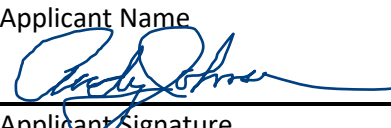


ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>816 McKINLEY AVENUE</u> Year of Construction: <u>1910</u> Legal Description: <u>LOTS 17-18 BLK 5 LOUISVILLE HEIGHTS</u> Landmark Name and Resolution (if applicable): <u>ADKINS HOUSE</u>	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☐ Landmark Designation ☒ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☒ Landmark Alteration Certificate ☐ Demolition Review ☐ Other:
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	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).
OWNER INFORMATION Name: <u>KEVIN & JENNY ELD</u> Company: _____ Address: <u>816 McKINLEY AVE, LOUISVILLE 80027</u> Telephone: <u>661-755-0909</u> Email: <u>JELD25@MAC.COM, KELD25@ICLOUD.COM</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name  05/12/2023 Applicant Signature Date JENNY & KEVIN ELD 05/12/2023 Owner Name Owner Signature Date

August 25, 2023

Amelia Brackett Hogstad
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027



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RE: 816 McKinley Ave Alteration Certificate & HP Grant Fund Request

Dear Ms. Brackett Hogstad,

We are pleased to present the following application for an Alteration Certificate and Grant Fund request for 816 McKinley, also known as the Adkins House. The alteration certificate proposal includes a 915sf addition to the existing Landmarked house. Included in the project's scope of work, but not included in the scope of the alteration certificate, is a new 502sf detached garage to entirely replace the existing garage building. The total area calculations are as follows:

GROSS AREAS (measured to outside face of structure)

Gross Existing House:	1,334 SF
Gross New Addition:	1,087 SF
Gross House Sub-total:	2,421 SF

Gross Existing Studio:	210 SF
Gross New Garage:	528 SF
Gross Total Combined All Bldg's:	3,159 SF

FLOOR AREA RATIO (FAR) AREAS (measured to inside face of wall finish)

FAR Allowed per Zoning:	3,123 SF
FAR Existing House:	915 SF
<i>(includes upper floor area where ceiling is >7'-0"</i>	
FAR New Addition:	571 SF
FAR House Sub-total:	1,486 SF

(69% of total allowable FAR per Landmark; qualifies for the New Construction Grant)

FAR Existing Studio:	171 SF
FAR New Garage:	502 SF
FAR Total Combined All Bldg's:	2,159 SF

LOT COVERAGE AREAS (measured to face of foundation and floor overhangs)

Lot Area per Survey:	6,246.5 SF
Lot Coverage Allowed per Zoning:	2,810 SF
Lot Coverage Existing:	1,443 SF
Lot Coverage New:	768 SF
Lot Coverage Total All Bldg's:	2,211 SF



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ALTERATION CERTIFICATE

The new building addition is located entirely on the east side of the existing house in the alley-facing rear of the property. The addition is designed to “touch” the 1940’s addition to the existing house with a small portion of hallway leading to a new primary bedroom suite. The primary bedroom suite addition is a one-story addition with a full basement, and the gable roof over the bedroom matches the roof pitch and width of the 1940’s addition. The new addition wraps around a new “outdoor room” and creates a courtyard deck, to which the existing house and new addition open out. The design of the new addition mimics massing elements of the existing house, primarily those of the 1940’s addition. However, the new design is done in an updated, modern style. In order for the addition to blend with the existing house, we are proposing to change the overhangs and exterior cladding of the 1940’s addition to match the new addition’s design aesthetic. Since the 1940’s addition was added to the original building and currently masks some of the architecture, we believe that there is greater latitude to affect this portion of the historic structure. The proposed alteration better reflects the new addition’s design and helps the original building read separate and primary by comparison to any additions done to the building.

The scope of work also includes alterations to the existing elements of the Landmarked house. At some point in the past, the front porch was converted from a covered front porch with columns to enclosed living space. This change to the original front porch was made to allow for access to stairs leading to the 2nd floor. Presumably at the same time, a bay window was added to the south side of the living room. Both alterations were of marginal construction yet detract from the architectural integrity of the original structure.

We are proposing to replace the bay window with a double window that is of the same size and proportions as the other existing windows found on the original house. Additionally, we are proposing to rebuild the front porch enclosure with custom-made wood windows that are more consistent with other historic homes around Louisville that have similarly enclosed their front porches. Both alterations will compliment the historic building and provide a more accurate understanding of the building's architectural integrity. Please see the attached drawing set.

