

October 5, 2022

Amelia Brackett-Hogstad
Historic Preservation Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 612 JEFFERSON HISTORIC PRESERVATION APPLICATION

Dear Ms. Brackett-Hogstad,

Please find our historic preservation application for 612 Jefferson Ave. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of 612 Jefferson have elected to preserve the home at 612 Jefferson in as close to its known original condition as possible with minor modifications to the rear of the home. Below are the objectives for our application:

Objectives

- Requesting Landmark status for the house.
- Requesting grant funding for historic preservation
- Requesting an alteration certificate
 - New front porch
 - New awning over front door
 - Alterations to the east facing windows and rear entry door at the east side of the house
 - New deck at the rear of the house

In the process of learning more about the home, DAJDesign uncovered photos from the previous owner of the home dating back to the 1940's showing the home in what is believed to be an original condition. The photos exhibited some unique trim and ornamentation details and wood siding type that was new to our investigations. The image included on this page shows triangular shaped head trim over the windows and doors, and shows gable ends with an additional set of transom windows.



This is a unique historic home for Louisville in that the entire footprint of the home shows the original concrete foundation. There are indications from our investigations of the floor framing where certain parts of the home may have been converted from a porch to an enclosed part of the house, but all existing parts of the house are supported by the original foundation.

Also unique is the presence of a double-bevel tongue-and-grove wood siding. Typically Louisville siding materials were a clapboard, lap or Dutch-cove siding type. Unfortunately, the entire home's siding was covered with an asbestos-containing stucco coating, which will need to be removed or covered by new historically accurate siding

matching the original. Upon investigation of the existing wood siding in select locations of the house, we plan to replace the historic wood siding throughout, regardless of strategy to deal with the existing stucco.



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Below is an outline of the scope of work for the historic preservation portion of the project. Included in this outline are descriptions illustrating the typical conditions found in other Louisville historic preservation projects with budget costs associated with those scopes of work. The average budget costs are derived from our extensive experience in conducting local historic preservation work.

Proposed Work for Grant Application

- Asbestos Abatement - Interior
 - all interior surfaces, including wall cavity material
 - Typically asbestos abatement can be for both interior and exterior materials with partial removal for specific items and is approximately budgeted at \$12,000 on average; this project includes entire removal of interior surfaces and wall & attic cavity material which is an unusual
- Asbestos Abatement - Exterior
 - all exterior stucco coating over historic wood siding.
- Demolition
 - removal and disposal of non-historic windows and doors
 - removal and disposal of metal siding & trim
 - removal and disposal of front porch and front porch metal awning
 - Demolition is required on every project and typically includes select areas of material removal, and is approximately budgeted at \$5,000 on average.
- Site grading and drainage
 - provide adequate slope away from all sides of the house and provide adequate drainage from gutter & downspout system
 - grading at front of house along Jefferson will require a short retaining wall and landscape elements to provide adequate drainage
 - site grading is typically required on every project and usually involves manipulation of existing grades so that water drains away from the entire perimeter of the house at 6" per 10'-0"; this scope of work is approximately budgeted at \$6,000 on average.
- Foundation
 - repair and replace sections of historic foundation
 - Foundation work of various types are typically performed on all historic preservation projects, and is approximately budgeted at \$12,000 on average including tuck-pointing of stone or small sections of concrete repair; this home requires 1/3 of the foundation to be replaced in its entirety, and all of the foundation will need to be repaired and have the addition of a sister foundation; in order to replace the foundation sections the home will need to be suspended on a temporary shoring system;
- Framing
 - providing adequate support to all historic openings in framed walls, roof support, floor repair and support
 - wood framing repairs and additional support work of various types are typically performed on all historic preservation projects, and is approximately budgeted at \$8,000 on average
- Envelope - Exterior Walls
 - replace all historic wood siding with new historically accurate siding
 - replace fascia, soffit, and trim and ornamentation with historically accurate items
 - siding, trim, and ornamentation repair, restoration, and replacement are typically performed on historic preservation projects in varying degrees, and is approximately budgeted at \$10,000 on average for repairs made to an entire house of equivalent size; due to the existing conditions of the original siding all materials will need to be



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replaced; the proposed replacement siding material matches the historic siding profile but is manufactured from cementitious content greatly increasing the siding material's durability.

