving highlights the pedestrian crossing through the parking area.

Figure 1: PUD Site Plan



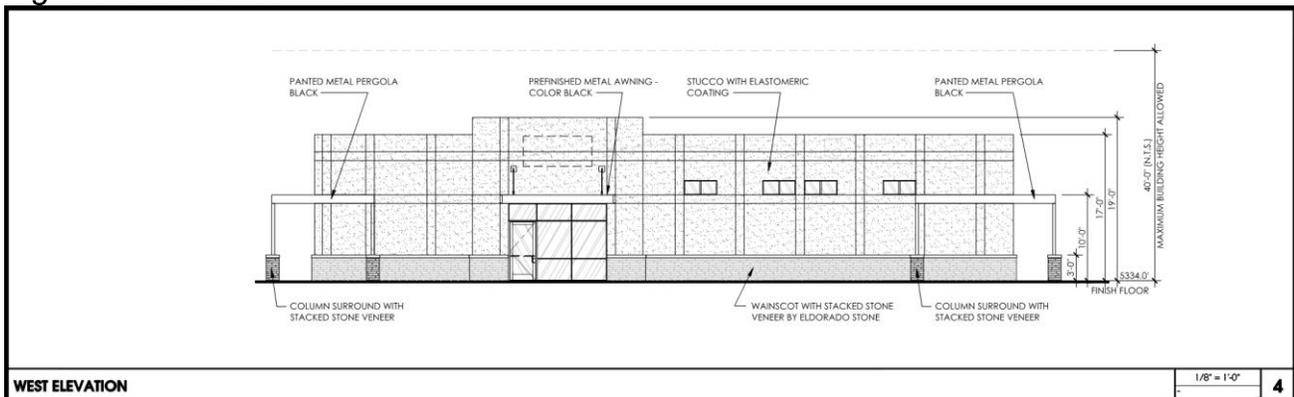
Perimeter and parking landscaping meets the standards in the IDDSG, with one exception for which the applicant is requesting a waiver. The waiver is for perimeter landscaping on the south side of the property, where the IDDSG would typically require five perimeter trees. The applicant proposes to plant additional trees beyond the IDDSG requirements on the east side of the property and is exceeding the minimum landscape coverage requirement.

The plans include 26 parking spaces, calculated based on the 2 per 1,000 SF base minimum rate identified in the IDDSG. The IDDSG does not identify a parking ratio for a pet care facility use or similar service use. The municipal code states that for uses not specified, that the Director of Planning, with consent of the Planning Commission, may determine the required number of spaces based on building area and use of the property. This use is largely a drop-off type business with less demand for parking than many other service or commercial businesses where customers will spend more time at the facility. While there is a larger demand for parking in the morning and evening for drop off and pick up, staff believes that 26 spaces are sufficient based on the use. The Planning Commission reviewed the project on September 10, 2020 and endorsed the parking plan (see Attachment 4 for minutes).

**Architectural Design**

The west elevation of the building has the primary public entry with a staff entry on the north side. The elevations of the building include material changes, change in the roof plane, pilasters, canopies, providing architectural interest. The parapet of the building also varies in height. Windows are clustered on the west elevation and to a more limited degree on the other elevations. The building also includes canopies, which help define the street facing elevation and create visual interest. Building materials and architectural treatments include the use of stucco and stone veneer.

*Figure 2: PUD Elevation*



*Special Review Use*

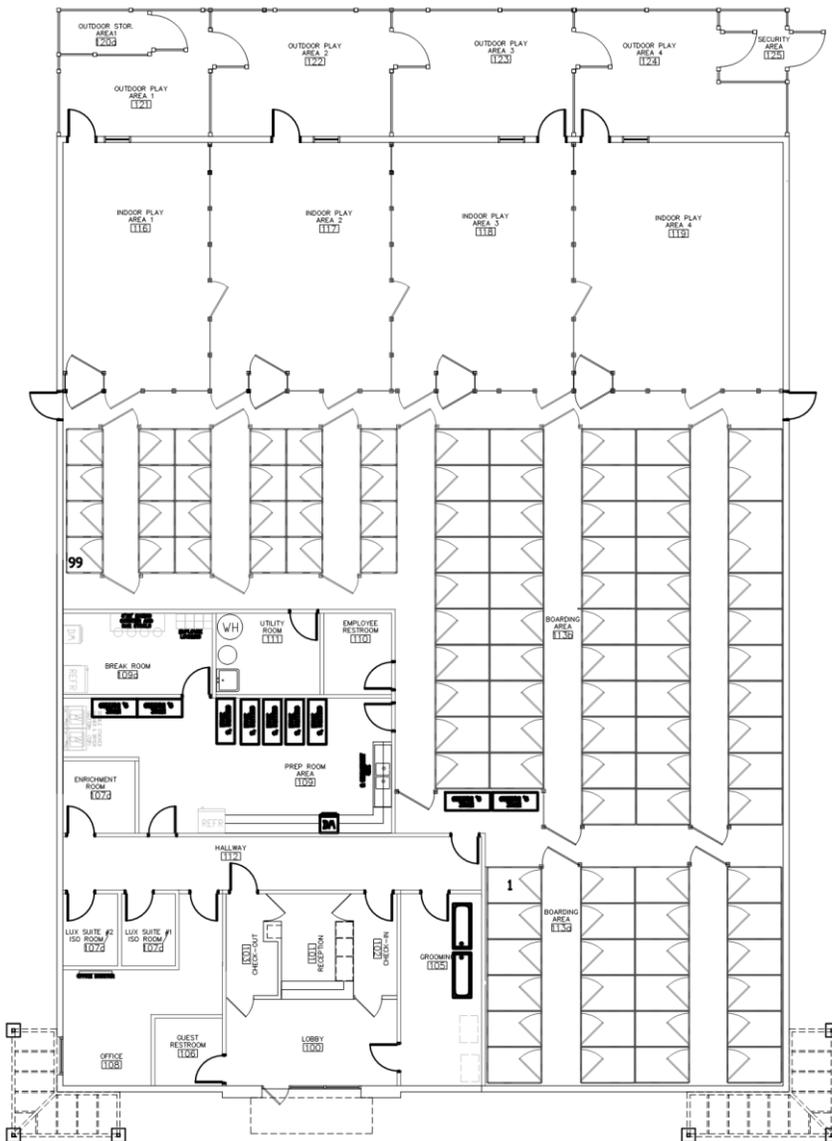
The proposed pet care business use (LMC Sec. 17.12.030, Use Groups – Use No. 51) is listed as a Special Review Use in the Industrial zone district. The purpose of a Special Review Use is to ensure that a particular use is compatible with the character of the area

and any potential adverse impacts are mitigated. For example, a dog day care use may have unique impacts related to noise, odor control and waste management.

There are 99 boarding kennels and other areas for grooming and other services within the facility. The plans include indoor and outdoor fenced play areas on the east side of the facility. The outdoor play areas are surrounded by an eight-foot tall, white and almond PCV fence. A dumpster is also located on the east side, where dog waste will be placed.

The CTC Owners Association has reviewed and approved the site plan and use (see Attachment 2 for approval letter).

*Figure 3: Floor plan*



**ANALYSIS:**

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria outlined in Section 17.28.120 of the Louisville Municipal Code.

*IDDSG: 1. Site Planning*

This application complies with the standards in this section, including all minimum setbacks and building and site orientation standards. The proposal includes a new pedestrian connection at S. Pierce Avenue. The trash enclosure is located at the rear of the site, to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

*IDDSG: 2. Vehicular Circulation and Parking*

Access is accommodated through the shared drive with the property to the north. The drive aisles can accommodate access for fire and service needs on the property. The parking lot meets design requirements. Where parking spaces abut sidewalks, a sidewalk width of 7' or greater is provided to accommodate vehicle overhang.

*IDDSG: 3. Pedestrian and Bicycle Circulation*

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. The application includes bicycle parking that is located on the west side of the building near a pedestrian entrance and a new pedestrian sidewalk with access from S Pierce Avenue is provided. The layout of the parking lot minimizes pedestrian crossings to avoid pedestrian/vehicle conflicts.

*IDDSG: 4. Architectural Design*

The site layout logically locates entries and service areas. The building incorporates architectural features such as material changes, roofline variation, and canopies. The orientation of the building maximizes architectural interest from the most visible sides of the building, with building entries highlighted by canopies and material changes. The dumpster enclosure materials match the stucco building material.

*IDDSG: 5. Landscape Design*

The application complies with standards in the IDDSG for perimeter landscaping adjacent to abutting property, except for the one requested waiver. To address the waiver to the landscaping requirement on the south side of the property, the proposal offers additional tree plantings on the east side of the property and provides 34% site landscape coverage, exceeding the minimum landscape area of standard of 25%.

*IDDSG: 6. Fences and Walls*

The application includes retaining walls associated with the drainage area, which are consistent with the IDDSG. The fence design for the enclosures for the outdoor play area also comply with design standards in the IDDSG.

*CDDSG: 8. Exterior Site Lighting*

The application includes wall mounted and pole mounted full cut-off LED light fixtures that will reduce light glare and safely light the property. The light fixtures include back light controls.

*Waiver Compliance with 17.28.110*

The applicant's requested landscape waiver from IDDSG 5.2.a.1 is subject to Sec. 17.28.110 which states that a waive may be granted if:

*...the spirit and intent of the development plan criteria contained in [section 17.28.120](#) are met and the city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met.*

Staff finds that the relocation of trees from the detention pond maintains the intent of the regulations and results in an overall high quality site design. The waiver does not impact the needs of residents for usable open space and buffers.

*Compliance with 17.28.120*

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

*Special Review Use*

Section 17.40.010 of the Louisville Municipal Code lists five criteria for SRUs that must be satisfied in order to approve a SRU. Analysis of each criterion is below:

- 1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The Comprehensive Plan designates the CTC as a Special District, with an intended mix of industrial, office and research and development facilities. The Comprehensive Plan includes the following policy for Special Districts:

*Policy 3. Encourage internal services which meet the daily needs of the people working in the district.*

Staff finds that the dog day care service is complimentary to the primary uses of the district and provides an amenity and desired service in the district. This use will help support the industrial park and add to the general welfare and economic prosperity of the City. **Staff finds the proposal meets this criterion.**

- 2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The dog day care use is a complimentary use to the light industrial development in the CTC and will not impact the character of the park. Dog day care uses are often found in light industrial and commercial areas where the potential external impacts from noise are mitigated. **Staff finds the proposal meets this criterion.**

- 3. That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

Public Works has reviewed the drainage plan and utility plans for the development and is in support of the proposal. Pet waste control by the operator will be needed to ensure water quality requirements are met. **Staff finds the proposal meets this criterion.**

- 4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;*

Staff finds that the proposed use will not generate additional vehicular trips beyond a typical use in the industrial area. Most vehicular traffic will occur in morning and evening peak hours. Potential external effects from noise will be mitigated in the outdoor play areas with an 8-foot tall solid fence. Light industrial areas are also seen as generally compatible locations for this type of use with potential noise impacts. The applicant states in their application materials that excessive barking is typically addressed by bringing those dogs inside the facility. **Staff finds the proposal meets this criterion.**

- 5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The uses proposed by the applicant will not require additional pedestrian amenities beyond what is planned to be provided on the property. The site will have internal sidewalks connecting to public sidewalks and parking and entry areas. **Staff finds the proposal meets this criterion.**

**PUBLIC COMMENTS:**

No public comments were received by staff. As previously mentioned, the CTC Owners association has approved of the use (see Attachment 2)

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission held a public hearing on September 10, 2020 to review the request and voted unanimously to recommend approval with no conditions (see Attachment 4).

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution No. 77, Series 2020 approving the Final Planned Unit Development and Special Review Use for Lot 3, Block 3, CTC Filing 1.

**ATTACHMENTS:**

- 1. Resolution No.77, Series 2020
- 2. Application Materials
- 3. Lot 3, Block 3, CTC Filing 1 PUD and SRU
- 4. September 10, 2020 Planning Commission Minutes
- 5. Staff Presentation

**STRATEGIC PLAN IMPACT:**

|                                     |   |                          |   |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input checked="" type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/>            |  <b>Engaged Community</b>                            | <input type="checkbox"/> |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |

**APPENDIX: PUD CRITERIA ANALYSIS**

| Criteria 17.28.120 (A)  | Finding                | Narrative   |
|---|------------------------|---|
| 1. An appropriate relationship to the surrounding area.   | Compliant              | A dog day care is an appropriate supportive use to the industrial parking, providing a service amenity to workers in the park. The site and building design are compatible with other surrounding properties.               |
| 2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening. | Compliant              | The application provides for adequate and safe internal circulation. The City's engineering division and Fire District have reviewed the parking circulation and driveway locations and have no objections to the proposal. |
| 3. Consideration and provision for low and moderate-income housing  | Not applicable         | The property is zoned I, and residential is not allowed.  |
| 4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function  | Compliant, with waiver | The PUD complies with landscape requirements in the IDDSG, except for the specified waiver request.   |
| 5. Variety in terms of housing types, densities, facilities and open space  | Not applicable         | The property is for industrial development. No residential development is proposed.   |
| 6. Privacy in terms of the needs of individuals, families and neighbors   | Compliant              | The PUD complies with site planning provisions in the IDDSG.  |
| 7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness  | Compliant              | The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access. There is a direct sidewalk connection between the building and adjacent public street.             |
| 8. Building types in terms of appropriateness to density, site relationship and bulk  | Compliant              | The building complies with architectural standards in the IDDSG, and is compatible with surrounding development.  |

|  |                        |   |
|--|------------------------|---|
| 9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting  | Compliant              | The PUD complies with the architectural design requirements in the IDDSG. The design incorporates sufficient articulation and building mass variation, as well as successful site organization. |
| 10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood                     | Compliant, with waiver | The PUD complies with landscape requirements in the IDDSG, except for the requested waiver. The landscaping is consistent with and compatible with landscaping in the area.                     |
| 11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>              | Compliant, with waiver | The PUD complies with all applicable development standards and guidelines, except the noted waiver.   |
| 12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated  | Not applicable         | The property was not recently annexed.  |
| 13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan | Compliant              | The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements.  |

| Criteria 17.28.120 (B)  | Finding                | Narrative   |
|---|------------------------|---|
| 1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.              | Compliant, with waiver | The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines, with the noted landscape waiver. |
| 2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan. | Compliant              | The property is not located in a floodplain, nor are there any existing bodies of water in the area.  |

|   |                       |   |
|---|-----------------------|---|
| <p>3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.</p>   | <p>Compliant</p>      | <p>There is no known subsidence on the property.</p>  |
| <p>4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.</p> | <p>Compliant</p>      | <p>The PUD is appropriate for the context of the existing conditions of the property. The site is relatively flat and is within a developed commercial area and not adjacent to any preservation areas.</p> |
| <p>5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.</p>  | <p>Compliant</p>      | <p>The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement and access to open space.</p>  |
| <p>6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.</p>   | <p>Not applicable</p> | <p>This is a site specific PUD within the larger context of the CTC, which includes pedestrian areas and trails.</p>  |
| <p>7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.</p>                                 | <p>Compliant</p>      | <p>The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.</p>  |

|   |                |  |
|---|----------------|--|
| 8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.                   | Compliant      | The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.   |
| 9. The project and development should attempt to incorporate features which reduce the demand for water usage.  | Compliant      | The PUD proposes appropriate use of water through its landscape design.  |
| 10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.  | Compliant      | The PUD complies with landscape requirements in the IDDSG, providing for shading of parking and pedestrian walkways.       |
| 11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments. | Compliant      | The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets. |
| 12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.   | Compliant      | The PUD provides unshaded roof structures so that solar energy may be utilized in the future.                              |
| 13. The overall PUD shall provide a variety of housing types.   | Not applicable | Housing is not allowed.  |
| 14. Neighborhoods within a PUD shall provide a range of housing size.   | Not applicable | Housing is not allowed.  |

|   |                  |   |
|---|------------------|---|
| <p>15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.</p> | <p>Compliant</p> | <p>The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding industrial building architecture.</p> |
|---|------------------|---|

**RESOLUTION NO. 77  
SERIES 2020**

**A RESOLUTION APPROVING A SPECIAL REVIEW USE TO ALLOW USE GROUP 51, PET CARE BUSINESS, AND A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF AN 87,000 SQUARE-FOOT, SINGLE-STORY BUILDING AND ASSOCIATED SITE IMPROVEMENTS AT 578 SOUTH PIERCE AVENUE**

**WHEREAS**, Dogs for Days, LLC has submitted an application for a Special Review Use for Use Group 51, Pet Care Business, and a Planned Unit Development to allow construction of an 8,700 square-foot, single-story building and associated site improvements at 578 S. Pierce Avenue; and

**WHEREAS**, after a duly noticed public hearing on September 10, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated September 10, 2020, the Planning Commission recommended approval the Special Review Use and Planned Unit Development with no conditions; and

**WHEREAS**, City staff has reviewed the information submitted and found that the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

**WHEREAS**, the City Council has considered the application at a duly noticed public hearing on October 6, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated October 6, 2020.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Louisville, Colorado does hereby approve a Special Review Use for Use Group 51, Pet Care Business, and a Planned Unit Development to allow construction of a single-story building and associated site improvements for property at 578 S. Pierce Avenue (Lot 3, Block3, CTC Filing 1).

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

By: \_\_\_\_\_  
Ashley Stolzmann, Mayor

Attest: \_\_\_\_\_  
Meredyth Muth, City Clerk

**LAND USE APPLICATION**

CASE NO. \_\_\_\_\_

**APPLICANT INFORMATION**

Dogs for Days, LLC / DBA Camp Bow Wow -  
 Firm: Louisville

Contact: Alex/Margaret Hoover

Address: 2767 Xanthia Court  
Denver, Colorado 80238

Mailing Address: 2767 Xanthia Court  
Denver, Colorado 80238

Telephone: 720-279-9777

Fax: \_\_\_\_\_

Email: alex.hoover@campbowwow.com  
margaret.hoover@campbowwow.com

**OWNER INFORMATION**

Firm: Hoovendorph Holding, LLC.

Contact: Alex/Margaret Hoover

Address: 2767 Xanthia Court  
Denver, Colorado 80238

Mailing Address: 2767 Xanthia Court  
Denver, Colorado 80238

Telephone: 720-279-9777

Fax: \_\_\_\_\_

Email: alex.hoover@campbowwow.com  
margaret.hoover@campbowwow.com

**REPRESENTATIVE INFORMATION**

Firm: PM Design Group, Inc.

Contact: Maurissa Muha/Todd Woody

Address: 7200 South Alton Way, Suite B-270  
Centennial, CO 80112

Mailing Address: 7200 S Alton Way, Suite B-270  
Centennial, CO 80112

Telephone: 303.223.4864

Fax: \_\_\_\_\_

Email: mmuha@pmdginc.com/twoody@pmdginc.com

**PROPERTY INFORMATION**

Common Address: 578 S. Pierce Ave

Legal Description: Lot 3 Blk 3

Subdivision: \_\_\_\_\_

Area: 57,511 Sq. Ft.

**TYPE (S) OF APPLICATION**

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

**PROJECT INFORMATION**

Summary: \_\_\_\_\_  
 Approximately 8,700 square foot ground up pet care facility over currently vacant lot. 26 parking stalls and 2 ADA parking stalls is proposed with bioretention facility for storm water treatment along with storm water volume structure.

Current zoning: I Proposed zoning: I

**SIGNATURES & DATE**

Applicant: Maha Maha

Print: Margaret Hoover Maha

Owner: Maha Maha

Print: Margaret Hoover Maha

Representative: Maha

Print: Maurissa Muha / PM Design Group, Inc.

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

**ELECTRONIC LAND USE HEARING REQUEST CASE NO. \_\_\_\_\_**

**APPLICANT INFORMATION**  
 Dogs for Days, LLC./DBA Camp Bow Wow -  
 Firm: Louisville  
 Contact: Alex & Margaret Hoover  
 Address: 2767 Xanthia Court  
Denver, CO 80238  
 Mailing Address: Same as above  
 Telephone: 720-279-9777  
 Fax: \_\_\_\_\_  
 Email: alex.hoover@campbowwow.com  
margaret.hoover@campbowwow.com

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 Firm: Hoovendorph Holding, Inc.  
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 Email: alex.hoover@campbowwow.com  
margaret.hoover@campbowwow.com

**REPRESENTATIVE INFORMATION**  
 Firm: PM Design Group, Inc.  
 Contact: Maurissa Muha/Todd Woody  
 Address: 7200 South Alton Way, Suite B-270  
Centennial, CO 80112  
 Mailing Address: Same as above  
 Telephone: 303-223-4864 M/ 3030-731-3764 T  
 Fax: \_\_\_\_\_  
 Email: mmuha@pmdginc.com/ twody@pmdginc.com

**PROPERTY INFORMATION**  
 Common Address: 578 South Pierce Ave  
 Legal Description: Lot 3 Blk 3  
 Subdivision \_\_\_\_\_  
 Area: 57,511 Sq. Ft.

**TYPE (S) OF APPLICATION**

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- Temporary Use Permit: \_\_\_\_\_
- CMRS Facility: \_\_\_\_\_
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

**SIGNATURES & DATE**

Applicant: Maha Muha Alexandra Hoover  
 Print: Margaret A. Hoover Alexandra Hoover  
 Owner: Maha Muha Alexandra Hoover  
 Print: Margaret A. Hoover Alexandra Hoover  
 Representative: Maha Muha  
 Print: Maurissa Muha

**CITY STAFF USE ONLY**

- Electronic Hearing Approved: \_\_\_\_\_
- Date(s) of Hearing(s): \_\_\_\_\_

**COLORADO TECHNOLOGY CENTER**  
Owners Association, Inc.  
Architectural Control Committee

11002 Benton Street  
Westminster, CO 80020  
720.974.4113

February 19, 2020

To: Alex Hoover

Re: Permission to Operate a Canine Daycare Facility in the CTCOA

Dear Mr. Hoover,

After reviewing the CTCOA's documents, a dog daycare facility (Camp Bow Wow) does not conflict with the Association's restrictions and would be permitted within the CTCOA.

Please understand this is permission for use only. The application for the design review process would still need to be submitted to the Architectural Control Committee for approval.

Sincerely,

*CTCOA Architectural Control Committee*

Jim Burton  
Jerry Moore  
Derek Conn

Prepared by:  
Curtis Hain  
Community Manager  
11002 Benton Street  
Westminster, CO 80020  
720-974-4113  
[chain@msiho.com](mailto:chain@msiho.com)

March 3, 2020

**Harry Brennan**

Planner II

City of Louisville

749 Main Street

Louisville, Colorado 80027

The purpose of this memo is to provide the Planning Department of the City of Louisville a brief description of our proposed project located at 578 South Pierce Avenue, Louisville, Colorado 80027.

Enclosed please find our formal Special Use Review package for your consideration.

We are proposing an 8,700 sq.ft. new build single story Camp Bow Wow facility on a 57,511 sq.ft. (1.32 acre) vacant site. The zoning for this parcel is I – Industrial and the proposed use is a permitted use for this zoning within the City of Louisville. Per the comments received from our pre-application meeting on January 28, 2020 our client has reached out to the CTC HOA and has received written approval for the Camp Bow Wow use within the HOA subdivision. Please see enclosed letter.

Site access is being proposed within the existing accessible drive off of South Pierce Avenue. An existing across access agreement is already in place with the adjoining neighbor to the north and enclosed within this package for your review. Accessible drive aisles have been proposed along all 4 sides of the building and will meet the required 20'-0" minimum for one-way for emergency access as well as the 24'-0" width required for two-way access. No new access drives are being proposed along South Pierce Avenue.

The existing 22'-5" railroad easement along the eastern portion of the parcel as well as the 14'-0" utility easement along the western portion of the parcel will remain, and no structures are being proposed within those easements.

Existing main line utilities are located along South Pierce Avenue. Secondary utility lines will be installed to bring services to the proposed building.

The existing sidewalk to the west of the building along South Pierce Avenue will remain in place. Proposed landscape has been designed throughout the development to complement the new building and surrounding businesses and will meet with the IDDSG requirements. A bio-retention area has also been designed to the south of the building for the on-site detention. We have also enclosed the Camp Bow Wow Maintenance procedure package for your review of the cleaning standards for the outside play yards.

The building has been designed to complement the surround businesses within the CTC area. The proposed building materials will follow the IDDSG requirements. The maximum building height is proposed at 20'-0". We have provided rendered building elevations within the package for your review and consideration.

The required parking for this occupancy use is 19 and we are proposing to provide 26 standard stalls and 2 ADA stalls with an 8'-0" wide van accessible aisle. We are also proposing a bike rack for 3 bicycles to meet the City code requirements as well.

A new trash enclosure area will be installed and will reflect the buildings materials and colors. The enclosure will be located across the drive aisle along the northeast corner of the parcel.

**Criteria and conditions for approval:**

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

*We believe that the Camp will be consistent with the City of Louisville's comprehensive Plan. Great care is taken to ensure that the safety of the clients, dogs, and neighboring businesses or future inhabitants is addressed daily. We believe that the proposed project will improve the neighborhood by adding additional services that were not present before.*

2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

*We believe that the Camp will add a stable business to the area and add a service that is not presently available within the neighborhood. The building has been designed to add a high quality aesthetic value and will complement the surrounding businesses and neighborhood.*

3. That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

*The proposed Camp Bow Wow will not have a need for a greater level of the community facilities and or municipal services beyond that which the City of Louisville provides. The current services have been assessed and the project will not require anything more than what is presently available. The proposed landscape within and surrounding the facility will help reduce any dust issues. The proposed on-site bio-retention will provide the required storm water runoff for the parcel. The proposed building exterior lighting and proposed site lighting will help to illuminate the building and increase safety for the adjoining neighbors within the area.*

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

*The building lighting and site lighting will follow the requirements for the Industrial Development Design standards. We have proposed lighting for the safety and security of the clients and staff of Camp Bow Wow as well as any pedestrian traffic. Trash facilities will be placed throughout the parcel to ensure that trash will not accumulate throughout the site. Landscaping throughout the parcel has been designed to add a high quality aesthetic to complement the neighborhood. We believe the proposed project will also not create an increase in traffic that would create any additional congestion or hazards to the neighborhood. The Camp is open from the hours of 6:30 am – 7:00 pm, which between these hours the clients arrive at different times of the day for pick up and drop off. There is adequate parking being provided on site and the majority of the neighboring business are not open and operating during the Camp's busiest hours.*

5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

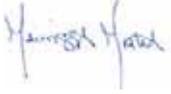
*We have designed the site to allow easy movement around the building and to limit any vehicular congestion within the parcel and the accessible drive. Pedestrian foot traffic in front of the building and around the site has been addressed for safety and convenience.*

We would like to thank you for this opportunity to present our project for your review and consideration.

Our design team has considered the Industrial Development Design Standards and Guidelines for the City of Louisville in the preparation of our Planning Department package and supporting documents.

I look forward to hearing from you on our proposed project. Please let me know if you should have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Maurissa Muha".

Maurissa Muha  
Project Manager  
**PM DESIGN GROUP, INC.**  
Office: 303.223.4864



# North America's Largest Pet Care Franchise

**CAMP BOW WOW**®

# ABOUT Camp Bow Wow

- Camp Bow Wow® was successfully developed to provide a fun, safe, and upscale environment for dogs to play, romp, and receive lots of love and attention! Dubbed the “Land of Happy Dogs”, we provide all the services a dog owner could need – day care, indoor overnight boarding, grooming and training! We were the first and largest Dog Day Care and Boarding Franchise in the United States and are extremely proud of being a business that makes dogs and their guardians everywhere “Happy Healthy Pets, Happy Healthy People ”on a day to day basis!
- In just 20 years, Camp Bow Wow has grown to include over 176 locations across North America, becoming a \$100+ million business. The company was ranked #1 in category in Entrepreneur’s Franchise 500 for four years in a row.
- The Camp concept provides the highest level of safety, fun and service for dogs and peace of mind for their parents. Campers (dogs) get to romp together in a monitored open-play environment and pricing is all inclusive.

**CAMP BOW WOW.**

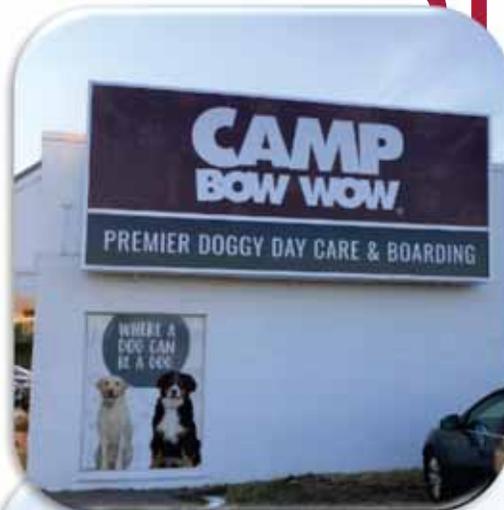
# STRONG BRAND Recognition

- 175+ Camp locations across North America!
- Over 700,000 clients system wide!
- Over 3.3 million dog visits per year!

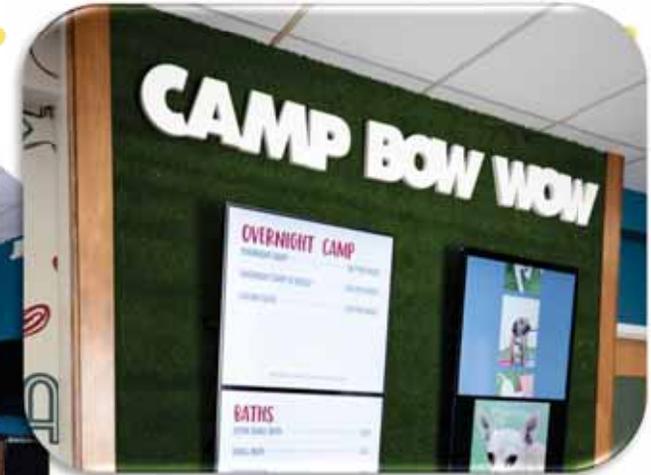
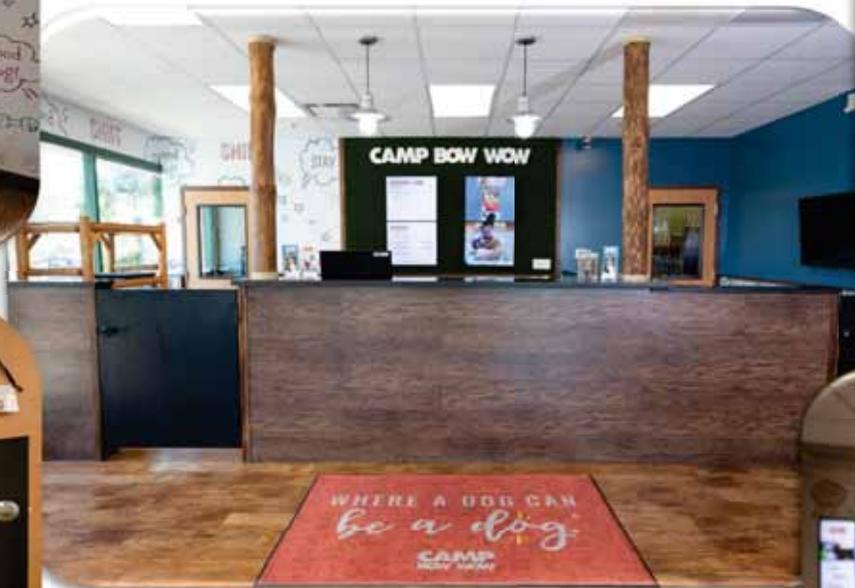


**CAMP BOW WOW.**

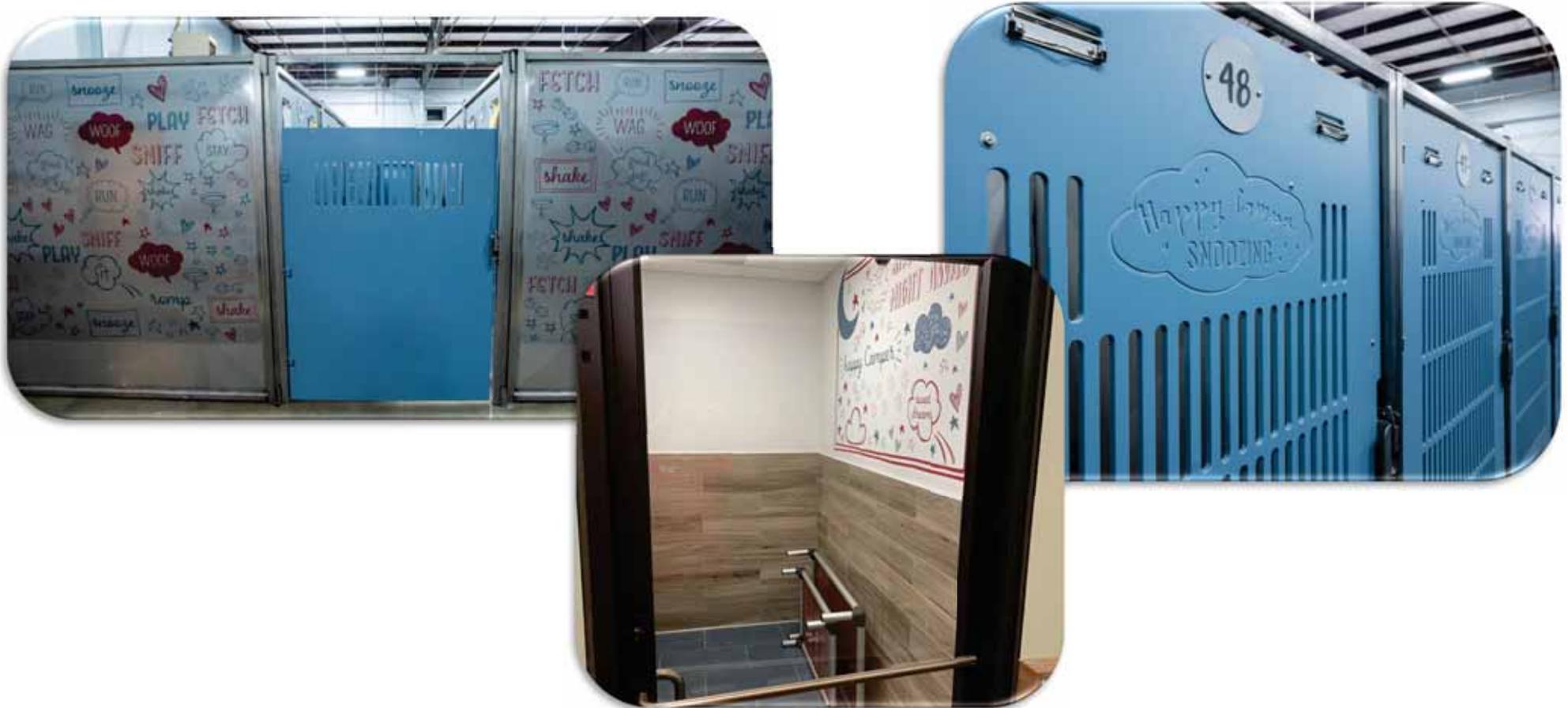
# Camp Exterior & Signage



# Camp Lobby Pictures



# Premier Indoor Boarding Accommodations



# indoor and outdoor Play Yards



# GROWN & Franchisee Base

Camp Bow Wow has sold more than 200 franchises in 41 states, plus one in Canada, over 41% being women-owned. As Camp Bow Wow grows, our simple philosophy remains the same: It's all about the pets!



**CAMP BOW WOW.**

# Our Parent Company: VCA Animal Hospitals

VCA is the leading provider of:

- Specialty medicine
- Animal lab diagnostics
- Veterinary medical equipment
- Post-grad vet training



- VCA is a wholly owned subsidiary of Mars, Inc.
- Leading provider of free-standing vet hospitals
  - 800+ Hospitals across USA and Canada
  - Over 3,300 doctors
  - 20,000+ employees
  - Over 2.0 million clients
  - Over 2.7 million pets
  - Over 8.3. million annual pet visits

**CAMP BOW WOW.**

# Why Customers Choose Us!

- Highest Standard of Safety
- Proven Camper Interview Process
- Trained Certified Camp Counselors
- Where a Dog Can Be a Dog
- All Day Play Environment
- Indoor and Outdoor Play Yards
- Monitored Play Yards
- Premier Facilities
- Cabins with comfy cots and cozy fleeces
- High definition Camper Cams
- Consumer friendly!
- Great Customer Service
- One Price Service – no a la carte!
- Dog training, grooming, and enrichment services
- Creates responsible pet owners



**CAMP BOW WOW.**

# Why Communities Welcome Us!

- Although a national franchise, each of our Camp franchises are individually owned and operated and deeply embedded in their local communities
  - Camps provide increased revenue for the local community and stimulate economic growth
  - Camps provide entry and management level job opportunities for residents
  - Camps provide needed services which keeps pups happy and healthy and out of trouble
  - Camps give back to their local communities in many ways:
    - One way is through our 501c3 non-profit Bow Wow Buddies Foundation which offers medical grants to pet parents or shelters for medical expenses.
    - We also have many other programs that franchise owners offer to their communities such as dog bite prevention education for children, our scouts angel therapy dog program to provide comfort to those in need and our Behavior Buddies certified dog trainers work with clients as well as shelters and rescues in communities to better train pet owners and their pets to be good two legged and four legged citizens.



**CAMP BOW WOW.**

# How will we work with the Pet Community?

- Grand Opening Adoption Event!
- In-Camp Foster Dog Program, providing training, socialization and exposure on our website to find fur-ever homes.
- Yappy Hours, and customer appreciation events to raise money for local pet charities.
- Work with local shelters/rescues to provide training at their facility.
- Educate at local child venues on Dog Bite Prevention.
- VIP discount for our local public service providers (Police and Fire, and military).



**CAMP BOW WOW.**

# LOCAL EDUCATIO NAL MEDIA

- Dog Bite Prevention
- Pet Disaster Plan
- Keeping Pets Safe in the Summer Heat
- Helping Kids Overcome their Fear of Dogs
- Promoting Local Pets up for Adoption
- Choosing the Right Puppy for your Family
- Pet Obesity



**CAMP BOW WOW.**

# GENERAL CAMP OPERATIONS INFO

- Camp staff is on site from 7:00 AM to 7:00 PM. One staff member per 25 dogs minimum (15 in CO). Minimum 2 Certified Camp Counselors® on site during business hours.
- Day Camp is offered weekdays (most locations offer weekend Day Camp). Other services offered: overnight boarding, training, enrichment, grooming, retail for purchase (pet related supplies).
- Boarding Campers are housed in individual indoor secured cabins overnight. CBW does not have indoor/outdoor runs and all overnight boarding is within the enclosed building.
- The video cameras (Camper Cams) are available to the public during open hours, but they are on 24 hours a day. They can be accessed via the web or mobile phone apps.

# GENERAL CAMP OPERATIONS INFO

- All facilities have fire and security systems connected directly to the fire and police departments for monitoring. The temperature is climate controlled and maintained at a constant 64-78 degrees year round.
- Dog waste is immediately and continually cleaned up as it occurs and disposed via local municipality approved methods.
- The outdoor play area is used sporadically for relief and fresh air. Staff is present at all times when dogs are outside. Staff are trained to utilize specific dog training methods to keep noise to a minimum. Dogs bark when they are bored and left alone. This is not the case at Camp.

# SAFETY FIRST AT CAMP BOW WOW

- CBW provides the safest dog daycare and boarding experience for our Campers. Every area in Camp is designed to maintain a safe environment for our Campers and staff to prevent injury or illness. Once the dogs are behind the check in area in our lobby the Camper has little potential for escape.
- All of our staff must pass our Certified Camp Counselor<sup>®</sup> training and also be pet first aid and CPR trained. Campers are never left unsupervised when together in our open play environment.
- All of our Camps have two emergency veterinary hospitals relationships secured so that in the event of an injury or health issue a Camper can immediately be seen and treated.

# SAFETY FIRST AT CAMP BOW WOW

- All of our Camps work with their local jurisdiction to create emergency evacuation protocols in the event the building must be evacuated short or long term. Our staff is trained on how to implement these protocols following CBW operations standards.
- All of our Camps adhere to our proven cleaning and maintenance processes to ensure a clean and safe environment for staff and Campers. Every surface in Camp is cleaned daily with our hospital grade environmentally safe cleaning products.
- All of our Camps maintain appropriate coverage for business, building and incident insurance complying with federal, state and local law as well as our franchise requirements.

**CAMP BOW WOW.**

# NOISE CONCERNS?

- Barking is not a major issue as our staff are well trained and constantly monitor the dogs inside and outside. We can use a myriad of soundproofing materials depending on the Camp design and sound impact anticipated at the location.
- Campers mainly spend their time inside taking brief breaks outside when they need to relieve themselves. With a pack mentality, Campers tend to follow the Counselors (they are the alpha) in the yards making controlling indoor and outdoor egress with the dogs easier.
- Our Certified Camp Counselors® utilize pack management and individual behavior training techniques to keep barking at an absolute minimum. If necessary, overly disruptive Campers will be placed in a cabin for a time out or the guardian will be called to pick them up.
- The outside break yard is constructed with solid vinyl fencing to act as a noise buffer. Fence height is a mandatory 8 feet to insure dog and neighborhood safety.
- The yard is situated at each site on the back or side of the property away from any residential properties, using the building as a buffer.

