

Historic Preservation Commission Agenda

**Monday, March 16, 2026
City Hall, 2nd Floor Council Chambers
749 Main Street
6:30 PM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 253 215 8782, Webinar ID # 831 7647 9579**
Webinar ID **#424734**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/hpc.

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (February 2026)
5. Public Comments on Items Not on the Agenda
6. Probable Cause – 1101 Main Street
7. Public Hearing:
 - a. 733 McKinley Ave – Landmark Designation, Alteration Certificate and Grant Request
8. Staff Updates
9. Commission Member Updates
10. Adjourn

Persons 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 Clerk's Office at 303 335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

Historic Preservation Commission

Meeting Minutes

February 23, 2026

City Hall, Council Chambers

749 Main Street

6:30 PM

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

Roll Call was taken, and the following members were present:

Commission Members Present: Sloan Whidden, Chair
Marty Beauchamp, Vice Chair
Keith Keller
Jeff Moline
Jamie Petersen
Austen Welker
Talbot Wilt

Commission Members Absent:

Staff Members Present: Jess Daniels, Senior Planner
Rob Zuccaro, Director of Community Planning

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Moline**, seconded by **Beauchamp**, and adopted by voice vote.

INTRODUCTIONS

Chair **Whidden** introduced Commissioner **Petersen**, who was attending her first meeting as a member of the Historic Preservation Commission.

APPROVAL OF MINUTES (January 2026)

Motion to approve the minutes was moved by **Wilt**, seconded by **Moline**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

a. 540 County Road (Grain Elevator) - Alteration Certificate and Grant Request

Staff

Presentation:

Senior Planner Jess Daniels presented the request for an Alteration Certificate for the historic grain elevator located at 540 County Road. The proposal would rehabilitate the landmarked grain elevator for commercial use as part of a larger redevelopment including an outdoor food and beverage venue.

Daniels explained the building's historical significance, noting it was listed on the National Register of Historic Places in 1986 and designated a local landmark in 2015. She summarized previous stabilization efforts and the City's prior financial contributions toward preservation of the structure.

The project includes renovation of the elevator structure and related improvements as part of a broader site redevelopment including outdoor gathering areas, food trucks, seating areas, and relocation of a historic accessory structure to serve as a tap house.

Staff

Recommendation:

Staff recommended approval of *Resolution No. 1, Series 2026*, granting the Alteration Certificate and *Resolution No. 2, Series 2026* granting a Historic Preservation Fund grant of \$1,571,879.

Commissioner Questions of Staff:

Commissioners asked clarifying questions regarding the cost estimates and project evaluation presented by staff.

One commissioner asked how the estimated restoration costs for the grain elevator were determined and whether the estimates were based on engineering analysis or consultation with preservation or construction experts.

Senior Planner Jess Daniels explained that the specific cost estimates were developed through the applicant's project team and indicated that the applicant would be better positioned to explain the methodology used to prepare the restoration estimates. Staff deferred the detailed explanation of cost development to the applicant during the applicant's presentation.

Commissioner Questions of Applicant:

Following the applicant presentation, commissioners asked several questions regarding the financial assumptions, project risks, and construction considerations associated with the rehabilitation of the historic grain elevator.

Commissioners asked the applicant to elaborate on how the restoration estimates were developed, including whether engineering or structural analysis had been completed to understand the condition of the historic structure.

The applicant explained that the project team worked with design professionals and contractors familiar with historic structures to develop preliminary cost estimates. However, because the building is an aging industrial structure, some conditions will only become clear once construction begins and portions of the building are opened and evaluated more closely. As a result, the estimates include contingencies to account for unknown conditions.

Commissioners asked about the financial risk associated with the project, particularly given the requested Historic Preservation Fund grant and the potential need for contingency funds.

The applicant acknowledged that rehabilitating a historic industrial structure carries substantial uncertainty and risk. The ownership group is making a significant private investment in the project and understands that unforeseen conditions could increase construction costs. The applicant noted that the requested funding would help ensure the project can proceed even if additional preservation work is required once construction begins.