- Windows & Doors
 - re-install historically accurate windows and exterior doors in existing wall rough-openings
 - window & door repair or replacement is typically performed on historic preservation projects, and is approximately budgeted at \$27,000 on average
- Mechanical, Electrical, Plumbing (MEP)
 - all new mechanical system
 - all new electrical service panel, wiring, and devices
 - all new plumbing including domestic water distribution, waste, and hot water heating.
 - while it is not unusual to replace entire MEP systems on historic preservation home projects, it is unusual to be required to replace all three M, E, & P in one project.
- Insulation & Drywall
 - insulate entire house to current building code; install drywall throughout interior walls
 - it is not typical to remove all interior and wall cavity materials in historic preservation project; the insulation is required to meet current building code approvals; the drywall is required as fire-resistant barrier over blown-in polyurethane insulation and to provide lateral structural support for the structure (structural engineers rely on drywall with specific screw patterns in their structural calculations)



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The below table outlines the 612 Jefferson project costs delineating the cost differences between total budget costs, typical grant fund requests per item, proposed qualifying costs under the "extraordinary circumstances" provision per item, and owner matching funds per item:

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Fund Request for Typical Items	Qualifying for Extraordinary Circumstances	Match
Asbestos Abatement - Interior	\$22,000	\$6,000	\$5,000	\$11,000
Asbestos Abatement - Exterior	\$17,000	\$0	\$8,500	\$8,500
Demolition	\$10,750	\$2,500	\$2,875	\$5,375
Site grading and drainage	\$18,000	\$3,000	\$0	\$15,000
Foundation	\$42,000	\$6,000	\$15,000	\$21,000
Framing	\$52,200	\$4,000		\$48,200
Envelope - Exterior Walls	\$31,000	\$5,000	\$10,500	\$15,500
Windows & Doors	\$35,000	\$13,500	\$0	\$21,500

Mechanical, Electrical, Plumbing	\$76,500	\$0	\$0	\$76,500
Insulation & Drywall	\$38,000	\$0	\$19,000	\$19,000
Non-Historic Preservation Items	\$150,250	\$0	\$0	\$150,250
Total Proposed Work	\$492,700	\$40,000	\$60,875	\$ 391,825



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In summary, the requested grant amount is \$100,875 between funding for typical items and qualifying extraordinary circumstances. Please contact me if you have any questions.

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

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 it 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

- | | |
|---|--|
| ☐ Probable Cause Hearing/Historic Structure Assessment | ☐ Historic Preservation Fund Loan |
| ☐ Landmark Designation | ☐ Landmark Alteration Certificate |
| ☐ Historic Preservation Fund Grant | ☐ Demolition Review |
| | ☐ Other: _____ |

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): _____

Mailing Address: _____

Telephone: _____

Email: _____

Applicant/Contact Person (if different than owner)

Name: _____

Company: _____

Mailing Address: _____

Telephone: _____

Email: _____

2. PROPERTY INFORMATION

Address: _____

Legal Description: _____

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

Landmark Name and Resolution (if applicable): _____

Primary Use of Property: _____



3. REQUEST SUMMARY

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

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

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:

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Name of Architectural Feature:

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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:	\$
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If partial incentive funding were awarded, would you complete your project? ☐ YES ☐ NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

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

Signature of Applicant/Owner

Date

Signature of Applicant/Owner

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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



August 17, 2022

Re: Residential Repair
612 Jefferson Ave.
Louisville, CO

DAJ Design and Homeowner:

We visited the address above on multiple occasions. The first occasion was to conduct an Historical Structural Assessment of the building on March 31, 2022. The 2nd and 3rd occasions were in June and August respectively. The 3rd visit was conducted once all finish materials were removed at the inside of the building.

The purpose of the 2nd and 3rd visits were to further assess the structure for damage and code compliance. The purpose of this report is to provide structural recommendations for repairing existing damaged structure and to reinforce existing structure to meet the minimum requirements of the IRC code. See below for a description of the different structural elements that are recommended for repair or replacement. In addition, refer to relined plans and structural sections for further information.