# WASTE OR SIMIELL CONCERNS?

- We utilize specialized bio-degradable cleaners and disinfectants – the same that are used in hospitals, child care centers, and gyms. These products keep our facilities (indoor and out) smelling fresh and clean year round.
- CBW provides all franchisees a set daily cleaning schedule. Franchisor site visits occur year round and regular web camera evaluations are conducted to ensure proper maintenance of CBW facilities and that brand standards are being followed. Secret shopper programs are also used for additional review.
- We target a very upscale clientele that requires our facilities are kept spotless.
- The Camp Bow Wow® waste removal routine includes constant play area patrol so that waste is picked up and deposited in a galvanized steel trash can with lid and a 3 mil trash can liner. The liner is removed, sealed and deposited in the facility dumpster daily as needed. A typical CBW produces approximately the equivalent to one large lawn/leaf garbage bag of waste per day. Dumpster pick-up is scheduled for once to twice a week.

**CAMP BOW WOW.**

# DRAINAGE CONCERNS?

- In our facilities we never spray anything down to clean it – we use a light foaming device along with mops and squeegees to clean our facilities.
- We also use a professional auto-scrubber to clean the floors which intakes any excess water into the machine, minimizing water consumption as well as maximizing cleanliness.
- When cleaning the yards daily, the amount of water used is the equivalent to a 5 minute human shower.
- Our disinfectants are pet safe and environmentally friendly and do not require rinsing.

# OUR MISSION Statement

Camp Bow Wow® is the premier provider of innovative, healthy, and happy pet care worldwide while lending a paw to animals in need!



**CAMP BOW WOW.**

Happy  
Healthy Pets  
Happy  
Healthy  
People



**CAMP BOW WOW®**





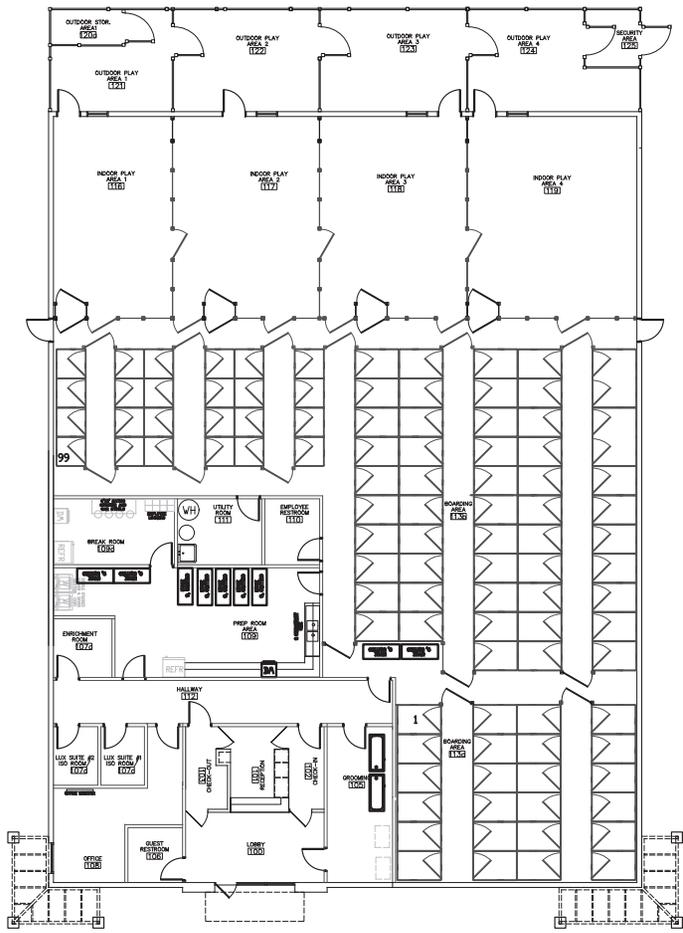




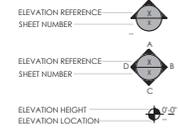








|          |                         |      |             |
|----------|-------------------------|------|-------------|
| A.F.F.   | ABOVE FINISH FLOOR      | R/A  | RETURN AIR  |
| ACT      | ACOUSTICAL CEILING TILE | S/A  | SUPPLY AIR  |
| B.O.     | BOTTOM OF               | STL  | STEEL       |
| CLG      | CEILING                 | WD   | WOOD        |
| CONC     | CONCRETE                | W.F. | WIDE FLANGE |
| GYP. BD. | GYPSSUM BOARD           |      |             |
| GLULAM   | GLUE LAMINATED          |      |             |
| MTL      | METAL                   |      |             |
| O.W.     | OPEN WEB                |      |             |



**ABBREVIATIONS / SYMBOLS LEGEND** 2

|  |                     |
|--|---------------------|
|  | EXTERIOR WALL       |
|  | INTERIOR WALL       |
|  | COOLER WALL         |
|  | PARTIAL HEIGHT WALL |
|  | FLOOR SINK          |
|  | DOWN SPOUT          |
|  | STANDARD DOOR       |
|  | HALF-HEIGHT DOOR    |
|  | DUTCH DOOR          |
|  | GATE                |

|   |          |                      |
|---|----------|----------------------|
| 0 | 03.03.20 | PLANNING SUBMITTAL   |
| 1 | 04.22.20 | RESPONSE TO PLANNING |

DRAWN BY:  
CHECKED BY:  
**CBW19003.0**

FLOOR PLAN

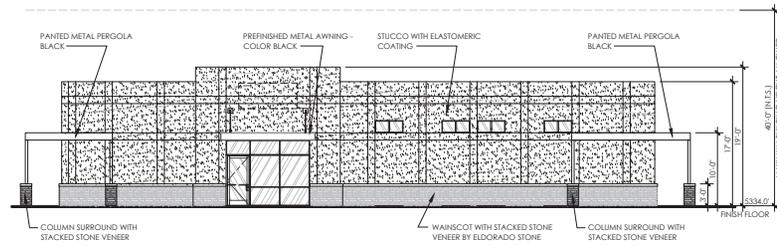


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| 0 | 03.03.20 | PLANNING SUBMITTAL   |
| 1 | 04.22.20 | RESPONSE TO PLANNING |

DRAWN BY: TAW  
CHECKED BY: MM

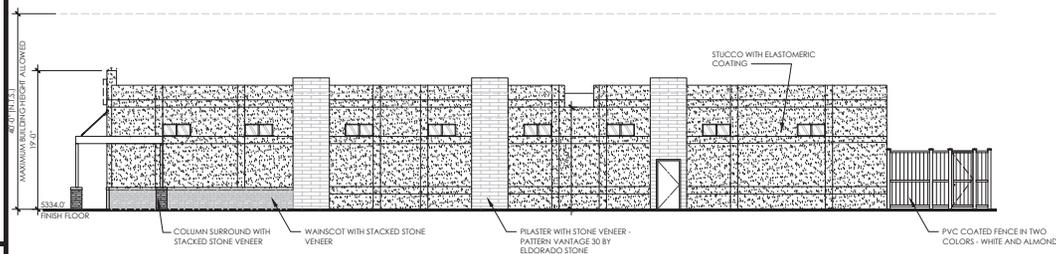
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EXTERIOR  
ELEVATIONS



WEST ELEVATION

1/8" = 1'-0" 4

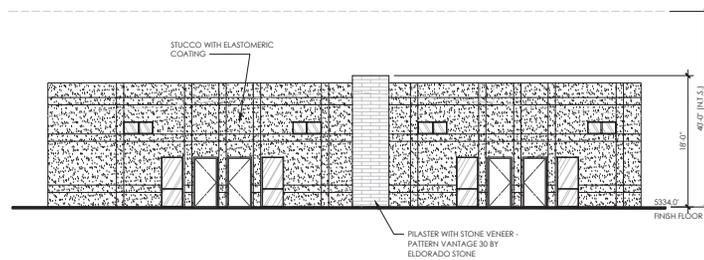


SOUTH ELEVATION

1/8" = 1'-0" 3

EXTERIOR ELEVATION KEYNOTES

3

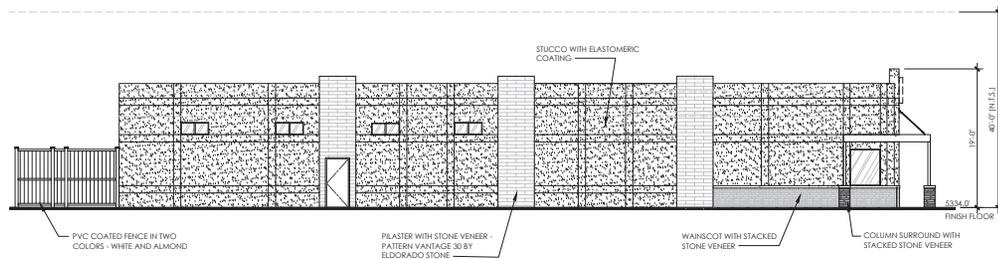


EAST ELEVATION

1/8" = 1'-0" 2

MATERIALS

- STUCCO - 3 COAT SYSTEM WITH ELASTOMERIC PAINT, COLOR SW 7013 MINDFUL GRAY
- STONE VENEER WAINSCOT - ELDORADO STONE, STACKED STONE, NANTUCKET
- STONE VENEER PILASTER - ELDORADO STONE, VANTAGE 30 WHITE ELM
- PAINTED METAL - BLACK
- ALUMINUM WINDOW FRAMES - BLACK ANODIZED
- PVC FENCE - ALMOND PICKETS WITH WHITE POSTS AND RAILS



NORTH ELEVATION

1/8" = 1'-0" 1

WITHOUT FENCE SHOWN

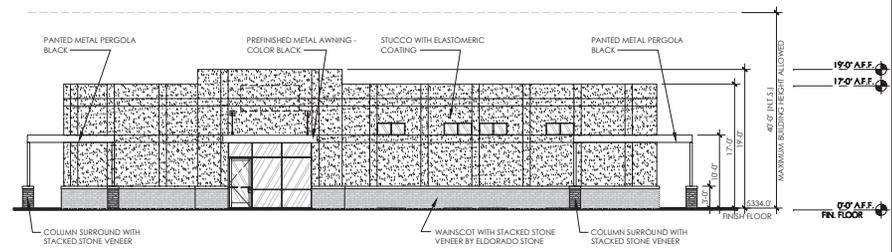
|   |          |                      |
|---|----------|----------------------|
| 0 | 03.03.20 | PLANNING SUBMITTAL   |
| 1 | 04.22.20 | RESPONSE TO PLANNING |

DRAWN BY: TAV  
CHECKED BY: MM

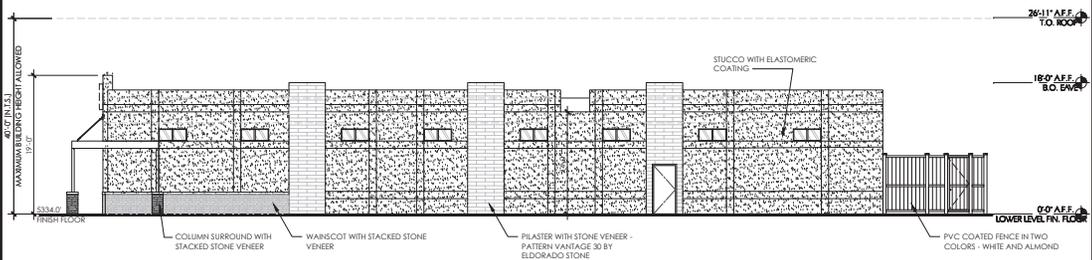
CBW19003.0

EXTERIOR ELEVATIONS

11 of 13



**WEST ELEVATION** 1/8" = 1'-0" 4

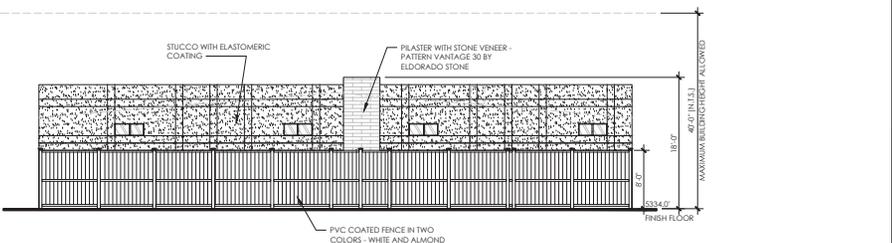


**SOUTH ELEVATION** 1/8" = 1'-0" 3

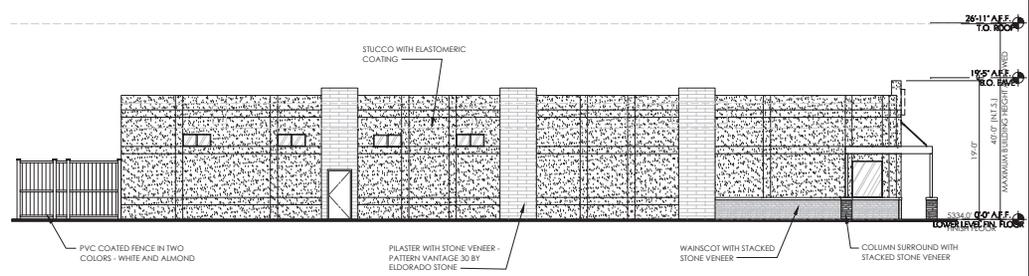
**EXTERIOR ELEVATION KEYNOTES** 3

**MATERIALS**

- STUCCO - 3 COAT SYSTEM WITH ELASTOMERIC PAINT, COLOR SW 7013 MINDFUL GRAY
- STONE VENEER WAINSCOT - ELDERADO STONE, STACKED STONE, NANTUCKET
- STONE VENEER PILASTER - ELDERADO STONE, VANTAGE 30 WHITE ELM
- PANTED METAL - BLACK
- ALUMINUM WINDOW FRAMES - BLACK ANODIZED
- PVC FENCE - ALMOND PICKETS WITH WHITE POSTS AND RAILS

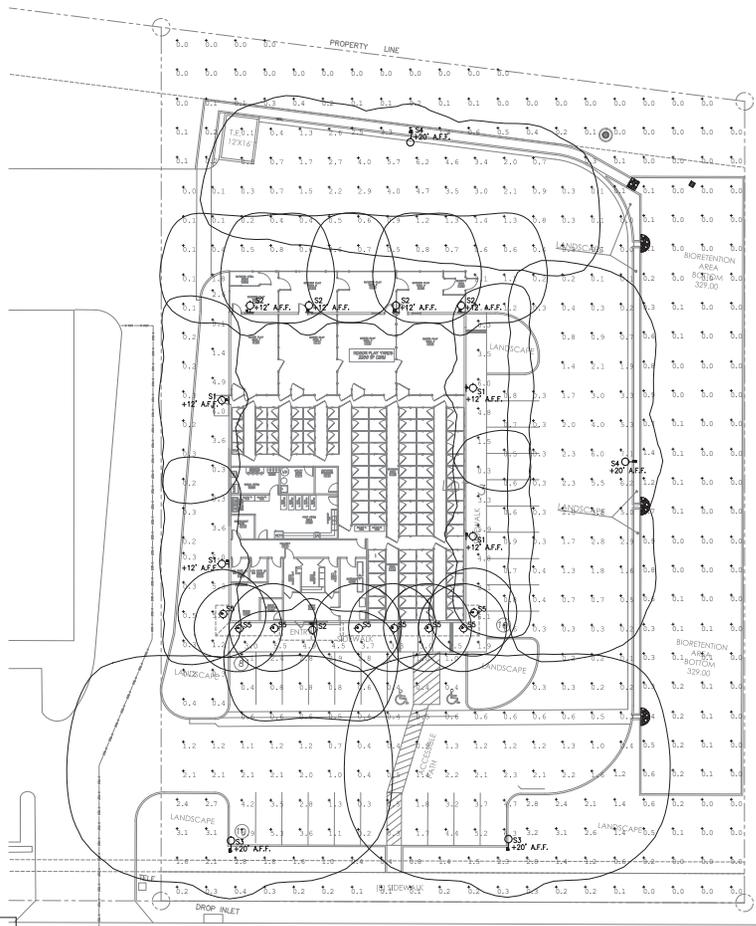


**EAST ELEVATION W/ FENCE** 1/8" = 1'-0" 2



**NORTH ELEVATION** 1/8" = 1'-0" 1

WITH FENCE SHOWN



| Label         | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
|---------------|-------------|-------|------|-----|-----|---------|---------|
| DOG PLAY AREA | Illuminance | Fc    | 4.55 | 6.1 | 3.3 | 1.38    | 1.85    |
| ENTRY         | Illuminance | Fc    | 6.10 | 6.3 | 5.9 | 1.03    | 1.07    |
| ENTRY 1       | Illuminance | Fc    | 7.50 | 7.5 | 7.5 | 1.00    | 1.00    |
| ENTRY 2       | Illuminance | Fc    | 5.60 | 5.6 | 5.6 | 1.00    | 1.00    |
| ENTRY 3       | Illuminance | Fc    | 6.70 | 6.7 | 6.7 | 1.00    | 1.00    |
| ENTRY 4       | Illuminance | Fc    | 6.50 | 6.5 | 6.5 | 1.00    | 1.00    |
| ENTRY 5       | Illuminance | Fc    | 6.20 | 6.2 | 6.2 | 1.00    | 1.00    |
| LANDSCAPE     | Illuminance | Fc    | 2.03 | 5.8 | 0.1 | 20.30   | 58.00   |
| LANDSCAPE 2   | Illuminance | Fc    | 0.59 | 5.4 | 0.0 | N.A.    | N.A.    |
| PARKING LOT   | Illuminance | Fc    | 1.41 | 6.4 | 0.0 | N.A.    | N.A.    |
| SIDEWALK      | Illuminance | Fc    | 3.63 | 6.9 | 0.3 | 12.10   | 23.00   |

| Symbol | Qty | Label | Arrangement | LLF   | Description  | lum. Watts | (MANUFAC)                                      |
|--------|-----|-------|-------------|-------|--|------------|--|
| □      | 4   | S1    | SINGLE      | 0.900 | 1ST-AF-350-LED-E1-SL3 B2                           | 20.09      | EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING) |
| □      | 5   | S2    | SINGLE      | 0.900 | 1ST-AF-350-LED-E1-SL4 B2                           | 20.09      | EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING) |
| □      | 2   | S3    | SINGLE      | 0.900 | GLEON-AF-02-LED-E1-SL4 B2 / SSS, 18' WITH 2" BASE  | 113        | EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING) |
| □      | 2   | S4    | SINGLE      | 0.900 | GLEON-AF-02-LED-E1-SL3-HSS B2 / SSS, 18' WITH 2" B | 113        | EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING) |
| ○      | 8   | S5    | SINGLE      | 0.900 | SLD606840WH  | 12.2       | EATON - HALO (FORMER COOPER LIGHTING)          |



COMMEZAR



**CAMP BOW WOW**  
STORE NO.: LOUISVILLE  
578 S. PIERCE AVE.  
LOUISVILLE CO

| REV | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| 1   | 04.23.20 | RESPONSE TO PLANNING |

DRAWN BY:  
CHECKED BY:  
ARCH. PROJECT NO.:  
CBWxxxxx.0  
SHEET NAME:

PHOTOMETRIC PLAN

SHEET NUMBER:  
**12 OF 13**



**Planning Commission  
Meeting Minutes  
September 10, 2020  
Electronic Meeting  
6:30 PM**

**Call to Order** – **Chair Brauneis** calls the meeting to order at 6:30 PM.

**Roll Call** is taken and the following members are present:

Commission Members Present: Steve Brauneis, Chair  
Jeff Moline  
Keaton Howe  
Dietrich Hoefner  
Debra Williams  
Ben Diehl

Commission Members Absent: Tom Rice, Vice Chair

Staff Members Present: Rob Zuccaro, Dir. of Planning & Building  
Lisa Ritchie, Senior Planner  
Elizabeth Schettler, Sen. Admin Assistant

**APPROVAL OF AGENDA**

**Moline** moves and **Williams** seconds a motion to approve the September 10, 2020 agenda. Motion passes unanimously by a roll call vote.

**APPROVAL OF MINUTES**

**Howe** moves and **Williams** seconds a motion to approve the August 13, 2020 minutes. Motion passes unanimously by a roll call vote. Howe, will

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**NEW PUBLIC ITEMS**

**Agenda Item A: 578 S Pierce PUD and SRU**

A request for a Planned Unit Development and Special Review Use to allow development of a new single-story building for pet care (dog day care) and associated site improvements. (Resolution 11, Series 2020) *Continued from August 13, 2020*

- Applicant: PM Design
- Case Manager: Rob Zuccaro, Director of Planning & Building Safety

Staff Presentation:

Before staff begins their presentation, Zuccaro verifies that this application's public notice requirements have been met. They were mailed to the surrounding property owners on July 24, 2020, published in the Boulder Daily Camera on July 26, 2020, and the property was posted on July 24, 2020.

**Zuccaro** discusses the property's location and background history.

He reviews the PUD and SRU proposal which is as follows:

PUD

- Building is 8,700 sq. ft.
- Shared access drive
- Storm water detention on the south side of property
- Providing 26 parking spaces

SRU

- Pet care business
- Outdoor play area
- Odor and noise management

He concludes with the applicant's waiver request. The request is as follows:

- Requesting to not plant required trees along the south property boundary due to the detention pond. This will be offset by exceeding 25% of the minimum landscape area standard (they are providing 34%) and by providing additional planting on east side of the lot

Staff Recommendations:

Staff recommends approval of Resolution 11, Series 2020, recommending to the City Council approval of the PUD and SRU for a pet care facility at 578 South Pierce Ave.

Commissioner Questions of Staff:

**Moline** asks that when the access is on a neighboring property, does the city require the applicant to produce an easement that shows that they have gotten the legal right to use that land in order to access the property?

**Zuccaro** says yes, that would be the city's standard procedure, and there is an easement in this case.

**Moline** asks if there is a reason from the city's perspective that we would not allow plants in the detention pond.

**Zuccaro** says that we do allow certain types of plants in the detention pond.

**Diehl** asks about the parking in relation to the number of kennels or pets the facility can handle. On Pierce Ave, if all the spaces were full, is there an opportunity for overflow parking in the street?

**Zuccaro** says from the city's standpoint, these are public streets and parking is allowed on those streets; however, that is not consistent with the owner's association. They do not promote parking on the streets and prefer that they do not rely on those public

streets for their business. From a city's standpoint, it would technically be allowed though.

**Diehl** asks that on the east side of the property, what landscaping is that? Trees or shrubs?

**Zuccaro** says they are a shorter type of evergreen tree. He is unclear what their mature height is though.

**Diehl** asks regarding the dog waste, are there any type of requirements for that type of biohazard?

**Zuccaro** says that the public works department brought up those types of questions as well. His understanding is that public works reviewed the operations of the business and its waste management plan and they were satisfied that there would not be excessive storm water contamination.

**Diehl** mentions that the city does not have a dark sky policy. We states that he would love for the applicant to consider this. He asks what the process would be in order to move that into a more formal guidance for future applicants.

**Zuccaro** says that they do require full cutoff fixtures and did review that the applicant has full cutoff parking lot and wall fixtures. If the city does redo the design guidelines, we can look into those standards and look to see if they adhere to the dark sky policy.

**Williams** asks if they have a dedicated pick up and drop off location.

**Zuccaro** says that they do not have a formal pick up and drop off plan for this site.

**Howe** asks where the shared entrance is on the site plan.

**Zuccaro** shows on staff's presentation slide where the entrance is on the site plan.

**Howe** asks if we received any public comment for this application

**Zuccaro** says we have not received any public comment other than from the owner's association.

*Applicant Presentation:*

Todd Woody, 7200 S Alton way, Centennial, CO 80012

**Woody** mentions that the elevations shown in staff's presentation are incorrect. He shows the commissioners the correct elevations.

**Ritchie** agrees with Woody and confirms that the PUD plan set are correct.

Alex and Margaret Hoover, 2767 Xanthia Ct, Denver, CO 80238

**Hoover** mentions that at other locations for this business, there has been no previous need for overflow parking. On average there are only four or five families dropping off their dogs at once.

Commissioner Questions of Applicant:

**Diehl** asks what their process is for the disposal of dog waste.

**Hoover** says that solid waste is picked up immediately and disposed into the dumpster. The dumpster will be picked up on the specific day that is scheduled through Waste Management. It is a standard covered dumpster though. Inside, we use a foaming cleanser/cleaner disinfectant that is wiped down. We do not use any hoses for cleanup.

**Howe** mentions that the entryway seems very narrow. A separate exit/entry is helpful for any emergency situations. He asks if they considered having that.

**Hoover** says that they did not consider that, but this floor plan is a replicate of other business locations and there have not been issues with the narrow entryway or not having a separate exit/entry.

**Howe** asks if they received any feedback from adjacent neighbors.

**Hoover** says they had a public outreach meeting at the library but nobody showed up for it. They were in contact with the neighbors to the north of them who share the easement and they had no issues with their proposal.

Public Comment:

None is heard.

Closing Statement by Staff:

None is heard.

Closing Statement by Applicant:

None is heard.

Discussion by Commissioners:

**Williams** says that she thinks it is a good project and a great location. She is looking forward to seeing how successful it will be and is satisfied with the parking.

**Diehl** believes it is an excellent idea and project. They did a good job in following the guidelines and he is fine with the waiver they are requesting.

**Moline** agrees with his fellow commissioners and thinks this is a good spot for this type of use.

**Howe** says that it is a good proposal and he supports the waiver. He mentions that he would love if they would consider using compostable trash bags and hopes that they consider having a separate entry and exit way.

**Hoefner** agrees with the commissioners and supports the project.

**Brauneis** also agrees with the commissioners.

**Moline** moves and **Diehl** seconds to approve Resolution 11, Series 2020.

Motion passes 6-0 by a roll call vote.

| Name                  | Vote   |
|-----------------------|--------|
| Chair Steve Brauneis  | Yes    |
| Keaton Howe           | Yes    |
| Jeff Moline           | Yes    |
| Debra Williams        | Yes    |
| Ben Diehl             | Yes    |
| Dietrich Hoefner      | Yes    |
|                       |        |
| Motion passed/failed: | Passed |

**Agenda Item B: LMC Amendment – Mobile Food Courts**

Proposed amendments to Title 17 of the Louisville Municipal Code to establish regulations for Mobile Food Courts. (Resolution 12, Series 2020) **REQUEST TO CONTINUE TO October 8, 2020**

- Applicant: City of Louisville
- Case Manager: Lisa Ritchie, Senior Planner

**Agenda Item C: 511 E South Boulder Rd (The Rose and Raven) PUD, SRU, Plat and Easement Vacation**

A request to for a Planned Unit Development, a Special Review Use, a Plat and an Easement Vacation to allow construction of a 14,000 sf building and Mobile Food Court. Resolution 13, Series 2020) **REQUEST TO CONTINUE TO October 8, 2020**

- Applicant: Caddis Collective
- Case Manager: Lisa Ritchie, Senior Planner

**Diehl** moves and **Moline** seconds a motion to continue agenda items B and C to the October 08, 2020 planning commission meeting. Motion passes unanimously by a roll call vote.

**PLANNING COMMISSION COMMENTS**

**Howe** mentions that there seems to be more interest and pressure on the design guidelines in relation to the dark skies policy. He asks staff what a realistic timeline would be in order for them to be able to work on that policy.

**Zuccaro** says that originally, staff was hoping to have drafts of the updated design guidelines by the end of the year. With COVID-19, recent staff cuts, and being short staffed, we are no longer on that trajectory any longer. We are hopeful that we can work on this project in 2020 but we have no clear date or time line for it. In regards to the dark sky initiative, having a cutoff for the light fixtures is a big step in the right direction. Also regulating the lumen output per light the color, temperature of the light, and promoting shorter lights are also great steps in the right direction. These are guidelines staff is thinking about putting into the ordinance. If any commissioners have input or best practices for this, please inform staff.

**Ritchie** mentions that she thinks that most applicants are accommodating for these

preferences.

**Zuccaro** says that if there is push back with this, it is applicants thinking that the property will not be as secure. That is often not accurate though. It is usually more secure because you will have even lighting and no dark spots on the property.

**Diehl** says that it sounds like there is support to improve at least some of the guidelines. Maybe we should just move forward with those items instead of doing it all at once.

**Ritchie** says that staff had not thought about breaking it apart but that it is an approach that we can think about.

### **STAFF COMMENTS**

**Ritchie** informs the commissioners of what the agenda will look like for the October meeting. She reminds them that they need city training soon for the meetings and will give them more information at a later time on what those possible dates could be.

### **ITEMS TENTATIVELY SCHEDULED FOR THE MEETING ON OCTOBER 8, 2020**

- LMC Amendment - Mobile Food Courts continuance
- 511 E. South Boulder Rd PUD, SRU, Plat and Easement Vacation continuance
- Coal Creek Business Park Lot 1 Wireless SRU

### **ADJOURN**

**Moline** moves and **Howe** seconds a motion to adjourn the meeting. Meeting adjourns at 7:22 PM.

# City Council Public Hearing

October 6, 2020

## Camp Bow Wow

578 S. Pierce Avenue  
Planned Unit Development and Special Review Use

### Public Notice Certification:

Published in the Boulder Daily Camera – September 20, 2020

Posted in Required Locations, Property Posted and Mailing Notice – September 18, 2020

## Camp Bow Wow Background

### Property Summary

- Located in Colorado Tech Center (CTC) Industrial Park
- 1.3 Acre (57,178 sq. ft.) Vacant Parcel
- Zoned Industrial (I)
- Pet Care Facility Requires Special Review Use (SRU) Approval

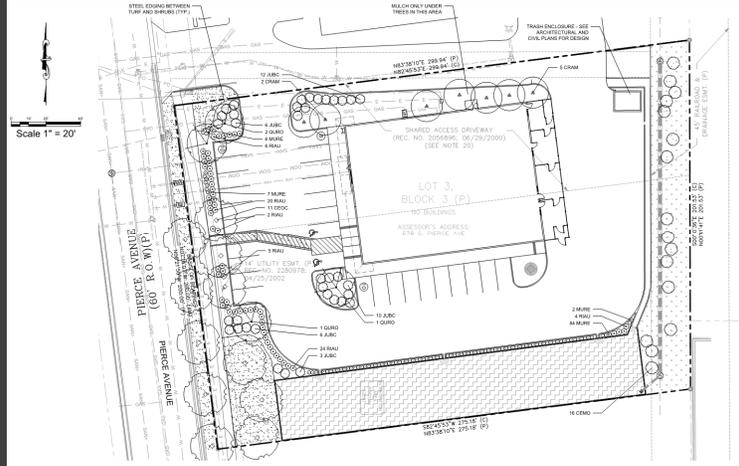
VICINITY MAP:



## Camp Bow Wow Proposal

### PUD Proposal

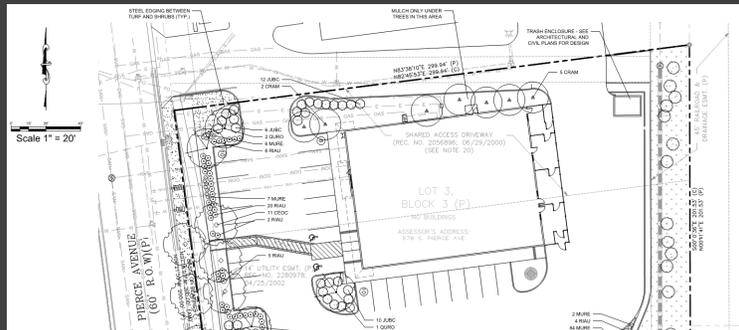
- 8,700 Sq. Ft. Building
- Shared Access Drive
- Stormwater Detention on South
- 26 Parking Spaces Provided – 2.9 Spaces/1,000 sq. ft.



## Camp Bow Wow Proposal

### PUD Proposal

- 8,700 Sq. Ft. Building
- Shared Access Drive
- Stormwater Detention on South
- 26 Parking Spaces Provided – 2.9 Spaces/1,000 sq. ft.



|  |                            |
|--|----------------------------|
| Office space                                     | 4 spaces/1000 SF (1:250)   |
| Manufacturing and Research and Development space | 2 spaces/1000 SF (1:500)   |
| Warehouse space                                  | 1 space/1000 SF (1:1000)   |
| Showroom space                                   | 4.5 spaces/1000 SF (1:225) |

# Camp Bow Wow Proposal

## PUD Proposal

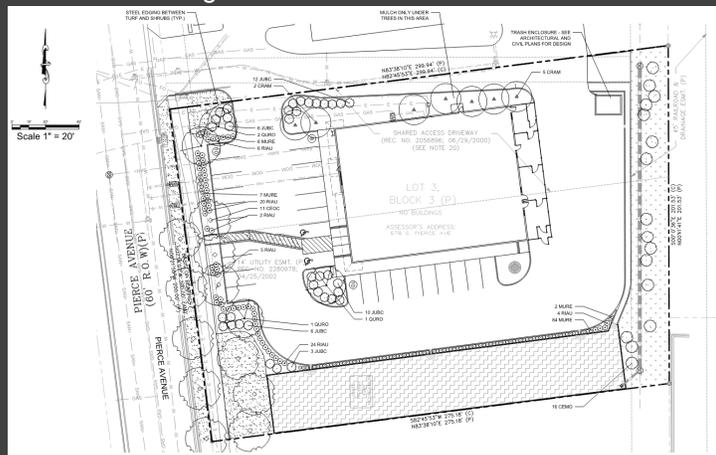
- One Story, 19' to Tallest Point of Parapet
- 8' PCV Fence at Rear – Outdoor Dog Play Area



# Camp Bow Wow Proposal

## Waiver Request

- Request to Not Plant Require Trees Along South Property Boundary Due to Detention Pond
- Exceeding 25% Minim Landscape Area Standard – 34% Provided
- Additional Plantings on East Side of Lot





## Camp Bow Wow Recommendation

### Review Criteria

- IDDSG Compliance and PUD Criteria in Sec. 17.28.120
- SRU Criteria in Sec. 17.40.010

### Staff Recommendation

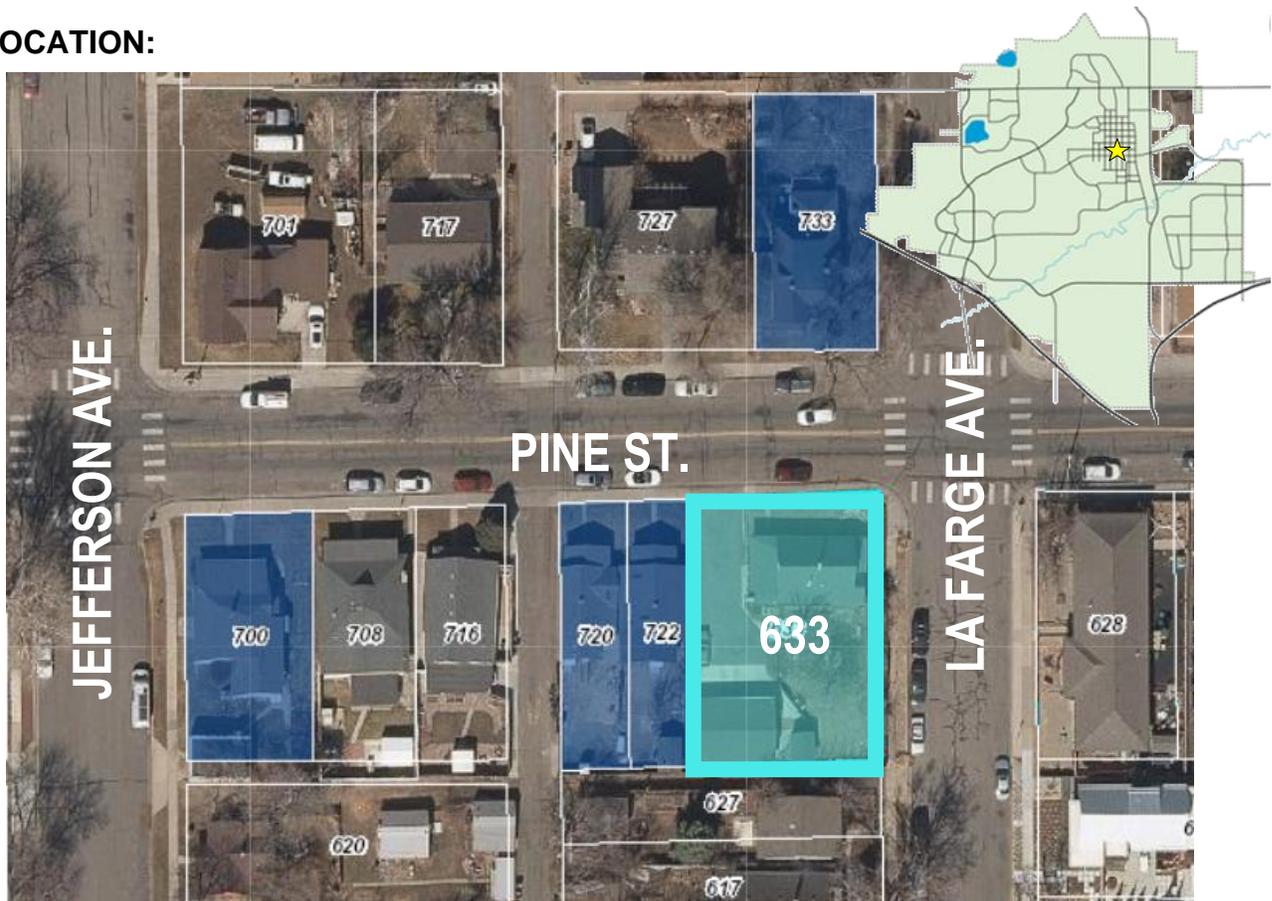
- Staff recommends approval of Resolution No. 77, Series 2020, approving the PUD and SRU for a pet care facility at 578 South Pierce Ave.

**SUBJECT:** RESOLUTION NO. 78, SERIES 2020 – A RESOLUTION DESIGNATING THE STECKER-KERR HOUSE LOCATED AT 633 LA FARGE AVENUE A HISTORIC LANDMARK

**DATE:** OCTOBER 6, 2020

**PRESENTED BY:** FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION PLANNING & BUILDING SAFETY DEPARTMENT

**LOCATION:**



**SUMMARY:**

The applicant is requesting approval of landmark designation (the Stecker-Kerr House) for the home at 633 La Farge Avenue (Lots 1-3, Block 7, Jefferson Place subdivision).

*(See Agenda Item 7C for related application to landmark and relocate the home at 1201 Lincoln Avenue to the south side of the property at 633 La Farge Avenue.)*

**BACKGROUND:**

*Information from Bridget Bacon, Louisville Historical Museum*

This property has a common history with the properties at 722 Pine Street and 720 Pine Street located to the west. The three properties were owned by the Stecker family for over 100 years, and for 633 La Farge, the ownership by one family continued for nearly 130 years. These properties reflect the early settlement of Louisville by numerous German-speaking immigrants. Joseph and Agatha Stecker came to the United States from Austria in 1881. These properties have made up more or less a family compound, with different family members living in different houses over time. The Stecker family first acquired the lots that would become 633 La Farge in 1882. Boulder County property records indicate that the Steckers acquired 720 Pine in 1889, and 722 Pine in 1909.

Louisville directories show a record for Joe “Sticker,” a miner, in 1892. By 1896, he was a miner and a dairyman. According to family history, the Steckers kept cows at 633 La Farge “and sold milk, delivered in 5-pound lard pails.” Agatha carried on their dairy business after the death of Joe in 1904. Agatha moved to 722 Pine Street in 1916 while her daughter, Annie, continued to live at 633 La Farge with her husband, Robrt Kerr. The Kerrs raised their daughters, Alma and Bertha, at 633 La Farge. Following their deaths, Alma continued to live in the house with her husband, Floyd Brennan until her death in 1999. The property was owned by descendants of the Stecker family until 2017.



*633 La Farge Avenue (in background), May 1913*



*633 La Farge Avenue, Boulder County Assessor's Card, 1948*



*633 La Farge Avenue, East view. 2020.*



*633 La Farge Avenue, South view. 2020.*



*633 La Farge Avenue, North view. 2020.*



*633 La Farge Avenue, Northwest view. 2020.*

**ARCHITECTURAL INTEGRITY:**

The historic structure located at 633 La Farge Avenue is an early 20<sup>th</sup> century wood frame Folk Victorian house. Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. The primary façade faces east to La Farge Avenue. The house has a front gable roof. A hipped-roof rear porch addition on the west side predates 1950. In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the historic house. In 2001, a window on the south wall was removed and replaced with a pair of French doors with a clear transom light above leading to a wood deck.

Primary changes occurred over time:

- Rear porch addition (pre-1950);
- Front porch replaced (2000);
- French doors added to the south-facing wall (2001).

**HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:**

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  |
|--|-------------------|---|
| <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><b>Yes</b></p> | <p>The principal structure at 633 La Farge Avenue was constructed circa 1900-1908 and meets this criterion.</p>   |
| <p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> <li>1) <b><i>Exemplifies specific elements of an architectural style or period.</i></b></li> <li>2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i></li> <li>3) <i>Demonstrates superior craftsmanship or high artistic value.</i></li> <li>4) <i>Represents an innovation in construction, materials or design.</i></li> <li>5) <i>Style particularly associated with the Louisville area.</i></li> <li>6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></li> <li>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></li> <li>8) <i>Significant historic remodel.</i></li> </ol> | <p><b>Yes</b></p> | <p>The house at 633 La Farge Avenue is an early 20<sup>th</sup> century wood frame Folk Victorian house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision.</p> <p>The primary façade faces east to La Farge Avenue. The façade of the house has undergone minor changes over time including a front porch reconstruction but retains significant architectural integrity when viewed from the street.</p> |
| <p>1. b. <i>Social.</i></p> <ol style="list-style-type: none"> <li>1) <i>Site of historic event that had an effect upon society.</i></li> <li>2) <b><i>Exemplifies cultural, political, economic or social heritage of the community.</i></b></li> </ol>   | <p><b>Yes</b></p> | <p>The house at 633 La Farge Avenue was owned by the Stecker family and their descendants from the date of its construction through 2017. The neighboring houses at 720 and</p>   |

|   |                   |  |
|---|-------------------|--|
| <p>3) <i>Association with a notable person or the work of a notable person.</i></p>   |                   | <p>722 Pine were owned by the Stecker family as well.</p> <p>These properties reflect the early settlement of Louisville by numerous German-speaking immigrants.</p>   |
| <p>1. c. <i>Geographic/environmental.</i><br/>         1) <i>Enhances sense of identity of the community.</i><br/>         2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>   | <p><b>Yes</b></p> | <p>This house, in combination with the landmarked houses located at 720 Pine Street and 722 Pine Street, were owned by the Stecker family for more than 100 years.</p>   |
| <p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i><br/> <b>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b><br/> <b>b. Retains original design features, materials and/or character.</b><br/> <b>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</b><br/> <b>d. Has been accurately reconstructed or restored based on historic documentation.</b></p> | <p><b>Yes</b></p> | <p>This structure adds character and value to Old Town and remains on its original lot in the Pleasant Hill subdivision.</p> <p>The structure has integrity of location, setting, design, workmanship, feeling, association, and materials. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p> |

**HISTORIC PRESERVATION COMMISSION ACTION:**

**Landmark:**

The Historic Preservation Commission (HPC) held a public hearing on the application on September 21, 2020. The HPC voted 5-0 to recommend approval of the landmark

application to City Council. The HPC determined the structure had maintained significant architectural and physical integrity.

**Alteration Certificate:**

At the September 21, 2020 meeting, the applicant also applied for an alteration certificate to allow for the relocation of the structure currently located at 1201 Lincoln Avenue to the south portion of the property. No alterations to the house currently located at 633 La Farge Avenue are proposed.

The HPC voted 5-0 to approve the alteration.

**PUBLIC COMMENT:**

Staff has not received any public comments regarding the grant request.

**FISCAL IMPACT:**

Approval of this landmark request allows for a \$5,000 landmark incentive grant (unmatched) from the Historic Preservation Fund (HPF). No other grants are requested at this time, but approval of the landmark designation will make the property eligible for up to \$55,000 in preservation and new construction grants under the current funding resolution. The current HPF balance is \$2,790,391.31.

**PROGRAM/SUB-PROGRAM IMPACT:**

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville's history and cultural heritage.

**STAFF RECOMMENDATION:**

The structure at 633 La Farge Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant. Therefore, staff recommends that the structure be landmarked by approving Resolution No. 78, Series 2020.

**ATTACHMENTS:**

1. Resolution No. 78, Series 2020
2. Landmark Application
3. Historic Structure Assessment
4. Historic Survey
5. Historic Preservation Commission Resolution No. 19
6. Historic Preservation Commission Resolution No. 20
7. Historic Preservation Commission Minutes, September 21, 2020
8. Presentation

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 78  
SERIES 2020**

**A RESOLUTION DESIGNATING THE STECKER-KERR HOUSE LOCATED AT 633 LA  
FARGE AVENUE A HISTORIC LANDMARK**

**WHEREAS**, there has been submitted to the City Council an application requesting a landmark eligibility determination for a historical residential structure located at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

**WHEREAS**, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

**WHEREAS**, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

**WHEREAS**, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

**WHEREAS**, the Stecker-Kerr House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20<sup>th</sup> century Louisville; and

**WHEREAS**, 633 La Farge Avenue (Stecker-Kerr House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with noteworthy Louisville families; and

**WHEREAS**, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

1. The proposed historic landmark application for the Stecker-Kerr House is hereby approved and is hereby designated a historic landmark to be preserved as such and is eligible for a \$5,000 landmark incentive grant.

2. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

---

Ashley Stolzmann, Mayor

ATTEST:

---

Meredyth Muth, City Clerk

September 1, 2020

Felicity Selvoski  
City of Louisville, Planning & Building Safety  
749 Main Street  
Louisville, CO 80027

**RE: 633 Lafarge & 1201 Lincoln**

Dear Ms. Selvoski,



922A MAIN STREET  
LOUISVILLE, CO 80027  
T (303) 527-1100  
INFO@DAJDESIGN.COM  
WWW.DAJDESIGN.COM

We are pleased to submit Historic Preservation applications for 633 Lafarge (Landmark request) and 1201 Lincoln (Landmark, Grant Funding, and Alteration Certificate requests). The 633 Lafarge landmark request is a simple request to landmark and make the existing 1898 structure a historically designated house with in Louisville's Historic Preservation program. The requests for the 1201 Lincoln structure are a little more involved.

We propose in our application to landmark the structure at 1201 Lincoln, however we are requesting an alteration certificate in order to move the building to a new location within Louisville's Old Town Overlay District and specifically to the 633 Lafarge property location. The building would be lifted from its existing location at 1201 Lincoln and moved to the 633 Lafarge location by a qualified professional house mover. In preparation for the move, an area would be cleared on the southern portion of the 633 Lafarge site, the area would be excavated, a new concrete foundation to support the house would be poured, and the 1201 Lincoln house would be placed in its new location. There may be an interim period of time in which the house will rest on supports put in place by the professional house mover while the site is excavated and the foundation is poured. The owner has coordinated the details with the home mover, excavator, and foundation contractor to do this work.

Once the 1201 Lincoln house is relocated, it will have its mechanical and electrical utilities reconnected to the house. A new sewer line will connect to the existing 633 Lafarge sewer, and a water line capable of supporting the 1201 Lincoln house's domestic water needs will be connected from the 633 Lafarge house. A new water line will branch off from within the basement of 633 Lafarge and trenched to the new house location. There is no new water line from the street being proposed for the new house location. A "multi-family" tap fee assessment is being requested due the nature of multiple dwelling units on the same property with a plumbing fixture count not exceeding the maximum number for the existing 3/4" water tap size.

House moving in Louisville has historically been a common occurrence, however it has been decades since a house was relocated from within the downtown area to another downtown location. The house at 1201 Lincoln has maintained its architectural integrity and its past history has demonstrated its social significance with the Louisville urban fabric. Due to the high degree of architectural integrity and the recent preservation work completed at the house in 2016, it is an excellent candidate to receive a landmark designation, however due to the future plans of the current 1201 Lincoln owner it is slated to be demolished. There is an extraordinary opportunity to save this unique building in its entirety by moving it to a new location (633 Lafarge). We are requesting historic preservation grant funds above the normal amount to support this extraordinary circumstance, and the funds are important to help make the moving effort possible.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,

Andy Johnson, AIA



**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](mailto: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 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 type="checkbox"/> Landmark Alteration Certificate |
| <input type="checkbox"/> Historic Preservation Fund Grant                     | <input type="checkbox"/> Demolition Review               |
|   | <input type="checkbox"/> Other: _____                    |

### 1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Levi Sheppard

Mailing Address: 633 LaFarge Ave., Louisville, CO 80027

Telephone: (719) 238-1572

Email: levijsheppard@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

### 2. PROPERTY INFORMATION

Address: 633 LaFarge Ave.

Legal Description: Lots 1, 2, & 3, Block 7, Jefferson Place, & vacated alley

Parcel Number: 157508435012 Year of construction (if known): Circa 1908

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential



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

**Name of Architectural Feature:**

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Describe feature and its condition: | Describe proposed work on feature: |
|-------------------------------------|------------------------------------|

**Name of Architectural Feature:**

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Describe feature and its condition: | Describe proposed work on feature: |
|-------------------------------------|------------------------------------|

**Name of Architectural Feature:**

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Describe feature and its condition: | Describe proposed work on feature: |
|-------------------------------------|------------------------------------|

**Name of Architectural Feature:**

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Describe feature and its condition: | Describe proposed work on feature: |
|-------------------------------------|------------------------------------|

**6. COST ESTIMATE OF PROPOSED WORK**

Please 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.

Type of Incentive:     GRANT     LOAN     BOTH

| Feature | Proposed Work to be Funded | Fund Request | Match (M) | Total |
|---------|----------------------------|--------------|-----------|-------|
| A.      |                            | \$           | \$        | \$    |
| B.      |                            | \$           | \$        | \$    |
| C.      |                            | \$           | \$        | \$    |
| D.      |                            | \$           | \$        | \$    |
| E.      |                            | \$           | \$        | \$    |
| F.      |                            | \$           | \$        | \$    |
| G.      |                            | \$           | \$        | \$    |
| H.      |                            | \$           | \$        | \$    |
| I.      |                            | \$           | \$        | \$    |
| J.      |                            | \$           | \$        | \$    |
| K.      |                            | \$           | \$        | \$    |
|         | Total Proposed Work        | \$           | \$        | \$    |

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

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

**9/2/2020**

\_\_\_\_\_  
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:

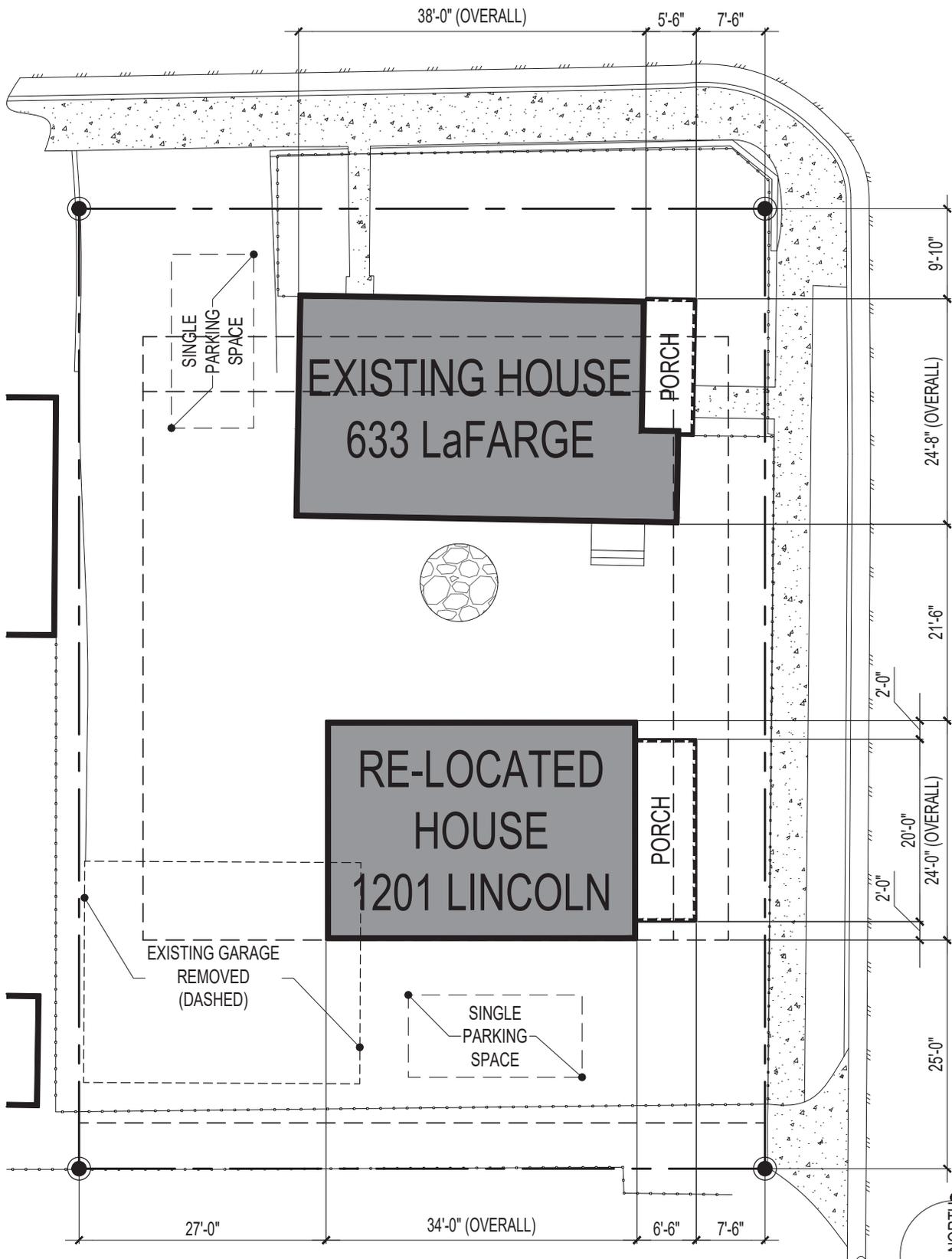
- **Preservation** places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation** emphasizes the retention 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](http://www.cr.nps.gov/hps/tps/standguide/index.htm)

## **THE SECRETARY OF THE INTERIOR'S STANDARDS**

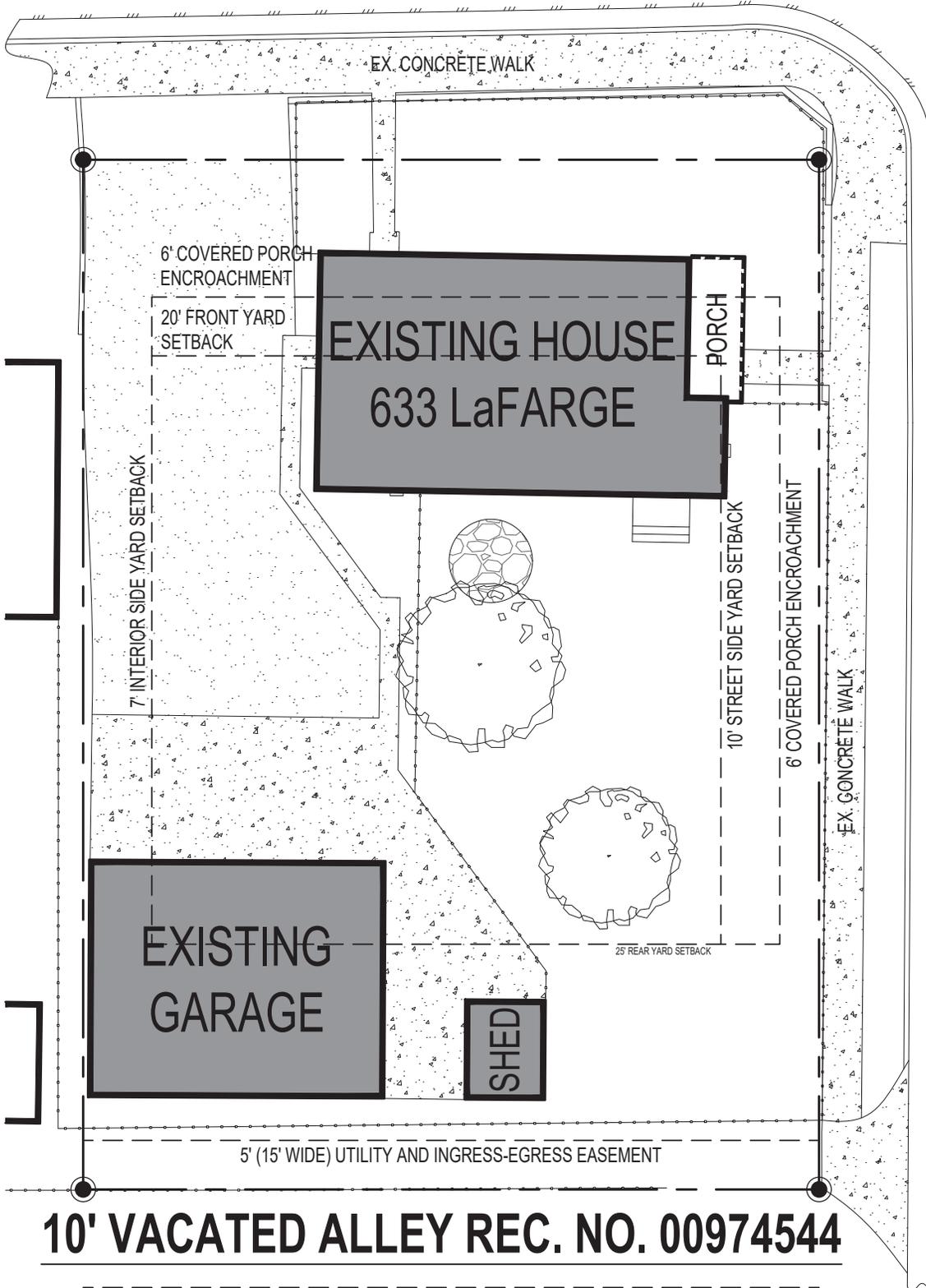
The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic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

# PINE STREET (60' R.O.W.)



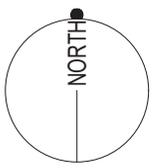
# LAFARGE AVENUE (60' R.O.W.)

**PINE STREET (60' R.O.W.)**

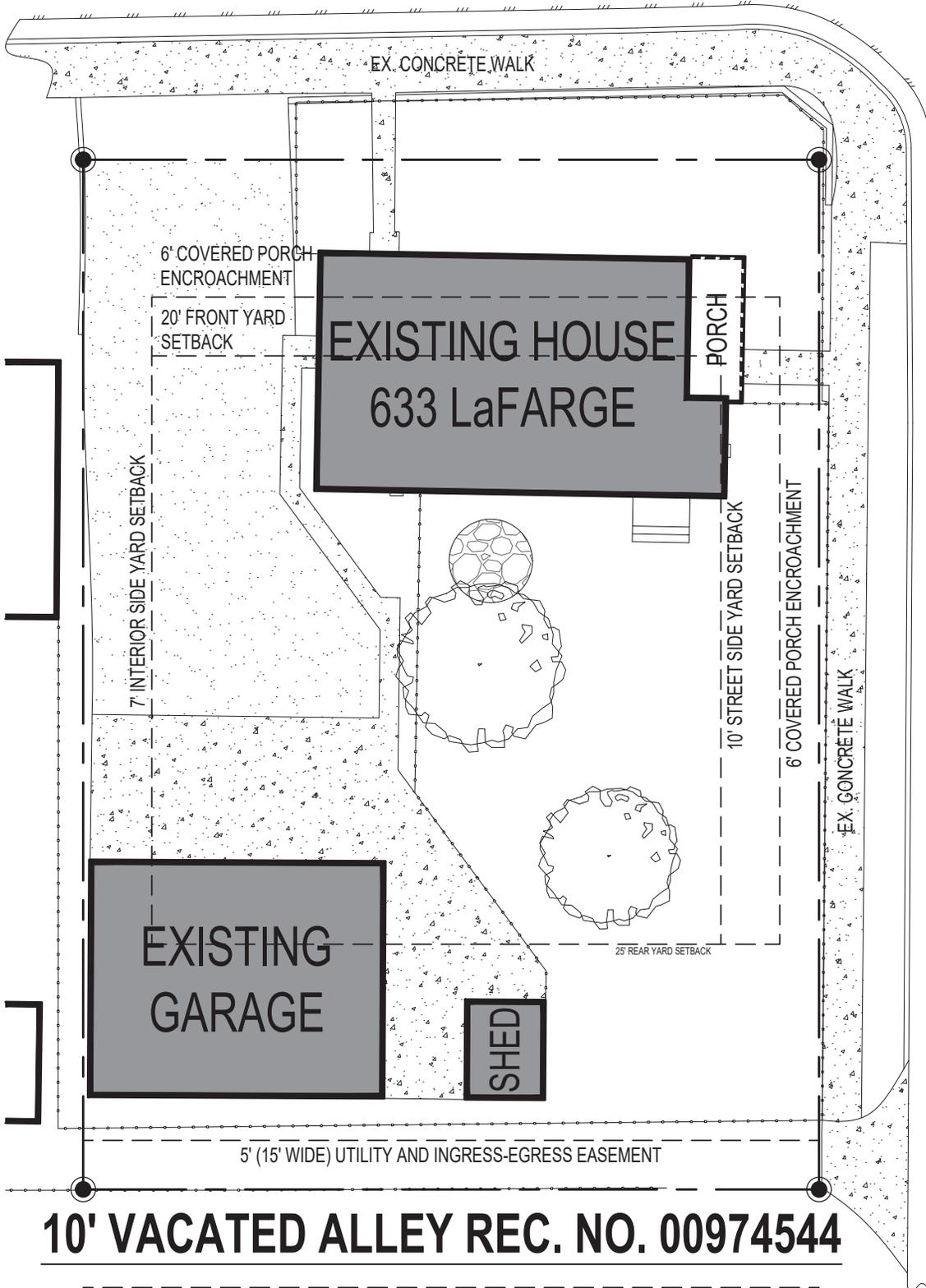


**10' VACATED ALLEY REC. NO. 00974544**

**LAFARGE AVENUE (60' R.O.W.)**

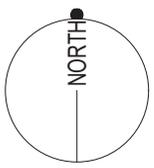


**PINE STREET (60' R.O.W.)**

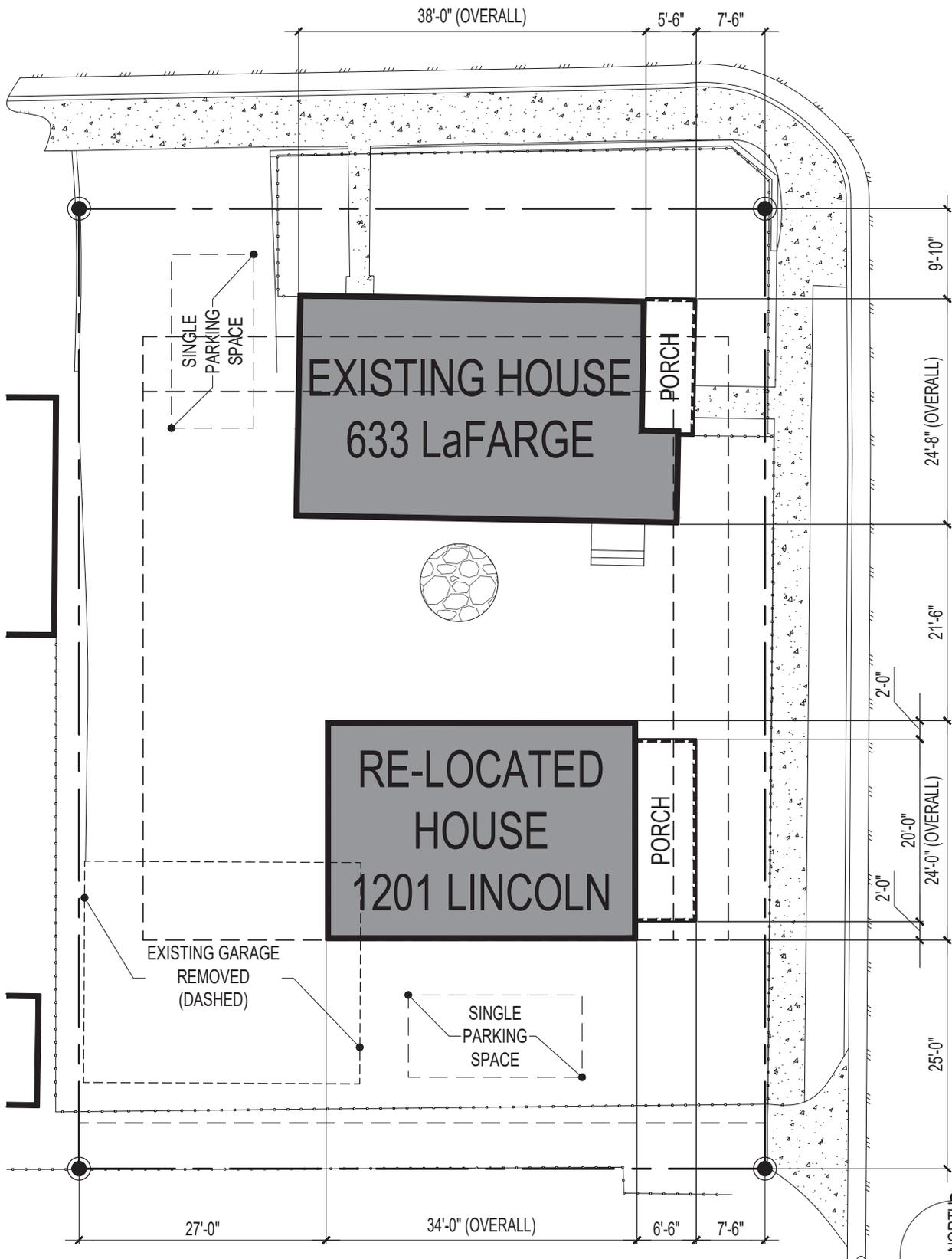


**LAFARGE AVENUE (60' R.O.W.)**

**10' VACATED ALLEY REC. NO. 00974544**



# PINE STREET (60' R.O.W.)



# LAFARGE AVENUE (60' R.O.W.)

**HISTORIC STRUCTURAL ASSESSMENT**  
633 LaFARGE AVE., LOUISVILLE, COLORADO

SEPTEMBER 2, 2020



922A MAIN STREET  
LOUISVILLE, CO 80027  
T (303) 527-1100  
INFO@DAJDESIGN.COM  
WWW.DAJDESIGN.COM



Evaluated by:

Andy Johnson, AIA  
DAJ Design  
922A Main Street, Louisville, CO 80027  
303-527-1100; andy@dajdesign.com

*This Project was paid for by the Louisville Preservation Fund grant.*

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 633 LaFarge Avenue, Louisville, CO to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 633 LaFarge Avenue visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design and Glenn Frank Engineering inspected 633 LaFarge Avenue on August 24<sup>th</sup>, 2020. The weather was hot and sunny. No signs of recent precipitation were evident.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

JESSE SHOLINSKY, PE  
BILLY SCHOELMAN, PE  
GLENN FRANK ENGINEERING  
2400 CENTRAL AVENUE, SUITE A-1 SOUTH  
BOULDER, CO 80301  
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," May 11, 2020.



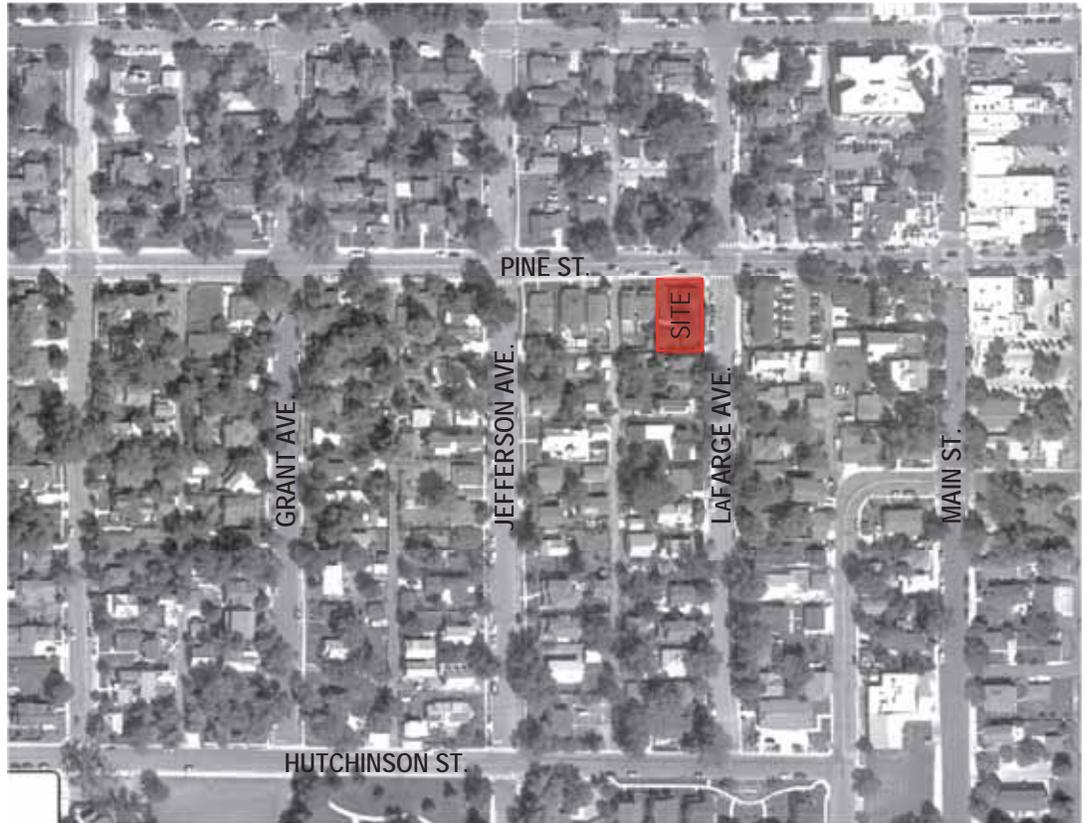
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1.2 BUILDING LOCATION

VICINITY MAP



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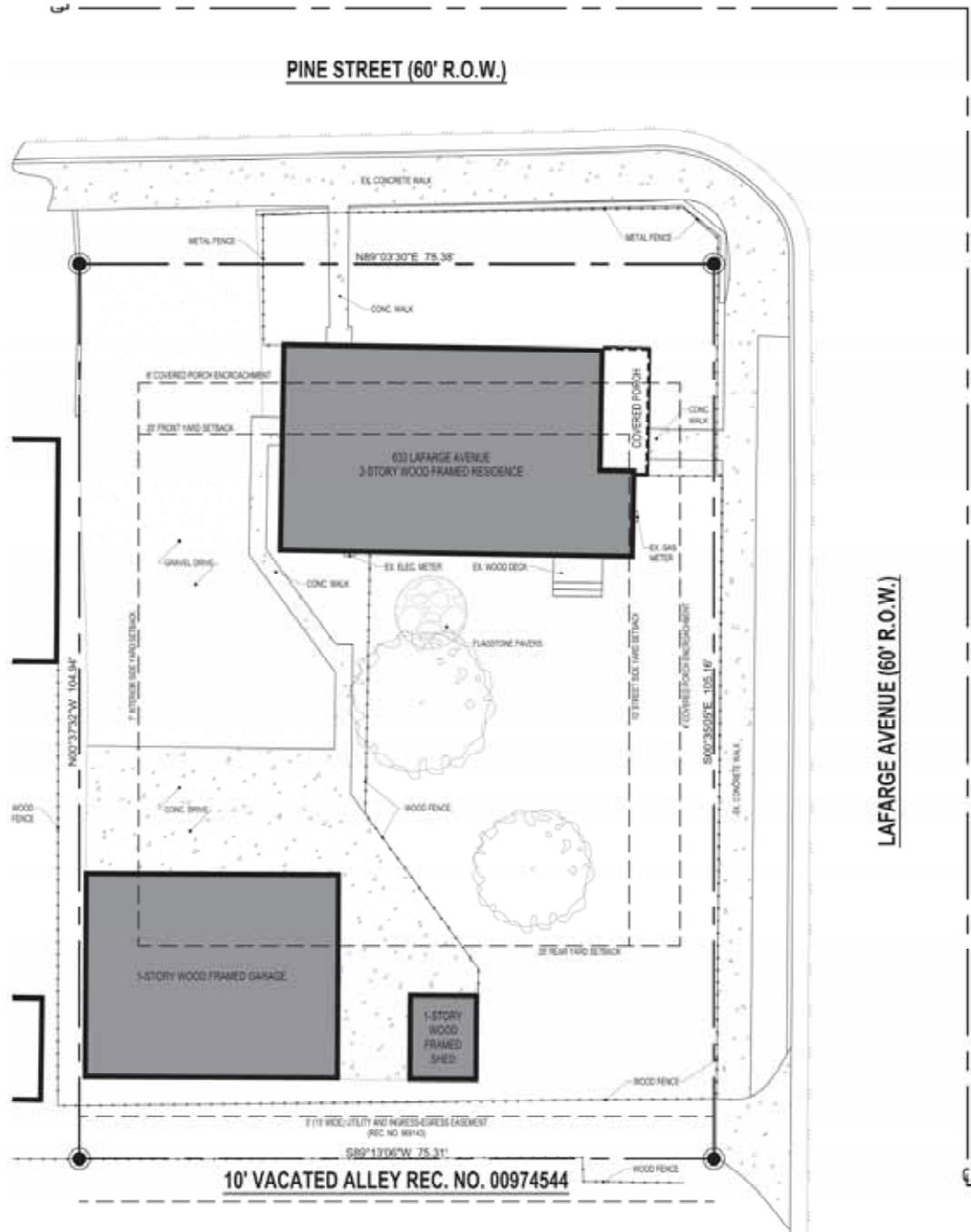
LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 7,  
together with that portion of the vacated alley lying adjacent to the south line of Lots 1 through 3  
as vacated by Ordinance No. 965 recorded March 29, 1989 under Reception No. 00974544, Jefferson Place,  
City of Louisville, County of Boulder, State of Colorado

SITE PLAN



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## 2.0 HISTORY AND USE

As part of the Colorado Cultural Resource Survey for 633 LaFarge Avenue, Bridget Bacon, the Louisville History Museum's Museum Coordinator, and Kathy and Leonard Lingo of Avenue L Architects wrote the following history:

Colorado Cultural Resource Survey  
Cultural Resource Re-evaluation Form  
Rev. 9/98



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### Construction History

Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. A barn, southwest of the house, was built shortly thereafter, but removed in 2010 along with a small tool shed that was located east of the barn. A hipped-roof rear porch addition on the west side predates 1950.

In 2000, the porch deck, and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the scrollwork brackets on the house. The scrollwork brackets are not original, having been added at some time between 1950 and 2000. In 2001, a window on the south wall was removed and replaced with a pair of French doors painted green, with a clear transom light above, leading to a wood deck.

A small shed has been added since 2000. This is a small structure with a front gable roof covered with green asphalt shingles. The exterior is clad with vertical composition siding painted dark green with burgundy trim. There is one swinging door facing north and a pair of hopper windows on the east side.

Since the 2000 survey, the exterior siding has been painted dark green with dark burgundy and white trim. The main entry door is no longer painted but has a dark stain finish.

### Landscape or Special Setting Description

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, the historic character-defining features of the neighborhood have generally been preserved.

633 LaFarge is consistent with these patterns, although the house is currently painted a dark color. It blends well with the scale and character of the neighborhood.

### History

This property has a common history with the properties at 722 Pine Street and 720 Pine Street located just to the west. All three properties have been in the same family for over 100 years, and for 633 LaFarge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

These properties have made up more or less a family compound, with different family members living in different houses; at different times, the houses were also rented out.

It has been determined that Joseph and Agatha Stecker (or Stecher, or Stacher) came to the United States from Austria in 1881, according to their own reporting for the federal census. A naturalization record for Joseph Stecker that was summarized in Boulder Genealogical Quarterly, February 1994 indicates that Joseph came to the United States in 1882.

The Stecker family first acquired at least Lot 1 of Block 7 in 1882. It is not clear from the online County property records whether this transaction also included Lots 2 and 3, but no separate warranty deed covering these lots was located. The 1885 Colorado state census shows the "Stecher" family living in Louisville. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909 (although this warranty deed was not recorded until 1932).



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The 1948 Boulder County Assessor card for this house gives the date of construction as 1900. The Architectural Inventory Form for the Colorado Cultural Resource Survey that was completed in 2000 for 633 LaFarge concluded that the house was contracted for in 1898 and completed in circa 1900. Looking at the Sanborn maps for 1893 and 1900, a one story structure can be seen in a slightly different location on this corner, and it is not until the 1908 Sanborn map that there appears a 1 ½ story house in the same location as the current structure. It can therefore be concluded that the likely time of construction was between 1900 and 1908. The house also appears in the approximate correct location on the 1909 Drumm's Wall Map of Louisville, but it seems to be only on Lot 1, not on both Lots 1 and 2, as the 1908 Sanborn map would indicate.

Joseph and Agatha Stecker had five children, of whom only one, Annie, lived to adulthood. Two sons died in the 1890s in Louisville and are buried at Sacred Heart of Mary Cemetery (located between Louisville and Boulder), as are their parents, Joseph and Agatha.

Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 LaFarge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy.

The 1904 Louisville directory shows Agatha Stecker, a widow, living at LaFarge and Pine with her daughter, Annie. Agatha continued living at 633 LaFarge for several more years. However, by the time of the 1916 directory, Agatha had moved next door to 722 Pine (then called 410 Pine). Agatha conveyed her ownership to these lots to her daughter, Annie, in 1919. It appears that Agatha continued to live at 722 Pine until near the time of her death in 1931.

At the time that Agatha moved to 722 Pine, her daughter, Annie, continued to occupy 633 LaFarge, now with her husband, Robert Kerr, whom she married in 1909. Robert Kerr was born in Colorado in 1879 of an Irish born father and Canadian born mother. According to the family's written history, this Kerr family came to Louisville in 1900. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 LaFarge with Agatha Stecker living next door at 722 Pine.

In Louisville directories, the former address of 633 LaFarge is most often given as 146 and 140 LaFarge, although 130 LaFarge is also given as an address for this residence.

Annie Stecker Kerr passed away in 1931 and Robert Kerr passed away in 1937. Their daughter, Alma, married Floyd Brennan; their daughter, Bertha, moved to California. In 1953, Bertha conveyed her interest in the family properties to her sister, Alma.

Louisville directories show that Alma and Floyd Brennan resided at 722 Pine, where Alma's grandmother Agatha Stecker had lived, in the 1950s. This is shown in the directories for 1955 through 1960.

For a period of time, the house at 633 LaFarge was rented out by Alma and Floyd Brennan. For the years of 1953 through 1959, for example, Francis and Kathleen Kennedy are listed in Louisville directories as residing at 633 LaFarge. Francis was a technician for RCA and Kathleen worked as a waitress at Louisville's Blue Parrot Café.

By 1966, Alma and Floyd Brennan were residing at 633 LaFarge. Floyd Brennan worked for thirty-five years as a labor foreman with a construction company and passed away in 1984. Alma Brennan passed away in 1999.

Today, descendants of the Stecker / Kerr / Brennan family continue to own the three properties of 633 LaFarge, 722 Pine, and 720 Pine.



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### Sources

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.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com)

Drumm's Wall Map of Louisville, Colorado, 1909

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

*Green Mountain Cemetery Index to Interment Books, 1904-1925*, Boulder Genealogical Society, 2006.

Sacred Heart of Mary Cemetery, Boulder County, records of burials, accessed through [www.findagrave.com](http://www.findagrave.com).

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 633 LaFarge Avenue was constructed around 1900 and is a typical early-1900's wood frame vernacular house of this area. The primary façade faces east to LaFarge Avenue. The original form of the house is apparent when viewed from both LaFarge Avenue and from Pine street to the north.

The overall mass of the house remains as it was in the early 1900's with a steep gable roof (12:12 pitch) over the main structure, a nested gable at the front of the house, and hipped roofs over the front and rear porches. It appears that the front porch was originally a screened porch while in 2020 it is an open-air porch. It is unclear when the rear porch was added and whether it was originally enclosed, but this porch was present, and enclosed, prior to 1948. The clapboard siding on the rear porch is different than that found on the remainder of the house, suggesting that this porch was originally open-air or screened-in, and fully enclosed at a later date; the rear porch was likely enclosed in the 1920's based on the type of clapboard siding used.

All the clapboard siding is likely original. It is unclear whether the Victorian shingles in the smaller front gable are original, but this type of Victorian detailing has been found on several other homes of this time period in the Louisville area, suggesting that these shingles are original as well.

All of the windows are replacements but are in the original locations, built of wood construction, and most of the windows match the original sizes. Where the windows do not match the original sizes, evidence of the original size remains as visible in the patches of siding over the original window openings.

Overall, the current structure maintains the original architectural integrity when viewed from either LaFarge Avenue or Pine street.

633 LaFarge Avenue is not listed on the National, State, or Local Register.

Primary Changes Occurring Over Time:

- Original House (RED): 1898 - 1900
- Enclosed Porch (ORANGE): 1898 - 1900
- Attic space finished (GREEN): 1900 - 1908
- Rear Enclosed Porch (BLUE): Pre-1948
- Brick Chimney: Pre-1948
- Partial basement dug-out: Pre-1948
- Front covered porch foundation & deck replaced: 2000
  - New porch columns
  - Open-air covered porch
  - Original roof but no longer enclosed
- South window replaced with double doors & transom: 2001
- Barn & shed removed: 2010



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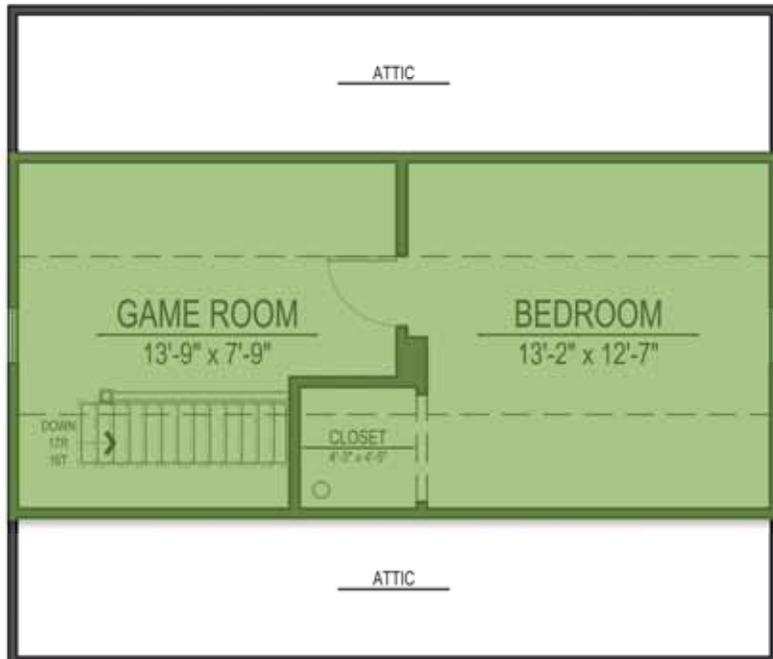
2.2 FLOOR PLAN

First Floor Plan:



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Attic Floor Plan:



2.3 PROPOSED USE

There is no proposed change of use at this time.