Commissioners asked how the grant funds would be applied during construction and whether they would reimburse specific costs.

The applicant explained that the grant funding would function as reimbursement for eligible preservation-related expenses, covering approximately a portion of the total rehabilitation costs after those expenses are incurred.

Commissioners asked whether modern structural materials would need to be introduced during the rehabilitation process.

The applicant stated that some new structural steel and other reinforcements may be required to ensure the building meets current building and safety codes while still preserving the historic character of the structure. These improvements would be incorporated in a way that maintains the historic appearance of the grain elevator.

Commissioners also discussed the unknown conditions common in historic rehabilitation projects, noting that it is often difficult to determine the full scope of repairs until the structure is opened and evaluated during construction.

The applicant agreed and reiterated that the project team has attempted to minimize risk through engineering review, contractor input, and contingency planning, but some uncertainty is unavoidable when rehabilitating a historic industrial structure.

Public Comment:

The Chair opened the public hearing for comments regarding the proposed rehabilitation of the historic grain elevator at 540 County Road.

Several members of the public spoke in support of the project and the effort to preserve the historic structure.

Public commenters emphasized the historical significance of the grain elevator and its longstanding role as a recognizable landmark within the community. Speakers noted that the structure represents an important part of the area's agricultural and industrial heritage and expressed appreciation that the project seeks to preserve the building rather than demolish it.

Commenters also expressed support for the proposed adaptive reuse of the site as a community gathering space, noting that the project could create a unique destination that celebrates the site's history while providing new opportunities for residents and visitors.

Members of the public thanked the property owners and project team for their willingness to invest in preserving the structure and encouraged the Commission to support the project.

Commissioner Discussion:

Following the public comment period, the Commission discussed the proposed rehabilitation and associated funding request.

Commissioners expressed appreciation for the applicant's efforts to preserve a highly visible and historically significant structure that has long been a landmark within the community. Several commissioners noted that the grain elevator has been an identifiable feature of the area for many decades and that preserving the structure aligns with the goals of the Historic Preservation Commission.

Commissioners also discussed the complexity and uncertainty involved in rehabilitating historic industrial structures, acknowledging that projects of this nature often involve unknown conditions that can increase construction costs once work begins.

Members of the Commission recognized that the applicant is undertaking a significant private investment in the project and that the requested Historic Preservation Fund grant would help support preservation work necessary to stabilize and rehabilitate the structure.

Commissioners noted that the project represents an opportunity to both preserve an important historic resource and activate the site for public use, which could help ensure the long-term sustainability of the structure.

Several commissioners expressed support for the project's overall concept and indicated that they appreciated the effort to balance preservation of the historic character of the grain elevator with new uses that will bring activity to the site.

After discussion, commissioners indicated general support for moving forward with the proposed resolutions.

Motion to approve *Resolution No. 1, Series 2026* was moved by **Whidden**, and seconded by **Wilt**. The motion was adopted by a vote of 7 to 0.

Motion to approve *Resolution No. 2, Series 2026* was moved by **Whidden**, and seconded by **Beauchamp**. The motion was adopted by a vote of 7 to 0.

STAFF COMMENTS

Senior Planner Jess Daniels provided updates to the Commission regarding ongoing historic preservation planning efforts and project activity within the community.

Staff discussed current preservation-related planning initiatives and noted that preservation considerations continue to be incorporated into broader community planning efforts. Staff also provided general updates on development and preservation activity that may come before the Commission in the future.

Director of Community Planning Rob Zuccaro also addressed the Commission and thanked members for their continued service and participation in Historic Preservation Commission meetings. Staff acknowledged the importance of the Commission's role in helping guide preservation efforts within the community.

PLANNING COMMISSION COMMENTS

Commission members shared brief comments and updates.

Commissioners expressed appreciation for the progress being made toward preserving the historic grain elevator and noted that the project represents an important opportunity to protect a well-known historic landmark within the community.

Members also welcomed Jamie Petersen as a new member of the Historic Preservation Commission and expressed their enthusiasm about working together on future preservation efforts.