Summary of Recommended Repair:

1. Foundation:

- a. The foundation along most sides of the building is in satisfactory to poor condition. Often the foundation doesn't have proper frost protection and appears to have been damaged at the outside face due to water infiltration. Except where we have recommended a complete removal and replacement, have not proposed addressing the lack of frost protection at the existing foundations. This should be considered and discussed with the owner, prior to placement of new finish materials. Frost heave could result in future foundation movement. Contact our office if further repair is desired to mitigate this risk.
- b. Repair along the outside face of the wall is required to protect the existing foundation from future damage. See the structural section provided.
- c. It is our opinion that several areas of the existing foundation should be removed and replaced. Please see the attached Foundation/Main Floor Plan and Structural Sections for these locations and for construction.
 - i. The portion of the foundation below the existing south entrance area/room should be removed and replaced. It is performing poorly, broken and crumbling and continued use will likely result in significant damage to the wood structure above. This includes the south foundation wall and the crawl space wall along the east (southeast portion of the building).



- ii. The crawl space walls at the northeast of the building should also be removed and replaced. The foundations at these locations have sustained significant water damage from the exterior and were further damaged at some point when a new sewer line was installed.
- iii. The east basement wall and the interior retaining walls should be replaced due to improper/inadequate construction. Based on our observation, they do not appear to have been properly built to support the loading from above or to retain the crawlspace soil.
- iv. New footings have also been specified in the crawl space to properly support new beams and posts from above and the existing floor framing above. The purpose of these footings is to properly support structure to meet minimum IRC code requirements. These footings have been designed with an allowable bearing pressure of the 1500 psf. This bearing pressure matches similar bearing pressures used in the buildings directly to the east and west of this building. It is also a common bearing pressure used for spread-footing buildings in the Louisville area.

2. Main Floor Framing:

- a. The main floor framing was in poor to adequate condition. Floor framing consisted of 2x6 joists @ 24" o.c. spacing spanning approximately 14'-0" between existing beam supports. Existing beam supports were also in poor condition. To reduce floor deflection between existing beams, the previous owner/owners had installed wood supports below most joists at mid-span. These supports were fit tight to existing crawl space grade without proper support below.
- b. In the Foundation/Main Floor Framing Plan, we have proposed installing new beam lines to replace the existing beams and at joist mid-span to reduce joist deflection and meet minimum IRC code requirements for deflection.
- c. The new beams and posts are to be supported by new concrete footings, as shown in the plan and in the structural section.
- d. Where feasible, new beams can be supported by stud packs fastened directly to existing concrete foundation walls, see the attached plan. The contractor is to determine if the existing foundation walls are suitable for this proposed connection/construction. Contact our office for review and evaluation as required.

3. Roof Framing

- a. The existing roof framing consisted of 2x4 rafters and ceiling joists at 24" o.c. The existing framing does not meet minimum IRC code requirements and once new roofing and/or interior finish materials are installed, the owner can expect poor performance and damage to finish materials.
- b. In the Roof Framing Plan and sections, we have recommended new beam lines and supporting posts to properly support the rafters and ceiling joists and meeting minimum IRC code requirements.



- c. The new point loads from the new roof recommendations have been coordinated with the main floor and foundation recommendations to be properly supported below by new concrete footings in the crawl space.
- d. Where existing shed roofs intersect the main roof, recommendations have been made on the Roof Framing Plan for strengthening existing connections and ledgers.

The goal of this report is to describe the structural recommendations for this building, based on our site visits. The recommendations are intended to promote the building's continued safe use, replace damaged or poor performing structure and meet minimum IRC code requirements and are not intended to eliminate all existing and potential future cosmetic defects.

The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, with the removal of finishing materials at the last site visit, as indicated above. Of course, this means there could be hidden defect which are not discoverable at this time and it is the responsibility of the contractor to contact our office for foundation and framing observations, along with any additional poor performing or non-code compliant structure. 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.

Our observation was conducted only to review structural items and did not include mechanical (heating, cooling, plumbing) and electrical systems, subsoil conditions, nor architectural features.

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 its author, (Jesse Sholinsky), or any other owners or employees of Glenn Frank Engineering, Inc.