**3.0 STRUCTURE CONDITION ASSESSMENT**

**3.1 SITE**

**ASSOCIATED LANDSCAPE FEATURES**

Description:

Approximately 1/10 of the lot is covered by the building footprint, located in the northeast quadrant of the lot. The house is set back approximately 9 feet from the north property line and 9 ½ feet from the east property line, with a 2-foot front porch encroachment. Additionally, a 30' x 24' garage and 8' x 10' shed are located in the southwest quadrant of the lot. The garage faces north towards Pine Street with a concrete pad and gravel drive leading to Pine Street. The framed garage and shed were built in 2010, according to city records.

A mixture of concrete and brick paved paths and patios are found around the shed, leading to the shed and driveway from the house, and leading to the house from the public right-of-way. An 8'-6" diameter round stone and concrete patio is on the south side of the house.

An untreated wood picket fence varying in height between 4-feet and 6-feet tall surrounds the lot on the east and south sides as well as varying location throughout the site. A 4-foot tall, wrought-iron fence encloses the lot on the north side. Parts of the wood fence were initially added in 1998 and then expanded and replaced in 2010. The wrought-iron fence was added in 2010.

Two outbuildings that appear to be a shed and a garage were demolished in 2010, in approximately the same locations as the existing garage and shed but both of smaller footprints.

Condition Evaluation:

Overall, the landscape features are in good condition.

Recommendations:

No recommendations at this time.



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*Patio, walkway, & wood fence*



*Gravel drive, garage, & shed*

## GRADING

### Description:

The site is relatively flat and overall slopes from the north to the south. The east portion of the site drains to the LaFarge Avenue curb and gutter and the north side of the site drains to the Pine Street curb and gutter.

The grading around the house is minimal, but positive away from the house. The grading in the northeast corner of the lot is built up approximately 1 ½ feet with a retaining wall built of railroad ties.

### Condition Evaluation:

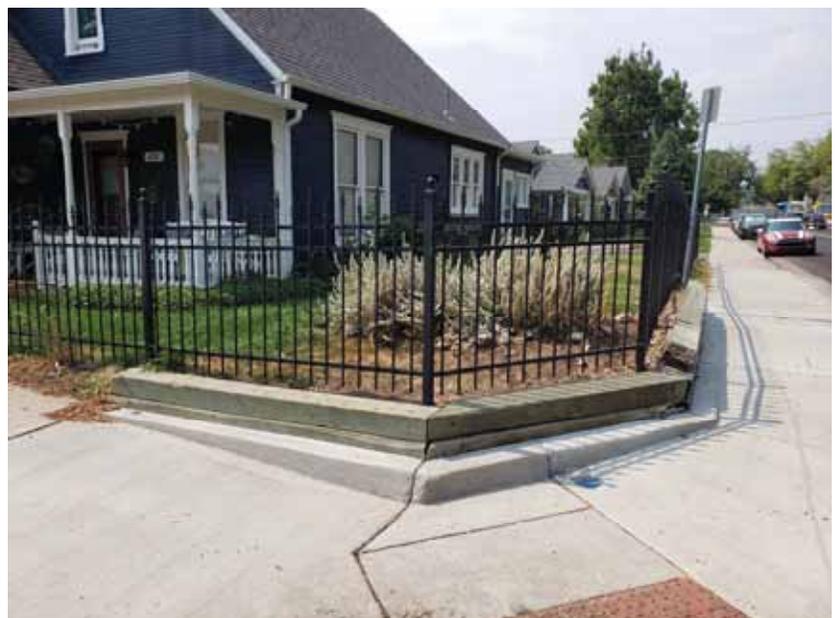
The overall site grading is in good condition. The drainage away from the house is in fair condition as it appears to be positive, though minimal.

### Recommendations:

1. Around the entire perimeter of the house, the finished grade should be a minimum of 6" below the top of the foundation and slope away from the foundation wall.
2. The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.
3. Consider re-grading the northeast corner of the lot, removing the retaining wall, and sloping the grade to drain towards the street curb and gutter.



*Overall flat site*



*Built-up grading and retaining wall - northeast property corner*



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## PARKING

### Description:

A detached, 3-car garage is located in the southwest quadrant of the site, facing north to Pine Street. The garage is wood framed on a poured concrete slab-on-grade foundation. A gravel driveway leads from Pine Street to the garage, with a 14-foot deep concrete slab poured in front of the garage, spanning the entire width. Large space is available for tandem parking on the north side of the garage. The garage was added in 2010, according to city records.

### Condition Evaluation:

The parking is in good condition.

### Recommendations:

No recommendations at this time.



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*3-car garage & concrete slab*

### 3.2 STRUCTURAL SYSTEM

#### FOUNDATION SYSTEMS

Description:

The foundation is exposed on the north, east, and south sides of the original house. The foundation on west side of the house is covered by the west addition and the foundation on the west addition is not visible as the siding runs to grade. A partial basement and crawlspace in the central part of the house allows observation of some of the foundation walls. The partial basement extends to the east and south edges of the original house, nearly to the west edge of the original house, and becomes crawlspace on the north side of the central beam line. The foundations under the front porch and the west addition are not accessible.

The original foundation that still exists is constructed of stone with a thin concrete covering at some areas over the original stone. Either concrete or masonry foundation is constructed where the foundation was extended to create a basement and a new front porch. The original stone foundation is approximately 2-3 feet tall. At some point after the original construction, likely when a coal burning furnace was installed, concrete walls were added below the foundation walls to lower the elevation of the original crawlspace and create a partial basement space. The foundation walls built at this time help to retain the soil below the original walls. A concrete floor slab was also added at this time.

In 2000, the front porch was repaired, and it appears that the concrete foundation under the porch was replaced at this time. New concrete pads to support the new floor framing were built at this time.

There is a stud wall between the crawlspace and basement that was coated with concrete that retains the crawlspace grade.



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*Original stone foundation*

Condition Evaluation:

Both the original stone and the concrete retaining walls show small signs of cracking where the walls are visible and are in poor condition. Some sections of the foundation are in good condition. However, there are several areas that are in poor condition, mainly the north side original stone foundation wall where large cracks and movement are apparent. The concrete foundation underneath the front porch is in good condition.

Recommendations:

1. Repair the crawlspace beam line and provide concrete foundation supports below each of the new and existing posts.
2. All exposed stone foundations should be repaired and repointed. The north foundation wall, towards the east end of the building, specifically needs repair.
3. Further investigation of the wood/concrete retaining wall between the crawlspace and the basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
4. The newer concrete walls below the original stone walls in the basement should be monitored and/or further investigated. Over time, the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.



*Concrete foundation under front porch*



*Retaining wall (left), crawlspace & bearing posts, original stone foundation seen on the right*



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## FLOOR & CEILING SYSTEMS

### Description:

The floor framing is constructed of 2x6 floor joists at 24 inches on-center, running north to south. The joists appear to be supported by the exterior foundation walls with a sill plate and an interior beam line in the crawlspace and a double plate system supported by wood logs directly below the bearing wall above. The crawlspace beam is a 4x beam supported by 2x and 4x posts, with the bottom of the posts bearing in the crawlspace dirt. The main beam between the crawlspace and basement areas is a (20 2x6 flat plates with round, tree post supports. Spacing of beam supports varies. There is a stud wall adjacent to the center-most beam line. The studs in this wall are attached to both the slab and the floor joists, coated with concrete and help to retain the crawlspace dirt.

The beams continue from the west end to the east end of the original house. In addition, a new (2) 2x12 beam with an adjustable pipe column and new concrete footings was added at the northeast portion of the house. From the beam, pressure treated 2x joists were installed to a new east foundation to support the front porch. This work appears to have been done in 2000.

Sheathing and flooring consists of 1x3 tongue and groove with no additional floor above as the 1x3 is finished and acts as the final finished floor on the main level. No anchor bolts between the sill plate and the foundation were observed.

Access to evaluate the west addition framing was not available.



*Floor joist, floor sheathing (finished floor), & supports in crawlspace*



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Condition Evaluation:

The main level 2x6 joists are in good condition and the span and size of the joists are typical for houses built around the same time in the Louisville area. The joists size and spacing do not meet minimum IRC code requirements, especially for 24" on-center spacing and a 10-foot span. The longer 14-foot span was reduced by the interior beam line in the crawlspace.

Recommendations:

1. Add additional joists or interior supports to reduce the joist span and help reduce floor deflection.
2. Further review of the double plate being used as a bearing wall to support the main floor, upper floor, and roof framing. Either additional posts or a deeper beam system may be needed to properly support the loads above.
3. Further review, and possible replacement, of the beam and posts in the crawlspace may be required. See *Foundation Systems* section for further information about proper support of the wood posts.
4. Repair and replace the wall structure at the north foundation wall once the foundation issues have been properly addressed as discussed above.
5. Work with a licensed structural engineer to properly provide support of the floor framing around the stair opening to the basement. This will likely require a new structural beam and support of interrupted floor joists.



*Basement opening, beam, floor joist, & post*



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*Adjustable pipe column*



*Framing beneath front porch*

## ROOF FRAMING SYSTEMS

### Description:

The roof framing above the main portion of the house is built of 2x4 rafters at 24 inches on-center and 2x6 ceiling joists at 16 inches on-center. It is unknown if the ceiling joists are spliced at the center bearing wall. A joining ridge member does not appear to be present but visibility to this area was limited. Collar ties are present at approximately one to two feet from the ridge. The size, spacing, and attachment of the collar ties is not visible.

2x4 cripple walls were built below the roof rafters, down to the ceiling joists, at approximately 5 feet in from the exterior walls. The space outside of the cripple walls is attic space whereas the space between the two cripple walls is finished living space. The cripple walls reduce rafter spans, but increase the loading on the ceiling joists.

Original roof sheathing is present and is constructed of 1x decking with large spaces between each member. Another layer of OSB sheathing is installed above the 1x sheathing and was likely applied when the original roof was removed and replaced with a new asphalt composite shingle roof (see *Roofing Systems* section).

The gable ends are framed with 2x4 studs, balloon-framed from the main level exterior wall below.

There is no access to the front porch roof framing or the west addition roof framing. The front porch and the west addition have flat ceilings and are likely framed with 2x rafters and 2x ceiling joists. According to city records, when the porch was re-constructed in 2000, the original roof was not replaced or altered.

### Condition Evaluation:

The roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. There is little to no evidence of water damage where the roof was able to be observed. There is no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance are similar to other buildings of this age.

### Recommendations:

1. Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The 2x4 cripple walls add additional load to an already over-stressed ceiling system.
2. Investigate the roof framing in the west addition and front porch to determine if they need additional support.



*Roof framing inside attic space*



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3.3 ENVELOPE – EXTERIOR WALLS

**EXTERIOR WALL CONSTRUCTION**

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original clapboard siding appears to be attached directly to the wall framing, as seen in the attic. No visible sheathing is present.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 9 feet tall which is the upper acceptable limit for 2x4 construction, mainly due to the high wind loads of the Louisville area. No signs of interior finish material damage were observed.

Recommendations:

No recommendations at this time.



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*Gable end wall framing in attic - siding attached directly to studs*



*Wall framing in attic - double top plate, top of stud, & original lathe*

## EXTERIOR FINISHES

### Description:

The entire original house, and main roof gable ends, are clad in painted wood clapboard siding. Based on observations in the attic, the clapboard siding is likely original. The smaller, protruding gable end facing LaFarge Ave. is clad in painted wood, Victorian-style shingles. The clapboard siding and Victorian shingles are present in the 1960's photo but indeterminable in earlier photographs. Based on the style, it is likely that the clapboard and shingle siding on the main house are original as both were common materials used on similar houses, built around the same time in the Louisville area.



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The west addition also has painted wood clapboard siding. This siding however has a smoother profile with rounded edges when compared to the clapboard siding found on the original house. This clapboard siding is more typical of what is seen on similar houses in the Louisville area and further suggest that the siding found on the original house is original. The west addition is represented on the 1948 Boulder County Assessors card as a porch. The porch was enclosed after 1948 and the siding found on this portion likely dates to that time.

The siding profile used on the west addition to the house is also found where windows were filled-in on the original house, as discussed in the *Windows* section.

### Condition Evaluation:

The wood clapboard siding is in good condition.

### Recommendations:

No recommendations at this time.

## EXTERIOR MASONRY

### Description:

There is no exterior masonry or any signs of exterior masonry existing in the past. The painted stone seen at the base of the original house is the original stone foundation, as discussed in the *Foundation Systems* section.



*Original siding (left) and siding found on west addition (right)*



*Original stone foundation*

**EXTERIOR APPENDAGES**

Description:

There is a 14-foot wide by 5-feet deep covered front porch on the east house façade, in the northeast corner. The front porch appears on the 1948 Boulder County Assessor card ground plan sketch, photos from the 1960's, 1948, and 1913, and is likely original. In all of the historic photos between 1913 and the 1960's the front porch is screen-ed in (see *Photographs and Illustrations* section). According to city records, the screened-in front porch was removed in 2000. At that time, the porch foundation was replaced, the deck was repaired or replaced, and new turned wood columns were added. The original footprint of the front porch remained the same and the roof of the front porch was not removed during the 2000 re-build, which appears today as it does in all of the historic photos.

The 1960's photo likely shows the screened-in front porch as it originally existed. Notable features include: boxed-out columns in the corners, screens on all sides, a door centered on the main house gable, and a tapered half-wall with wood shake-shingle siding.

The west addition on the house was originally a porch. It is unclear when the porch was added but is present in the 1948 Boulder County Assessor card ground plan sketch. At some point around 1948 the porch was enclosed as part of the main house.

On the south side of the house there is a 6-feet wide by 3-feet deep wood landing with steps to grade that was constructed in 2001 when the French doors were added (see *Doors* section).

Condition Evaluation:

The front porch, west addition, and south landing are in good condition. The foundations and roof structures of the front porch and west addition are addressed in the *Foundation Systems* and *Roof Systems* sections.

Recommendations:

1. Address the foundations and roofs of the front porch and west addition as prescribed in the *Foundation Systems* and *Roof Systems* sections.
2. Consider restoring the front porch to a screened-in porch. The screened in porch appears to be original as it is present as early as the 1913 photo. The 1960's photo can be used to re-create the porch. The tapered half-wall with wood shake-shingle siding is a common feature on houses built around the same time in the Louisville area and several examples still exist.



*Wood landing on south side of house*



*Covered front porch*



*West addition*



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### 3.4 ENVELOPE – ROOFING & WATERPROOFING

#### ROOFING SYSTEMS

Description:

The entire house and covered porch roof have an asphalt composite shingle roof that was added in 2018, according to city records. According to city records, a wood shingle roof was removed and replaced with an asphalt composite shingle roof in 1998. The new roof added in 2018 was likely added due to hail damage, as was common in the Louisville area at this time. The wood shingle roof in the 1960's photo is likely the original roof that was removed in 1998.

Mid-roof and upper-roof ventilation are present on the south side of the main gable, were likely added in 2018, and appears to be adequate ventilation for the roof area.

Condition Evaluation:

The asphalt composite shingle roof and roof venting are in good condition.

Recommendations:

No recommendations at this time.

#### SHEET METAL FLASHING

Description:

Metal flashing is found around the brick chimney penetration through the roof. The date that the metal flashing was applied is unknown. Painted metal flashing is also found where the porch roof and the west addition roof meets the gable end wall of the main house. The front porch flashing does not appear in the 1960's photo and was likely added in 1998 when a new roof system was installed.

Condition Evaluation:

The metal flashing is in good condition.

Recommendations:

No recommendations at this time.



*Asphalt composite shingles, roof venting, & metal flashing at low roof & chimney*



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## PERIMETER FOUNDATION DRAINAGE

### Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction time period and construction methods used, it is unlikely that a perimeter foundation drain exists.

## DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

### Description:

Painted white, k-style gutters are found on both the north and south sides of the house gable and on all sides of the hipped covered front porch and west addition roofs. 2x3 downspouts are located at all four corners of the house with the house roof emptying into the front porch gutters and then through a downspout in the corner of the house.

All of the downspouts, except for the one in the southwest corner, have adequate gutter extensions directing water several feet away from the house foundation. The downspout in the southwest corner discharges directly at the house footprint. Gutters and downspouts do not appear in the 1960's photo and were likely added in 1998.

### Condition Evaluation:

The gutters and downspouts are in good condition. The discharge location of the downspout in the southwest corner is in poor condition as it discharges water next to the foundation, with the potential to cause foundational damage.

### Recommendations:

Add an extension to the downspout in the southwest corner. This downspout is near a concrete path so a flexible extension is recommended to divert water away from the house foundation without creating a tripping hazard in the walk path.



*Proper downspout extension*



*Add flexible downspout extension*

## SKYLIGHTS / CUPOLAS

### Description:

There are no skylights or cupolas.



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3.5 WINDOWS & DOORS

**DOORS**

Description:

The front door is a stained wood door with a quarter-lite, dentils, and decorative carvings. This door appears to be in the original location and is possibly original as the door style is similar to other historic doors found in the Louisville area. The front door has an aluminum, full-lite storm door.

There are two doors on the north side and west side of the west addition. Both of these doors are painted wood doors with half-lites and aluminum storm doors. Both of these door locations were likely added when the rear porch was enclosed and the north location is present in the 1960's photo.

On the south side of the original house is a painted wood French door with full divided lites and a transom. According to city records, this door was added in 2001 and replaced a window in this location.

Condition Evaluation:

The north, west, and south doors are in good condition. The front door is in fair condition as it needs to be re-finished. There are no issues with opening, closing, or sealing in any of the doors.

Recommendations:

Re-finish and stain the wood front door.



*South side French door*



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*Front door & storm door*



*West door & storm door*



*North door & storm door*

## WINDOWS

### Description:

On the east and north façades of the original house are several wood, single-hung windows that appear to be original and are sealed shut. The windows are tall and narrow, and there are two locations of paired windows. Smaller, triple-paired windows are located in the kitchen. There is a matching window in the gable end. All of these windows appear in the 1960's photo (excluding two hidden by the screened front porch). The style of windows is similar to what is commonly found on houses built in the early 1900's in the Louisville area. The presence of the operable window in the gable end in the 1913 photo suggests that the attic space in which it is located was finished by this point in time. There is a matching window in the west side gable as well.

In the northwest corner of the west addition there are six fixed, wood with divided lites, upper windows. These windows were likely added when the porch was enclosed. In the southwest corner of the west addition are two wood, wide and narrow, glider windows, one on each side. These windows do not match any other windows found on the house and appear to be the most recent addition but the date that they were added is unknown.

On the south side of the house is a wood double-hung window that is still operable. Siding patchwork on the exterior of the house reveals that this window location used to have a taller window, of similar size to the other tall and narrow single-hung windows, that was likely original.

According to city records, a window was replaced in 2001 with the current French door. This window likely matched the other single-hung windows and was likely original. The new French door now has a transom above that was added at the same time as the door in 2001.

### Condition Evaluation:

All of the windows are in fair condition. Most of the windows are no longer operable and those that still are show signs of poor sealing.

### Recommendations:

1. Replace all windows with new, operable windows that match the styles currently found. The glider windows may or may not be original to these locations. Clues as to the original window sizes may still exist in the framing. If the framing is exposed for repairs in the future, consider replacing these windows with windows matching the style found in the northwest corner of the west addition.
2. Replace the French door on the south side with a tall and narrow window, as found on the remainder of the original house.
3. Replace the window in the bathroom with a taller, single-hung window, as seen in the siding patch, with a window that matches those found on the remainder of the house.



*Original window size seen in siding patch*



*Kitchen windows*



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3.6 EXTERIOR DETAILS

**SOFFIT & FASCIA**

Description:

Soffit and fascia are built of 1x boards on all of the roof eaves and overhangs. The fascia is plumb-cut and soffits are boxed-out on the front porch and the west addition. The rafters are square-cut on the original house roof.

Condition Evaluation:

The soffit and fascia are in good condition.

Recommendations:

No recommendations at this time.

**TRIM**

Description:

Painted 1x4 corner trim and frieze board are found throughout the original house and west addition. A decorative cornice separates the clapboard siding and the shingles in the smaller east gable. All of this trim appears in the 1960's photo and appears to be original.

Typical 5-piece, painted wood window trim is found on all of the windows on the original house, the two windows in the gable ends, the front door, and the French door. 4-piece window trim is found on the windows and doors in the west addition. All of the window trim seen in the 1960's photo matches what is present in 2020, appears to match the earlier photos from 1948 and 1913, and is likely original.

Condition Evaluation:

All of the trim is in good condition.

Recommendations:

No recommendations at this time.

**ORNAMENTATION**

Description:

There is no ornamentation or any signs of ornamentation existing in the past.



*Soffit, fascia, & frieze board*



*5-piece window trim, corner trim, & cornice*



*4-piece window trim*



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### 3.7 MECHANICAL SYSTEMS

#### HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired, forced-air furnace, located in the basement. The furnace is atmospherically vented through the roof. Supply lines run through the basement and crawlspace to registers in the floor of the main level.

Air conditioning is provided through the furnace system. The air conditioning unit is located on the south side of the house, in the southwest corner and the condensate line penetrates the exterior wall and runs through the basement. Additionally, a window a/c unit was being used in the east gable window during the site visit. No heating and cooling registers service the attic living space.

A brick chimney runs with the roof structure, through the center of the roof. There is evidence of the chimney on the main floor but no longer in the basement. Chimney was likely added when the basement was dug out to accommodate a coal-burning furnace located in the basement. The chimney is visible in the 1948 image and according to city records, was repaired in 1998.

Condition Evaluation:

The furnace, air conditioning, and supply lines appear to be in good condition but were not tested during the site visit.

Recommendations:

No recommendations at this time.

#### VENTILATION

Description:

Ventilation is handled through operable windows. Several of the original windows are no longer operable. Please reference the *Windows* section.



*Forced-air furnace in basement*



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## WATER SERVICE, PLUMBING, & SEWER UTILITIES

### Description:

A standard 40-gallon, gas-fired water heater is located in the basement and is atmospherically vented through the roof. The water delivery system is primarily copper but there are several galvanized water lines in the basement that appear to still be in use.

Waste lines are a mix of primarily ABS and some cast iron. According to city records, the sewer line was partially replaced in 1998 and then again in 2017.

### Condition Evaluation:

The copper distribution system appears to be in good condition. The several galvanized pipes appear to be a mixture of some that are still in use and others that are abandoned. The galvanized pipes are in poor condition.

Where exposed, the ABS waste lines are in fair condition. Connections to the cast iron lines are in poor condition and most of the cast iron piping is in poor condition as there are several signs of rust and deterioration.

The sewer line was not observed during the inspection, but due to the partial replacement in 2017, is likely in good condition.

### Recommendations:

1. Work with a licensed plumber to remove all galvanized piping, those that are still in use and those that are abandoned, and run new distribution lines, either copper or PEX to all plumbing fixtures.
2. Work with a licensed plumber to remove and replace any deteriorated cast-iron waste lines and any ABS lines that show signs of deterioration.



*Plumbing distribution & waste lines - some appear to be abandoned*



*Water heater*



## FIRE SUPPRESSION – SPRINKLERS

### Description:

No fire suppression was observed.

## 3.8 ELECTRICAL SYSTEMS

### ELECTRICAL DISTRIBUTION SYSTEM

#### Description:

Electrical service to the house is brought in overhead from the west alley, in the southwest corner of the lot, and enters on the south side of the house, in the southwest corner, where the electrical meter and main panel are located. Overhead service runs from the house to a sub-panel in the garage. The garage sub-panel were not accessible for inspection. The main panel is a 150-amp panel that was added in 1999, according to city records.

Electrical distribution throughout the house is Romex and was added in 1999, according to city records. The original electrical distribution was knob and tube and there are still several fixtures that appear to run on the original knob and tube wiring.

#### Condition Evaluation:

The electrical service and wiring updated to Romex are in good condition. The original knob & tube wiring are in poor condition.

#### Recommendations:

1. Replace any remaining knob & tube wiring with new Romex wiring.
2. Consider updating to a 200-amp panel.



*Main electric panel*



*Romex and original knob & tube wiring in basement*



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## LIGHTING

### Description:

The front door and south French doors have sconce lights installed near to them and it appears that one was installed at one point next to the north door that has since been removed and patched. A down light is attached to the soffit above the west door and motion sensor flood lights are located where the west addition meets the original house, facing towards the gravel driveway.

### Condition Evaluation:

The exterior sconce and flood lights are in good condition. The light above the west door appears to be a temporary installment.

### Recommendations:

1. Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.
2. Add a full cutoff, high efficiency sconce light to the north door where there previously was a fixture.



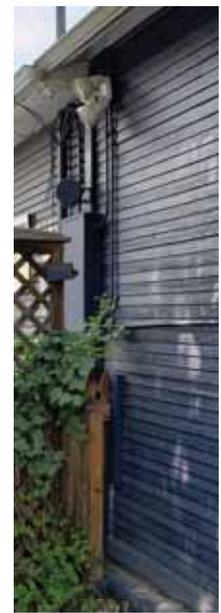
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*Patched exterior light location*



*Light at west door*



*Flood lights*

## FIRE DETECTION SYSTEM

### Description:

There is no fire detection system, or any signs of a fire detection system having existed in the past.

## SECURITY SYSTEMS

### Description:

There is no security system or any signs of a security system having existing in the past.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.



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4.3 ZONING CODE COMPLIANCE

Lot Dimensions: 75' x 105'  
Lot Size: 7,875 sf (Improvement Survey Plat)  
Zoning: [RM](#) (one residential unit per 3,500sf)  
 Property is subject to the [Old Town Overlay Zoning District Regs](#)

Areas of levels in square feet (sf):  
 First (above ground) finished area: 913 sf  
 Second floor finished area (may not qualify for floor area per code): 348 sf  
 Detached garage: 699 sf  
 Enclosed porch area: 65 sf

Allowable Building Height (from existing grade):

Primary Structure: 27'  
 Accessory Structure: 20'

Lot Coverage:

|               |          |       |  |
|---------------|----------|-------|--|
| Existing:     | 1,835 sf | 23.3% | First floor + porch area + garage + shed |
| Allowable:    | 2,450 sf |       | 615 sf remain                            |
| Preservation: | 2,756 sf | 35%   | 921 sf remain                            |
| Landmark:     | 3,150 sf | 40%   | 1,315 sf remain                          |

Floor Area Ratio:

|               |          |       |                                     |
|---------------|----------|-------|-------------------------------------|
| Existing:     | 1,960 sf | 24.8% | First floor + garage + studio areas |
| Allowable:    | 2,799 sf |       | 839 sf remain                       |
| Preservation: | 3,150 sf | 40%   | 1,190 sf remain                     |
| Landmark:     | 3,543 sf | 45%   | 1,583 sf remain                     |

Setbacks:

|                           |     |  |
|---------------------------|-----|--|
| Front:                    | 20' | (could be different depending on the front of neighboring house locations) |
| Front Porch:              | 6'  | (6' encroachment into front yard & street side yard setback)               |
| Rear:                     | 25' |  |
| Side (side street):       | 15' | (10' with Preservation or Landmark Designation)                            |
| Side (interior lot line): | 7'  | (5' with Preservation or Landmark Designation)                             |
| Accessory Rear:           | 3'  |  |
| Accessory Side:           | 3'  |  |

Note: Building area square footages are taken from:

- ISP dated August 13, 2020
- As-built measurements as measured from the interior face of wall, by DAJ Design



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## 5.0 PRESERVATION PLAN

### 5.1 PRIORITIZED WORK

#### CRITICAL DEFICIENCY

- Repair the crawlspace beam line and provide concrete foundation supports below each of the new and existing posts.
- All exposed stone foundations should be repaired and repointed. The north foundation wall, towards the east end of the building, specifically needs repair.
- Further investigation of the wood/concrete retaining wall between the crawlspace and the basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
- The newer concrete walls below the original stone walls in the basement should be monitored and/or further investigated. Over time, the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.
- Add additional joists or interior supports to reduce the joist span and help reduce floor deflection.
- Further review the double plate being used as a bearing wall to support the main floor, upper floor, and roof framing. Either additional posts or a deeper beam system may be needed to properly support the loads above.
- Repair and replace the wall structure at the north foundation wall once the foundation issues have been properly addressed as discussed above.
- Work with a licensed structural engineer to properly provide support of the floor framing around the stair opening to the basement. This will likely require a new structural beam and support of interrupted floor joists.
- Add an extension to the downspout in the southwest corner. This downspout is near a concrete path so a flexible extension is recommended to divert water away from the house foundation without creating a tripping hazard in the walk path.
- Replace all windows with new, operable windows that match the styles currently found.
- Work with a licensed plumber to remove all galvanized piping, those that are still in use and those that are abandoned, and run new distribution lines, either copper or PEX to all plumbing fixtures.
- Work with a licensed plumber to remove and replace any deteriorated cast-iron waste lines and any ABS lines that show signs of deterioration

#### SERIOUS DEFICIENCY

- Around the entire perimeter of the house, the finished grade should be a minimum of 6" below the top of the foundation and slope away from the foundation wall.
- The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.
- Re-grade the northeast corner of the lot, removing the retaining wall, and sloping the grade to drain towards the street curb and gutter.
- Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The 2x4 cripple walls add additional load to an already over-stressed ceiling system.
- Investigate the roof framing in the west addition and front porch to determine if they need additional support.
- Re-finish and stain the wood front door.
- Replace the French door on the south side with a tall and narrow window, as found on the remainder of the original house.
- Replace the window in the bathroom with a taller, single-hung window, as seen in the siding patch, with a window that matches those found on the remainder of the house.
- Replace any remaining knob & tube wiring with new Romex wiring.



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**MINOR DEFICIENCY**

- Consider restoring the front porch to a screened-in porch. The screened in porch appears to be original as it is present as early as the 1913 photo. The 1960's photo can be used to re-create the porch. The tapered half-wall with wood shake-shingle siding is a common feature on houses built around the same time in the Louisville area and several examples still exist.
- Consider updating to a 200-amp panel.
- Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.
- Add a full cutoff, high efficiency sconce light to the north door where there previously was a fixture.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.



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6.0 PHOTOGRAPHS AND ILLUSTRATIONS



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*Looking West from Pine St. – May, 1913*



*East Elevation – 1948 Boulder County Assessor Card Image*



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*East Elevation - 1960s*



*East Elevation - 2020*



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*Northeast Corner - 2020*



*North Elevation - 2020*



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*Northwest Corner - 2020*



*West Elevation - 2020*



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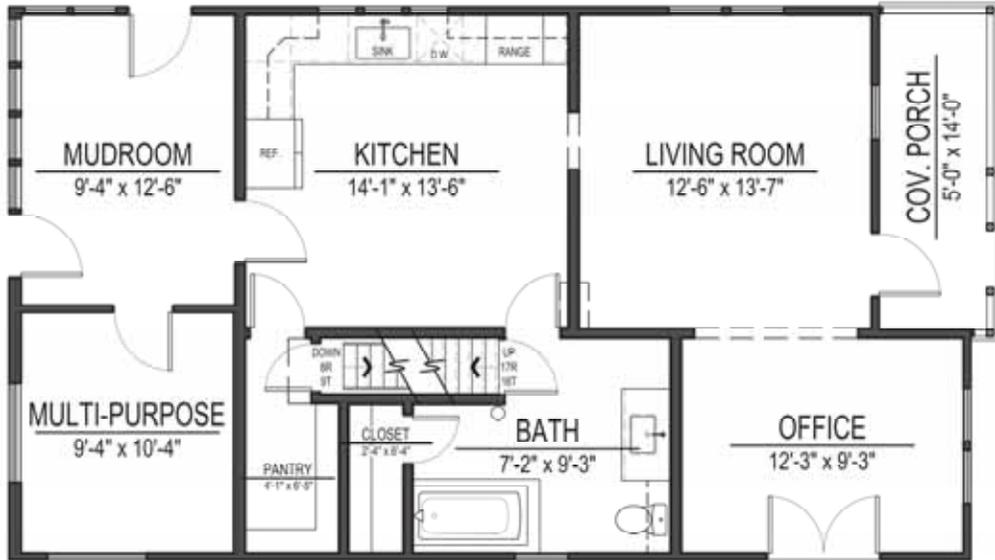
*Southwest Corner - 2020*



*South Elevation - 2020*



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**1**  
**A1.1** MAIN LEVEL FLOOR PLAN  
SCALE: N.T.S.




**1**  
**A1.2** UPPER LEVEL FLOOR PLAN  
SCALE: N.T.S.





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1  
A2.1

BUILDING EAST ELEVATION  
SCALE: N.T.S.



1  
A2.2

BUILDING NORTH ELEVATION  
SCALE: N.T.S.

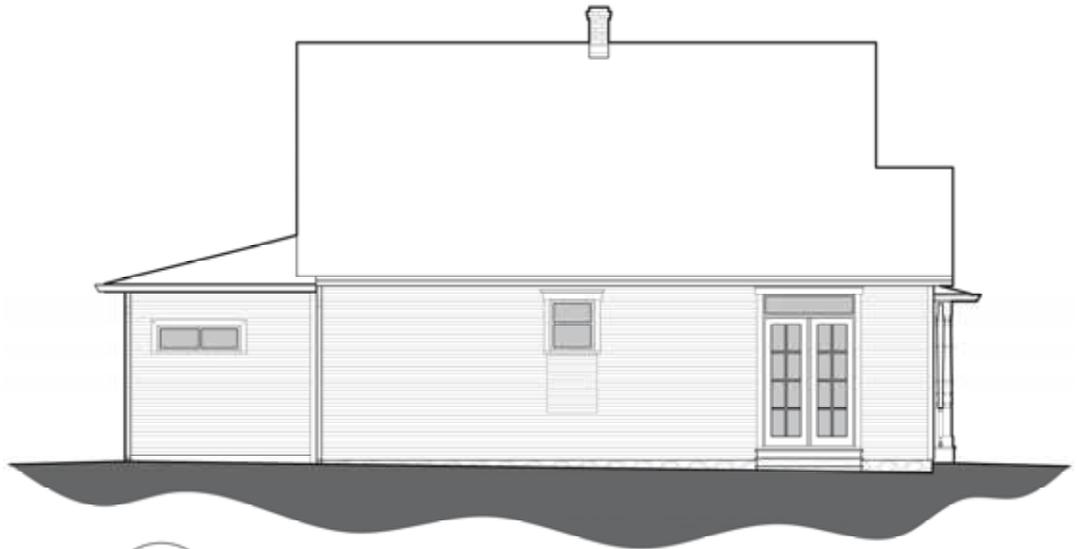


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1  
A2.3

BUILDING WEST ELEVATION  
SCALE: N.T.S.



1  
A2.4

BUILDING SOUTH ELEVATION  
SCALE: N.T.S.



August 28, 2020

Attn: Andy Johnson  
DAJ Design  
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 633 Lafarge. The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

## **I. Building Description:**

The building was constructed in the late 1800s or early 1900s based on the county records, however, there appears to have been an addition on the west side of the building that was completed at a later date. This addition may be pre-fabricated and remodeled over the life of the building. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a 2-story structure with what appears to be an attic that was converted to living space at a later date. There were no dormers in the attic/roof construction. The original house was built above a crawlspace. Later, approximately half the crawlspace was lowered to create a basement, (it is unknown when during the life of the building this occurred). No access is available below the rear addition. The basement is accessed by an interior stair at the center of the building, below the stairs to the upper attic/living area.

The building is a wood-framed structure supported by an original stone foundation. Concrete foundations were used to create basement spaces. Roofing consists of asphalt shingles at all areas, including the front porch and rear addition. Interior floor finishes are primarily wood flooring (the original 1x3 floor sheathing finished) and lath and plaster interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a slab-on-grade on the south west corner of the building lot
2. A small shed in the back yard.



## II. Roof Framing:

### A. Description:

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x6 ceiling joists at 16" o.c. It is unknown if the ceiling joists are spliced at the center bearing wall.
2. There does not appear to be a joining ridge member, but we noted collar ties 1-2 feet from the ridge. The size, spacing and attachment of the collar ties is unknown.
3. 2x4 cripple walls were built below the rafters, down to the ceiling joists at approximately 5'-0" from the exterior walls. This denoted attic space from living space in the 2<sup>nd</sup> story. This also reduced rafter spans but increased the loading on the ceiling joists.
4. Original roof sheathing consisted of 1x decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing. The decking varied in width from 4" to 12".
5. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
6. We were unable to verify the roof framing in the rear addition. This location had a flat ceiling and is likely framed with 2x rafters with 2x ceiling joists. There was no access to the roof framing at the addition.
7. We were unable to verify the front porch construction. There was no access. It is likely that it is framed with 2x rafters and 2x ceiling joists. The porch appeared to have been constructed more recently, as evidence from below in the crawlspace/basement. The crawlspace extended below the floor of the porch.

### B. Condition/Evaluation:

The roof was in fair condition and very typical framing for a building of this age. There was little to no evidence of water damage, (at least where we were able to observe the roof from the south side in the attic). There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

### C. Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for nearly 120 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing 2x4 cripple walls only add additional load to an already over-stressed



ceiling joists, particularly on the north side of the building where the ceiling span is larger (14'-0" +/-)

2. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without further rafter and ceiling reinforcement. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
3. The rear addition roof framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

### **III. Main Level Exterior Wall Framing:**

#### **A. Description:**

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

#### **B. Condition/Evaluation:**

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 9'-0"+ tall, which is the upper limit for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

#### **C. Recommendation:**

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.



## IV. Floor Framing:

### A. Description:

The existing floor framing consists of 2x6 joists at 24" o.c. The joists appear to be supported by exterior foundation walls, an interior beam line in the crawlspace and a double plate system supported by wood logs directly below the bearing wall above. The crawlspace beam is a 4x beam supported by 2x and 4x posts, with the bottom in the crawlspace dirt. The main beam between the crawlspace and basement areas is (2) 2x6 flat plates with round, tree post supports. The spacing of the posts at each beam is random and varies. There is also a stud wall adjacent to the center-most beam line. These studs are attached to both the slab and floor joists, coated with concrete and help retain crawlspace earth.

The beams continue from the west end of the original house to the east end. In addition, a new (2) 2x12 beam with adjustable pipe columns and new concrete footings was added at the north east portion of the house. From the beam, pressure treated 2x joists were installed to a new east foundation to support the front porch. The location of the new (2) 2x12 beam appears to be the original east edge of the building, and the existing foundation was removed at this location.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption. No anchor bolts between the sill plate and the foundation were observed.

Lastly, the bearing of the joists along the north stone foundation wall seemed to have been compromised. A stud wall was built on the crawlspace grade to support the joists at this location.

### B. Condition/Evaluation:

The main level 2x6 joists were in good condition and the span and size of the joists are typical for buildings that we see of this type and age. The joists size and spacing do not meet minimum IRC code requirements, especially for the 24" o.c. spacing and the 10'-0" span. The longer 14'-0" span was reduced by the interior beam line in the crawlspace.

### C. Recommendations:

It is our recommendation that the following floor repairs be completed:

1. Additional joists should be added or alternately interior supports to reduce joist span and help reduce floor deflection.
2. Further review of the double plate being used as a bearing wall to support the main floor, upper floor and roof framing above is needed. Either additional posts or a deeper beam system may be needed to properly support the loads above.



3. Further review and possible replacement of the beam and posts in the crawlspace may be required. Please see the foundation section for further information about proper support of the wood posts.
4. Repair and replacement of the wall structure at the north foundation wall is likely required once the foundation issues have been addressed properly. Please see the foundation section of the report for further information.
5. Proper support of the floor framing around the stair opening to the basement is needed. This will likely require a new structural beam and support of interrupted floor joists.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

## **V. Foundation:**

### **A. Description:**

The original existing foundation consists of stone, a thin concrete covering at some areas over the original stone and either concrete or masonry where the foundation was extended to create a basement and the new front porch. We were unable to verify the foundation at the rear addition. The original stone foundation was only approximately 2'-3' tall. At some time after the original construction, concrete walls were added below the foundation walls to lower the elevation of the interior and allow for a basement in half of the building. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

At the front of the building, a concrete foundation was added to enlarge the crawlspace area and create a front porch. This is described in the floor framing section above. This also includes new concrete pads to support the new floor framing inside the crawlspace.

Lastly, the stud wall between the crawlspace and basement was coated with concrete and retains the crawlspace grade. This is discussed in further detail in the section above and below.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on the north, east and west sides.

### **B. Condition/Evaluation:**

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little signs of cracking where visible, except at one location in the crawlspace. We do not know what type of footing is below the retaining walls, if any, and how they are restrained.



We did not observe any foundation below the posts supporting the beams in the crawlspace and it is likely that the round, tree-like posts are only bearing on the slab below. We could not observe the foundation below the rear addition. The newer front foundation wall is concrete and seems to be in good condition, including the concrete pads supporting the east edge of the original house.

We would call the condition of the foundation of the main house poor to fair. Some sections are in good shape and others need to be addressed. It has performed adequately over the years, with only a few signs of distress, however, has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

### **C. Recommendations:**

We would recommend the following investigations and repairs of the existing foundation:

1. Repair the crawlspace beam line and provide concrete foundation supports below each of the new/existing posts.
2. All exposed stone foundations should be repaired and “re-tuck pointed”. The north foundation wall, towards the east end of the building, needs repair. This should be addressed along with proper support of the floor framing, as mentioned above.
3. Further investigation of the wood/concrete retaining wall between the crawlspace and basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
4. The newer concrete walls below the existing stone walls in the basement should be monitored and/or further investigated. Over time the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.