ADJOURNMENT

Motion to adjourn was moved by **Wilt**, seconded by **Keller**, and adopted by voice vote. The Commission adjourned at **8:48 PM**.

ITEM: 1101 Main Street Probable Cause Determination

APPLICANT: Shelly Angel
288 Lois Drive
Louisville, CO 80027

OWNER: Louisville Family Home LLC
Lois Drive
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1101 Main Street
LEGAL DESCRIPTION: LOT 1 & 2 BLK 2 BARCLAY PLACE
DATE OF CONSTRUCTION: ca.1928

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1101 Main Street.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 1101 Main Street. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “*probable cause to believe the building may be eligible*

for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The property is associated with Italian culture in Louisville and the achievements of the individual Louisville residents of Italian heritage who have owned it. The Italian-born Jacoe brothers, Eliseo and Frank, owned the parcel individually or jointly for 45 years. They were musicians who were trained in Italy and who played in bands in the Louisville area and in Denver, often alongside other Italian-born musicians. Additionally, Eliseo and Annie Jacoe, who had the house at 1101 Main constructed and who lived there until the 1950s, operated the Jacoe grocery store that was a neighborhood store that also sold Italian foods to Louisville’s residents of Italian heritage. Later, from 1959 until the present, the Eugene and Virginia Caranci family owned and lived in the house. Eugene Caranci was one of the founders of Louisville’s Society of Italian Americans. Virginia Caranci was the primary person responsible for the preservation of the Jacoe Store and Tomeo House buildings and the establishment of the Louisville Historical Museum in 1986. Both are remembered for sharing stories and information about the Italian customs and culture that they grew up with in Louisville. Both Eugene and Virginia were extensively involved in the Louisville community. Among other accomplishments, Eugene Caranci was an educator for Denver Public Schools, Executive Director of the Louisville Chamber of Commerce, and one of the four founders of Louisville’s Society of Italian Americans. Virginia served on the Historical Commission for 30 years, from when the Commission was first created in 1979 until 2009, serving as Chair for many of those years. Eugene and Virginia Caranci were both instrumental in the shaping of Louisville, including working towards the establishment of Monarch High School, Avista Hospital, Coal Creek Golf Course, and other Louisville institutions, in addition to working on many Louisville community events through their involvement with the Chamber, Society of Italian Americans, the Historical Museum, and other organizations.

Please see the attached social history report for more information.



1101 Main Street from the 1948 Boulder County Assessor card



Photo of 1101 Main Street, *Stories in Place*



Current Photo of 1101 Main Street



Current Photo of 1101 Main Street



Current Photo of 1101 Main Street

ARCHITECTURAL INTEGRITY:

[“Stories in Places: Putting Louisville’s Residential Development in Context” \(2018\)](#)

identified 1101 Main Street as a Bungalow Form (1900-1930) architectural type and used this property as an example of the Bungalow Form in Louisville generally.

Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material, such as seen at 1101 Main Street. The property is also identified as a stucco clipped gable with porch and high integrity.

Defining characteristics seen on Bungalows in Louisville include the following:

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story



Photo of 1101 Main identifying key Bungalow Form characteristics from *Stories in Place*, Figure 122, pg. 111

Building permit records include a re-roof in 2018 and window awnings replacement in 1993.

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

Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “*Probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.*” Further, “*A finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.*”

Staff analysis of the criteria is as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	1101 Main Street was constructed ca.1928 making it approximately 98 years old. Staff find the age of the structure meets the criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i> The social history of 1101 Main Street includes association with: Housing for community members that contributed to Louisville through social and cultural activities. Staff find that the structure meets the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance. <u>Architectural Significance</u> – <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> • Best example of the Bungalow Form which is abundant in Louisville Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.