Written by:

Jesse Sholinsky, P.E.



ESTIMATE



Prepared For

Andy Johnson
612 Jefferson Ave
Louisville, CO 80027
(720) 891-2608

Clear Developments

12055 E. 49th Ave, Unit C
Denver, Co 80239
Phone: (303) 317-7981
Email: admin@cleardevelop.net
Web: Cleardevelopments.net

Estimate # 275
Date 07/02/2022
Business / Tax # 47-1774242

Description	Rate	Quantity	Total
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Asbestos Abatement and Demolition	\$17,000.00	1	\$17,000.00
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Clear developments (CD) is estimating for removal of ACM (<1% asbestos containing materials) on the exterior of the home.

The Scope of work (SOW) consists of removing:

White stucco(lath and plaster material) on the exterior of the home(approximately 1300 sq ft) under standard outdoor abatement practices for the safety of the crew on site.

This estimate Includes labor cost and any waste generated transported to an EPA approved landfill.

SOW verification with PM upon commencement of demo work.

Subtotal	\$17,000.00
Total	\$17,000.00

Notes:

This estimate is NOT including a final visual and air clearance that may be required per CDPHE Reg 8. Must be performed by a third party air monitoring specialist independent from the GAC. Clear developments requires all work areas be free of any content prior to start date.

CD is estimating for this to be a 4-7 business day job, once work begins.



Exterior of property







Owner either owns, leases, or controls the above property (Property) and/or has the right to enter this Work Authorization Contract (Contract) with Clear Developments. Owner authorizes Clear Developments, LLC to provide all labor, Equipment, and materials to work in the property. Clear Developments, LLC will provide Emergency Services for Asbestos Abatement. AFTER HOURS EMERGENCY SERVICES WILL REQUIRE A NONREFUNDABLE \$300 FEE. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES FOR EMERGENCY SERVICES

2. PRICING

(a) All work shall be charged at Clear Developments current rates in effect of the time the work is performed or if insurance requires, calculated by Xactimate and agreed to by Clear Developments

4. CLEAR DEVELOPMENTS REPRESENTATIONS

(a) Clear Developments will maintain policies of insurance enough to cover the scope of work. (b) Provide all labor, equipment, and materials to repair the Property. Perform the work in a workmanlike manner and comply with local safety standards, local building codes, building permits and zoning ordinances. (c) Provide Owner with a non-transferable, one-year limited warranty upon receipt of payment in full for the work performed.

5. START AND END DATES

(a) The start date may be delayed if the work requires Clear Developments to obtain additional permits and/or delay beyond its control.

6. ASSIGNMENT AND AUTHORIZATION

(a) Owner authorizes its insurance carrier to name Clear Developments as sole payee on all insurance checks (including endorsement) or drafts for all insurance work and materials furnished by Clear Developments (b) Owner agrees that the work and its price will be negotiated between Clear Developments and the owner's insurance company. (c) Owner will not enter into agreements with other contractors or Subcontractors to perform Clear Developments work until Clear Developments is complete and permit is closed. (d) Owner is responsible for all work and materials not paid by the Owner's insurance company within ten (10) days of the date of the invoice.

8. RELEASES: Owner releases Clear Developments from:

(a) Work limitations or policy defenses imposed by the Owner's insurer and for work not performed due to the refusal of the Owner's insurance company to pay for it, (b) Claims caused by any person after "clearance" is obtained from an environmental consultant or due to un-remediated pre-existing conditions. (c) Performing any other remediation not specifically described and included in an approved scope of work.

9. VALUABLE PERSONAL PROPERTY.

(a) Owner is responsible for removing and declaring, in writing, the owner's or tenants personal property from the premises (e.g., money, valuables, antiques, jewelry, firearms, pets, fine art) before Clear Developments begins any work at the property. Owner waives any content damage or theft claims against Clear Developments for any property not removed by the owner.

10. OWNERSHIP OF DOCUMENTS

(a) Clear Developments is the author and owner of all drawings, estimates, photos and other paperwork prepared by Clear Developments relating to the work (the "Documents").