The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition. All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



## **VI. Structural Conclusions:**

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville (and probably for some modern structures), and is only mentioned for completeness of this report.

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.

D. The garage structure appeared to have been built on a concrete slab-on-grade with typical 2x4 wall construction and prefabricated roof trusses. It appears to be fairly new and in good shape.

E. A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

## **VI. Summary and Limitations:**

### A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation, and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use, and are not intended to eliminate all existing and potential future cosmetic defects.



B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

Jesse Sholinsky, P.E.



Resource Number: 5BL921  
Temporary Resource Number: 157508435012

COLORADO CULTURAL RESOURCE SURVEY  
**Cultural Resource Re-evaluation Form**

OAHP1405  
Rev. 9/98

1. Resource Number: 5BL921 2. Temp. Resource Number: 157508435012  
2A. Address: 633 LaFarge Avenue, Louisville, CO 80027  
Previous address prior to 1939: 130 LaFarge, 140 LaFarge, 146 LaFarge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge. Alternate addresses may be 633 La Farge, 130 La Farge, 140 La Farge, and 146 La Farge.

3. Attachments  
(check as many as apply)  
 Photographs  
 Site sketch map  
 U.S.G.S. map photocopy  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_
4. Official determination  
(OAHP USE ONLY)  
 Determined Eligible  
 Determined Not Eligible  
 Need Data  
 Nominated  
 Listed  
 Contributing to N.R. District  
 Not Contributing to N.R. Dist

5. Resource Name: Historic Name: Stecker / Kerr/ Brennan House  
Current Name: McWilliams House

6. Purpose of this current site visit (check as many as apply)

- Site is within a current project area  
 Resurvey  
 Update of previous site form(s)  
 Surface collection  
 Testing to determine eligibility  
 Excavation  
 Other

Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.



7. Previous Recordings: Architectural Inventory Form 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians. Historic Building Inventory Record 1985 by S. Mehls, C. Mehls of Western Historical Studies.
8. Changes or Additions to Previous Descriptions:

Construction History:

Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. A barn, southwest of the house, was built shortly thereafter, but removed in 2010 along with a small tool shed that was located east of the barn. A hipped-roof rear porch addition on the west side predates 1950.

In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the scrollwork brackets on the house. The scrollwork brackets are not original, having been added at some time between 1950 and 2000. In 2001, a window on the south wall was removed and replaced with a pair of French doors painted green, with a clear transom light above, leading to a wood deck.

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A small shed has been added since 2000. This is a small structure with a front gable roof covered with green asphalt shingles. The exterior is clad with vertical composition siding painted dark green with burgundy trim. There is one swinging door facing north and a pair of hopper windows on the east side.

Since the 2000 survey, the exterior siding has been painted dark green with dark burgundy and white trim. The main entry door is no longer painted but has a dark stain finish.

Landscape or special setting description: 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, the historic character-defining features of the neighborhood have generally been preserved.

633 LaFarge is consistent with these patterns, although the house is currently painted a dark color. It blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.

10. Changes to Location or Size Information: None.

11. Changes in Ownership: Same ownership as 2000 inventory form.

12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 633 La Farge.

This property has a common history with the properties at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

These properties have made up more or less a family compound, with different family members living in different houses; at different times, the houses were also rented out.

It has been determined that Joseph and Agatha Stecker (or Stecher, or Stacher) came to the United States from Austria in 1881, according to their own reporting for the federal census. A naturalization record for Joseph Stecker that was summarized in Boulder Genealogical Quarterly, February 1994 (the record of which appears at [www.Ancestry.com](http://www.Ancestry.com)) indicates that Joseph came to the United States in 1882.

The Stecker family first acquired at least Lot 1 of Block 7 in 1882. (It is not clear from the online County property records whether this transaction also included Lots 2 and 3, but no separate warranty deed covering these lots was located.) The 1885 Colorado state census shows the "Stecher" family living in Louisville. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909 (although this warranty deed was not recorded until 1932).

The 1948 Boulder County Assessor card for this house gives the date of construction as 1900. The Architectural Inventory Form for the Colorado Cultural Resource Survey that was completed in 2000 for 633 La Farge concluded that the house was contracted for in 1898 and completed in circa 1900. Looking at the Sanborn maps for 1893 and 1900, a one story structure can be seen in a slightly different location on this corner, and it is not until the 1908 Sanborn map that there appears a 1 ½ story house in the same location as the current structure. It can therefore be concluded that the likely time of construction was between 1900 and 1908. The house also appears in the approximate correct location on the 1909 Drumm's Wall Map of Louisville, but it seems to be only on Lot 1, not on both Lots 1 and 2, as the 1908 Sanborn map would indicate.

Joseph and Agatha Stecker had five children, of whom only one, Annie, lived to adulthood. Two sons died in the 1890s in Louisville and are buried at Sacred Heart of Mary Cemetery (located between Louisville and Boulder), as are their parents, Joseph and Agatha.

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Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 La Farge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy.

The 1904 Louisville directory shows Agatha Stecker, a widow, living at La Farge and Pine with her daughter, Annie. Agatha continued living at 633 La Farge for several more years. However, by the time of the 1916 directory, Agatha had moved next door to 722 Pine (then called 410 Pine). Agatha conveyed her ownership to these lots to her daughter, Annie, in 1919. It appears that Agatha continued to live at 722 Pine until near the time of her death in 1931.

At the time that Agatha moved to 722 Pine, her daughter, Annie, continued to occupy 633 La Farge, now with her husband, Robert Kerr, whom she married in 1909. Robert Kerr was born in Colorado in 1879 of an Irish born father and Canadian born mother. According to the family's written history, this Kerr family came to Louisville in 1900. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 La Farge with Agatha Stecker living next door at 722 Pine.

In Louisville directories, the former address of 633 La Farge is most often given as 146 and 140 La Farge, although 130 La Farge is also given as an address for this residence.

Annie Stecker Kerr passed away in 1931 and Robert Kerr passed away in 1937. Their daughter, Alma, married Floyd Brennan; their daughter, Bertha, moved to California. In 1953, Bertha conveyed her interest in the family properties to her sister, Alma.

Louisville directories show that Alma and Floyd Brennan resided at 722 Pine, where Alma's grandmother Agatha Stecker had lived, in the 1950s. This is shown in the directories for 1955 through 1960.

For a period of time, the house at 633 La Farge was rented out by Alma and Floyd Brennan. For the years of 1953 through 1959, for example, Francis and Kathleen Kennedy are listed in Louisville directories as residing at 633 La Farge. Francis was a technician for RCA and Kathleen worked as a waitress at Louisville's Blue Parrot Café.

By 1966, Alma and Floyd Brennan were residing at 633 La Farge. Floyd Brennan worked for thirty-five years as a labor foreman with a construction company and passed away in 1984. Alma Brennan passed away in 1999.

Today, descendants of the Stecker/Kerr/Brennan family continue to own the three properties of 633 La Farge, 722 Pine, and 720 Pine.

#### 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.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com).

Drumm's Wall Map of Louisville, Colorado, 1909

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

*Green Mountain Cemetery Index to Interment Books, 1904-1925*, Boulder Genealogical Society, 2006.

Sacred Heart of Mary Cemetery, Boulder County, records of burials, accessed through [www.findagrave.com](http://www.findagrave.com).

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Archival materials on file at the Louisville Historical Museum, including: Brennan, Alma Kerr. "Stecker-Kerr-Brennan-McWilliams: A Short History of Five Generations of Louisville People, 1870-1988."

13. National Register Eligibility Assessment:

Eligible  Not eligible  Need data

Explain: This house is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. It is significant for its architecture, as a good example of a Late Victorian style house. However, recent modifications to the front porch and south side window opening impact integrity of design and materials to the extent that the property is not individually eligible to the National Register. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day. The association with Austrian coal-mining immigrants is important, but not sufficiently significant for the property to be eligible to the National Register.

13A. Colorado State Register and Louisville Local Landmark: Eligible

This property is individually eligible for the State Register under Criterion C for architecture as a good example of a Late Victorian style house (period of significance 1900-08). The property is eligible as a Louisville Landmark for architecture, and also because it is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day.

13B. Historic District Potential: This building is contributing to a Jefferson Place State Register or local historic district, and contributing to a potential Jefferson Place National Register historic district.

There is also potential for a small State Register and local historic district comprised of this building along with the associated adjacent houses at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants. This potential small State and local historic district is significant under Criterion A, Ethnic Heritage, European, but needs data to establish what ethnic or cultural traditions are significant as a result of the family's immigration to Louisville.

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.

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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.

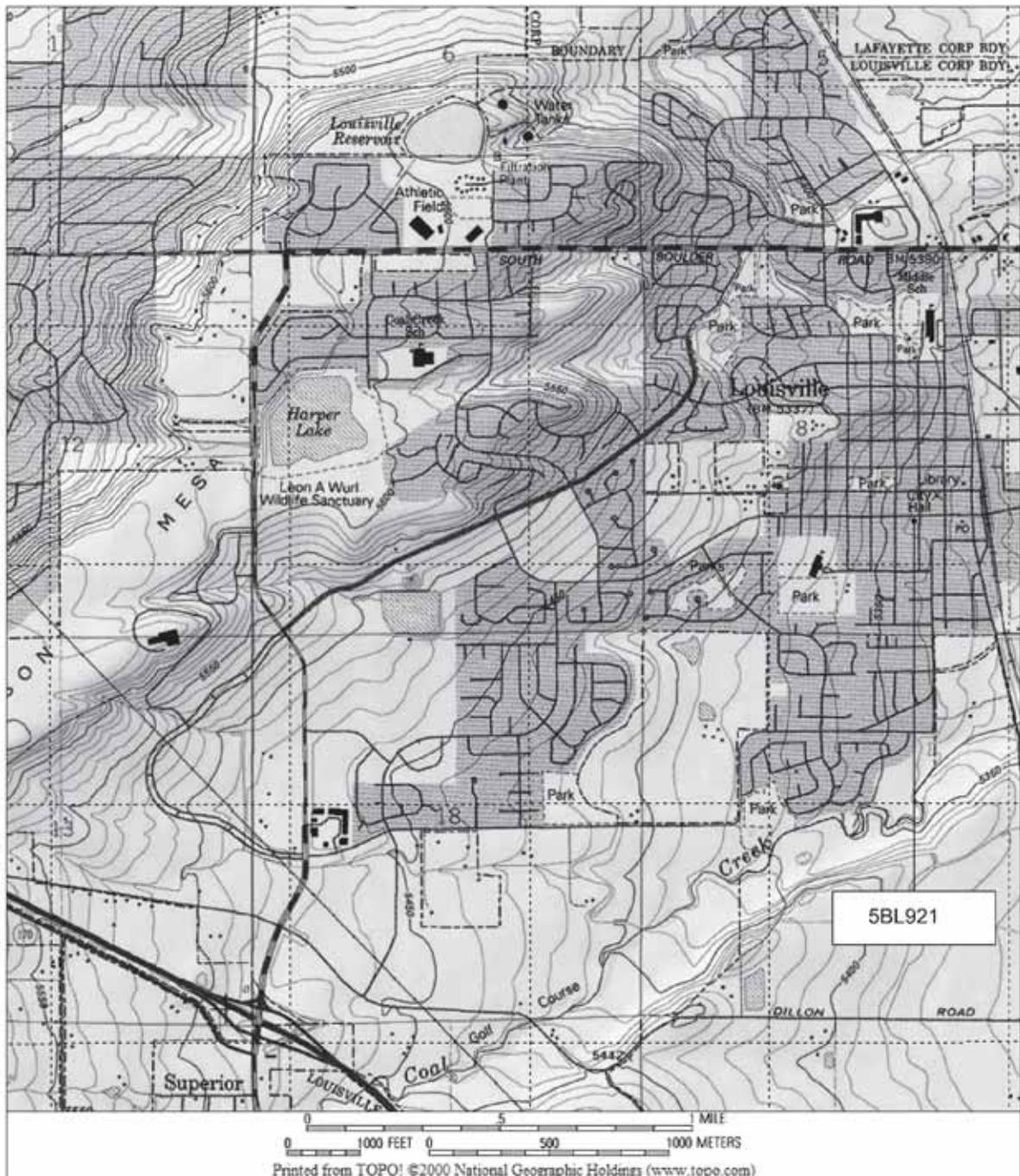
14. Management Recommendations: The property is worthy of individual nomination to the State Register as well as nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL921\_01 through 5BL921\_05
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

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

Resource Number: 5BL921  
Temporary Resource Number: 157508435012

Resource Number: 5BL921

Architectural Inventory Form  
USGS Location Map



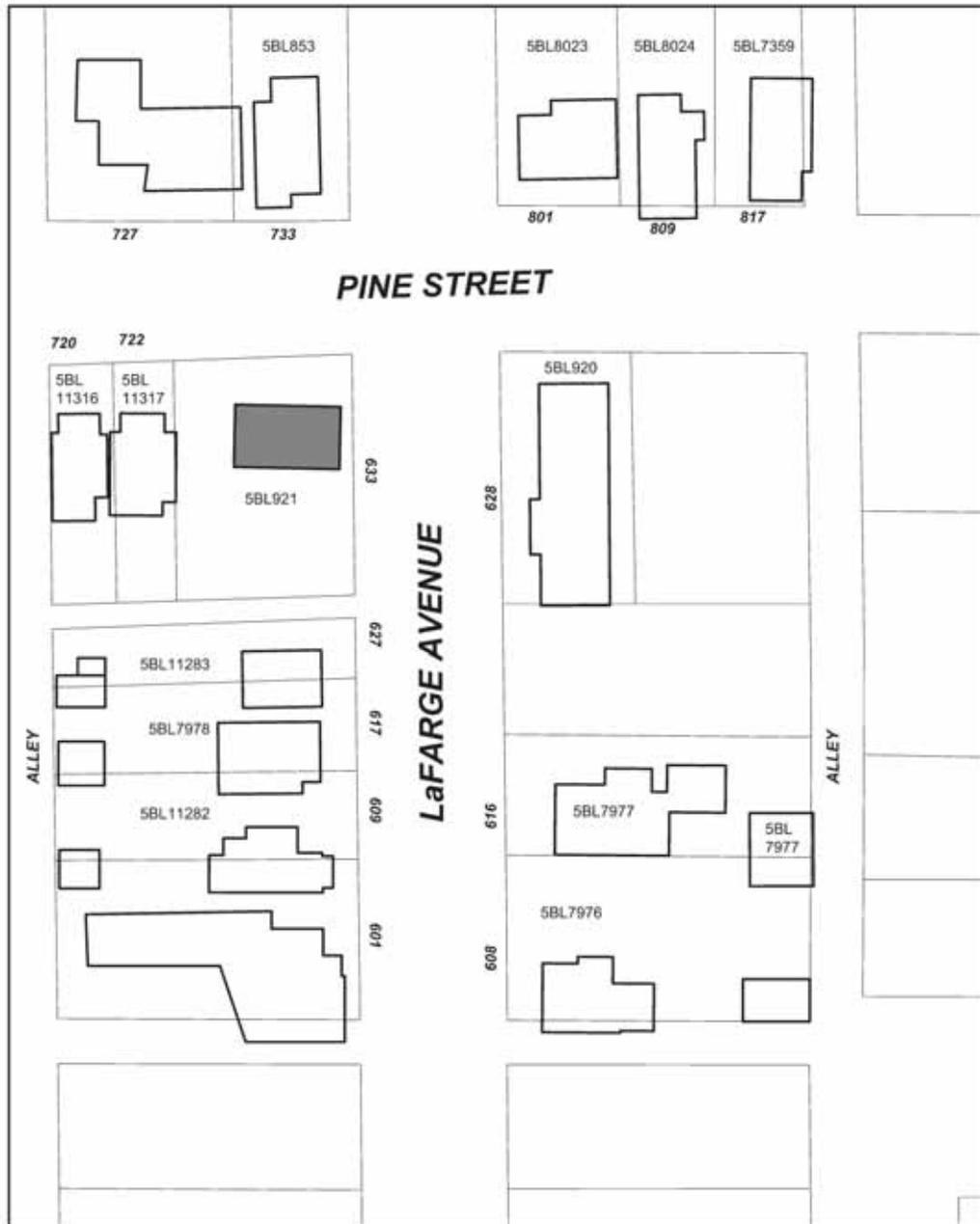
633 LaFarge Avenue, Louisville, Colorado

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



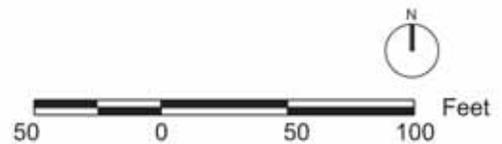
Resource Number: 5BL921

Architectural Inventory Form  
Site Location Map



633 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL921  
Temporary Resource Number: 157508435012



5BL921\_633LaFarge\_01 Northeast



5BL921\_633LaFarge\_02 Southeast

Resource Number: 5BL921  
Temporary Resource Number: 157508435012



5BL921\_633LaFarge\_03 North



5BL921\_633LaFarge\_04 Northwest

Resource Number: 5BL921

Temporary Resource Number: 157508435012



5BL921\_633LaFarge\_05 Northwest with Shed



633LaFarge with Commercial Hotel (no longer extant) on left, May 1913  
Louisville Historical Museum photo 90-25-08

Resource Number: 5BL921

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633LaFarge c. 1960s  
Louisville Historical Museum photo 2008.008.045



633LaFarge, 1948, Boulder County Appraisal card photo

**RESOLUTION NO. 19  
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE  
LOCATED AT 633 LA FARGE 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 at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, 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**, 633 La Farge Avenue (Stecker-Kerr 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 Stecker-Kerr House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20<sup>th</sup> century Louisville; and

**WHEREAS**, the HPC finds that these and other characteristics specific to the Stecker-Kerr 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 633 La Farge 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 Stecker-Kerr House.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

**RESOLUTION NO. 20  
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE  
FOR THE STECKER-KERR HOUSE LOCATED AT 633 LA FARGE AVENUE FOR  
ALTERATIONS TO THE SITE.**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential property located at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, 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 September 21, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated September 21, 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 Berardi House as described in the staff report dated September 21, 2020.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**September 21, 2020**

**Virtual Meeting**

**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  
Andrea Klemme  
Keith Keller  
Gary Dunlap  
Hannah Parris

Commission Members Absent: None

Staff Members Present: Felicity Selvoski, HPC Planner  
Rob Zuccaro, Planning Director

**Approval of Agenda:**

Parris made a motion to approve the September 21, 2020 agenda, seconded by Klemme. Agenda approved by voice vote, 5-0.

**Approval of Meeting Minutes:**

Klemme made a motion to approve the August 17, 2020 minutes, seconded by Parris. The minutes were approved as written by voice vote, 5-0.

**Public Comments on Items Not on Agenda:** None

### **NEW BUSINESS – PUBLIC HEARING ITEMS**

**633 La Farge Avenue: Landmark, Alteration Certificate**

Staff presented the following the research and information on 633 La Farge Avenue:

Selvoski shared that the structure at 633 La Farge Ave. was constructed circa 1900-1908 and is a classic example of Folk Victorian architecture. 633 La Farge Avenue was owned by the Stecker family and their descendants from its construction through 2017. The neighboring houses at 720 and 722 Pine were owned by the Stecker family as well. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. Staff finds that the structure met the landmarking criteria and recommended approval of the request and suggested naming it the Stecker-Kerr House.

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***City of Louisville***

*Planning Department*    *749 Main Street*    *Louisville CO 80027*  
*303.335.4592 (phone)*    *303.335.4550 (fax)*    *www.ci.louisville.co.us*

Haley asked if the lot would be subdivided. Selvoski responded that the lot would not be subdivided but it eligible for a second dwelling unit. Dunlap asked if the lot was large enough to be subdivided and Selvoski stated that it was not.

Klemme asked about the design of the porch and if the design was historic. Selvoski responded that the porch was rebuilt but the design is historic.

Andy Johnson, DAJ Design, spoke as the applicant. He noted the original character that the house has retained over time. He clarified that the porch that exists today retains the original roof structure; at some point in the past the front porch was enclosed but was later returned to the form that exists today. He also clarified that no alterations were being proposed to the historic structure at 633 La Farge. The property may undergo alterations with the proposed relocation of 1201 Lincoln but the landmarked structure itself will not be altered.

**Public Comments:**

None

**Discussion:**

Dunlap clarified that if we landmark the structure as opposed to the property, the HPC would not be able to weigh in on future changes to the property. Staff confirmed that. Chair Haley stated that going through the alteration certificate procedure in this case showed that the HPC reviewed the proposed change against the alteration certificate requirements.

Klemme commented that she was excited to see the property begin the historic preservation process and that the structure seems to meet all the criteria for age, significance, and integrity. Haley agreed, and noted that it's exciting to possibly so many homes in the same area participating in the preservation program. Dunlap noted that the houses along Pine were all built by the same carpenter. Parris agreed that this was an excellent candidate for probable cause.

Klemme made a motion to recommend approval of the Landmarking and the \$5,000 Landmark Incentive grant. Dunlap seconded. Passed unanimously by voice vote.

Keller clarified that this property was eligible for a second dwelling unit. Selvoski responded that this was allowed in the RM zone district in Old Town with lots of a certain size.

Haley commented that the size and scale of the structure to be relocated to the property is sensitive and appropriate.

Dunlap agreed, and appreciated being able to review this proposed change.

Dunlap made a motion to approve the Alteration Certificate for 633 La Farge. Parris seconded. Passed unanimously by voice vote.

**1201 Lincoln Avenue: Landmark, Alteration Certificate, Grant**

Staff presented the following the research and information on 1201 Lincoln Avenue:

The house at 1201 Lincoln Avenue was built in 1908 and shows elements of the Craftsman-inspired style common in early 20th century Louisville. The residential structure was associated with the Koci/Reddington family for 80 years. Staff found that the structure had maintained

much of its physical integrity; the façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street and appears to be in good condition for its age. Staff finds that the structure met the landmarking criteria and recommended approval of the landmark request as well as the name Koci House.

Selvoski also presented the alteration certificate request allowing the relocation of the structure to 633 La Farge Avenue. While the relocation of historic structures is generally not a preferred method of preservation, staff believes it is the only method of preserving 1201 Lincoln Avenue and is therefore allowable in this situation. In addition to relocating the structure, the alteration certificate also allows for the reconstruction of the front and rear porches. Staff recommends approval of the alteration certificate for the property at 1201 Lincoln Avenue allowing it to be relocated to 633 La Farge Avenue.

Selvoski presented the grant request for a matching grant in the amount of \$85,000 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 original grant request included funds for City fees, however those expenses are not eligible for historic preservation funds. The applicant altered their request to remove that item. Staff recommends approval of the grant request in the amount of \$85,000.

Andy Johnson, DAJ Design, spoke as the applicant and presented on the current status of the house and its potential relocation. He noted the quantity and quality of the original materials that remain on the house. The front porch has been altered and the house is missing some detailing that can be replaced. Johnson mentioned that the chimney may need to be removed prior to the relocation. He also discussed Louisville's history of relocating structures to and within the city. Johnson confirmed that the proposal does meet the zoning requirements in regards to parking, setbacks, lot coverage and will not require any variances.

Levi Sheppard, owner of 633 La Farge Avenue, stated that the move was scheduled for the second week in October (tentatively) and that they're very excited about saving a piece of Louisville's history.

Dunlap asked what the plans were regarding the front porch. Andy Johnson responded that the plans were to return it to the original Craftsman-style porch.

**Public Comments:**

Dan Berlau, current owner of 1201 Lincoln, stated that he and his wife are excited about participating in this process and the possible relocation.

**Discussion:**

Haley commented that the structure meets the requirements for landmarking and has undergone minimal changes. The structure is proposed to be relocated which means it will lose a tie to the property, but is less of a loss than a complete demolition.

Parris responded that regardless of the property where this structure is placed, it meets enough of the criteria to be eligible for landmarking.

Klemme asked about the fireplace as well as window modifications. Johnson responded that the window changes occurred at some point in the past but it's unclear when. Potentially when the siding was replaced. The fireplace/chimney is constructed in a way that shows it wasn't original to the house.

Dunlap stated that it was a great opportunity to save the structure.

Klemme state that it meets the criteria for landmarking.

Keller stated that he agrees and is excited about the possibility of the move.

Parris made a motion to recommend approval Landmarking for 1201 Lincoln Avenue and the \$5,000 Landmark Incentive grant. Klemme seconded. Passed unanimously by voice vote.

Haley stated that the proposed relocation will impact the integrity of the structure however it is a better option than losing the structure completely. Moving structures is part of the history of Louisville and meets the guidelines discussed by the Secretary of the Interior.

Parris stated that this is the last resort. The proposed relocation does keep the house in Old Town and maintains its orientation. The story of this project is really powerful in the community and the relocation is the best case scenario. It speaks to the power of our program.

Dunlap made a motion to approve the Alteration Certificate for 1201 Lincoln. Klemme seconded. Passed unanimously by voice vote.

Dunlap asked if there had been any comments from City Council regarding Extraordinary Circumstances grants that have gone through in recent months. Selvoski commented that City Council was supportive of the grants and preservation projects they've seen.

Klemme stated that this is clearly an extraordinary circumstance and that we're extraordinarily lucky that the project has come together the way it has. This is a moment to take advantage of throughout the community.

Parris stated that she was in favor of this grant amount and that the costs seem to be in line with other grants when you take into account the work that this project will entail. Dunlap and Keller concurred.

Klemme made a motion to approve the Extraordinary Circumstances Grant in the amount of \$85,000 for 1201 Lincoln. Parris seconded. Passed unanimously by voice vote.

The Commission revisited the discussion regarding the naming of the house. Levi Sheppard stated that they'd prefer to name it "Koci House from 1201 Lincoln Ave." to show that they house was moved. All commissioners agreed with this name.

Haley expressed gratitude toward tonight's applicants and excitement at the project discussed.

### **HPC Subcommittee Updates**

Klemme provided an update on the presentation draft she's drafting and is planning to create a draft of the narrative for everyone to review and comment on. She also commented on possibility of drafting a framework for property acquisition by the city.

The Commission discussed when it makes sense to post information to the website and the appropriate ways to share information with each other and the public. Haley suggested waiting to publish the information until each spreadsheet is as complete as possible and then it can be sent to staff to disseminate to the HPC at the next meeting.

The outreach subcommittee continued the discussion around the possibility of creating a coloring book. Parris commented on the possibility of using something like that in the museum and local schools. Ritchie commented that staff would consult with the Cultural Council regarding the city's purchasing policy. Chair Haley commented that there are many variable to consider (ownership of images, number of images, how we use them, how the public accesses them, etc.).

**Items from Staff:**

Selvoski mentioned the possibility of reviewing recently completed historic preservation projects as a way of evaluating the outcomes of the program. Chair Haley mentioned that this would also be a way of letting the applicants and homeowners know that there was still interest in their projects.

**Updates from Commission Members:**

None

**Discussion Items for Future Meetings:**

None

**Adjourn:**

Parris motioned to adjourn and Klemme seconded. Voice motion passed, 5-0. Meeting adjourned at 9:18 pm.

City Council

# 633 La Farge Ave.

Resolution #78-2020 (Landmark)

A request to landmark the structure located at 633 La Farge Avenue.



**Age:** Constructed circa 1900-1908

**Significance:** The house at 633 La Farge Avenue is an early 20<sup>th</sup> century Folk Victorian house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision. The façade has retained significant architectural integrity when viewed from the street.

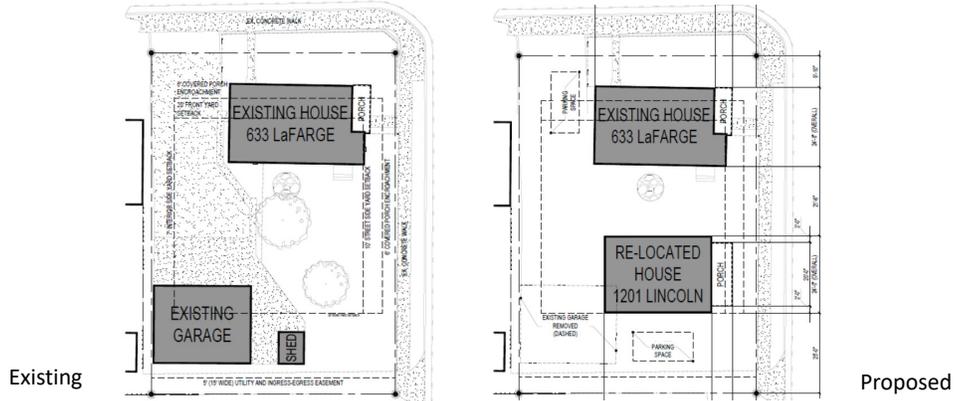
633 La Farge Avenue was owned by the Stecker family from its construction through 2017. The neighboring houses at 720 & 722 Pine were owned by the Stecker family as well.

**Physical Integrity:** The structure adds character and value to Old Town Louisville. 633 La Farge Ave. retains its overall form and appearance from the street and exhibits a high level of physical integrity.

## 633 La Farge Avenue: Landmark Request

## Alteration Certificate

- Relocate the structure currently located at 1201 Lincoln Avenue to the south portion of the property at 633 La Farge Avenue.



## 633 La Farge Avenue: Alteration Certificate



### Landmarking

- Staff recommends approval: \$5,000
- Stecker-Kerr House
  - Res. 78, Series 2020

## 633 La Farge Avenue: Staff Recommendations

**SUBJECT: 1201 LINCOLN AVENUE LANDMARKING AND PRESERVATION GRANT**

**RESOLUTION NO. 79, SERIES 2020 – A RESOLUTION DESIGNATING THE KOCI HOUSE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE A HISTORIC LANDMARK**

**RESOLUTION NO. 80, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR WORK ON THE KOCI HOUSE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE**

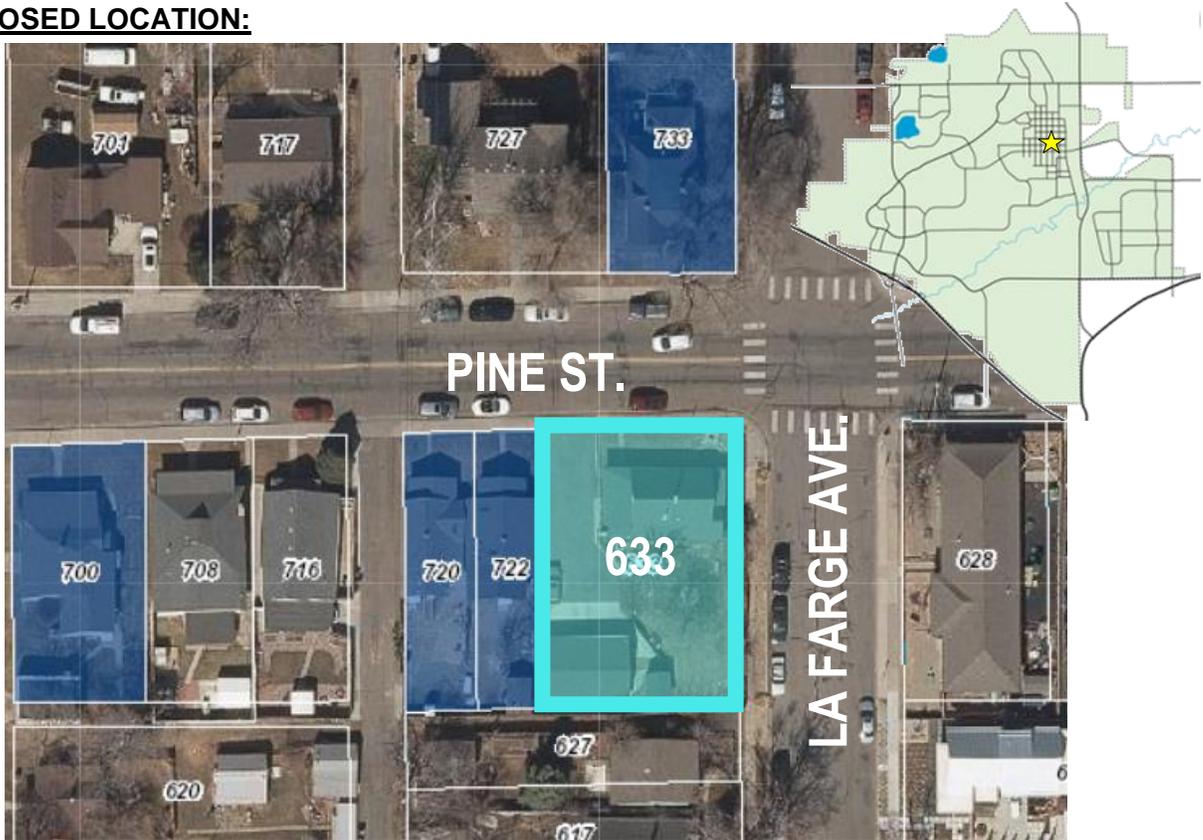
**DATE: OCTOBER 6, 2020**

**PRESENTED BY: FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION PLANNING & BUILDING SAFETY DEPARTMENT**

**CURRENT LOCATION:**



**PROPOSED LOCATION:**



**SUMMARY:**

The applicant is requesting approval of landmark designation (the Koci House) for the home currently located at 1201 Lincoln Avenue (Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition) and relocation of the home to 633 La Farge Avenue (Lots 1-3, Block 7, Jefferson Place), and a Preservation and Restoration Grant in the amount of \$85,000. The grant request includes a request for finding of extraordinary circumstances to exceed the maximum grant amount.

If this item and Agenda Item 7B are approved, the property at 633 La Farge Avenue will have two landmarked homes on the property. The lot is 7,547 square feet in area, is zoned Residential Medium Density – RM and subject to the Old Town Overlay district. The RM district allows one dwelling unit per 3,500 square feet of lot area; thus, two homes are allowed on this lot as long as they conform to the Old Town Overlay district standards.

**BACKGROUND:**

*Information from Bridget Bacon, Louisville Historical Museum*

**SUBJECT: RESOLUTIONS NOS. 79 & 80, SERIES 2020**

**DATE: OCTOBER 6, 2020**

**PAGE 3 OF 13**

The house at 1201 Lincoln Avenue was built in 1908 by George W. Admire who lived in Superior, CO. It is unknown if members of the Admire family resided at 1201 Lincoln Ave. or if the property was used as a rental. In 1919 the property was purchased by Joe Tartaglio. He moved to Denver in 1921 and sold the property to the Koci family who owned the house at 1201 Lincoln for the next 80 years. Joseph and Anna Koci were born in Austria-Hungary. Joseph worked as a coal miner in Louisville and died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. During the Depression of the 1930s, Anna along with other Louisville women were employed to make clothing as part of a WPA sewing program. The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna, and Anna's husband, Leroy Reddington (who had been born in Louisville in 1920). Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber in the Louisville area. The house remained in the Koci/Reddington family until 2001.



*1201 Lincoln Avenue. Boulder county Real Estate Appraisal card, 1948*



*1201 Lincoln Avenue. East view, 2020.*



*1201 Lincoln Avenue. Northeast view, 2020.*

**SUBJECT: RESOLUTIONS NOS. 79 & 80, SERIES 2020**

**DATE: OCTOBER 6, 2020**

**PAGE 5 OF 13**



*1201 Lincoln Avenue. South view, 2020.*



*1201 Lincoln Avenue. Southwest view, 2020.*

**ARCHITECTURAL INTEGRITY:**

The existing principal structure is a one-story, front-gabled, single-family house built circa 1908. The Assessor’s Card states that the structure underwent significant renovations in 1928. The structure features several elements of the Craftsman style including:

- Overhanging eaves with decorative braces
- A full-width, front-gable porch with a solid railing between porch supports
- Square porch supports with battered foundations
- Five over one, double-hung, wood windows

These Craftsman elements and overall form of the structure have maintained their integrity. Since 1948, the structure was clad in asbestos siding. The porch supports and foundation were clad in a stone veneer.

The site also features a one-story garage on the west side of the property facing Caledonia Street. A different accessory structure appears in this location in the 1948 photo indicating that the current garage is not historic.

**HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:**

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**

| <b>Criteria</b>  | <b>Meets Criteria?</b> | <b>Evaluation</b>  |
|--|------------------------|--|
| <i>A. 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> | <b>Yes</b>             | The principal structure at 1201 Lincoln Avenue was constructed in 1908 and meets the criteria for age.   |
| <i>1. a. Architectural.<br/>1) <b>Exemplifies specific elements of an architectural style or period.</b><br/>2) <i>Example of the work of an architect or builder who is</i></i>         | <b>Yes</b>             | The house exemplifies elements of the Craftsman-inspired style in early 20th century Louisville. This house is associated with the historic development of |

|  |                   |   |
|--|-------------------|---|
| <p><i>recognized for expertise nationally, statewide, regionally, or locally.</i></p> <p>3) <i>Demonstrates superior craftsmanship or high artistic value.</i></p> <p>4) <i>Represents an innovation in construction, materials or design.</i></p> <p>5) <i>Style particularly associated with the Louisville area.</i></p> <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>Louisville and the Nicola Di Giacomo Addition.</p> <p>The primary façade faces east to Lincoln Avenue. The façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street.</p>  |
| <p>1. <b>b. Social.</b></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) <b>Association with a notable person or the work of a notable person.</b></p>   | <p><b>Yes</b></p> | <p>This house is associated with the early development of Louisville and was associated with the Koci/Reddington family for 80 years.</p> <p>The house at 1201 Lincoln Avenue was owned by several Louisville families since its construction. The original homeowners, the Dalby family, were prominent members of the Louisville community. The Koci/Reddington family owned the property for 80 years.</p> |
| <p>1. <b>c. Geographic/environmental.</b></p> <p>1) <i>Enhances sense of identity of the community.</i></p>  | <p><b>N/A</b></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>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p><b>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></p> <p><b>b. Retains original design features, materials and/or character.</b></p> <p><i>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p> | <p><b>Yes</b></p> | <p>This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the early 20<sup>th</sup> century in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p> <p>The structure retains integrity of design, workmanship, feeling and association. Integrity of setting has been compromised by the demolition of the houses to the south and east. Integrity of materials is unknown. Integrity of location would be lost if the structure is relocated.</p> |

**GRANT REQUEST ANALYSIS:**

The applicant is requesting approval of an Extraordinary Circumstances Preservation and Restoration Grant for relocation, rehabilitation, and restoration work on the structure currently located at 1201 Lincoln Avenue. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure.

A Historic Structure Assessment was completed for the property in 2020 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: structural repairs where necessary; repair/replace exterior trim; and porch restoration. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

Work proposed under this application with total cost, grant funding requested:

- Structural system: \$126,000
  - *Move house, framing, excavation, foundation*

- Envelope – appendages: \$8,000
  - *Restore front porch, rebuild rear stairs*
- Exterior detail – ornamentation: \$1,000
  - *Repair and replace gable brackets*
- Mechanical systems: \$5,000
  - *Install new mechanical systems (related to move)*
- Electrical systems: \$15,000
  - *Install new electrical systems (related to move)*
- Plumbing systems: \$15,000
  - *Install new sewer and water lines (related to move)*

Work proposed under this application with total cost, grant funding not requested:

- City fees: \$58,100
  - *Tap fees*
- House purchase: \$25,000
- Consultant fees: \$ 20,600
  - *Architectural, structural, geotechnical, survey*
- General conditions: \$30,000
  - *Contractor, labor, trash and recycling*
- Demolition: \$10,000
  - *Existing garage, tree removal*

**COST ESTIMATE OF PROPOSED WORK: \$313,70**

**MATCHING GRANT REQUESTED: \$85,000** (standard grant maximum \$40,000)

Work eligible for grant funds must fall into the categories of preservation, rehabilitation, or restoration. The following is a summary of the applicant's scope of work broken down by eligible grant category:

**Preservation** *is the act of process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.*

- Siding Repair

**Rehabilitation** *is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.*

- Foundation/structural repairs
- Mechanical/electrical/plumbing work

**Restoration** *is the act of process of depicting a property at a particular period of time while removing evidence of other periods.*

- Trim/ornamentation replacement

*Extraordinary Circumstances Preservation Grant:*

Under Resolution No. 17, Series 2019, typical Preservation Grants are limited to a maximum of \$40,000. Resolution No. 17, Series 2019, Section 12(c) allows for grant amounts to exceed the \$40,000 limitation 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*”. The applicant is requesting a matching grant amount of \$84,000 due to the scope of work required by the relocation as well as the costs associated with that work.

Four extraordinary circumstances grants have been approved by the Historic Preservation Commission and City Council in the past. The grant requests and the amount awarded are summarized below:

|                       | <b>Date Approved</b> | <b>Max. Standard Preservation Grant</b> | <b>Total Cost – Associated Work</b> | <b>Preservation Grant Awarded</b> |
|-----------------------|----------------------|---|-------------------------------------|-----------------------------------|
| <b>721 Grant Ave.</b> | 12/6/2016            | \$20,000                                | \$160,160                           | \$73,436.50                       |
| <b>1021 Main St.</b>  | 11/5/2018            | \$20,000                                | \$85,858                            | \$49,929                          |
| <b>908 Rex St.</b>    | 6/8/2020             | \$40,000                                | \$151,000                           | \$61,775                          |
| <b>1200 Jefferson</b> | 6/15/2020            | \$40,000                                | \$162,200                           | \$61,600                          |
| <b>1201 Lincoln</b>   |                      | <i>\$40,000</i>                         | <i>\$255,600</i>                    | <i>\$85,000 (requested)</i>       |

**HISTORIC PRESERVATION COMMISSION ACTION:****Landmark:**

The Historic Preservation Commission (HPC) held a public hearing on the application on September 21, 2020. The HPC voted 5-0 to recommend approval of the landmark application to City Council. The HPC determined the structure had maintained significant architectural and physical integrity.