<i>Landmarks should meet one or more criteria for physical integrity</i>	Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • Noted for its high integrity in <i>Stories in Place</i> <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • 1101 Main Street appears to have maintained its historic footprint Staff find probable cause that the structure meets the criteria for physical integrity.
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PRESERVATION MASTER PLAN:

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program. A finding of probable cause would meet the following goals and objectives:

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

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$7,500 for a Historic Structure Assessment (HSA) from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends a finding of Probable Cause under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$7,500. Staff recommend HPC approve a grant not to exceed \$7,500 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. 1101 Main Street - Social History



1101 Main St. History

Legal Description: Lots 1 & 2, Block 2, Barclay Place Addition

Year of Construction: 1928

Summary: The property is associated with Italian culture in Louisville and the achievements of the individual Louisville residents of Italian heritage who have owned it. The Italian-born Jacoe brothers, Eliseo and Frank, owned the parcel individually or jointly for 45 years. They were musicians who were trained in Italy and who played in bands in the Louisville area and in Denver, often alongside other Italian-born musicians. Additionally, Eliseo and Annie Jacoe, who had the house at 1101 Main constructed and who lived there until the 1950s, operated the Jacoe grocery store that was a neighborhood store that also sold Italian foods to Louisville's residents of Italian heritage. Later, from 1959 until the present, the Eugene and Virginia Caranci family has owned and lived in the house. Eugene Caranci was one of the founders of Louisville's Society of Italian Americans. Virginia Caranci was the primary person responsible for the preservation of the Jacoe Store and Tomeo House buildings and the establishment of the Louisville Historical Museum in 1986. Both are remembered for sharing stories and information about the Italian customs and culture that they grew up with in Louisville.

Prior to the current house that was constructed in 1928, the Fischer family had a carpentry shop on the property that the Jacoe family lived in.

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this property is located and began to sell lots. (A second plat filing for clarification was recorded in 1901.)

Herman H. Fischer Ownership, 1902-1909

In 1902, Hermann Heinrich (Herman H.) Fischer purchased Lots 1 & 2 of Block 2 (now 1101 Main) from the developers of Barclay Place. In the next year, 1903, he also purchased Lots 3 & 4 (now 1109 Main) from Lute McCorkle. Fischer (1845-1921) was born in Germany and married Marie Brasse in 1869. They then immigrated to the U.S. later the same year. They moved across the U.S. for the next few decades and came to Louisville in 1896 with some of their adult children.

Herman H. Fischer and his sons worked as builders and carpenters in Louisville. According to a written history from the Fischer family on file with the Louisville Historical Museum, they built the 1903 addition to the Louisville Public School; the State Mercantile Building at 801 Main; the Baptist Church at 701 Grant; the original Town Hall in the 700 block of Main; the Rex Theatre at 817 Main; the former Lackner Saloon (now Casa Alegre) at 1006 Pine; and the DiFrancia saloon at 740 Front (now the 740 Front restaurant). According to a different source, the Fischers also built the DiFrancia house at 1045 La Farge. After Herman H. Fischer's death in 1921, his sons and grandsons continued to build homes and businesses in Louisville, including such buildings as the Chamber of Commerce building at 901 Main and the restaurant at 809 Main (now Zucca).

At 1101 Main, on the back of the property, Herman H. Fischer and his sons constructed the original Fischer Carpentry Shop. It appears to have been used as a workshop for their carpentry business. No interior photos of it have been found. This building has been documented as being in this location in the written Fischer family history and in the following photo that originated with the Fischer family. The carpentry shop was located next to the alley and faced Short Street (the same location as the current garage at 1101 Main). Fischer presumably purchased the parcel for the purpose of using it for his business, as it was located a short distance from many of the buildings that he and his sons had under construction at the time.



In 1909, Fischer sold all of the lots, 1, 2, 3, and 4, to brothers Eliseo Jacoe and Marcello “Frank” Jacoe. (Despite photographic evidence showing the existence of the Fischer Carpentry Shop in this location, the building is not shown on the 1909 Drumm’s Wall Map of Louisville, for unknown reasons.)