NEW CONSTRUCTION GRANT

We are requesting a \$15,000 new construction grant under [Resolution No. 17, Series 2019](#) be awarded to the home. The resolution reads, “Owners of landmarked property on which additions to existing residential structures are proposed are eligible for matching grants of up to \$15,000 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, and protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning. The total FAR as calculated above is more than 10% less than the allowable FAR for Landmarked structures.”

816 McKinley with its proposed alterations meet all requirements to qualify for the New Construction Grant. Recent examples of Landmarked homes awarded the New Construction Grant include 908 Rex ([Resolution No. 52 Series 2020](#), 7/14/2020) and 1016 Grant ([Resolution No. 55 Series 2020](#), 7/14/2020).

LANDMARK PRESERVATION GRANT

The grant fund request is determined using the critical, serious, and minor deficiencies outlined in the Historic Structure Assessment. Below is an outline of the deficiencies aggregated into one list and estimated costs associated with each category line item.

Grading **\$3,500**

- All areas where grade slopes towards the house, particularly in the northeast corner, should be regraded to direct water away from the house foundation.

Extraordinary Circumstances:

- None

Drainage **\$1,200**

HSA report recommendations:

- Add gutters and downspouts in the southwest corner of the upper roof. This will eliminate sheet flow water causing damage to the upper roof fascia and siding.

Extraordinary Circumstances:

- None

Foundation **\$8,000**

HSA report recommendations:

- A retaining wall should be installed in the basement to retain the basement cut soil and to support the crawl space depth footings. The existing soil cut walls with plywood are not suitable for additional load resulting from a remodel or addition and should be replaced for new loading.

Extraordinary Circumstances:

- Typically when buildings are dug out to provide a portion of the crawlspace with a taller head height clearance, a sister wall is installed on the interior of the historic foundation to maintain bearing pressure and to resist the sloughing of soil into the crawlspace or basement. No sister wall is present and it is a critical component to maintain the stability of the building.



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The process to install additional foundation elements within existing historic crawlspaces is slow and tedious work with a higher labor to material ratio.

Floor Structure \$24,000

HSA report recommendations:



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- The beams and beam supports should be replaced or reinforced as prescribed by a structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The upper floor system supports and joist size, spacing, and direction was not visible during the observation. If floor deflection for the upper floor is not adequate this should be exposed for review and repaired by a structural engineer.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- The floor framing should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.

Extraordinary Circumstances:

- Floor correction and building stabilization is extensive and above and beyond the normal intermediate column support replacement that typically include repairs to center support beams. The existing floor will be supported on engineered supports throughout the historic structure.

Roof Structure \$7,500

HSA report recommendations:

- The original upper roof structure is likely not in compliance with current code and would require repairs once the structure is exposed. If the upper roof was originally designed with ceiling joist and collar ties, then the removal of these framing members would have altered the design of the roof. It is likely that new ridge beams and valley beams would need to be installed to support the upper roof. These new beams would require stud packs, blocking, and likely need new foundation supports as the loads are traced down to the foundation.
- An attic access hatch should be installed in the east addition roof per code, this roof could then be observed, and recommendations made by a license structural engineer.

Extraordinary Circumstances:

- Typical historic structures in Louisville are one-story with exposed and accessible attic spaces. 816 McKinley's attic was finished with two bedrooms and all roof structure surfaces are covered in drywall and plaster. Removal and replacement of finish surfaces will be required to access the roof structure in addition to conducting the structural work necessary to stabilize the framing.



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Siding / Trim / Soffit \$26,000

HSA report recommendations:

- Scrape, repair, refinish, or replace the original wood lap siding and shake shingle siding as necessary.
- Repair, restore, or replace all soffits and fascia as necessary.
- Restore, rehabilitate, or replace the trim as necessary.

Extraordinary Circumstances:

- The entire structure's exterior finish will be scraped to bare wood, properly primed, sealed and refinished with a high-quality, durable exterior paint. Siding, trim, fascia, and decorative elements will be replaced with replicas, where necessary. The full restoration is above and beyond what typically happens on historic buildings, however the end result will allow the historic structure to look more professionally finished and will increase the structure's longevity against the Colorado elements.