**Grant:**

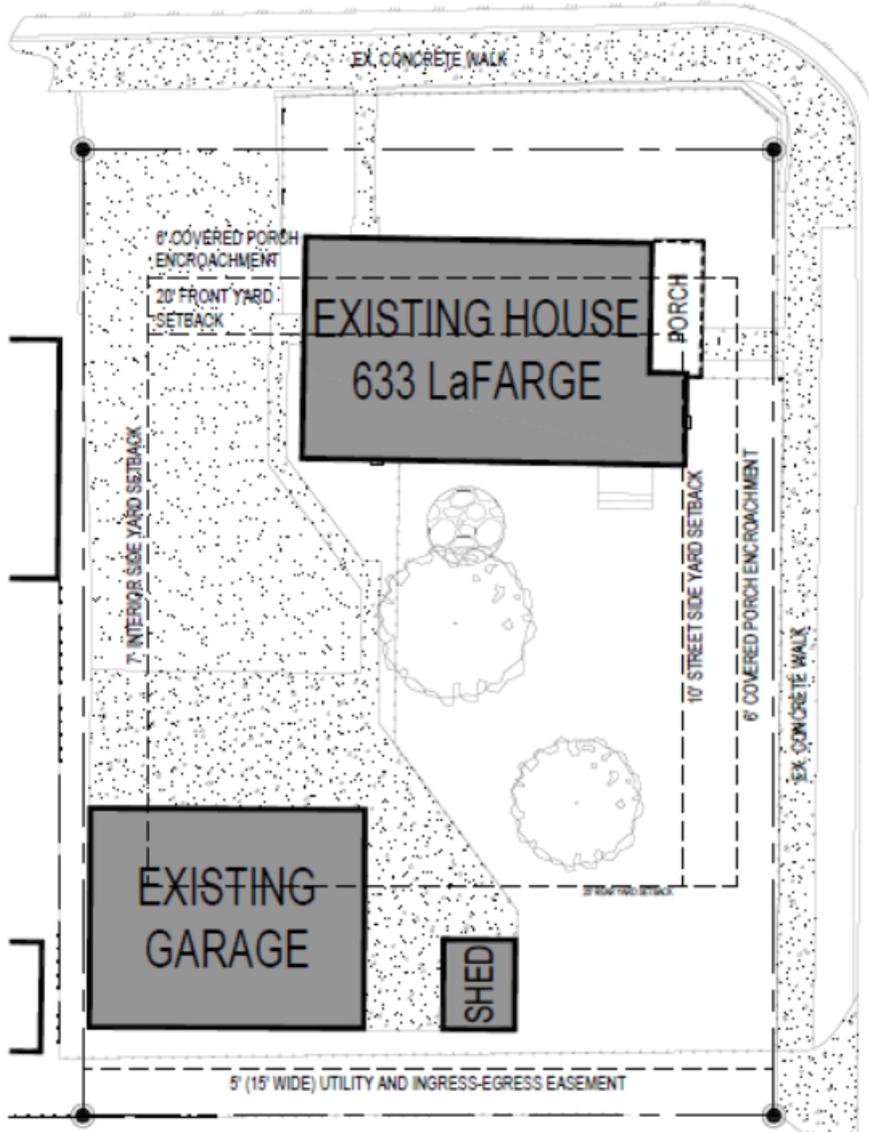
The HPC reviewed the grant request at their meeting on September 21, 2020. The Commission found that the scope of the proposed work met the requirements for matching grant funds and that the extent of the work related to the foundation repairs qualified as extraordinary circumstances. The HPC voted 5-0 to recommend approval of a Preservation and Restoration Grant of \$85,000.

**Alteration Certificate:**

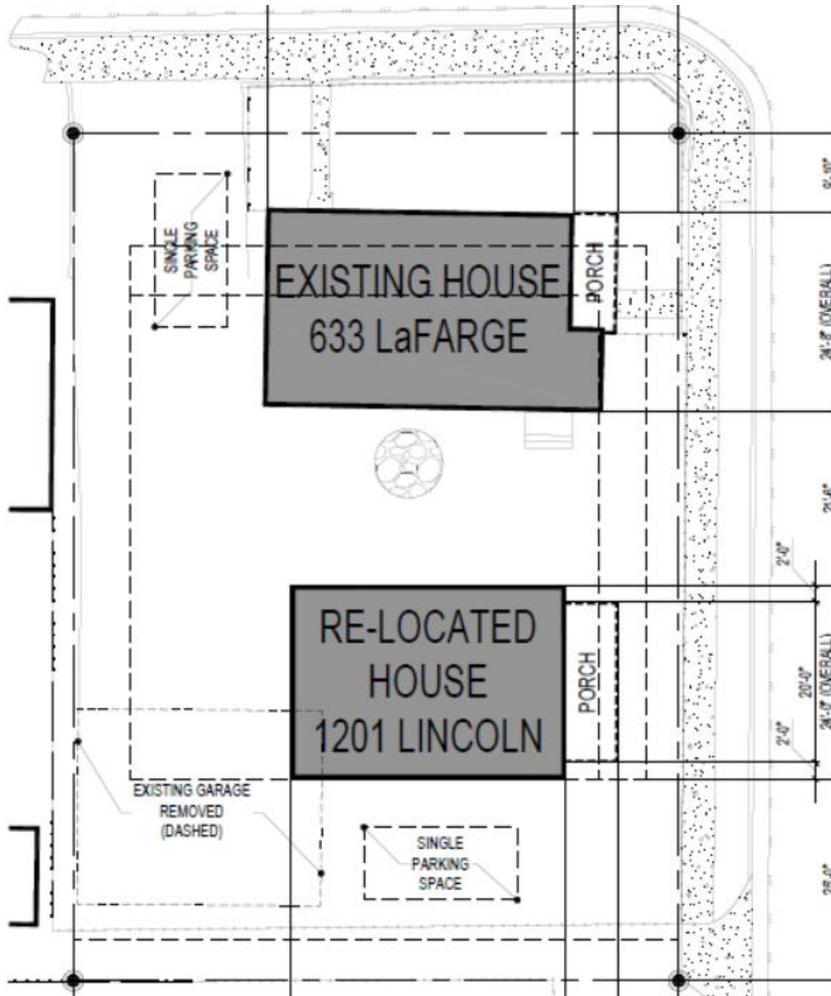
At the September 21, 2020 meeting, the applicant applied for an alteration certificate to allow for relocation, restoration and rehabilitation work to the historic house currently located at 1201 Lincoln Avenue. Moving a historic structure generally is not an approved treatment according to the Secretary of the Interior’s Standards and

Guidelines. However, in some cases relocation is considered preferable to loss of the structure or as a means to preserve the sense of its setting. The HPC voted 5-0 to approve the alterations to the structure.

**EXISTING SITE PLAN FOR 633 LA FARGE AVENUE:**



**PROPOSED SITE PLAN FOR 633 LA FARGE AVENUE:**



**PUBLIC COMMENT:**

Staff has not received any public comments regarding the landmark and/or grant request.

**FISCAL IMPACT:**

Approval of this grant request allows for a grant total of up to \$90,000 from the Historic Preservation Fund: a \$5,000 Landmark Incentive Grant (unmatched), and an \$85,000 Preservation Grant (matching).

**PROGRAM/SUB-PROGRAM IMPACT:**

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville’s history and cultural heritage.

**STAFF RECOMMENDATION:**

Landmarking

The structure currently located at 1201 Lincoln Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the structure is eligible to be landmarked and for a \$5,000 landmark grant. Therefore, staff recommends that the structure be landmarked by approving Resolution No. 79, Series 2020.

Grant

The grant request includes work related to preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure and are historically compatible. Staff finds that the proposed work meets the criteria for extraordinary circumstances. Therefore, staff recommends approval of the grant request of \$85,000 by approving Resolution No. 80, Series 2020.

**ATTACHMENTS:**

1. Resolution No. 79, Series 2020
2. Resolution No. 80, Series 2020
3. Landmark Application
4. Historic Structure Assessment
5. Historic Survey
6. Historic Preservation Commission Resolution No. 21
7. Historic Preservation Commission Resolution No. 22
8. Historic Preservation Commission Resolution No. 23
9. Historic Preservation Commission Minutes, September 21, 2020
10. Presentation

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>   |

**RESOLUTION NO. 79  
SERIES 2020**

**A RESOLUTION DESIGNATING THE KOCI HOUSE FROM 1201 LINCOLN AVENUE A  
HISTORIC LANDMARK**

**WHEREAS**, there has been submitted to the City Council an application requesting a landmark eligibility determination for a historical residential structure located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

**WHEREAS**, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

**WHEREAS**, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

**WHEREAS**, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

**WHEREAS**, the Koci House from 1201 Lincoln Avenue has architectural significance because it is a vernacular structure that is representative of the built environment in early 20<sup>th</sup> century Louisville; and

**WHEREAS**, the Koci House from 1201 Lincoln Avenue has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with noteworthy Louisville families; and

**WHEREAS**, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

1. The proposed historic landmark application for the Koci House from 1201 Lincoln Avenue is hereby approved and is hereby designated a historic

landmark to be preserved as such and is eligible for a \$5,000 landmark incentive grant.

2. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

**RESOLUTION NO. 80  
SERIES 2020**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR  
THE KOCI HOUSE FROM 1201 LINCOLN AVENUE TO BE LOCATED AT 633 LA  
FARGE AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a Preservation and Restoration Grant for the Koci House from 1201 Lincoln Avenue, a historic residential structure to be located at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

**WHEREAS**, the Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

**WHEREAS**, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

**WHEREAS**, the City Council has duly considered the proposed Preservation and Restoration Grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

**WHEREAS**, the City Council finds the proposed improvements will assist in the preservation of the Koci House from 1201 Lincoln Avenue, a local historic landmark.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

Section 1. The City Council hereby approves the Preservation and Restoration Grant Application for work at the Koci House from 1201 Lincoln Avenue to be located at 633 Jefferson Avenue, subject to the following:

1. Approved preservation items are those in the proposed scope of work presented to City Council totaling \$255,600.
2. There is approved a total matching preservation grant amount of \$85,000.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Ashley Stolzmann, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk

September 1, 2020

Felicity Selvoski  
City of Louisville, Planning & Building Safety  
749 Main Street  
Louisville, CO 80027

**RE: 633 Lafarge & 1201 Lincoln**

Dear Ms. Selvoski,



922A MAIN STREET  
LOUISVILLE, CO 80027  
T (303) 527-1100  
INFO@DAJDESIGN.COM  
WWW.DAJDESIGN.COM

We are pleased to submit Historic Preservation applications for 633 Lafarge (Landmark request) and 1201 Lincoln (Landmark, Grant Funding, and Alteration Certificate requests). The 633 Lafarge landmark request is a simple request to landmark and make the existing 1898 structure a historically designated house with in Louisville's Historic Preservation program. The requests for the 1201 Lincoln structure are a little more involved.

We propose in our application to landmark the structure at 1201 Lincoln, however we are requesting an alteration certificate in order to move the building to a new location within Louisville's Old Town Overlay District and specifically to the 633 Lafarge property location. The building would be lifted from its existing location at 1201 Lincoln and moved to the 633 Lafarge location by a qualified professional house mover. In preparation for the move, an area would be cleared on the southern portion of the 633 Lafarge site, the area would be excavated, a new concrete foundation to support the house would be poured, and the 1201 Lincoln house would be placed in its new location. There may be an interim period of time in which the house will rest on supports put in place by the professional house mover while the site is excavated and the foundation is poured. The owner has coordinated the details with the home mover, excavator, and foundation contractor to do this work.

Once the 1201 Lincoln house is relocated, it will have its mechanical and electrical utilities reconnected to the house. A new sewer line will connect to the existing 633 Lafarge sewer, and a water line capable of supporting the 1201 Lincoln house's domestic water needs will be connected from the 633 Lafarge house. A new water line will branch off from within the basement of 633 Lafarge and trenched to the new house location. There is no new water line from the street being proposed for the new house location. A "multi-family" tap fee assessment is being requested due the nature of multiple dwelling units on the same property with a plumbing fixture count not exceeding the maximum number for the existing 3/4" water tap size.

House moving in Louisville has historically been a common occurrence, however it has been decades since a house was relocated from within the downtown area to another downtown location. The house at 1201 Lincoln has maintained its architectural integrity and its past history has demonstrated its social significance with the Louisville urban fabric. Due to the high degree of architectural integrity and the recent preservation work completed at the house in 2016, it is an excellent candidate to receive a landmark designation, however due to the future plans of the current 1201 Lincoln owner it is slated to be demolished. There is an extraordinary opportunity to save this unique building in its entirety by moving it to a new location (633 Lafarge). We are requesting historic preservation grant funds above the normal amount to support this extraordinary circumstance, and the funds are important to help make the moving effort possible.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,

Andy Johnson, AIA



**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](mailto: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 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): Levi Sheppard

Mailing Address: 633 LaFarge Ave., Louisville, CO 80027

Telephone: (719) 238-1572

Email: levijsheppard@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

### 2. PROPERTY INFORMATION

Address: 1201 Lincoln Ave.

Legal Description: Lots 97, 98, & 99, Block 5, Nicola Di Giacomo Addition, Louisville, CO

Parcel Number: 157508118002 Year of construction (if known): Circa 1908

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

### 3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate to include moving of the structure to 633 LaFarge Ave and restoring it back to its presumed 1928 character.

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### 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 house.
  2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
  3. Requesting Alteration Certificate to include modifications to the existing structure restoring it back to its presumed 1928 character, and moving the structure to a new location at 633 LaFarge Ave. with a new poured concrete foundation.
- 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 work will be carried out by sub-contractors and managed by the owner acting as his own GC. Scope of work details include: a new poured concrete foundation at 633 LaFarge for the relocation of the 1201 Lincoln home; structural reinforcement of floor joists, beams, and attic rafters; restoration and/or re-creation of ex. ornamentation; re-creation of front porch guard wall (based on historic photos); re-creation of back porch; electrical & mechanical hook-ups to the relocated house; and new water and sewer lines to and from the relocated house. The house is proposed to be moved by Star House Moving. The house will be moved to 633 LaFarge with the front door facing LaFarge in compliance w/ code.

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

The owners of 1201 Lincoln have elected to demolish the structure. However, strong interest has been expressed in moving the house off of the property in an effort to save the historic structure. The overall cost to conduct historic preservation and move the house is substantially greater than razing the house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible, and allows the house move and preservation work on the house to be conducted. No additional community support is being provided outside of the owner's scope of work. The overall community benefit is the preservation of our historic architectural heritage and continuation of this house's story within Louisville

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

**Name of Architectural Feature:**

|   |   |
|---|---|
| <p>Describe feature and its condition:<br/> <b>STRUCTURAL SYSTEM</b><br/>         -Move house to new site at 633 LaFarge<br/>         -Framing reinforcement<br/>         -Excavation for new foundation<br/>         -New poured concrete foundation</p> | <p>Describe proposed work on feature:<br/>         Relocation of house and front porch from 1201 Lincoln to 633 LaFarge. House is to be lifted entirely and moved, stored on 633 LaFarge during excavation. Construction of new poured concrete foundation. New sill plate, intermediate bearing supports, and floor joists as specified by structural engineer. House will be attached and anchored to new foundation.</p> |
|---|---|

**Name of Architectural Feature:**

|  |   |
|--|---|
| <p>Describe feature and its condition:<br/> <b>ENVELOPE - APPENDAGES</b><br/>         -Restoration of front porch<br/>         -Construction of new rear stoop<br/><br/> <b>EXTERIOR DETAILS - ORNAMENTATION</b><br/>         -Repair &amp; replace gable brackets</p> | <p>Describe proposed work on feature:<br/>         The front porch is to be restored to its historic nature. Remove river rock facing on columns and porch base. Construct new half-wall with tapered shake-shingle siding. Pour a new concrete stoop at rear door to maintain access. Replace (4) missing historic brackets and repair or replace existing brackets.</p> |
|--|---|

**Name of Architectural Feature:**

|   |   |
|---|---|
| <p>Describe feature and its condition:<br/> <b>MECHANICAL, ELECTRICAL, &amp; PLUMBING</b><br/>         -Hook up mechanical<br/>         -Hook up electrical<br/>         -New electrical service &amp; temporary service<br/>         -Hook up plumbing<br/>         -New sewer line<br/>         -New water line</p> | <p>Describe proposed work on feature:<br/>         MEP systems will be disconnected at current location and reconnected at new location. New buried electrical and connection to new electrical meter and panel. A new sewer line will be installed and connected to existing 633 LaFarge sewer. A new water line will be trenched from the existing 633 LaFarge structure.</p> |
|---|---|

**Name of Architectural Feature:**

|   |   |
|---|---|
| <p>Describe feature and its condition:<br/> <b>WATER &amp; SEWER FEES</b><br/>         -Offset cost of new water tap from Single-Family Residential to Multi-Family Residential<br/>         -Offset cost of new sewer tap fee from Single-Family Residential to Multi-Family Residential</p> | <p>Describe proposed work on feature:<br/>         The city will require new water and sewer tap fees for a Single-Family Residential unit. Since the relocated structure will tie into, and not exceed the demands of the existing water and sewer lines, as well as function as a multi-family residential unit, the fees will be offset by the difference between a single-family and multi-family fee amount.</p> |
|---|---|

**6. COST ESTIMATE OF PROPOSED WORK**

Please 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.

Type of Incentive:     GRANT     LOAN     BOTH

| Feature | Proposed Work to be Funded   | Fund Request | Match (M)  | Total      |
|---------|--|--------------|------------|------------|
| A.      | STRUCTURAL SYSTEM<br>(move house, framing, excavation, foundation)                       | \$ 63,000    | \$ 63,000  | \$ 126,000 |
| B.      | ENVELOPE - APPENDAGES<br>(restore front porch, rebuild rear steps)                       | \$ 4,000     | \$ 4,000   | \$ 8,000   |
| C.      | EXTERIOR DETAILS - ORNAMENTATION<br>(repair & replace gable brackets)                    | \$ 500       | \$ 500     | \$ 1,000   |
| D.      | MECHANICAL SYSTEMS<br>(hook up & install new mechanical )                                | \$ 2,500     | \$ 2,500   | \$ 5,000   |
| E.      | ELECTRICAL SYSTEMS<br>(hook up & install new electrical)                                 | \$ 7,500     | \$ 7,500   | \$ 15,000  |
| F.      | PLUMBING SYSTEMS<br>(new sewer & water lines)  | \$ 7,500     | \$ 7,500   | \$ 15,000  |
| G.      | CITY FEES<br>(water tap & sewer tap offset)  | \$ 22,320    | \$ 35,780  | \$ 58,100  |
| H.      | HOUSE PURCHASE<br>(purchase from owner of 1201 Lincoln)                                  | \$           | \$         | \$ 25,000  |
| I.      | CONSULTANT FEES<br>(Architectural, Structural, Geotech, Survey)                          | \$           | \$         | \$ 20,600  |
| J.      | GENERAL CONDITIONS (contractor overhead<br>(18%), trash removal & recycling, gen. labor) | \$           | \$         | \$ 30,000  |
| K.      | DEMOLITION<br>(garage & tree removal)  | \$           | \$         | \$ 10,000  |
|         | Total Proposed Work  | \$ 107,320   | \$ 120,780 | \$ 13,700  |

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

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

**9/2/2020**

\_\_\_\_\_  
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:

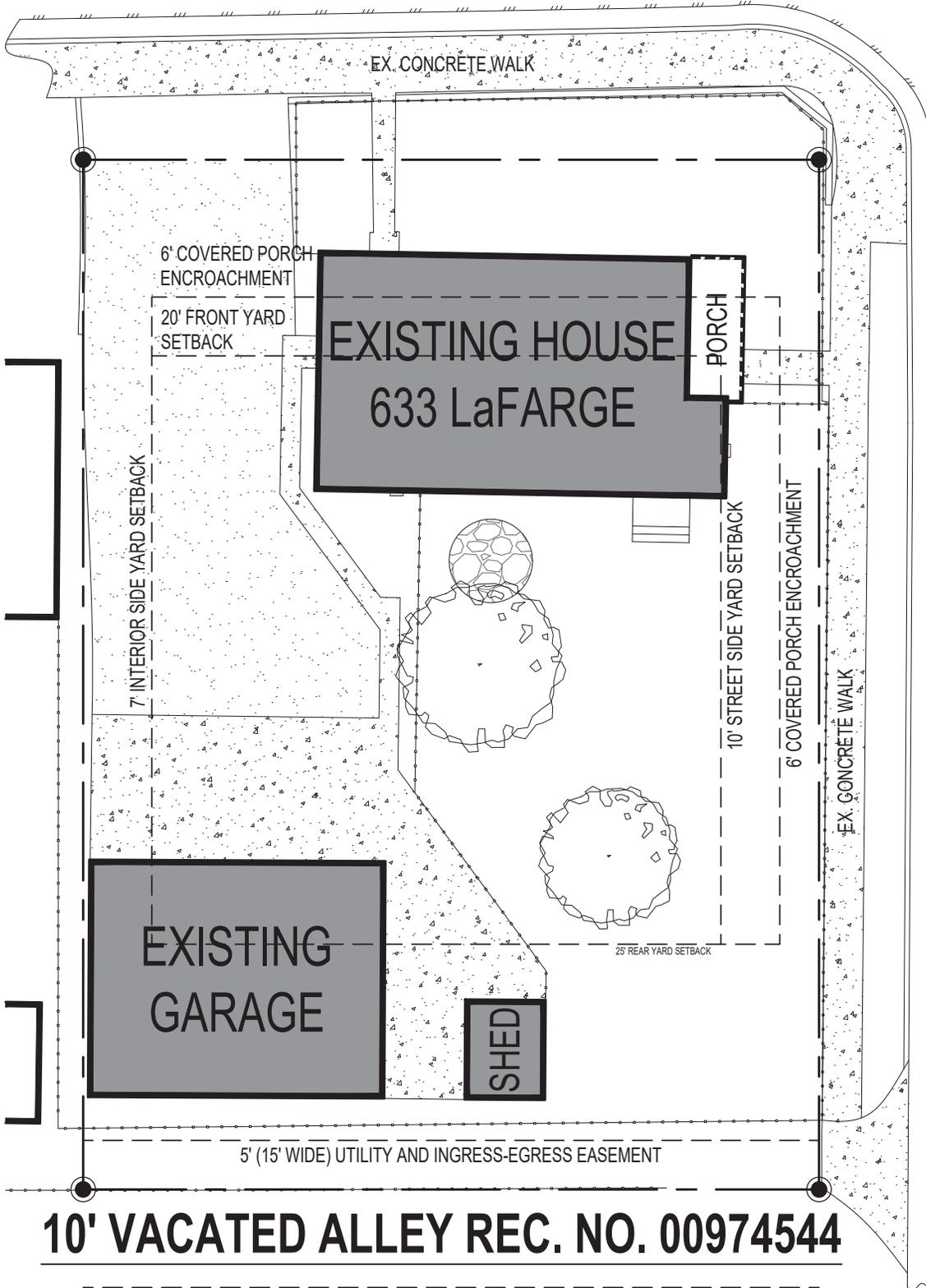
- **Preservation** places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation** emphasizes the retention 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](http://www.cr.nps.gov/hps/tps/standguide/index.htm)

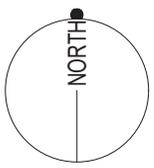
## **THE SECRETARY OF THE INTERIOR'S STANDARDS**

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.

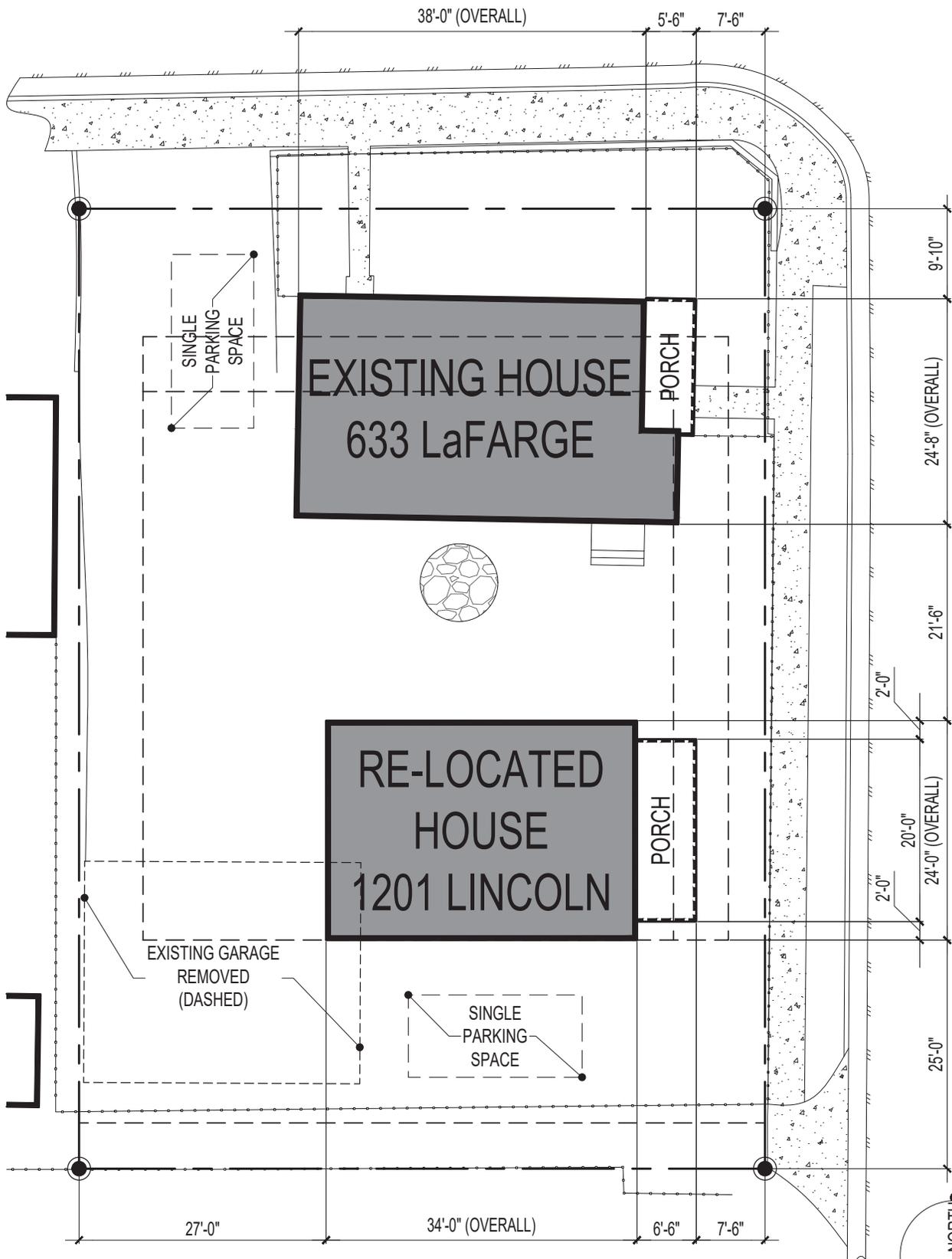
# PINE STREET (60' R.O.W.)



# LAFARGE AVENUE (60' R.O.W.)



# PINE STREET (60' R.O.W.)



# LAFARGE AVENUE (60' R.O.W.)

**HISTORIC STRUCTURAL ASSESSMENT**  
1201 LINCOLN AVE., LOUISVILLE, COLORADO

SEPTEMBER 2, 2020



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Evaluated by:

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*This Project was paid for by the Louisville Preservation Fund grant.*

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 1201 Lincoln Avenue, Louisville, CO to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1201 Lincoln Avenue visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design and Glenn Frank Engineering inspected 1201 Lincoln Avenue on August 26<sup>th</sup>, 2020. The weather was hot and sunny. No signs of recent precipitation were evident.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

JESSE SHOLINSKY, PE  
BILLY SCHOELMAN, PE  
GLENN FRANK ENGINEERING  
2400 CENTRAL AVENUE, SUITE A-1 SOUTH  
BOULDER, CO 80301  
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," May 11, 2020.



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1.2 BUILDING LOCATION

VICINITY MAP



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LEGAL DESCRIPTION

Lots 97, 98, and 99, Block 5, Nicola Di Giacomo Addition,  
City of Louisville, County of Boulder, State of Colorado

## 2.0 HISTORY AND USE

As part of the landmarking application for 1201 Lincoln Avenue, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

Louisville Historical Museum  
Department of Library & Museum Services City of Louisville,  
Colorado

Date of Construction: 1908; County Assessor card dated 1948 states that it was remodeled in 1928.

Summary: Members of the Koci / Reddington family owned this house for 80 years, from 1921 until 2001.

### Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola Di Giacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.)

Di Giacomo was born in Italy in 1852 and immigrated to the U.S. in about 1882. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

### Admire Ownership, 1908-1919, Discussion of Date of Construction

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. Since Boulder County records are sometimes in error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions").

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.



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### Tartaglio Ownership, 1919-1921

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920's they moved to Denver.

### Koci / Reddington Ownership, 1921-2001

In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right, in the back row.



The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

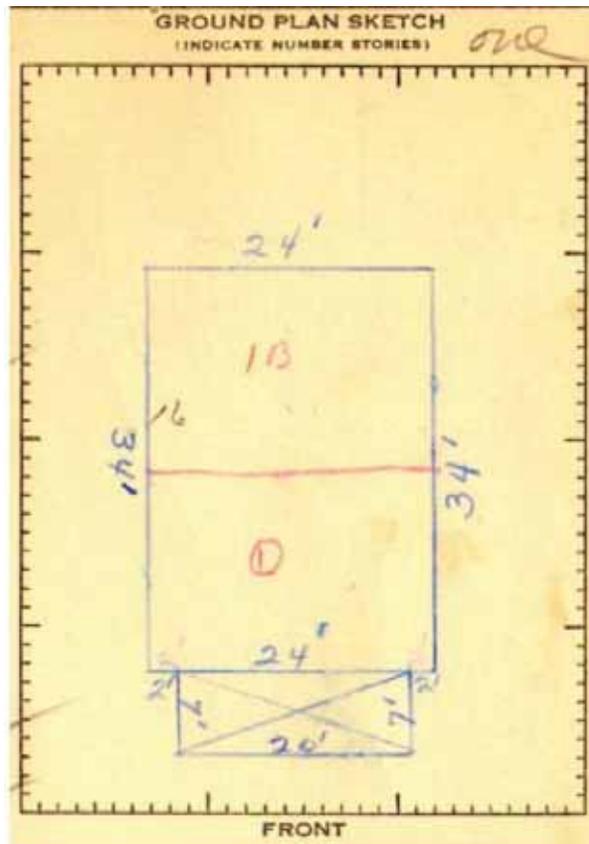
The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.



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The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.



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Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

Later Owners

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

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.

## 2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1201 Lincoln Avenue was originally constructed around 1908. The 1948 Boulder County Assessor's card states that a remodel to the house was done in 1928. Remodels listed on Boulder County Assessor cards done for houses in the Louisville area were typically only specified when structural work was done or an addition to the house was constructed. There are many indications from viewing the construction methods used that the house at 1201 Lincoln Avenue was affected significantly by the work done in 1928.

The house as it appears today, and as it appears in the 1948 image, is a typical late 1920's wood frame vernacular house of this area with English colonial stylings and construction methods. Gable end brackets on the main house and porch gables are the only ornate elements. The construction techniques, framing and siding materials used, and lack of ornate details can be found on several historic houses in the Louisville area built in the late 1920's.

The roof pitch of the front porch matches the pitch of the roof over the house. The pitch is moderate and noticeably not as steep as earlier Louisville homes built in a more Victorian style. A central brick chimney was likely added when a coal-burning furnace was added to the house and the basement was dug out to accommodate the furnace, as is typical in most Louisville homes.

New siding was added in 1956. This siding is likely the asbestos siding seen on the house prior to a 2016 remodel. During the 2016 remodel, the asbestos siding was removed which exposed the original shiplap siding below. The shiplap siding seen on the house in 2020 is mostly original, as seen in the 1948 photo, with new matching siding used to fill in areas where windows were removed.

All the windows were added in 2016 and are vinyl, single-hung windows. Most of the windows and doors are in the original locations and of similar sizes as the original windows. However, during the 2016 remodel, several windows were removed on the north and south sides. The original locations of these windows are preserved in the floor plan created for the 2016 remodel.

1201 Lincoln Avenue is not listed on the National, State, or Local Register.

### Primary Changes Occurring Over Time:

- Original house: Circa 1908
- Covered porch 1908-1928
- Remodel: 1928
  - Rebuild of framing elements
  - Basement dug out
  - New concrete foundation
  - New brick chimney & coal furnace
- Installed new siding 1956
  - Asbestos siding (assumed)
  - Removed (2) brackets at eaves of house
- Installed stone facing at covered porch 1948-2016
- Remodel 2016
  - New vinyl windows, some original window locations removed
  - Siding added in 1956 removed, revealing original shiplap siding beneath
  - Original shiplap siding repaired or replaced where windows were removed or altered
  - Stairs relocated
  - New front porch deck with half-wall facing Lincoln Ave. removed
  - New attic insulation
  - New exterior wall insulation
  - New gas furnace relocated to attic with new supply lines
  - New second bath with PEX plumbing lines



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2.2 FLOOR PLAN

2020 Floor Plan:



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2016 Floor Plan:



2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

Approximately 1/10 of the lot is covered by the building footprint, located in the southeast quadrant of the lot. The house is set back approximately 15 feet from the south property line and 25 feet from the east property line, with a 7-foot front porch encroachment. Additionally, a 14' x 24' garage is located in the southwest quadrant of the lot, facing south towards Caledonia Street. The framed garage was built in 1995, according to city records. There is a concrete driveway from the garage to Caledonia Street, and a gravel alley borders the site on the west side.



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An untreated wood picket fence surrounds the lot on all sides and is set back from Lincoln Avenue to the midpoint of the house. According to city records, this 4-foot tall fence was added in 2017. Most of the site is sod, with two wood raised planter beds in the north-central part of the lot. Two concrete walkways lead from the sidewalk along Caledonia street to the front porch and the east side of the garage. Five mature maple trees line the south side of the property.

Condition Evaluation:

Overall, the landscape features are in good condition.

Recommendations:

No recommendations at this time.



*Looking west towards the alley with garage on the left*



*Planter boxes*



*Looking towards the garage and the alley from the southwest*



*Looking towards Caledonia St.*

## GRADING

### Description:

The site is relatively flat and overall slopes from the south to the north. The east portion of the site drains to the Lincoln Avenue curb and gutter and the south side of the site drains to the Caledonia Street curb and gutter.

The grading on the east, south, and west sides of the house is minimal, but positive away from the house. The grading on the north side of the house is greater, more than 1:12, for at least the first 5 feet and provides adequate drainage away from the house.



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*Northwest corner of the house - The site grades away from the house and generally from the south to the north*

### Condition Evaluation:

The overall site grading is in good condition. The drainage away from the house on the east, south, and west sides are in fair condition as they appear to be positive, though minimal. The grading on the north side of the house is in good condition.

### Recommendations:

1. Around the entire perimeter of the house, the finished grade should be a minimum of 6" below the top of the concrete foundation and slope away from the foundation wall.
2. The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.

PARKING

Description:

A detached, 1-car garage is located in the southwest quadrant of the site, facing south to Caledonia Street. The garage is wood framed on a poured concrete slab-on-grade foundation. A concrete driveway leads from Caledonia Street to the garage, with space to park a second car in tandem with the garage.

Condition Evaluation:

The parking is in good condition.

Recommendations:

No recommendations at this time.



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*Garage South Elevation*



*Garage North Elevation*



*Garage East Elevation*

### 3.2 STRUCTURAL SYSTEM

#### FOUNDATION SYSTEMS

Description:

The foundation is exposed on all sides of the exterior of the house, excluding the front porch, and is a poured concrete foundation. A partial basement in the central part of the house allows observation of some of the foundation walls. The partial basement extends fully from north to south but does not provide access to the western edge, the eastern portion under the house, or the foundation, if any, under the front porch. Crawlspace areas under the west and east aspects of the house are not accessible, and observation of these spaces is limited to small holes where ductwork penetrates the east and west basement foundation walls.

The foundation is built of concrete with unknown reinforcement and in the basement the concrete wall is approximately 5'-9" tall with an unknown footing size, if any. The foundation wall, where accessible, was measured to be approximately 8 inches thick. Large cracks in the foundation exist, especially on the east wall. The foundation walls around the crawlspace areas are of an unknown thickness and depth and the amount of soil retained by the basement foundation walls in these areas was not accessible for observation.

The basement floor is an exposed, poured concrete slab of unknown thickness and reinforcement. Evidence of a previous coal furnace location south of the exposed chimney are present in the concrete floor. Part of the slab was removed and re-poured to accommodate a floor drain and ejector pit in the northeast corner of the basement.

The concrete foundation and slab appear to have been added in 1928 and no evidence of what the foundation was prior to that remodel remains. Typical foundations for homes built in the early 1900's in the Louisville area were constructed of either brick or stone or a combination of both. The basement was likely dug out, with the original stairs added, in 1928 to accommodate a coal furnace and to replace a failing foundation. The concrete stairs to the basement from the west side of the house were enclosed in 2016, eliminating access to the west side crawlspace. It is unclear if access to the east side crawlspace ever existed.

It is likely that the front porch was originally constructed of wood joists, possibly bearing directly on grade.



*Basement foundation wall with large cracks. Filled-in coal chute on the right and abandoned HVAC*



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*Filled-in original stairs with large foundation crack on the right*



*New and old basement slab*

**Condition Evaluation:**

Evaluation of the existing foundation walls was limited, due to no access to the crawlspace areas and no observation of a footing. The large cracks in the concrete wall indicate that the wall was not designed to withstand the forces experienced by the retained soil conditions. The house foundation is in poor condition as the observed cracking shows signs of excessive movement which could result in damage to the foundation system. The foundation has moved and settled over the years, resulting in uneven floors.

The front porch foundation was not accessible for observation but appears to have settled, mostly at the support posts for the roof above and is therefore in poor condition as this can lead to further structural damage to the porch.

**Recommendations:**

1. Investigate the front porch foundation with a licensed structural engineer. The foundation, if any, may need repair. Care should be taken not to undermine the existing crawlspace foundation.
2. Further investigate the construction of the foundation wall and footing (if any) of the main house. It is likely the foundation was not designed for the soil conditions found at this location that has resulted in excessive movement and distress.

FLOOR & CEILING SYSTEMS

Description:

The floor framing is built of 2x8 floor joists at 24 inches on center running north to south with a rim board. Floor framing was exposed in the basement and partially visible in the east side crawlspace. Most of the visible floor joists on the north side of the basement are notched or cut into to allow for plumbing lines. The floor joists appear to be supported by the exterior foundation wall and one main beam line and partial foundation wall in the center of the basement, running east to west. The central east-west beam is built of (2) 2x8 supported by an older 4x4 wood post bearing directly on the concrete slab. It was not determined if a footing is present below the slab at the post bearing point. Most of the main level floor framing, the sill plate and rim joist, the beam, and the wood post all appear to be original to the 1928 remodel. A few joists were supported, and blocking was added in several areas in 2016.

A (2) 1 3/4" x 9 1/2" LVL was added in 2016 to allow for the new stairway access to the basement. The LVL beam is supported by the foundation wall and an adjustable pipe column that extends into a footing that was added in 2016.

The crawlspace under the east portion of the house is not accessible. Limited observation was possible through a hole in the foundation wall accommodating abandoned HVAC supply lines. It appears that the center line beam running east to west continues below the main load bearing wall and is supported at regular spacing by unknown foundation elements.

Sheathing is constructed of 1x12 diagonal members on regular spacing with a 1x3 tongue-and-groove subfloor, that acts as the finished floor, on top.

A single sill plate rests on top of the foundation wall. No anchor bolts between the sill plate and the foundation were observed.

The front porch framing and the floor framing in the west portion of the enclosed crawlspace were not accessible for observation.



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*Original floor framing, new blocking, original floor sheathing, & original sill plate*



*Original 4x4 post*

Condition Evaluation:

The main level 2x8 floor joists in the south portion of the basement are in good condition. The span and size of the joists are comparable to most buildings of this type and age in the Louisville area. The joist size and spacing do not currently meet minimum IRC code requirements.

The main level 2x8 floor joists in the north portion of the basement are in fair condition. The joists are notched and cut for plumbing installation, but these would meet current minimum IRC code requirements. The floor was noticeably bouncy in most areas of the home.

The front porch framing is in fair condition. Several areas are sagging and soft underfoot.

Recommendations:

1. Repair any notched or cut floor joists. Coordinate repairs with a licensed structural engineer.
2. Add blocking and intermittent supports in coordination with a licensed structural engineer to the floor structure to reduce floor deflection and create better overall floor performance.
3. Evaluate the condition of the front porch joists that were not accessible during the site visit.
4. Further evaluate the center line beam to determine the size and spacing of support in the crawlspace.

ROOF FRAMING SYSTEMS

Description:

The roof framing above the main portion of the house is built of 2x4 rafters at 24 inches on center and 2x4 ceiling joists at 16 inches on center. The ceiling joists are spliced on the center interior wall of the main living space. There are no joining ridge members or collar ties to support the rafters. 1x diagonal struts are installed at approximately 48 inches on center to provide support for the rafters and transfer the roof load to the center wall of the house. All the roof framing appears to be original, or at least as old as the 1928 remodel.

The original roof sheathing is visible and consists of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing at an unknown time.

The gable ends are framed with 2x4 studs, which appear to be balloon framed from the main level exterior wall below. The original shiplap siding is attached directly to the framing members as seen on the gable ends in the attic.