Jacoe Family Ownership, 1909-1954

Brothers Eliseo Jacoe (1881-1958) and Marcello “Frank” Jacoe (1884-1972) purchased Lots 1, 2, 3, and 4 in 1909. By all accounts, they soon began to use the existing Fischer Carpentry Shop as a residence, although their listing in the 1910 census records is not clear with respect to the exact location of their home in that year.

Eliseo and Frank were born in Grimaldi, province of Cosenza, region of Calabria, Italy and came to the U.S., Frank in about 1900 and Eliseo in 1901. Another brother, Robert, and a sister, Josephine, also settled in Louisville.

In February 1913, Eliseo married Anna “Annie” Jordinelli (1891-1954). She was born in Marshall, Colorado to parents who had been born in Italy. She grew up right behind 1101 Main, at 1100 La Farge. (Her home, the Jordinelli House, was later moved to the Louisville Historical Museum campus.) They may have met due to living next to one another. The following photo is their wedding photo with Frank Jacoe (Eliseo’s brother) and Katie Jordinelli (Annie’s sister and Frank’s future wife), standing behind them on the left, and Robert (Eliseo’s other brother) with his future wife, Mary Dionigi, standing behind them on the right.



The following photo from the Jacoe family shows Frank Jacoe by a car outside of the former Fischer Carpentry Shop that became the Jacoe residence, and the next photo labeled “Jacoe’s Place” shows a fuller picture of the rear of the same building (looking from Main St.).



The next residential directory after the Jacoe brothers purchased the Fischer property, which is the one for 1916, gives the address of 215 Short for Eliseo and Annie Jacoe and Frank Jacoe. Eliseo and Annie’s son, Pasqual (who had been born in November 1913), would have been part of the household as well. The other Jacoe brother, Robert, was also listed in the 1916 directory with the same address. For Eliseo and Frank and their families, this remained their address for a long time, and this also appears to have been the makeup of the household for several years (except for Robert, who moved nearby). Records show that the address of 215 Short was also the address of the property until well after the new house (the current structure) was built.¹

¹ 1109 Main was constructed next to 1101 Main on the same parcel that the Fischers had owned. The County’s date for the construction of 1109 Main is 1908. The accuracy of this date has not been researched. If the Fischers did construct a dwelling at 1109 Main in 1908, it is not out of the question that the Jacoes may have resided there at some point. However, the fact that their address was on Short Street, along with the photographic evidence of

The following three photos show different views of the east side of the Jacoe home (formerly the Fischer Carpentry Shop). Frank Jacoe took these photos and many others of the building; many of them show that it was a focal point for family life for the Jacoes and their extended family in Louisville. Pasqual Jacoe and his dog are in the first and third photos, while Eliseo Jacoe appears to be the man on the left in the middle photo.



many photos of the family in the Jacoe Photo Album that were taken next to the former Fischer Carpentry shop, suggests that 1109 Main may not have actually been constructed in 1908.

Eliseo and Frank Jacoe had several occupations since their arrival in the U.S., with several of them being things that they did jointly. In the years just before Prohibition began in Colorado in 1916, they operated a saloon on Front Street. Then, for a short time after Prohibition started, they had the “Jacoe Bros. Pool Hall” on Main Street.

In 1923, Eliseo and Annie Jacoe opened a grocery store one block to the south of their home, at 1001 Main. (Today, it is the main building of the Louisville Historical Museum.) It was one of Louisville’s small neighborhood grocery stores where people regularly shopped or to which they called in delivery orders, but it also sold Italian foods. Like other store owners in Louisville, the Jacoes extended credit to their customers. This was especially important in a town like Louisville, where coal mining was seasonal and men were out of work during the summers. The following County Assessor photo shows the Jacoe Store in 1948:



Clearly, it was a convenience for Eliseo and Annie Jacoe to be able to own their home just one block up from the location of their grocery store (which they rented). Many Louisville boys and a few girls worked for the store over the years. Delivery boys for the store got to drive Eliseo Jacoe’s delivery truck. Members of the Rossi family who had grown up in the Tomeo House near the Jacoe Store in the 1920s and 1930s remembered Eliseo Jacoe as having been generous to the family, as their father had died and they had no regular source of income. Eliseo would give them day-old bread that hadn’t sold in the store and allowed them the use of the yard behind the store in order to have more space for growing vegetables. In 2004, John Rossi told the Museum staff that he himself worked at the Jacoe Store in the 1930s and was paid with a cut of meat for a roast each week.