Front Porch & Door \$40,000

HSA report recommendations:

- The floor plan of 816 McKinley has been altered such that restoration of the open porch would require significant interior alterations. However, the original columns should be reinstated, with the remainder of the porch (the areas that were originally open-air) infilled with minimal-frame windows and a clear door with sidelight in the same location. This will approximate the historic appearance of the porch.
- The front porch roof was not visible during the observation, further analysis would be required once the roof structure is exposed.

Extraordinary Circumstances:

- Typical historic porch restorations are generally simple even in situations where a reconstruction is necessary. 816 McKinley's front porch was enclosed in order to allow access to stairs going to the second floor. There is no way to convert the enclosed porch back to its original open front porch design without destroying the ability to access the



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second floor and maintain even the limited success of the main level floor plan. The porch was enclosed with marginal craftsmanship and low-quality wood windows were installed to provide natural light into the living room and are now in disrepair. It was common for historic homes around Old Town to have their front porches enclosed shortly after the home's construction, and there are many examples of varying degrees of similarities around the neighborhoods. The typical method of enclosing a front porch was to install custom-made or site-made true divided-lite wood windows with putty-glazed glass. We are proposing to install a more historically accurate version of an enclosed front porch with custom made wood windows and door exposing the original columns and restoring or recreating the historic siding around the skirt of the front porch. The windows would be made by Colorado Sash & Door in Windsor. This is a more expensive method than buying windows from one of the national window manufacturers, but it will ensure a more historically accurate fit and look. Colorado Sash & Door has decades of experience doing historic windows for buildings all over Colorado.

Windows \$50,000

HSA report recommendations:

- Further evaluate all windows for consistent operability, proper sealing, and energy efficiency. Consider replacing all windows with newer, energy efficient models that match historic sizes and locations.
- Replace the kitchen window with a new, energy efficient window that matches the historic size and location, as apparent from the seams in the siding. This change would require a redesign of the kitchen layout.
- Two options are recommended for the bay window on the south side of the original house.
 - Remove the entire bay window and replace it with a window(s) that matches the size and location of the other historic windows and is aligned vertically with the historic window above.
 - Replace all of the windows within the bay with new, energy efficient windows. Additionally, the bay should be resided so that it does not match this historic siding, as the bay window is not an historic element.
- Remove the two windows at the southwest corner of the house. Consider restoring this area of the house so that it more closely appears the way that it did when it was a front porch. This would include reconstruction of the knee-wall, with a new front door, and full glazing where the porch was once open. A current, similar example can be found at 920 Lincoln Avenue in Louisville.

Extraordinary Circumstances:

- The windows throughout the structure were replaced with low-quality windows. The windows were installed within the frames of the existing windows making the actual window sizes smaller than they were intended. We are proposing to remove the existing frame and replacement windows with historically accurate, durable windows with insulated glass. Removing the existing frames is a labor intensive process that is not typically done with

window replacement, but well worth the result. We are anticipating the need to install new structural headers along with the window replacement work.

Proposed Budgets Qualifying for Grant Funding

Historic Preservation Qualifying Items	Total Budget	Fund Request for Typical Items	Qualifying for Extraordinary Circumstances	Match for Extraordinary Circumstances
Grading	\$3,500	\$3,500	\$0	\$0
Drainage	\$1,200	\$1,200	\$0	\$0
Foundation	\$10,000	\$2,500	\$7,500	\$3,750
Floor Structure	\$24,000	\$3,000	\$21,000	\$10,500
Roof Structure	\$7,500	\$3,000	\$4,500	\$2,250
Siding / Trim / Soffit	\$26,000	\$4,000	\$22,000	\$11,000
Front Porch & Door	\$40,000	\$5,000	\$35,000	\$17,500
Windows	\$40,000	\$12,500	\$27,500	\$13,750
Sub-Total	\$152,200	\$31,700	\$117,500	\$ 58,750
Non-Historic Preservation Items	\$659,750	\$0	\$0	\$0
Total Proposed Work	\$810,000	\$31,700	\$117,500	\$ 58,750

In summary, the requested grant amount is \$58,750 between funding for typical items and qualifying extraordinary circumstances. Please contact me if you have any questions.

Please contact me if you have any questions or concerns at 303-527-1100 or andy@dajdesign.com. Thank you for your consideration.