The covered front porch roof construction was not accessible for observation as there is no access. The covered front porch roof is slightly lower than the main house roof and is likely built of similar construction to the framing observed in the main house attic. There are no interior walls to help support the covered porch roof framing. The covered front porch roof framing is likely original.

Approximately 17 inches of blown-in wool insulation (R-49) was added to the attic in 2016.



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*Roof vent & insulation*



*Roof framing & framing supports, original & new roof sheathing*

**Condition Evaluation:**

Where observed, the roof is in fair condition and built in a manner that is common of late 1920's houses in the Louisville area. There is no evidence of damaged or poor performing rafter or ceiling joists. The finish materials are relatively new, circa 2016, and did not show signs of distress.

**Recommendations:**

1. Add 2x4 collar ties at 48 inches on center.
2. Add additional 2x4 diagonal struts to properly support the roof rafters with a continuous beam if the struts are spaced more than 24 inches on center. The current struts are not oriented in a way that allows the vertical forces of the roof to be fully transferred to the interior wall below.
3. Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans.
4. Do not add additional roofing materials, such as an additional layer of shingles or solar panels without the additional structural support mentioned above.
5. Investigate the condition of the front porch framing to determine if additional support is needed.

### 3.3 ENVELOPE – EXTERIOR WALLS

#### EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original shiplap siding on the main level appears to be attached directly to the wall framing, as seen in the attic. No visible sheathing is present.

The main level wall framing is likely original, or at least dates to the 1928 remodel. A small deconstructive hole in the Bedroom 1 closet revealed that the wall cavity is filled with approximately 1 ½" of closed-cell spray-foam insulation applied directly to the interior side of the shiplap siding, with the remainder of the cavity filled with fiberglass insulation (commonly referred to as a 'flash-and-fill' insulation system). This wall insulation was likely added in 2016.

Condition Evaluation:

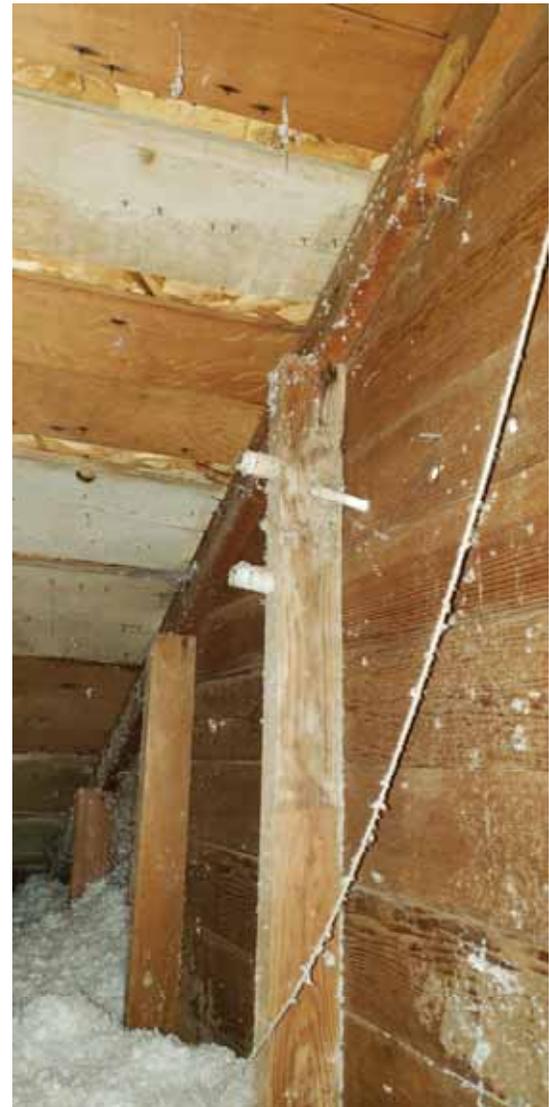
Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 8 feet tall which is acceptable for 2x4 construction, mainly due to the high wind loads of the Louisville area. No signs of interior finish material damage were observed.

Recommendations:

No recommendations at this time.



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*Gable end wall framing with shiplap siding attached*



*Exterior wall insulation*

## EXTERIOR FINISHES

### Description:

The entire house and covered porch gable are clad in painted wood shiplap siding. Based on observations in the attic, the shiplap siding is likely original. Additionally, the wood shiplap siding is visible in the 1948 Boulder County Assessors card image. There are several locations, especially on the south and north facades, where replacement shiplap siding is visible. The replacement shiplap siding has a smooth finish as compared to the wood-grained texture of the original shiplap siding. The replacement shiplap siding is in locations where windows were removed during a 2016 remodel and in areas that are more susceptible to decay from greater sun and moisture exposure, nearer to the foundation of the house and on the south façade.

The 1948 Boulder County Assessor card states that in 1956 new siding was added. In photos taken at some point between 1948 and 2016, asbestos panel siding is seen cladding the entire house except for the front porch gable. The asbestos panel siding was applied directly on top of the shiplap siding. Asbestos siding was common in the 1950's and the same siding has been found on several other houses in the Louisville area. It is likely that the asbestos siding seen in the images prior to the 2016 remodel is the siding that was applied in 1956 as stated on the Boulder County Assessor card. The asbestos siding was removed in 2016 and the original shiplap siding beneath was preserved from having been covered from the elements by the asbestos siding. Any deterioration in the original shiplap siding was repaired or replaced in 2016.

### Condition Evaluation:

The wood shiplap siding is in good condition. It is likely that the asbestos siding helped to preserve the original wood shiplap siding. Any other areas that were in poor condition were repaired or replaced in 2016.

### Recommendations:

No recommendations at this time.



*New (smooth) and original (textured) shiplap siding*



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EXTERIOR MASONRY

Description:

The base of the front porch and the base of the front porch columns are clad in large river rocks embedded in concrete. This finish was added at some time between 1948 and 2016.

Condition Evaluation:

The river rock cladding is in good condition.

Recommendations:

Remove the river rock from all locations on the front porch and porch column bases. Restore the front porch as specified in the next section.



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*River rock porch and column base*

## EXTERIOR APPENDAGES

### Description:

There is a 21 feet wide by 7 feet deep covered front porch on the east house façade. The front porch appears on the 1948 Boulder County Assessor card and is likely original. The roof structure, shiplap siding in the roof gable end, and the structural beams and columns are all original. There are two columns in the northeast and southeast corners of the porch and two attached columns in the northwest and southwest corners. The beams and columns are wrapped in painted 1x boards and the base of the east columns are wrapped in river stone and concrete as specified above. The porch deck is constructed of composite decking planks running in the north-south direction. The porch framing was not exposed for inspection but is likely dimensional lumber running in the east-west direction on even spacing.



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The porch columns are wrapped in tapered, painted 1x lumber with flared bases and capitals. This wood finish was replaced in 2016. At the base of the columns are 1-foot remains of a half-wall that previously wrapped the entire porch. This half-wall appears in the 1948 photo with an opening on the south side. The wall in the 1948 photo is sided in shake-shingles that flare at the base of the wall and is still present in a photo taken in 2001. This type of detailing was common for covered front porches and can be found on several houses in the Louisville area. The half-wall with the river rock bases appears in the photos taken prior to 2016 and therefore was modified sometime between 2001 and 2016. In 2016, the east side of the half-wall was removed, opening up the front porch to Lincoln Avenue. The half-wall remains are clad in bead-board with a painted 1x8 wood top cap. The composite porch deck was replaced in 2016.

City records indicate that a concrete stoop with steps to grade has existed at the rear entry prior to 1977. The stoop was rebuilt in 1977 and again in 2016.

### Condition Evaluation:

The front porch is in good condition. The concrete stoop and steps to grade are in good condition.

### Recommendations:

1. Remove the river rock facing and bead-board siding on the front porch columns.
2. Rebuild the entire half-wall, leaving the opening on the south side.
3. Face the new half-wall with shake-shingle siding that flares at the base as seen in the 1948 photo. Several examples of covered porch half-walls with flared shake-shingle siding can be found in the Louisville area.



*Covered front porch*



*Rear concrete stoop*

### 3.4 ENVELOPE – ROOFING & WATERPROOFING

#### ROOFING SYSTEMS

Description:

The entire house and covered porch roof have an asphalt composite shingle roof that was added in 2018, according to city records. An asphalt composite shingle roof is visible in the photos taken prior to 2016 that was added in 2004, according to city records. The new roof added in 2018 was likely added due to hail damage, as was common in the Louisville area at this time. The shingle roof in the 1948 photo is likely wood shake-shingles that are likely original.

Mid-roof and upper-roof ventilation were added to the main roof in 2018 and appears to be adequate for the roof area.

Condition Evaluation:

The asphalt shingle roof and roof venting are in good condition.

Recommendations:

No recommendations at this time.



*Asphalt composite shingle roof & roof vents*

#### SHEET METAL FLASHING

Description:

Metal flashing is found around the brick chimney penetration through the roof. The date that the metal flashing was applied is unknown. Painted metal flashing is also found where the porch roof meets the gable end wall of the main house. This flashing appears to have been added when the asbestos siding was removed in 2016.

Condition Evaluation:

The metal flashing is in good condition.

Recommendations:

No recommendations at this time.



*Roof & chimney flashing*



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## PERIMETER FOUNDATION DRAINAGE

### Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction time period and construction methods used, it is unlikely that a perimeter foundation drain exists.

## DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

### Description:

Painted grey, k-style gutters are found on both the north and south sides of the house and covered patio. 2x3 downspouts are located at all four corners of the house with the house roof emptying into the front porch gutters and then through a downspout in the corner of the house. All four downspouts have adequate gutter extensions directing water several feet away from the house foundation. Gutters were originally added in 1977.

### Condition Evaluation:

The gutters and downspouts are in good condition.

### Recommendations:

No recommendations at this time.



*Gutter extension*



*Gutters & downspouts*

## SKYLIGHTS / CUPOLAS

### Description:

There are no skylights or cupolas.



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### 3.5 WINDOWS & DOORS

#### DOORS

Description:

The front door is a stained wood door with a 3-panel quarter-lite. This door appears to be in the original location as seen in the 1948 photo and is present in the photo taken prior to 2016. The door is likely not original, but the door style is similar to other historic doors found in the Louisville area.

The rear door is a stained wood door with a quarter lite. This door is likely in an original location and appears in the photos taken prior to 2016. The door is likely not original, but the door style is similar to other historic doors found in the Louisville area.



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*Front door*



*Back door*

Condition Evaluation:

Both the front and rear doors are in fair condition. There are no issues with opening or closing or sealing but both doors have not been re-stained in several years and the wood in several areas is chipping.

Recommendations:

1. Refinish and stain the wood front and back doors. Replace the glass in both doors.
2. Alternatively, replace both doors with new doors that match the existing door style.

## WINDOWS

### Description:

The existing windows are all single-hung vinyl windows with simulated divided lites in the top pane. According to city records, all the windows present in 2020 were replacement windows added in 2016. Aluminum windows were added in 1977 to all the original window locations. The windows added in 1977 are visible in photos taken between 2001 and 2016 and are similar in style, with divided lites in the top pane, to the vinyl windows added in 2016.

Several windows are visible in the 1948 photo on the east and south facades; however, the style and operation of the original windows are not determinable. Typical windows of this time period, in the Louisville area, were wood, double-hung windows, often with divided top lites, and typically tall and narrow. The windows seen in the 1948 photo are wider than is typically seen of earlier homes in Louisville and were likely added in 1928.



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*Typical window*



*1 Typical paired windows*

There are two 3'-6" wide by 5'-0" tall windows on the east façade, on either side of the front door, symmetrically located on the roof ridge.

The north façade has one window in the bathroom and two taller windows in either bedroom. The north side of the house does not appear in the 1948 photo. The floor plan of the house created prior to the 2016 remodel shows the windows in their original locations and one window on this wall was removed. Evidence of the removed window location is likely still present in the framing, but this was not exposed to observation during the site visit.

The west façade has a single window in bedroom 1 and paired windows in the nook. A fourth window in the study was removed in 2016. The existing windows are in original locations and likely of similar sizes to the original window openings. Evidence of the removed window location is likely still present in the framing, but this was not exposed to observation during the site visit.

The south façade has paired windows in the living room and a single window above the sink in the kitchen. The paired windows in the living room are in an original location, appearing in all photos taken between 1948 and 2020. Above the sink is a single window. This area had three windows prior to the 2016 remodel that are visible in all photos taken prior to 2016. To the west of these windows was another window that was removed in 2016. This window was original, and evidence of the window location is likely still present in the framing, but this was not exposed to observation during the site visit.

Condition Evaluation:

The existing windows are in good condition as they are all operable, sealed, and show no visible signs of condensation. All the windows were added in 2016 and meet energy code requirements of that time.

Recommendations:

Determine original window locations and sizes of the windows that were removed in 2016. This can be done by removing finish materials on the interior or exterior of the house where the original window rough opening is likely still present. Add windows that match the style of windows found on the remainder of the house in these locations. Window style can be determined by consulting city permit records for the 2016 remodel.



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### 3.6 EXTERIOR DETAILS

#### SOFFIT & FASCIA

Description:

The front porch soffit is constructed of bead-board and was repaired in 2016. There are no soffits in the roof rakes or eaves as the roof sheathing and rafters are exposed and painted.

Painted 1x4 fascia is found on the gable eaves and is used as a gutter attachment. Painted 1x6 barge rafters are found on the house and porch roof gable ends.

The construction style of the soffits, fascia, exposed rafters and barge rafters are typical of similar homes built in the Louisville area in the late 1920's. All these elements are likely original.

Condition Evaluation:

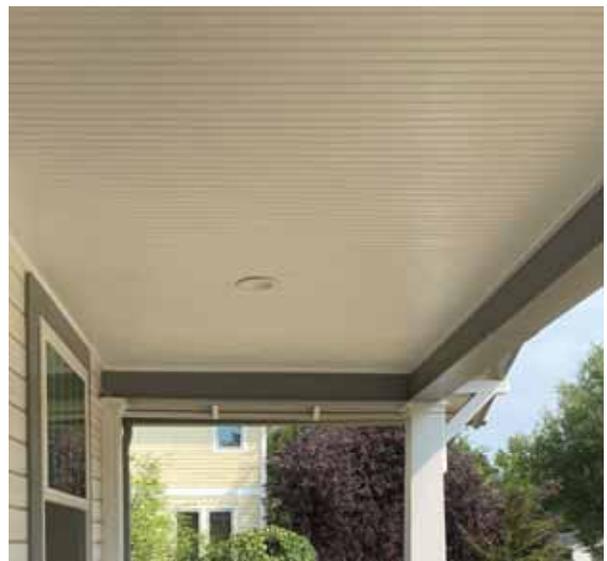
The soffit, fascia, exposed rafters, barge rafters, and exposed roof sheathing are in good condition.

Recommendations:

No recommendations at this time.



*Rafter tails, roof sheathing, fascia, & barge rafter*



*Bead-board front porch soffit*

## TRIM

### Description:

Painted 1x4 corner trim and frieze board are found throughout the main house and front porch. All the trim was replaced in 2016 but was likely found on the original house and covered by the asbestos siding.

Typical 5-piece, painted 1x wood window trim is found on all windows. The window trim was replaced in 2016, but similar trim is present in photos taken between 2001 and 2016. The original window trim is indeterminable in the 1948 photo. However, the window trim present in 2020 is similar to window trim used in the Louisville area on houses built in the late 1920's.



*Typical window trim*

### Condition Evaluation:

Corner trim, frieze boards, and window trim are all in good condition and were replaced in 2016.

### Recommendations:

No recommendations at this time.



*Corner trim & frieze board*



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ORNAMENTATION

Description:

In the east and west gable ends of the house and the covered front porch are painted wood brackets built of 4x4 lumber with angle supports and chamfered ends. The brackets are located at the roof ridge and on the eaves of the covered front porch. At the eaves of the main house roof are notches in the barge rafters that reveal where brackets used to be; these missing brackets appear in the 1948 photo. The missing brackets were likely removed when the asbestos siding was applied. The brackets are both aesthetic as well as serving the purpose of supporting the barge rafters.

Condition Evaluation:

The gable end brackets are in good condition.

Recommendations:

Replace the missing brackets at the eaves of the main house with brackets that match the existing brackets on the front porch gable. Location of the brackets should be determined based on the 1948 photo and the notches made in the barge rafters.



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*Coverea porch bracket*



*Gable ridge bracket*

### 3.7 MECHANICAL SYSTEMS

#### HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired, forced-air furnace, located in the attic. The furnace is atmospherically vented through the roof. Supply lines run through the attic to registers in the ceiling of the house. The supply lines are class-1 flexible, insulated to R-80, and hung from the roof rafters.

Air conditioning is provided through the furnace system. The air conditioning unit is located on the north side of the house, in the northwest corner and the condensate line runs inside the exterior wall cavity, up to the attic.

A brick chimney runs from the basement through the center of the roof and is exposed on all levels of the house. The chimney is angled in the attic and penetrates the roof at the ridge. The chimney appears in all available photos dating back to 1948 and was likely added in 1928 to accommodate a coal furnace in the basement. The coal chute on the south side of the house was removed, sealed with concrete, and backfilled in 1977.

A gas-fired, forced-air furnace was previously located in the basement and vented through the chimney. This furnace was removed when a new furnace and ductwork was added in the attic. The date that the furnace was moved to the attic is unknown, but likely occurred in 2016.

Condition Evaluation:

The furnace and air conditioning appear to be in good condition but were not tested during the site visit. The supply lines are in fair condition. Where the flexible ductwork is supported, several areas pinch and compress the duct insulation, reducing the overall insulating effectiveness.

Recommendations:

Properly support to code all flexible ductwork in the attic so that the insulation and the air supply are not reduced.



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*Furnace & ductwork in the attic*



*Chimney in the attic*

VENTILATION

Description:

Ventilation is handled through operable windows and appears to be in good condition. No recommendations at this time.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

According to city records, the sewer line was replaced between the house and the city sidewalk in 2017. A standard 40-gallon, gas-fired water heater is located in the basement and is power vented through the north side of the house. The water delivery system is primarily copper piping, with new PEX lines servicing the restroom added in 2016. An ejector pit is located in the basement, along the north wall with ABS and PVC waste lines.

Condition Evaluation:

The water heater, water distribution system, ejector pit, and sewer lines are in good condition.

Recommendations:

No recommendations at this time.



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*Ejector pit & sewer*



*Water heater & plumbing lines*

FIRE SUPPRESSION – SPRINKLERS

Description:

No fire suppression was observed.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical service to the house is brought in overhead from the west alley, in the northwest corner of the lot, and enters on the west side of the house, in the northwest corner, where the electrical meter and main panel are located. Overhead service runs from the house to a sub-panel in the garage and there is a house sub-panel in the basement, on the west wall. The main panel and garage sub-panel were not accessible for inspection. The sub-panel in the basement is a 200-amp panel.

Electrical distribution throughout the house is Romex and was added in 1977, according to city records. The original electrical distribution was knob and tube and there are remnants of abandoned knob and tube wiring in the attic.

Condition Evaluation:

The electrical service and wiring are in good condition.

Recommendations:

No recommendations at this time.



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*Overhead elec., panel, & meter*



*House sub-panel in basement*



*Abandoned knob & tube elec. in attic*

## LIGHTING

### Description:

Two ceiling-can lights are found in the soffit of the front porch. These were likely added in 2016. Over the rear door is a single sconce light. Exterior lighting does not appear on any photos taken prior to 2020.



*Can lights in front porch soffit*



*Sconce light over rear door*



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### Condition Evaluation:

The exterior light fixtures are in good condition.

### Recommendations:

1. Consider replacing the exterior light fixtures with full cutoff, high-efficiency units.

## FIRE DETECTION SYSTEM

### Description:

There is no fire detection system, or any signs of a fire detection system having existed in the past.

## SECURITY SYSTEMS

### Description:

There is no security system or any signs of a security system having existing in the past.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Lot Dimensions: 75' x 130'-8"  
Lot Size: 9,800 sf (Improvement Survey Plat)  
Zoning: [RL](#) (one residential unit per 7,000sf)  
 Property is subject to the [Old Town Overlay Zoning District Regs](#)

Areas of levels in square feet (sf):  
 First (above ground) finished area: 782 sf  
 Unfinished Basement 303 sf  
 Detached garage: 314 sf  
 Enclosed porch area: 115 sf

Allowable Building Height (from existing grade):

Primary Structure: 27'  
 Accessory Structure: 20'

Lot Coverage:

|               |          |       |                                   |
|---------------|----------|-------|-----------------------------------|
| Existing:     | 1,299 sf | 13.2% | First floor + porch area + garage |
| Allowable:    | 2,940 sf | 30%   | 1,641 sf remain                   |
| Preservation: | 3,430 sf | 35%   | 2,131 sf remain                   |
| Landmark:     | 3,920 sf | 40%   | 2,621 sf remain                   |

Floor Area Ratio:

|               |          |       |                      |
|---------------|----------|-------|----------------------|
| Existing:     | 1,096 sf | 11.1% | First floor + garage |
| Allowable:    | 3,430 sf | 35%   | 2,334 sf remain      |
| Preservation: | 3,920 sf | 40%   | 2,824 sf remain      |
| Landmark:     | 4,410 sf | 45%   | 3,314 sf remain      |

Setbacks:

|                           |     |  |
|---------------------------|-----|--|
| Front:                    | 20' | (could be different depending on the front of neighboring house locations) |
| Front Porch:              | 6'  | (6' encroachment into front yard & street side yard setback)               |
| Rear:                     | 25' |  |
| Side (side street):       | 15' | (10' with Preservation or Landmark Designation)                            |
| Side (interior lot line): | 7'  | (5' with Preservation or Landmark Designation)                             |
| Accessory Rear:           | 3'  |  |
| Accessory Side:           | 3'  |  |

Note: Building area square footages are taken from:

- ISP dated January 2016
- As-built measurements as measured from the interior face of wall, by DAJ Design.



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5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

- Repair any notched or cut floor joists. Coordinate repairs with a licensed structural engineer.
- Add blocking and intermittent supports in coordination with a licensed structural engineer to the floor structure to reduce floor deflection and create better overall floor performance.
- Evaluate the condition of the front porch joists that were not accessible during the site visit.
- Further evaluate the center line beam to determine the size and spacing of support in the crawlspace.
- Investigate the front porch foundation with a licensed structural engineer. The foundation, if any, may need repair. Care should be taken not to undermine the existing crawlspace foundation.
- Further investigate the construction of the foundation wall and footing (if any) of the main house. It is likely the foundation was not designed for the soil conditions found at this location that has resulted in excessive movement and distress.
- Remove the river rock facing and bead-board siding on the front porch columns.
- Rebuild the entire half-wall, leaving the opening on the south side.
- Face the new half-wall with shake-shingle siding that flares at the base as seen in the 1948 photo. Several examples of covered porch half-walls with flared shake-shingle siding can be found in the Louisville area.
- Replace the missing brackets at the eaves of the main house with brackets that match the existing brackets on the front porch gable. Location of the brackets should be determined based on the 1948 photo and the notches made in the barge rafters.

SERIOUS DEFICIENCY

- Determine original window locations and sizes of the windows that were removed in 2016. This can be done by removing finish materials on the interior or exterior of the house where the original window rough opening is likely still present. Add windows that match the style of windows found on the remainder of the house in these locations. Window style can be determined by consulting city permit records for the 2016 remodel.
- Properly support to code all flexible ductwork in the attic so that the insulation and the air supply are not reduced.

MINOR DEFICIENCY

- Refinish and stain the wood front and back doors. Replace the glass in both doors.
- Consider replacing the exterior light fixtures with full cutoff, high-efficiency units.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.



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6.0 PHOTOGRAPHS AND ILLUSTRATIONS



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*Looking west from the corner of Lincoln & Caledonia - 2020*



*Looking west from the corner of Lincoln & Caledonia - 1948 Boulder County Assessor Card Image*



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*Looking west from the corner of Lincoln & Caledonia - Circa 2016*



*Looking west from the corner of Lincoln & Caledonia - Circa 2016*



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*East Elevation – 2020*



*East Elevation - Circa 2016*



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*Northeast corner - 2020*



*Northeast corner - Circa 2016*



*Northeast corner - 2001*



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*South Elevation - 2020*



*North Elevation - 2020*



*Northwest corner - 2020*



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*West Elevation - 2020*



*Southwest corner - 2020*



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2  
A1.1

MAIN LEVEL FLOOR PLAN - HISTORIC  
SCALE: N.T.S.



1  
A1.1

MAIN LEVEL FLOOR PLAN  
SCALE: N.T.S.



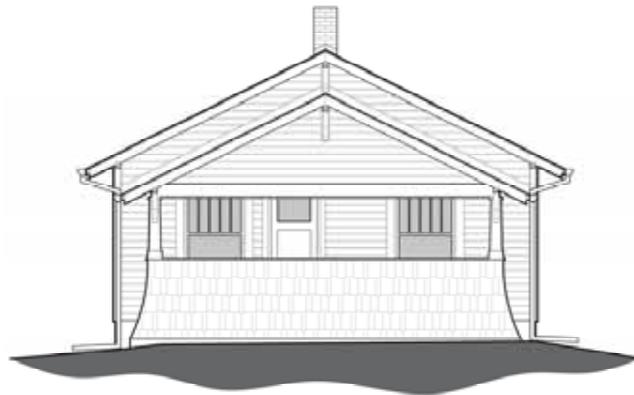


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1  
A2.1

BUILDING EAST ELEVATION - EXISTING  
SCALE: N.T.S.

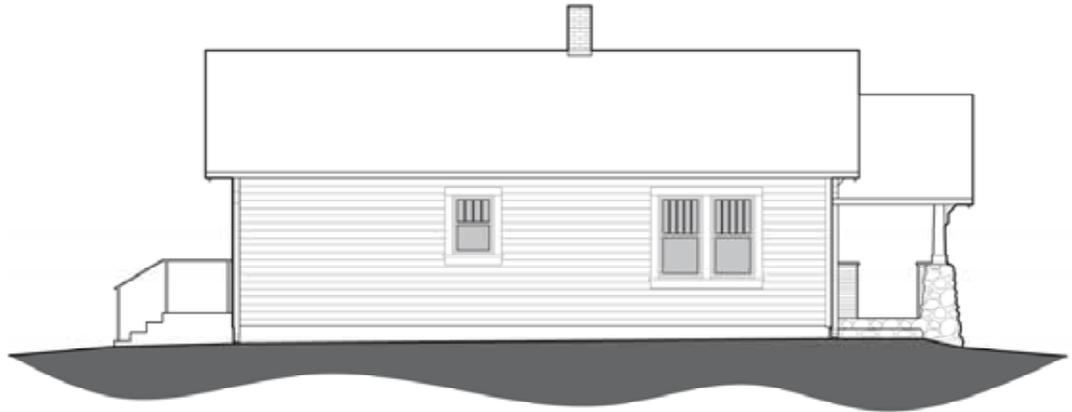


2  
A2.1

SUGGESTED HISTORIC LANDMARK EAST ELEVATION  
SCALE: N.T.S.

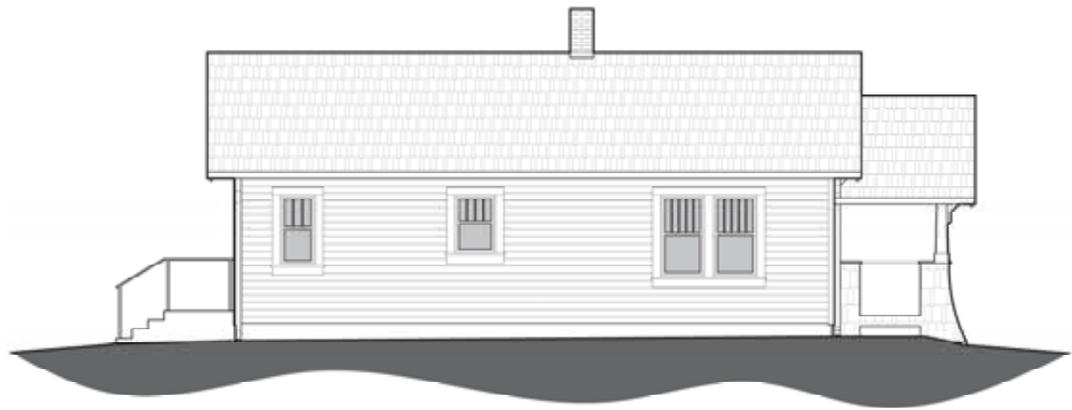


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1  
A2.2

BUILDING SOUTH ELEVATION - EXISTING  
SCALE: N.T.S.



2  
A2.2

SUGGESTED HISTORIC LANDMARK SOUTH ELEVATION  
SCALE: N.T.S.



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1  
A2.3

BUILDING WEST ELEVATION - EXISTING  
SCALE: N.T.S.

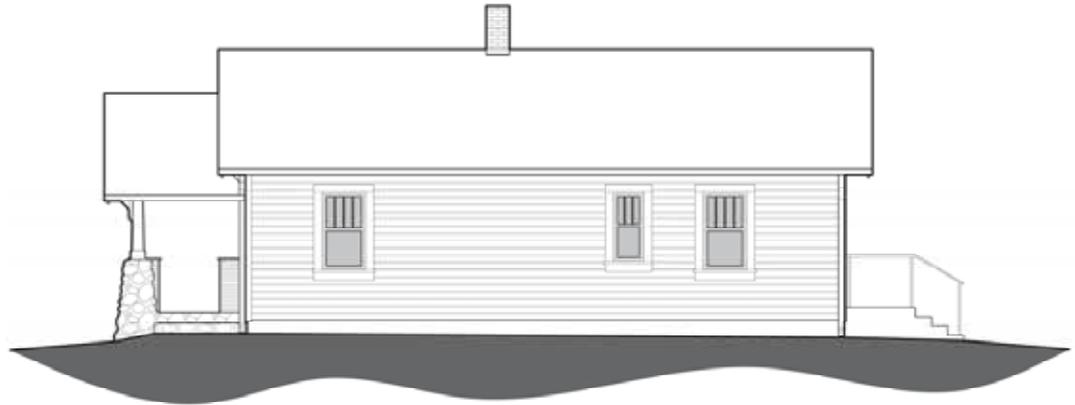


2  
A2.3

SUGGESTED HISTORIC LANDMARK WEST ELEVATION  
SCALE: N.T.S.

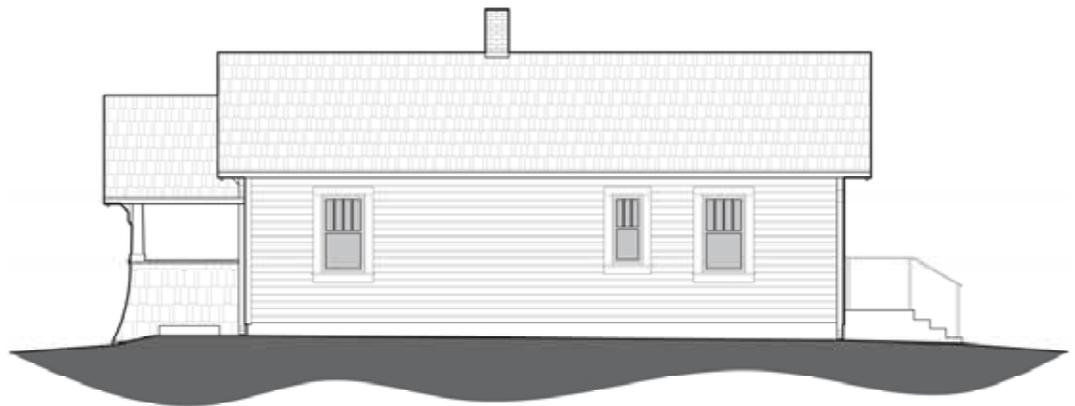


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1  
A2.4

BUILDING NORTH ELEVATION - EXISTING  
SCALE: N.T.S.



2  
A2.4

SUGGESTED HISTORIC LANDMARK NORTH ELEVATION  
SCALE: N.T.S.



August 28, 2020

Attn: Andy Johnson  
DAJ Design  
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 1201 Lincoln Avenue. The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

## **I. Building Description:**

The building was originally constructed in approximately 1908 based on the county records, however, it appears the home was significantly remodeled in the late 1920's. A new foundation with a partial basement appeared to be added at that time. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. There were no dormers in the attic/roof construction. Below the middle half of the building is a basement which is accessible from a stairway located within the home. The front portion and rear portion of the building is built above a crawl space. As stated previously, it appears a newer foundation was likely built around the 1920's and the home was placed on the newer foundation.

The building is a wood-framed structure supported by a poured concrete foundation. Roofing consists of asphalt shingles at all areas, including the front porch. Interior floor finishes are primarily wood flooring with tile in the bathrooms and drywall interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a shallow foundation on the west side of the building.

## **II. Roof Framing:**

### **A. Description:**

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.



3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
5. The gable ends were framed with 2x4 studs, which appeared to be balloon-framed from the main level exterior wall below.
6. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

#### **B. Condition/Evaluation:**

The roof was in fair condition and very typical framing for a building of this age. There was no evidence of damaged or poor performing rafter or ceiling joists. The finish materials were relatively new and did not show signs of distress. It is likely the roof/ceiling performance is similar to other buildings we have observed of this type and age.

#### **C. Recommendations:**

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. Additional 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c. The current struts are not oriented in a way that allows the vertical forces of the roof to be fully transferred to the interior wall below.
3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



### III. Main Level Exterior Wall Framing:

#### A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The siding appeared to be attached directly to the 2x4 stud wall with no visible sheathing present.

The front porch roof framing is supported by wood posts. These posts are boxed out and we were unable to determine the structure inside.

#### B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

#### C. Recommendation:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

### IV. Floor Framing:

#### A. Description:

The existing floor framing consists of 2x8 joists at 24" o.c. with a rim board. A majority of the visible floor joist on the north side of the basement were notched or cut to allow for plumbing. The joists appear to be supported by an exterior foundation wall and one main beam line/foundation wall in the center of the building in the basement. This beam consists of a (2) 2x8 supported by a post extending to the basement slab below. The post in the basement appeared to bear directly on the slab, it was not determined if a footing was present below the slab.

A (2) 1 ¾ x 9 ½ LVL was added at a later date to allow for the stairway to be moved to its current location. The LVL beam was supported by the foundation wall and an adjustable pipe column that extended into a footing, also added at a later date.



We were unable to verify the construction of the floor at the front porch. and the floor behind the basement wall on the west portion of the home.

The crawl space was not accessible during the site visit. From a small viewing hole into the crawl space, it appeared the center line beam continued below the main load bearing wall and was supported at regular spacing by unknown foundation elements.

Sheathing and flooring consist of 1x12 diagonal floor sheathing with 1x3 T & G placed above it. The 1x3 sheathing was finished to act as the final finished floor material. No anchor bolts between the sill plate and the foundation were observed.

### **B. Condition/Evaluation:**

The main level 2x8 joists on the south portion of the basement were in good condition and the span and size of the joists are comparable to most buildings that we see of this type and age. The joists size and spacing, 2x8 @ 24" o.c. spanning approximately 11'-4", do not currently meet minimum IRC code requirements.

The main level 2x8 joists on the north portion of the basement were notched and cut for plumbing installation. The joist size and spacing, 2x8 @ 24" o.c. spanning approximately 7'-6", do meet current minimum IRC code requirements but the notched joists should be repaired. The floor was noticeably bouncy in most areas of the home.

The front porch framing was in fair condition. There were several areas that were sagging and soft when we walked on the surface.

### **C. Recommendations:**

It is our recommendation that the following floor repairs be completed:

1. The floor joists were likely within minimum code standards at the time of installation. It is likely the floor will continue to perform in a similar manner as it has for the last 100 years. Repairs should be coordinated with a licensed Structural Engineer.
2. The notched joist on the north portion of the floor system should be sistered between supports or replaced with 2x8 joists @ 24" o.c. Where plumbing does not allow for a full 2x8 joist to be placed, 2x6 joists @ 16" o.c. with blocking at midspan between joists may be used. A header system could also be implemented around the plumbing equipment, the headers should be designed by a licensed Structural Engineer.
3. For the south portion of the floor system in the basement, to meet current code, place a new 2x8 joist every other joist spacing to achieve an average 16" o.c. spacing.
4. If the floor system is not supplemented with new floor joist, as mentioned above, the floor will likely continue to feel soft or bouncy in the main living areas. Blocking and intermittent supports can be added to reduce the deflection in the floor system. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.



5. The front porch joists were not accessible during the site visit and would likely require repair for the porch to continue to perform in a similar manner.
6. The center line beam in the crawl space was not accessible during the site visit. Further investigation would be required to determine the size and spacing of the beam and future repairs if necessary.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

## **V. Foundation:**

### **A. Description:**

The foundation consists of concrete with unknown reinforcement. The foundation was approximately 5'-9" tall with an unknown footing size. The full height foundation wall was poured around the middle portion of the home, a full height wall divided the basement from the crawl space on the front and rear portion of the home. The crawl spaces were not accessible during the site visit.

The building site was sloped generally to the northwest. The north, east, and west sides of the home had a slope to the north, and the south side of the home had a general slope to the west.

### **B. Condition/Evaluation:**

Our evaluation of the existing foundation walls was limited. The visible foundation wall in the basement had larger than normal cracks in the concrete. The cracks indicate the wall was not designed to withstand the forces experienced by the retained soil conditions. We do not know what type of footing is below the foundation walls if any and how they are restrained.

We could not observe the foundation below the front porch. The front porch foundation appears to have settled, mostly at the support posts for the roof above.

We would call the condition of the foundation of the main house to be moderate to poor. The cracking observed in the basement walls shows signs of excessive movement which could result in damage to the foundation system. It has moved and settled over the years which has likely resulted in uneven floors, etc.

The site drainage and slope away from the building appeared to be adequate. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.



### **C. Recommendations:**

We would recommend investigating the front porch foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation.

We would recommend further investigation into the construction of the foundation wall/footing of the main home. It is likely the foundation was not designed for the soil conditions found at this location and resulted in excessive movement and distress. The foundation wall is expected to perform in a similar manner for the near future as long as proper drainage is maintained.

We have no other foundation recommendations at this time. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.

## **VI. Structural Conclusions:**

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville (and probably for some modern structures), and is only mentioned for completeness of this report.

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.

D. The garage structure was not accessible for review during the site visit. It is likely there are repairs recommended for the garage structure similar to those of the main house.

A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



## VI. Summary and Limitations:

### A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation, and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use, and are not intended to eliminate all existing and potential future cosmetic defects.

### B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Prepared by,

Billy Schoelman, P.E.

Reviewed by,

Jesse Sholinsky, P.E.





### **1201 Lincoln Ave. History**

**Legal Description:** Lots 97-99, Block 5, Nicola Di Giacomo Addition, Louisville, Colorado. The parcel for many years consisted of the additional lots of 100-102 (now the location of 1215 Lincoln).

**Date of Construction:** 1908; County Assessor card dated 1948 states that it was remodeled in 1928

**Summary:** Members of the Koci/Reddington family owned this house for 80 years, from 1921 until 2001.

### **Development of the Nicola Di Giacomo Addition**

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm’s Wall Map of Louisville, Nicola DiGiacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.)

DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year-old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

### **Admire Ownership, 1908-1919; Discussion of Date of Construction**

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. Since Boulder County records are sometimes in

error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions.")

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.

#### **Tartaglio Ownership, 1919-1921**

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920s, they moved to Denver.

#### **Koci/Reddington Ownership, 1921-2001**

In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

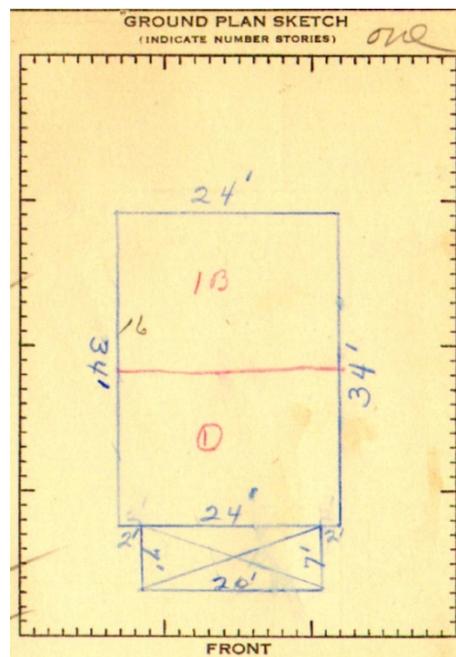
Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right in the back row.



The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.



The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.



Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

### **Later Owners**

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

Today, Boulder County indicates that the owners of record are David and Lynne Nieda and 1201 Lincoln LLC.

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, obituary records, and historical photographs from the collection of the Louisville Historical Museum.

**RESOLUTION NO. 21  
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE  
CURRENTLY LOCATED AT 1201 LINCOLN AVENUE TO BE RELOCATED TO 633 LA  
FARGE 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 currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, 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**, 1201 Lincoln Avenue (Koci 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 Koci House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20<sup>th</sup> century Louisville; and

**WHEREAS**, the HPC finds that these and other characteristics specific to the Koci 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 1201 Lincoln 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 Koci House.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson



**RESOLUTION NO. 22  
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE  
FOR THE KOCI HOUSE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE TO BE  
RELOCATED TO 633 LA FARGE AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, 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 September 21, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated September 21, 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 Koci House as described in the staff report dated September 21, 2020.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

**RESOLUTION NO. 23  
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A  
PRESERVATION AND RESTORATION GRANT FOR THE KOCI HOUSE CURRENTLY  
LOCATED AT 1201 LINCOLN AVENUE TO BE RELOCATED TO 633 LA FARGE  
AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Koci House, a historic residential structure currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, 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 new construction grant; and

**WHEREAS**, the preservation and restoration work being requested for the Koci House includes work necessary to preserve the structure; and

**WHEREAS**, the Historic Preservation Commission finds these proposed improvements will result in the preservation of the Koci 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 Koci House, in the amount of **\$85,000**.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**September 21, 2020**

**Virtual Meeting**

**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  
Andrea Klemme  
Keith Keller  
Gary Dunlap  
Hannah Parris

Commission Members Absent: None

Staff Members Present: Felicity Selvoski, HPC Planner  
Rob Zuccaro, Planning Director

**Approval of Agenda:**

Parris made a motion to approve the September 21, 2020 agenda, seconded by Klemme. Agenda approved by voice vote, 5-0.