Eliseo and Frank were also both talented musicians who were members of various bands. Eliseo Jacoe played in bands in the Denver-Louisville-Boulder area. According to the news item about his retirement, he had performed for period of a few years at the Tabor Grand Opera House and for the Denver municipal band. He was known as “the Professor” (and the family of his niece, Virginia Caranci, still refer to him as “Uncle Professor”). Parents paid him to teach such instruments as the trumpet, trombone, saxophone, and accordion to their children. Richard La

Salle, who later went on to have a career as the leader of an orchestra during WWII and in Hollywood as the composer of scores for movies and TV shows, took musical instrument lessons from Eliseo Jacoe in the late 1920s and early 1930s.

The Louisville Historical Commission selected Eliseo Jacoe to receive the 2000 Pioneer Award, and the write-up is at [Louisville Pioneer Award | City of Louisville, CO \(louisvilleco.gov\)](http://louisvilleco.gov) on the Museum website.

Frank Jacoe appears to have focused his later career almost entirely on music, unlike Eliseo, who combined operating a store with being a musician. Frank was a music teacher and also performed in the Denver municipal band, often at City Park; Denver newspapers as early as 1911 listed him on the program at popular concerts at which he was a soloist, often playing the cornet. Frank was also an amateur photographer who is believed to have taken this photo of the Louisville Band in 1911 that appears to show include Eliseo.



In 1921, Frank Jacoe conveyed his co-ownership of Lots 1, 2, 3, and 4 to Eliseo Jacoe and took a trip to Italy to visit their parents. A 1926 Denver directory lists him as living in Denver and working as a musician. In 1927, Frank married Katie Jordinelli, who was the sister of Annie Jordinelli Jacoe (two brothers married two sisters).

In 1928, following Frank's marriage in 1927, Eliseo divided the property and conveyed more than half of it to Frank Jacoe. Eliseo ended up with Lot 1 and the south half (12.5 feet) of Lot 2. Frank ended up with the north half (12.5 feet) of Lot 2 plus, Lots 3 and 4. (This was 1109 Main, which would be the residence of Frank and Katie Jacoe for many years.)

Construction and History of Current House; Date of Construction

Following Frank Jacoe's marriage in 1927 to Katie Jordinelli, the Jacoe brothers appear to have jointly decided to live next to one another on Lots 1, 2, 3, and 4. As noted just above, in 1928, Eliseo took the south side (where the Fischer Carpentry Shop was located) and Frank took the north side of the property.

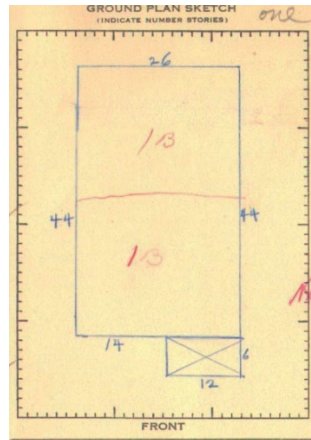
Eliseo then set about having the house at 1101 Main constructed. The 1948 Boulder County Assessor card for this property and the Boulder County website both give the construction date of 1928 for the house at 1101 Main. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, the date of 1928 is believed to be correct and is supported by the division of the property in 1928. The Jacobs' niece, Virginia Caranci, stated in an [oral history interview](#) recorded on May 5, 2011 for the Louisville Historical Museum that a number of people who owed bills at the Jacoe Store worked off their debts to Eliseo Jacoe by doing work on the house when it was constructed. Virginia Caranci's mention of the house having been constructed in 1929 in the same interview is notable for the year being so close to the County's year of 1928, and in fact it is very possible that the final finishes were not completed until 1929. Information regarding when the Fischer Carpentry Shop was torn down could not be found.