12. CHOICE OF LAW; JURISDICTION AND VENUE

(a) Any dispute which arises regarding this agreement may, at Clear Developments option, be resolved by submitting such Matter or matters to binding arbitration in Denver, Colorado in accordance with the Rules, then in effect, of the American Arbitration Association. A decision in any such Arbitration shall be binding and be enforced in accordance with Colorado Law should Clear Developments not elect to resolve the dispute through arbitration.

Owner has the right to cancel this transaction at any time BEFORE midnight of the third (3rd) day after the date of this transaction.

Andy Johnson

ESTIMATE



Prepared For

Andy Johnson
612 Jefferson Ave
Louisville, CO 80027
(720) 891-2608

Clear Developments

12055 E. 49th Ave, Unit C
Denver, Co 80239
Phone: (303) 317-7981
Email: admin@cleardevelop.net
Web: Cleardevelopments.net

Estimate # 237
Date 05/02/2022
Business / Tax # 47-1774242

Description	Rate	Quantity	Total
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Asbestos Abatement and Demolition	\$22,000.00	1	\$22,000.00
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Clear developments (CD) is estimating for removal of ACM (asbestos containing materials) throughout select areas of the interior of the property as well as the demolition of all other walls and ceilings throughout the property, including the removal of insulation.

Also included is the removal of metal siding on the exterior of the home. The front porch covering is included to be taken down as well.

The Scope of work (SOW) consists of removing:

Removal of attic insulation first, then:

(Phase 1; ABATEMENT)

- * ACM drywall walls and ceiling in the bedrooms/living room.
- * ACM vinyl flooring in the bathroom under a secondary containment.

(Phase 2; Clean Demo)

- * Removal of exterior siding(to be recycled), front porch demo, brick in kitchen, all plumbing, and remainder of interior walls and ceilings per job walk.

This estimate Includes labor cost and any waste generated transported to an EPA approved landfill.

SOW verification with PM upon commencement of demo work.

Subtotal	\$22,000.00
Total	\$22,000.00

Notes:

This estimate is NOT including a final visual and air clearance that may be required per CDPHE Reg 8. Must be performed by a third party air monitoring specialist independent from the GAC. Clear developments requires all work areas be free of any content prior to start date.

CD is estimating for this to be a 7-10 business day job, once work begins.



Exterior of property

Owner either owns, leases, or controls the above property (Property) and/or has the right to enter this Work Authorization Contract (Contract) with Clear Developments. Owner authorizes Clear Developments, LLC to provide all labor, Equipment, and materials to work in the property. Developments, LLC will provide Emergency Services for Asbestos Abatement. AFTER HOURS EMERGENCY SERVICES WILL REQUIRE A NONREFUNDABLE \$300 FEE. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES FOR EMERGENCY SERVICES

2. PRICING

(a) All work shall be charged at Clear Developments current rates in effect of the time the work is performed or if insurance requires, calculated by Xactimate and agreed to by Clear Developments

4. CLEAR DEVELOPMENTS REPRESENTATIONS

(a) Clear Developments will maintain policies of insurance enough to cover the scope of work. (b) Provide all labor, equipment, and materials to repair the Property. Perform the work in a workmanlike manner and comply with local safety standards, local building codes, building permits and zoning ordinances. (c) Provide Owner with a non-transferable, one-year limited warranty upon receipt of payment in full for the work performed.

5. START AND END DATES

(a) The start date may be delayed if the work requires Clear Developments to obtain additional permits and/or delay beyond its control.

6. ASSIGNMENT AND AUTHORIZATION

(a) Owner authorizes its insurance carrier to name Clear Developments as sole payee on all insurance checks (including endorsement) or drafts for all insurance work and materials furnished by Clear Developments (b) Owner agrees that the work and its price will be negotiated between Clear Developments and the owner's insurance company. (c) Owner will not enter into agreements with other contractors or Subcontractors to perform Clear Developments work until Clear Developments is complete and permit is closed. (d) Owner is responsible for all work and materials not paid by the Owner's insurance company within ten (10) days of the date of the invoice.

8. RELEASES: Owner releases Clear Developments from:

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9. VALUABLE PERSONAL PROPERTY.