Warm regards,



Andy Johnson, AIA



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RESOLUTION NO. 20, SERIES 2010

A RESOLUTION ESTABLISHING ADDITIONAL INCENTIVES FOR THE HISTORIC PRESERVATION FUND TO ENCOURAGE LANDMARK DESIGNATIONS OF HISTORIC PROPERTIES IN THE CITY OF LOUISVILLE

WHEREAS, historic properties in the City of Louisville (the "City") are a major contributor to the character and quality of life of our City; and,

WHEREAS, the City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties; and,

WHEREAS, when properties are locally landmarked they are preserved for future posterity and enjoyment and continue to contribute to the unique character of our City; and

WHEREAS, at the November 4, 2008 election, the voters approved a ballot issue to levy one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville; and,

WHEREAS, City Council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund; and

WHEREAS, the City Council by Resolution No. 20, Series 2009, created provisions related to the administration and uses of the Historic Preservation Fund; and

WHEREAS, Resolution No. 20, Series 2009, authorizes the creation of grants programs to assist property owners in the rehabilitation and restoration of historic properties;

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

In order to facilitate the implementation of Resolution 20, Series 2009, the following provisions shall be enacted:

Section 1. Incentive program to encourage owners of historic homes to seek landmark designations:

- a. An incentive of \$1,000 shall be awarded to property owners whose properties are declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, with the attendant protections for landmarks pursuant to that chapter.
- b. While property owners are encouraged to enhance and preserve the historic character of their property, incentives made under this section have no attached conditions and shall be approved by the City Council in conjunction with its approval of a landmark designation.

Section 2. Grant program for preserving, restoring, rehabilitating, or protecting landmarked property:

- a. Grant categories. Grants of up to \$5,000 will be made available to owners of properties that have been declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, if applied for within one year of the landmark designation. These grants are available for the following purposes:

- i. Preservation and restoration. These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property, including preliminary measures to protect and stabilize the property.
- ii. Rehabilitation. These projects include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a preservation project. This category also includes the restoration of a property to a specific, significant point in its history.

Routine maintenance is an allowable expense as a project. Routine maintenance includes painting, refinishing and exterior cleaning.

- iii. Pre-development. These projects include assessments of past and present historical features of a property for the purpose of properly and adequately documenting these characteristics. This includes assessing the physical condition of any existing historic features. Grants for this

purpose will be available to individuals desiring to do restoration and renovation projects.

Only proposals for projects to be completed on landmarked portions of a property will be considered.

Properties will still need to apply for and receive an Alteration Certificate from the Historic Preservation Commission prior to beginning work on the property.

- b. The Historical Preservation Commission (HPC) will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny or return a proposal to the HPC for further information.
- c. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council.
- d. Grants awarded pursuant to this Resolution do not preclude the award of other incentives from the Historic Preservation Fund.
- e. In addition to the procedures outlined herein, the administration of grants shall be in compliance with all applicable procedures in Resolution No. 20, Series 2009.

PASSED AND ADOPTED this 20th day of April, 2010.



Nancy Varra, City Clerk

Charles L. Sisk, Mayor

RESOLUTION NO. 35
SERIES 2011

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION
GRANT TO ALLOW FOR EXTERIOR PAINTING FOR THE ADKINS HOUSE
LOCATED AT 816 MCKINLEY AVENUE.**

WHEREAS, there has been submitted to the Louisville City Council a Preservation and Restoration Grant for the Adkins House, located at 816 McKinley Avenue, on property legally described as Portion of Lots 17 and 18, Block 5, Louisville Heights, in Louisville, 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 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed Preservation and Restoration grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

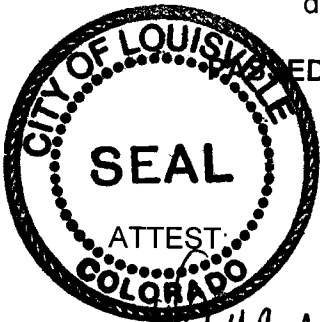
WHEREAS, the City Council has duly considered the proposed Preservation and Restoration grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the Adkins House, a local historic landmark.

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

1. Approve the attached scope of work for Precision Painting, for a total grant amount of **\$4,920 (which fee includes a \$820 contingency)**.
2. Contingency may not be used unless approved by staff after inspection of discovery item.

RESOLVED AND ADOPTED this 5th day of July, 2011.



Nancy Varra
Nancy Varra, City Clerk

Charles L. Sisk
Charles L. Sisk, Mayor