**Approval of Meeting Minutes:**

Klemme made a motion to approve the August 17, 2020 minutes, seconded by Parris. The minutes were approved as written by voice vote, 5-0.

**Public Comments on Items Not on Agenda:** None

### **NEW BUSINESS – PUBLIC HEARING ITEMS**

**633 La Farge Avenue: Landmark, Alteration Certificate**

Staff presented the following the research and information on 633 La Farge Avenue:

Selvoski shared that the structure at 633 La Farge Ave. was constructed circa 1900-1908 and is a classic example of Folk Victorian architecture. 633 La Farge Avenue was owned by the Stecker family and their descendants from its construction through 2017. The neighboring houses at 720 and 722 Pine were owned by the Stecker family as well. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. Staff finds that the structure met the landmarking criteria and recommended approval of the request and suggested naming it the Stecker-Kerr House.

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***City of Louisville***

*Planning Department*    *749 Main Street*    *Louisville CO 80027*  
*303.335.4592 (phone)*    *303.335.4550 (fax)*    *www.ci.louisville.co.us*

Haley asked if the lot would be subdivided. Selvoski responded that the lot would not be subdivided but it eligible for a second dwelling unit. Dunlap asked if the lot was large enough to be subdivided and Selvoski stated that it was not.

Klemme asked about the design of the porch and if the design was historic. Selvoski responded that the porch was rebuilt but the design is historic.

Andy Johnson, DAJ Design, spoke as the applicant. He noted the original character that the house has retained over time. He clarified that the porch that exists today retains the original roof structure; at some point in the past the front porch was enclosed but was later returned to the form that exists today. He also clarified that no alterations were being proposed to the historic structure at 633 La Farge. The property may undergo alterations with the proposed relocation of 1201 Lincoln but the landmarked structure itself will not be altered.

**Public Comments:**

None

**Discussion:**

Dunlap clarified that if we landmark the structure as opposed to the property, the HPC would not be able to weigh in on future changes to the property. Staff confirmed that. Chair Haley stated that going through the alteration certificate procedure in this case showed that the HPC reviewed the proposed change against the alteration certificate requirements.

Klemme commented that she was excited to see the property begin the historic preservation process and that the structure seems to meet all the criteria for age, significance, and integrity. Haley agreed, and noted that it's exciting to possibly so many homes in the same area participating in the preservation program. Dunlap noted that the houses along Pine were all built by the same carpenter. Parris agreed that this was an excellent candidate for probable cause.

Klemme made a motion to recommend approval of the Landmarking and the \$5,000 Landmark Incentive grant. Dunlap seconded. Passed unanimously by voice vote.

Keller clarified that this property was eligible for a second dwelling unit. Selvoski responded that this was allowed in the RM zone district in Old Town with lots of a certain size.

Haley commented that the size and scale of the structure to be relocated to the property is sensitive and appropriate.

Dunlap agreed, and appreciated being able to review this proposed change.

Dunlap made a motion to approve the Alteration Certificate for 633 La Farge. Parris seconded. Passed unanimously by voice vote.

**1201 Lincoln Avenue: Landmark, Alteration Certificate, Grant**

Staff presented the following the research and information on 1201 Lincoln Avenue:

The house at 1201 Lincoln Avenue was built in 1908 and shows elements of the Craftsman-inspired style common in early 20th century Louisville. The residential structure was associated with the Koci/Reddington family for 80 years. Staff found that the structure had maintained

much of its physical integrity; the façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street and appears to be in good condition for its age. Staff finds that the structure met the landmarking criteria and recommended approval of the landmark request as well as the name Koci House.

Selvoski also presented the alteration certificate request allowing the relocation of the structure to 633 La Farge Avenue. While the relocation of historic structures is generally not a preferred method of preservation, staff believes it is the only method of preserving 1201 Lincoln Avenue and is therefore allowable in this situation. In addition to relocating the structure, the alteration certificate also allows for the reconstruction of the front and rear porches. Staff recommends approval of the alteration certificate for the property at 1201 Lincoln Avenue allowing it to be relocated to 633 La Farge Avenue.

Selvoski presented the grant request for a matching grant in the amount of \$85,000 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 original grant request included funds for City fees, however those expenses are not eligible for historic preservation funds. The applicant altered their request to remove that item. Staff recommends approval of the grant request in the amount of \$85,000.

Andy Johnson, DAJ Design, spoke as the applicant and presented on the current status of the house and its potential relocation. He noted the quantity and quality of the original materials that remain on the house. The front porch has been altered and the house is missing some detailing that can be replaced. Johnson mentioned that the chimney may need to be removed prior to the relocation. He also discussed Louisville's history of relocating structures to and within the city. Johnson confirmed that the proposal does meet the zoning requirements in regards to parking, setbacks, lot coverage and will not require any variances.

Levi Sheppard, owner of 633 La Farge Avenue, stated that the move was scheduled for the second week in October (tentatively) and that they're very excited about saving a piece of Louisville's history.

Dunlap asked what the plans were regarding the front porch. Andy Johnson responded that the plans were to return it to the original Craftsman-style porch.

**Public Comments:**

Dan Berlau, current owner of 1201 Lincoln, stated that he and his wife are excited about participating in this process and the possible relocation.

**Discussion:**

Haley commented that the structure meets the requirements for landmarking and has undergone minimal changes. The structure is proposed to be relocated which means it will lose a tie to the property, but is less of a loss than a complete demolition.

Parris responded that regardless of the property where this structure is placed, it meets enough of the criteria to be eligible for landmarking.

Klemme asked about the fireplace as well as window modifications. Johnson responded that the window changes occurred at some point in the past but it's unclear when. Potentially when the siding was replaced. The fireplace/chimney is constructed in a way that shows it wasn't original to the house.

Dunlap stated that it was a great opportunity to save the structure.

Klemme state that it meets the criteria for landmarking.

Keller stated that he agrees and is excited about the possibility of the move.

Parris made a motion to recommend approval Landmarking for 1201 Lincoln Avenue and the \$5,000 Landmark Incentive grant. Klemme seconded. Passed unanimously by voice vote.

Haley stated that the proposed relocation will impact the integrity of the structure however it is a better option than losing the structure completely. Moving structures is part of the history of Louisville and meets the guidelines discussed by the Secretary of the Interior.

Parris stated that this is the last resort. The proposed relocation does keep the house in Old Town and maintains its orientation. The story of this project is really powerful in the community and the relocation is the best case scenario. It speaks to the power of our program.

Dunlap made a motion to approve the Alteration Certificate for 1201 Lincoln. Klemme seconded. Passed unanimously by voice vote.

Dunlap asked if there had been any comments from City Council regarding Extraordinary Circumstances grants that have gone through in recent months. Selvoski commented that City Council was supportive of the grants and preservation projects they've seen.

Klemme stated that this is clearly an extraordinary circumstance and that we're extraordinarily lucky that the project has come together the way it has. This is a moment to take advantage of throughout the community.

Parris stated that she was in favor of this grant amount and that the costs seem to be in line with other grants when you take into account the work that this project will entail. Dunlap and Keller concurred.

Klemme made a motion to approve the Extraordinary Circumstances Grant in the amount of \$85,000 for 1201 Lincoln. Parris seconded. Passed unanimously by voice vote.

The Commission revisited the discussion regarding the naming of the house. Levi Sheppard stated that they'd prefer to name it "Koci House from 1201 Lincoln Ave." to show that they house was moved. All commissioners agreed with this name.

Haley expressed gratitude toward tonight's applicants and excitement at the project discussed.

### **HPC Subcommittee Updates**

Klemme provided an update on the presentation draft she's drafting and is planning to create a draft of the narrative for everyone to review and comment on. She also commented on possibility of drafting a framework for property acquisition by the city.

The Commission discussed when it makes sense to post information to the website and the appropriate ways to share information with each other and the public. Haley suggested waiting to publish the information until each spreadsheet is as complete as possible and then it can be sent to staff to disseminate to the HPC at the next meeting.

The outreach subcommittee continued the discussion around the possibility of creating a coloring book. Parris commented on the possibility of using something like that in the museum and local schools. Ritchie commented that staff would consult with the Cultural Council regarding the city's purchasing policy. Chair Haley commented that there are many variable to consider (ownership of images, number of images, how we use them, how the public accesses them, etc.).

**Items from Staff:**

Selvoski mentioned the possibility of reviewing recently completed historic preservation projects as a way of evaluating the outcomes of the program. Chair Haley mentioned that this would also be a way of letting the applicants and homeowners know that there was still interest in their projects.

**Updates from Commission Members:**

None

**Discussion Items for Future Meetings:**

None

**Adjourn:**

Parris motioned to adjourn and Klemme seconded. Voice motion passed, 5-0. Meeting adjourned at 9:18 pm.

City Council

# 1201 Lincoln Ave.

Resolution #79-2020 (Landmark)

Resolution #80-2020 (Grant)

A request to landmark the structure currently located at 1201 Lincoln Avenue.

A request for a Preservation and Restoration Grant for the structure currently located at 1201 Lincoln Avenue.



**Age:** Constructed circa 1908

**Architectural Significance:** The structure at 1201 Lincoln Avenue is associated with the historic development of Louisville and the Nicola DiGiacomo Addition. The façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street.

**Physical Integrity:** The structure adds character and value to Old Town Louisville. 1201 Lincoln retains its overall form and appearance from the street and exhibits a high level of physical integrity.

## 1201 Lincoln Avenue: Landmark Request

|                            |                 |   |
|----------------------------|-----------------|---|
| Structural System          | \$126,000       | <i>Move house, framing, excavation, foundation</i>      |
| Envelope                   | \$8,000         | <i>Restore front porch, rebuild rear stairs</i>         |
| Exterior Detail            | \$1,000         | <i>Repair and replace gable brackets</i>                |
| Mechanical Systems         | \$5,000         | <i>Install new mechanical systems (related to move)</i> |
| Electrical Systems         | \$15,000        | <i>Install new electrical systems (related to move)</i> |
| Plumbing Systems           | \$15,000        | <i>Install new plumbing systems (related to move)</i>   |
| <i>Fees*</i>               | <i>\$58,100</i> | <i>Tap fees</i>   |
| <i>House Purchase*</i>     | <i>\$25,000</i> |   |
| <i>Consultant Fees*</i>    | <i>\$20,600</i> | <i>Architectural, structural, geotechnical, survey</i>  |
| <i>General Conditions*</i> | <i>\$30,000</i> | <i>Contractor, labor, trash and recycling</i>           |
| <i>Demolition*</i>         | <i>\$10,000</i> | • <i>Existing garage, tree removal</i>                  |

\* Not included in grant request

**Total:** \$313,700  
**Grant Request:** \$85,000

## 1201 Lincoln Avenue: Grant Request

### Grants:

Under Resolution No. 17, Series 2019, approved work must fall under the following categories to qualify for grant funds:

#### **Preservation**

Siding repair

#### **Rehabilitation**

Foundation/structural repairs  
 Mechanical/electrical/plumbing work

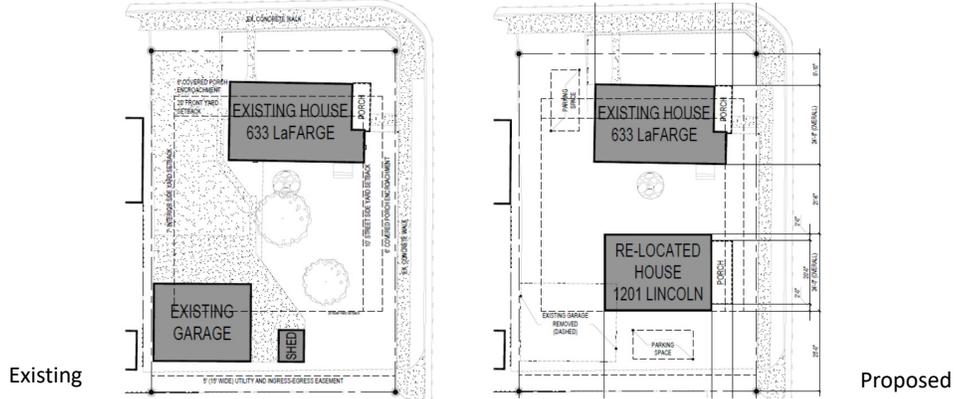
#### **Restoration**

Trim/ornamentation replacement

## 1201 Lincoln Avenue: Grant Request

## Alteration Certificate Request

- Relocate the structure currently located at 1201 Lincoln Avenue to the south portion of the property at 633 La Farge Avenue.



## 1201 Lincoln Avenue: Alteration Certificate



### Landmarking

- Staff recommends approval: \$5,000
- Koci House from 1201 Lincoln Ave.
  - Res. No. 79, Series 2020

### Extraordinary Circumstances Grant

- Staff recommends approval: \$85,000
- Res. No. 80, Series 2020

## 1201 Lincoln Avenue: Staff Recommendations

**SUBJECT: DISCUSSION/DIRECTION – COMMUNITY CONVERSATIONS  
ON RACIAL EQUITY**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: HEATHER BALSER, CITY MANAGER  
MEGAN DAVIS, DEPUTY CITY MANAGER**

**SUMMARY:**

At its June 16, 2020 City Council meeting City Council appointed two Councilmembers (Dickinson, Leh) to develop a plan for community conversations on racial equity. The two Councilmembers worked with City staff to identify a potential partner to assist with the scoping, scheduling and facilitation of community conversations on racial equity.

The Councilmembers identified several goals for this effort and worked with a consultant to define the approach best suited to meet them.

- Listening session for City Council to hear thoughts, concerns, ideas around racial equity and how we can improve our City
- Learn what people are thinking
- Reflect the importance of this issue to City leadership
- Drawing out diverse voices in the community
- Create a forum/safe space to share
- Identify ideas for actions in the short, medium and long term

Staff and Councilmembers met with several consultants and retained the Denver based firm [The Equity Project](#) to help with design and facilitation of the sessions. The City hosted two 90 minute sessions on August 24 and September 16, 2020. The sessions were open to any Louisville resident and interested parties and were led by Dr. Nita Mosby Tyler of The Equity Project. For the second meeting, staff extended outreach efforts beyond typical measures including broad flier distribution through the City and community partners. This session also included Spanish and ASL translation, and all documents were provided in English/Spanish. Approximately 96 attendees joined the meetings, not including City Council members and staff participants.

During the sessions, City Council heard about residents' experiences and thoughts around racial equity in the City of Louisville. They shared how they see the COVID-19 pandemic interplay with the current racial justice conversations, what "fences" or barriers they see to ending racial injustice and supporting racial equality, and their bold ideas for addressing racial inequality. Residents shared ideas around what the community and City can do to address racial equity in Louisville and beyond.

Participants shared their experiences understanding their own racial identity and its influence on their lives. Some participants shared experiences of racial profiling in Louisville and elsewhere, fears about wearing a mask or doing other “regular,” everyday activities when you are a person of color, fears about having mixed-race children who may be treated differently, and concerns about the community not being welcoming to people of color. Generally, participants shared agreement in a desire to create a welcoming community, and around responsibility of the community and City in creating a safe space for individuals of all races.

Some of the specific ideas that emerged to address and advance racial equity in our community included:

- Work to reduce bias against people of color
- Create more inclusive special events that reflect diversity
- Promote and share racial diversity of Louisville’s history
- Encourage more affordable housing and housing diversity
- Create more opportunities for people to come together to talk about race-related issues
- Establish a committee to discuss City actions around racial equity and diversity
- Review City policies and determine if there are opportunities for changes to reduce bias, be more inclusive, or otherwise address diversity, equity and inclusion (DEI)

The sessions were recorded and materials are posted on the City website (attached).

Dr. Mosby Tyler offered the following feedback after the sessions:

*Thank you for the opportunity to lead powerful sessions with the Louisville community. These two listening sessions should be the catalyst for deeper listening, more exploration and certainly, all kinds of actions.*

*There were some common themes in what I heard:*

- *There are people of color in the community who often appear “invisible.” The go-to community language suggests there are no people of color, when the reality is...there are. Doing real work that generates more inclusive dialogue, opportunities and practices will help the community see the WHOLE community. How do we get to know our neighbors, differently?*
- *Affordable housing concerns was a theme throughout the listening sessions. People were concerned about the lack of affordability and the perception that leaders were not talking about this in a substantive way. This was a fairly prominent sentiment.*
- *There is a community desire to find ways to increase the racial/ethnic diversity of the community. Many attribute the lack of affordable housing to*

*the reason that there is a small racially and ethnically diverse population in the community. This may or may not be the reason and this exploration and data-gathering would be a potential action item.*

- *I sensed a strong desire for people to keep learning. Though some of this work will need to be action-oriented (like building new systems and structures of equity), there also is a desire to have more opportunities to learn and share together. Small, 30 minute to 1-hour workshops or video sessions might be key.*

*I would think about:*

- *A racial equity taskforce to begin thinking about what systems to tackle first. Action-orientation and system-level change is key.*
- *A video-workshop series on today's pressing topics – community members could access short, 30-minute videos from your website?*
- *I would institutionalize listening sessions – maybe 4 per year with a report that shares general insights?*

*It was an absolute honor to work with you and your great community!*

**Current City Actions:**

On June, 16, 2020, following the murder of George Floyd and national protests, the City reviewed its police policies and procedures for alignment with state and federal recommendations around use of force, training, etc. Attached is the packet from the discussion with City Council.

In addition, City staff has been working to develop strategies to better integrate racial equity, diversity and inclusion as a priority for the organization. The City established an internal working group to coordinate and align community engagement, City Council efforts and internal efforts around DEI using a similar approach and consistent language. The group includes representation from several City departments, including the Police Department, Human Resources and Library, and will continue to develop an internal strategy around this issue.

The City's Strategic Plan was recently reviewed to incorporate diversity, equity and inclusion, which intersect each of the City's values of Innovation, Collaboration, Accountability, Respect and Excellence. DEI work was included in the City's Priority Initiatives for 2022-22. Attached is the updated Strategic Plan.

Internal efforts at the City will focus on developing expertise and partnerships, and increasing learning and development opportunities around DEI and racism for City employees. The City has recently applied to become a member of [GARE – the Government Alliance on Race and Equity](#), and the entire management team attended a training called Courageous Conversations on Race. The Learning and Development

Specialist has offered several additional Unconscious Bias trainings to all City employees.

**Options and Next Steps:**

Staff requests Council discussion on the following options for next steps, as well as any other ideas that Council may have on this issue.

City Council will begin its work-planning process in December and may want to discuss racial equity, diversity and inclusion efforts during that process. Staff has included in the 2021-2022 budget \$5,000 for City Council training or services around DEI, and the City Manager's Office has also included \$5,000 for any community training or initiatives associated with DEI. The Human Resources budget includes \$10,000 for internal DEI trainings for City employees.

The City may also continue with community engagement around racial equity in one or more ways:

- The Library will host an online training session on October 13 from 7:00 – 8:00pm with Dr. Nita Mosby Tyler of the Equity Project, to learn more about how to become an ally to people of color in fighting racism. The Library has begun to expand its programming and offerings focused on racism and DEI, and will continue to provide resources for the community to learn more about this issue.
- The City could develop additional programming, work with partners within the community to sponsor or host learning opportunities, or take other approaches to further develop joint-learning opportunities.
- Utilize the Engage Louisville platform to conduct a survey or generate ideas about how to support racial equity and diversity, equity and inclusion in the community.
- Engage with a partner to identify and train leaders in the community around racial equity. While City leadership around this issue is important, of equal importance is developing strong community-based leadership to support racial equity across all facets of the community. This could include schools (PTA), businesses (Chamber, DBA, etc.), neighborhoods/HOAs, faith-based entities, City staff and other community partners. This could also serve as a pre-cursor to identifying community members to establish a task force or other action-oriented group around this issue.
- Partner with other regional efforts, neighboring jurisdictions, etc. through the Consortium of Cities, Community Foundation or other networks to advance a broader regional racial equity effort. Many of these organizations already have deep expertise around this issue, and partnering on a regional effort would also allow for broader reach and consistency in approach with neighboring jurisdictions.

**FISCAL IMPACT:**

The potential options identified have varying fiscal impact. At this time, there is \$20,000 in the 2021-22 budget for internal and external DEI efforts. Staff can complete a fiscal analysis on any additional options City Council would like to consider.

**PROGRAM/SUB-PROGRAM IMPACT:**

Diversity, equity and inclusion impacts all City program and sub-program areas. Specifically, the Administration and Support Services Program area goal to ensure inclusive, responsive, transparent, friendly, fiscally responsible, effective and efficient governance, administration and support.

**RECOMMENDATION:**

Staff is seeking City Council discussion and direction on this matter.

**ATTACHMENT(S):**

- 1. Community Conversations on Racial Equity – materials and recordings
- 2. June 16, 2020 City Council packet
- 3. Strategic Plan Updates

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  <b>Reliable Core Services</b>           |
| <input checked="" type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input checked="" type="checkbox"/> |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input checked="" type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |

## Proposed Strategic Plan Changes 2021-2022

### Values

#### Innovation

Leading and embracing change and transformation through creative thinking, **diverse perspectives**, learning, and continuous improvement.

#### Collaboration

Proactively engaging colleagues and other stakeholders in developing solutions through open communication. **Fostering a culture where every employee feels valued, supported and inspired to achieve both common and individual goals.**

#### Accountability

Fulfilling our responsibilities, owning our actions, and learning from our mistakes.

#### Respect

Treating **all** people, processes, roles, and property with care and **consideration**. **Celebrating differences and encouraging authenticity.**

#### Excellence

Doing our best work **by building on our individual and collective strengths**. Exceeding expectations with responsive, efficient, and effective customer service.

### Critical Success Factors

#### Engaged Community

Louisville residents are informed, involved, engaged, and inspired to be active in community life. The City provides formal and informal opportunities to participate in civic life, and transparently shares information using a variety of **inclusive**, efficient and accessible approaches.

#### Healthy Workforce

Louisville employees are high-performing public servants characterized as dedicated, **diverse, and** engaged self-starters who embody established organizational values and excel in their roles and responsibilities. The City is a healthy workplace that provides competitive compensation and benefits and offers professional development and lifelong learning opportunities for **all** its employees. City employees know they are valued, and they are recognized and rewarded for excellence. Louisville is a place where employees can have a voice in decisions, so collective success is ensured **through diverse and inclusive perspectives.**

## Strategic Plan - Proposed 2021-2022 Priority Initiatives

| Critical Success Factor                           | 2019-20 Priority Initiatives   | 2020-2021 Proposed Priority Initiatives  |
|---|--|--|
| <b>Financial Stewardship and Asset Management</b> | Review and update fiscal policies  | Adjust finances, fees and budget in response to COVID-19 related economic impacts. Respond to economic impacts with necessary budgetary and organizational changes. (Administration & Support Services)  |
|   | Review finances, fees, and budgets to ensure sound financial structure and fiscal sustainability for the new Recreation Center Fund and Golf Fund.   | Complete a comprehensive systems upgrade on the Tyler-munis financial enterprise system. (Administration & Support Services)   |
|   | Continue implementation of the City's enterprise resource planning (ERP) system, including the implementation of utility billing and electric time sheets.   |  |
| <b>Reliable Core Services</b>                     | Complete the City's Transportation Master Plan and identify and implement key investments that will improve the City's transportation infrastructure. (Transportation, Community Design)   | Complete SH 42 4 lane 30% conceptual design plan and pursue funding/budget for corridor improvements. (Transportation)   |
|   | Complete infrastructure improvements outlined in the Capital Improvement Plan, including Citywide paving management upgrades, new water treatment pump station replacing Sid Copeland, and water and sewer line replacement. (Transportation, Utilities)                                   | Install/implement transportation infrastructure improvements that foster mobility for all ages and abilities and reduce safety impacts, consistent with the Transportation Master Plan. (Transportation)   |
|   | Complete renovations at the Police Department facility to expand the City's Emergency Operations Center. (Public Safety & Justice)   | Complete the Police Department renovations to incorporate an emergency operations center in the existing facility. (Public Safety & Justice)   |
|   |  | Incorporate sustainable practices in City operations, facilities, programs and services in an effort to support the City's Sustainability Action Plan goals and to serve as a role model for the community. (Utilities, Administration & Support Services) |
|   |  | Continue work on raw water supply projects such as SWSP Capacity Upgrade, Windy Gap Firming, Water Acquisition, and Marshall Lake Sediment Control/Removal. (Utilities)  |
|   | Continue to review Police Department and Municipal Court operations, approaches and polices to support an equitable approach to community safety, resources and referrals around community mental health needs, and promote a fair and equitable justice system. (Public Safety & Justice) |  |
| <b>Vibrant Economic Climate</b>                   | Implement recommendations from the McCaslin Area Market Study to support redevelopment within the area. (Economic Prosperity, Community Design)  | Develop business retention support programs to assist those most economically impacted from the COVID-19 pandemic. (Economic Prosperity)   |

|                                       |  |   |
|---------------------------------------|--|---|
|                                       | Develop a plan to increase proactive retail recruitment for the City of Louisville. (Economic Prosperity)  | Develop Economic Vitality Strategic Plan, including tools and programs focused on increasing retail sales and sources of revenue generating activities. (Economic Prosperity)   |
| <b>Quality Programs and Amenities</b> | Transition Recreation Center programming and services to reflect the increased demand associated with the newly expanded facility. (Recreation)  | Evaluate programming and services during COVID-19 recovery to understand financial impacts and implement program adjustments. (Administration & Support Services)   |
|                                       | Complete upgrades to two City playgrounds, and infield improvements at the Louisville Sports Complex. (Parks, Recreation)  | Replace and enhance the playground and restroom facilities at Cottonwood Park. (Parks)  |
|                                       | Increase natural resource management activities on City Open Space with the addition of new natural resources staff, including improving native vegetation, increasing weed control, and evaluating the effectiveness of management efforts. (Open Space and Trails) | Implement ongoing, annual soft surface trail management program to ensure that residents and users have a safe and enjoyable experience when using the City's trail system. (Open Space & Trails)   |
|                                       | Increase programming and hours at the Louisville Historical Museum, and increase program marketing and outreach to grow attendance and participation in all City   | Increase program marketing and outreach to grow attendance and participation in all City arts and cultural activities. (Cultural Services, Administration & Support Services)   |
| <b>Engaged Community</b>              | Further develop the City's public information and involvement program through additional staffing and resources. (Administration & Support Services)   | Engage the community in dialog and learning around diversity, inclusion and racial equity. Develop communications plans that reflect diversity within the community. (Administration & Support Services)  |
|                                       | Increase transparency around the City's budget, Strategic Plan, and budget program goals through dashboards and other reporting tools.   | Support efforts to promote Louisville's vibrant economic climate during COVID-19 recovery. (Economic Prosperity)  |
|                                       | Explore new technology and engagement tools (i.e. mobile application, engagement platform, etc.) to ensure accessible participation for all members of the community. (Administration & Support Services)  | Continue to grow subscribers to City outlets through resources like redesigned website, expanded social media and eNewsletter. (Administration & Support Services)  |
|                                       |  | Continue to share critical information with City staff and community related to COVID-19 recovery and public health guidelines. (Administration & Support Services)   |
|                                       |  | Begin the 10-year Comprehensive Plan update, including a robust public engagement process that encourages diverse viewpoints and perspectives, directly engages harder to reach segments of the community, and is fully inclusive of all members of our community. (Community Design) |
| <b>Healthy Workforce</b>              | Leverage additional staffing and resources to develop an organizational development and training program that will support our culture of continuous learning, succession planning, and leadership development. (Administration & Support Services)                  | Grow the Learning and Development program in key areas, including diversity, inclusion and racial equity. (Administration & Support Services)   |

|                                       |   |   |
|---------------------------------------|---|---|
|                                       |   | Integrate the utilization of Key Performance Indicators (KPIs) into regular business operations, and support further development of a data-driven, innovative organization. (Administration & Support Services)   |
| <b>Supportive Technology</b>          | Develop a plan for completion of the City's middle-mile fiber network. (Administration & Support Services)  | Prioritize, plan and enhance middle mile infrastructure. (Administration & Support Services)  |
|                                       | Utilize additional staffing resources to support data-driven decision-making by training staff to fully leverage technology systems by accessing available data. (Administration & Support Services)                                | Continuously improve on providing stable technological infrastructure that supports telework and enhances network and data security. Train employees to have an awareness of malware and how to mitigate attacks and protect data. (Administration & Support Services)  |
|                                       |   | Provide stable application environments to continuously improve process and data collection. Document and catalog data categories with an emphasis on appropriate retention and protection of Personally Identifiable Information (PII). (Administration & Support Services)  |
| <b>Collaborative Regional Partner</b> | Implement and build upon existing technology applications and systems that will enhance City services, including Police Department Records Management, Laserfiche records retention, Planning Department Energov, Recreation Center | Leverage regional partnerships to support transportation, economic, housing and human services investments and improvements for City residents. (Administration & Support Services)   |
|                                       | Work with regional partners to develop approaches to address transportation funding needs. (Administration & Support Services, Transportation)  | Engage with the Regional Transportation District and other transportation partners to explore ways to support and improve transit access in the community. Continue to support and advocate for funding and completion of all RTD FastTracks commitments, including Northwest Rail. (Transportation, Administration & Support Services) |
|                                       | Strengthen relationships with local schools and school district. (Administration & Support Services)  |   |
|                                       | Consider shared service opportunities with neighboring municipalities. (Administration & Support Services)  |   |

**SUBJECT: DISCUSSION/DIRECTION/ACTION – COMMUNITY NEEDS AND RESOURCES RELATED TO COVID-19 IMPACTS**

**DATE: OCTOBER 6, 2020**

**PRESENTED BY: MEGAN DAVIS, DEPUTY CITY MANAGER**

**SUMMARY:**

The COVID-19 epidemic has created significant impacts on communities across Colorado, including in the City of Louisville. The impacts of COVID-19 are resulting in economic challenges and in some cases a crisis situation for many individuals and families in our community. The City of Louisville is working with its partners to provide resources and assistance to community members experiencing unprecedented need.

The City does not have a Human Services department or provide general human services or programming, with the exception of some grant funding to non-profits and programming for seniors. Like many other cities, most human services are provided by the county, as the county is the recipient of federal and state funding for human services as well as a local tax to support social services. Boulder County serves as the lead agency in working with community partners, including municipalities, to help those affected by COVID-19.

Boulder County has developed a comprehensive approach to assist County residents (including Louisville residents) in need of assistance due to COVID-19. This includes support for emergency assistance, food and financial assistance, health care and mental health care supports, help with housing, safety supports, child care assistance, legal services, and more.

**Needs within the Louisville Community:**

The information shared by our community partners and human services providers indicates the need for basic support services is still high and growing for Louisville residents. In 2019, Sister Carmen Community Center (SCCC) estimates the percentage of Louisville residents accessing services was approximately 12%, with an increase to 19.6% during the COVID-19 pandemic. During COVID-19, Boulder County is serving an estimated 14% of community members through various kinds of public assistance.

The greatest areas of increased need identified by Boulder County and other community partners include:

- Rental and mortgage assistance
- Food security
- Mental health supports – for individuals/couples and families
- Other issues emerging in Louisville and throughout the County –

- Digital divide – access to internet/Wi-Fi and technology connectivity for workers and students
- Utility assistance for gas/electric
- Program and service education, especially with Latinx residents
- Child care – access to childcare and provider issues

Boulder County is the primary provider of benefits to residents in need within the Louisville community, but numerous non-profit entities also provide support services. The information below focuses on basic needs, and is not inclusive of all COVID-related needs or non-profits serving the community. Boulder County HHS staff indicated that investment in the communities Family Resource Centers (FRC – Sister Carmen) and Federally Qualified Health Centers (FQHC – Clinica Campesina) remains important to keep up with the increased need.

The table below provides a summary of the services provided by Boulder County HHS over the past 5 months.

|  |   |
|--|---|
| <b>2,995 clients served<br/>14% of Louisville</b>              | HHS has provided critical supports to a substantial portion of Boulder County, both before and during Covid-19 <sup>1</sup> . Since Covid-19 began, HHS has directly served 2,995 clients in Louisville, which is a slight decrease from the prior five months.   |
| <b>\$231K additional SNAP payments</b>                         | Federal waivers have allowed Food Assistance (SNAP) payments to automatically increase by over 102% to about \$443K<br><br>SNAP enrollment has increased 5% to 776 clients. While not a spike, this increase contrasts with a pattern of gradually decreasing SNAP enrollment nationwide and in Boulder County since 2011   |
| <b>Decrease in child care attendance and provider payments</b> | HHS supported open and closed childcare providers to ensure long term stability of our provider network by paying \$486,862 to Louisville providers, a \$33k decrease compared to the five months before COVID-19<br><br>Child attendance in Louisville dropped from 131 kids to an average of 100, with a low of 57 in April. Attendance is rising again<br><br>CCAP will be used to support daytime care for school-age children until in-person teaching resumes |
| <b>\$225k HHS surge funding to partners</b>                    | In March 2020, HHS invested a total of \$75K additional funds for COVID-19 response to each of Sister Carmen, Clinica, and Community Food Share, all of which serve residents of Louisville   |

## 2,600 Clients for Medicaid

Medicaid enrollment has not increased substantially during Covid-19, which has averaged about 2,570 clients per month for the past year, which has remained stable since 2016

<sup>1</sup> The comparison of supports before and since Covid-19 is measured by comparing data from the five months preceding major Covid-19 outbreaks in Colorado (Oct.2019-Feb.2020) to the five months since then (Mar. 2020-Jul. 2020). Because HHS benefits are issued monthly, March 1<sup>st</sup> is used to mark the start of the HHS Covid-19 response. Stay-at-home orders at state and county levels and the closure of HHS lobbies took place between 3/17/2020 and 3/25/2020

Sister Carmen Community Center has also provided updated data regarding the increased need from Louisville residents since the beginning of the pandemic (3/13/2020). These areas represent the highest need that they are seeing among southeast Boulder County and Louisville residents.

- A total of \$629,632 in **rental/mortgage assistance** has been provided to southeast Boulder County residents, with approximately 20%, or \$128,000 going directly to Louisville residents.
- Over \$72,728 in **utility assistance (electric/ gas)** provided to southeast Boulder County residents, including 8% or \$8,728 to Louisville residents. Sister Carmen recently learned that Energy Outreach Colorado has less funding to distribute for utility assistance this year. The annual grant for Sister Carmen was reduced from \$84,000 last year to \$52,000.
- \$4,500 in **water bill assistance** to residents of Louisville, and requests for this assistance are starting to pick up as the pandemic drags on.
- 125,438 pounds of **food** has been distributed to residents of Louisville through Sister Carmen's food assistance program.

Another need SCCC has reported includes mental health and parent education supports. The impacts of COVID-19 on work, school, social opportunities, financial stability, and personal and family health are causing significant stressors, which are resulting in mental health challenges for many households.

Community Food Share has increased its food distribution in Louisville by 10% over the same months last year, with 135,000 pounds of food to residents of Louisville and local partner agencies with programs in Louisville. This includes the Louisville Community Food Bank and YMCA. The SCCC food distribution mentioned above is in addition to the CFS food provided.

BVSD has also provided food distribution during the pandemic at LMS, and there have been more than 10,000 visits for food assistance at that site.

### **Louisville Programs and Services for COVID-19 related community needs.**

The City of Louisville has compiled a [resource webpage here](#). The City's Community Resources page connects Louisville residents to Boulder County and State of Colorado resources, and also provides other informational resources for the community.

In addition, the City is providing the following direct services to Louisville residents who are experiencing impacts related to COVID-19.

**City of Louisville Senior Services Meal Site – Curb-Side Services:**

Due to COVID-19 the City of Louisville Senior Center Brooks Café senior congregate meal site went to curbside pick-up only in late March. The City’s senior meal site services are primarily funded by the City and the Boulder County Area Agency on Aging (AAA). The Recreation and Senior Services staff is providing meals 5 days a week for pick-up at the Recreation and Senior Center between 12-12:30 pm daily.

The average weekly number of meals served is about 650 meals. The number of meals served has increased threefold since pre-COVID-19. This is likely due to the increased need for food assistance resulting from COVID-19 related economic impacts, public health safety concerns regarding food access (grocery stores), and the ease of availability through curbside for some seniors who are not able to attend the in-person congregate site. Because curbside meals were provided 7 days per week initially, July and August provide the best month to month comparisons over 2019.

| <b>Meals Served</b> | <b>2019</b>       | <b>2020</b>     |
|---------------------|-------------------|-----------------|
| July                | 835 (congregate)  | 2683 (curbside) |
| August              | 658* (congregate) | 2320 (curbside) |

\*This included fewer service days due to maintenance closure.

The cost of the operating this program has also increased significantly. The average monthly cost of curbside meal delivery is approximately \$25,000, at the current use levels. The historic monthly cost of operating the congregate meal site is approximately \$10,500.

The Senior Center has received significant supplemental funding to support the COVID-19 expanded curbside meal program from the Boulder County AAA. An additional \$25,000 was recently received from the Boulder County AAA for the increased cost of the curbside program. Unfortunately, the 2020-2021 County allocation and supplemental award (provided through June 30, 2021) will not cover the expenses if the curbside meal delivery and the increased demand for services continue.

Beginning in early 2021 (February), the City will have a funding shortfall of approximately \$14,800 per month, totaling \$69,000. Staff is currently exploring other grant funding options, as well as ongoing conversations with Boulder County regarding additional funding, if available. If conditions change, need/demand reduces and on-site congregate meal service can resume, this projection will shift. As additional information becomes available, staff will come back to City Council for further discussion.

**Senior Support Calls:**

The Senior Center staff has continued to make senior support calls to home-bound or potentially isolated seniors during COVID-19. They have made over 160 calls to identify senior needs and provide service supports and connections. They are currently making calls to understand winter needs, such as Snow-busters/snow removal assistance.

**City of Louisville Utility Assistance program:**

Since 2016, the City has provided over \$13,000 in water bill assistance to residents of Louisville. The Utility Assistance program is administered by Sister Carmen. In February, 2020 the City provided an additional \$5,000 for water bill assistance funding, and an additional \$5,000 in April 2020 due to increasing COVID-19 needs. According to Sister Carmen, under normal circumstances this funding would last about 1.5-2 years.

**City Non-profit funding:**

In August-September 2020 the City solicited grant applications from non-profit organizations serving Louisville residents for FY 2021-22 funding. The FY 2021-22 biennial budget current includes \$35,000 for non-profit funding in each year. The applications are under review and will be advanced for Finance Committee consideration in November. The grant application was not specific to COVID-19, or to organizations targeting COVID related community need. While many of the applicants cite pandemic related needs, in order to fairly allocate funds for this purpose a separate call for funding would need to be issued specific to COVID needs. The City does not have human services staff or the bandwidth to create a separate non-profit funding process for COVID at this time.

**Options for City response:**

- The City Senior meal program is one of the few direct human services programs the City provides. Continuing to operate this program at a level that meets increased demand and food security needs will require additional funds. If City Council is interested, staff can come back later in the year or in early 2021 with updated information about need and funding shortfalls.
- Council has already indicated support for increased utility funding through the SCCC administered utility assistance program. City Council may approve an additional \$5,000 at this time to keep the fund levels up going into the winter.
- Based on the key areas of need identified by Boulder County and community partners, the City could provide one-time assistance to a local non-profit partner providing such services to meet the need. Boulder County has indicated the key providers of direct services to meet these needs in our area as Sister Carmen and Community Food Share. Below are some examples of funding investments that could be scaled based on budget, and which would provide direct benefit to Louisville residents.
  - Funding for mortgage/rental assistance for Louisville families - The City could provide funding to SCCC specifically for rental assistance for a set number of

- households/families. For example, for \$25,000 the City would help between 20-30 households stay housed for one month, or help a smaller number of families for more months.
- Funding for mental health assistance for Louisville families - For example, City funding would support more hours for a licensed therapist to provide couples counseling. Couples counseling is a need that has been identified as a gap by the two licensed therapists would provide counseling at SCCC.
  - Funding for gas/electric utility assistance for Louisville families - For example, for \$25,000 the City would help prevent between 40-60 households from having their gas/ electricity turned off. This would be in addition to the utility assistance that the City is providing, which is only for water.

**FISCAL IMPACT:**

Staff will evaluate the fiscal impact of any options City Council is interested in pursuing.

**PROGRAM/SUB-PROGRAM IMPACT:**

The Governance & Administration subprogram speaks to governance based on thorough understanding of the community’s diverse interests executed through clear and effective policy direction. This discussion considers Council policy direction to address the changing needs and interests of the community resulting from COVID-19.

**RECOMMENDATIONS:**

City Council discussion and direction on the ongoing increased community need resulting from COVID-19 and desired City response.

**ATTACHMENT(S):**

1. 2021-22 Non-profit funding process – Link to [September 2020 Finance Committee Packet](#)

**STRATEGIC PLAN IMPACT:**

|                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input checked="" type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input checked="" type="checkbox"/> |  <b>Collaborative Regional Partner</b>   |