(a) Owner is responsible for removing and declaring, in writing, the owner's or tenants personal property from the premises (e.g., money, valuables, antiques, jewelry, firearms, pets, fine art) before Clear Developments begins any work at the property. Owner waives any content damage or theft claims against Clear Developments for any property not removed by the owner.

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Owner has the right to cancel this transaction at any time BEFORE midnight of the third (3rd) day after the date of this transaction.

A handwritten signature in cursive script, appearing to read "Andy Johnson".

Signed on: 05/09/2022

Andy Johnson



Joe Jarriel & Trudy Neal
612 Jefferson Ave
Louisville, CO 80027

DAJ Plan date 07/22/2022

Plans/Permit/Submittal/Engineering/Tests by DAJ: \$0

DEMOLITION: \$10,750

Demo: \$10,750

- Remove interior walls when highlighted on plan
- Remove windows
- Pull all plumbing necessary
- Remove exterior walls
- Front porch, walk & steps
- Dispose of all debris

SITE: \$18,000

Grading: \$18,000

- Grade site for proper drainage
- Install retaining wall

FOUNDATION: \$42,000

Concrete: \$42,000

- Excavation
- Sister wall
- Walkway
- New concrete piers/caissons
- Foundation walls
- Include inspections required by engineer
- All rebar per design

ENGINEERED FRAMING: \$52,200

Framing: \$32,000

- Interior walls and floor system

- New door and window openings
- Exterior walls
- Installation of new exterior doors and windows

Structural framing: \$15,000

- Install beams, headers, columns, joists, and rafters per Glen Frank

Roofing: \$5,200

- New roof jacks as needed
- Patch roof where new mechanical penetrations are located

ENVELOPE – EXTERIOR WALLS: \$31,000

Siding: \$31,000

- Provide and install siding
- Install window/door flashings and trim
- Caulk and prep for paint

WINDOWS & DOORS: \$35,000

Windows & Doors: \$35,000

- 12 JeldWen Sightline clad windows/doors
- Lead time 17 weeks

MECHANICAL, ELECTRICAL, & PLUMBING:

HVAC: \$20,000

- Helio Home all electric

Electrical: \$17,000

- Verify and relocate wiring for new lighting and power
- LED recessed lights
- Receptacles & wall lighting
- Dedicated circuits necessary
- Hang light fixtures

Plumbing: \$39,500

- Install waste to bathroom, kitchen, mudroom, & laundry
- Run PEX to bathroom, kitchen, mudroom, & laundry
- Vent through roof
- Install, connect, test, caulk fixtures

INSULATION & DRYWALL: \$38,000

Insulation: \$22,000

- Closed cell foam to all exterior walls
- Attic retro blow cellulose R-49
- Crawl space R-19
- Air seal

Drywall: \$16,000

- Hang, tape, and texture new drywall
- Level 5 smooth finish option add \$3,500*

NON-HISTORIC BUDGET ITEMS: \$150,250

Coordination allowance: \$2,750

-Pre-build site visits, material ordering, & plan budget/pricing

Site work: \$9,000

-Management

-Clean up, repair, trash service, and restroom

Plumbing fixture estimate: \$6,000

Light fixture allowance: \$3500

Trim Carpentry: \$34,000

-Install interior doors

-Install cabinets, toe kick, filler, and pulls

-Install baseboard, casing, and shelves in new remodel area

-Install all hardware

Cabinet and bathroom hardware allowance: \$1000

Cabinets: \$17,000

-Ikea cabinets

-Assembly not included

Tile: \$8,500

-Install tile floor in bathroom

-Shower walls

-Tile baseboard

Tile allowance \$3,500

Glass: \$3,000

-Frameless shower door

Painting: \$30,000

-Prime and paint interior walls, ceiling, trim, windows and doors

-Exterior paint for the entire house

Countertop allowance \$9,000

-Provide and install solid surface in kitchen with splash

-Install block top in pantry

Flooring: \$23,000

-New LVP

Total \$453,700

All material is guaranteed to be as specified. All work is to be completed in a workman like manner according to standard practices. **This is a budgetary estimate only.** Final pricing will be set after final plan set, site visits by subcontractors, finish selections, and field verifications.

Signature _____ Date _____