The following undated photo from the Jacoe family shows the house at 1101 Main, possibly in the 1940s.



The following images show the photo and ground layout of 1101 Main from the 1948 Boulder County Assessor card:





In addition to Eliseo and Annie Jacoe having his brother (Frank Jacoe) and her sister (Katie Jordinelli Jacoe) living right next door at 1109 Main, Annie and Katie's parents (and later their sister and her family) lived behind 1101 Main at 1100 La Farge. Also, the third Jacoe brother, Robert, lived at 1045 La Farge, which was catty-corner from the Jordinellis. This arrangement was similar to the other family complexes of homes that families created in Louisville.

The saucer magnolia tree that planted on the south side of the house at 1101 Main has garnered regular attention in the *Louisville Times* and even statewide. The earliest *Times* article found, from April 16, 1942, stated that Louisville claimed the only blooming magnolia tree in Colorado, that it first bloomed in 1941, and that people even came from Denver to see it in bloom. The article also stated it had come from a nursery in Michigan and that "Mr. and Mrs. E. Jacoe" had planted it by their house in about 1936. According to a search in the Colorado Historic Newspapers Collection, the *Times* also highlighted the tree and its blooms in 1946, 1972, 1974, 1977, 1978, 1981, and 2003. The 2003 item stated that it was "the largest of its species in Colorado and thus earned the title of state champion tree," having been nominated by the City of Louisville.

Annie Jordinelli Jacoe passed away in 1954. Eliseo Jacoe sold the house the same year and went to live at his son's home in Louisville. In 1958, Eliseo Jacoe announced his retirement for health reasons after 35 years of operating the store, and passed away not long after. (Eliseo and Annie Jacoe's son, Pasqual, became a chemist and authority on uranium mine research who, at the time of his death in 1972, was the Director of the Occupational and Radiological Division of the Colorado State Department of Health, according to his obituary in the *Louisville Times*.)

Lester and Doris Else Ownership, 1954-1959

In 1954, Eliseo Jacoe sold 1101 Main to Lester Else (1899-1978) and Doris Else (1906-1992). At the same time, Frank Jacoe conveyed his ownership of two-and-a-half feet of his property at 1109 Main to the Elses. (This meant that the legal description of 1101 Main was now all of Lot 1

and the south 15 feet of Lot 2.) Lester and Doris Else moved to Louisville that year to take over the Bungalow Drug Store from the family of Ralph Grunkemeyer, who had recently died. (Bunglalow Drug was at the time located in the 700 block of Main Street where the City Hall parking lot is located now.) The *Louisville Times* reported that the Elses' son, Dwayne (1925-2009), was a pharmacist who was going to manage it.

Louisville directories for the period of ownership by Lester and Doris Else do show them and their son Dwayne as living at 1101 Main. In 1959, they sold both 1101 Main and their store.

Virginia and Eugene Caranci Family Ownership, 1959-present

In 1959, Virginia DeRose Caranci (1931-2023) and Eugene Caranci (1929-2018) bought 1101 Main from Lester and Doris Else. Virginia Caranci had prior connections to the home, as her aunts were Annie Jordinelli Jacoe and Katie Jordinelli Jacoe, and her uncles by marriage were the Jacoe brothers, Eliseo and Frank. Virginia grew up in the home of her Jordinelli grandparents at 1100 La Farge, which was the house behind 1101 Main. When Virginia's father died in 1940, Virginia and her mother and brother moved to the Jordinelli home in Louisville. (She stated in her 2011 oral history interview that her brother, Dick, lived with the Jacoes at 1101 Main for at least part of the time.) Virginia's mother, Minnie DeRose (1904-1997), lived at 1100 La Farge, behind her daughter's home at 1101 Main, from about 1940 until her death, carrying on the tradition of members of this family living close to one another. Eugene and Virginia raised their three daughters, Reggie, Jeanne, and Shelley, at 1101 Main.

In 1974, Virginia Caranci was the heir to the estate of her aunt Katherine Jordinelli Jacoe (1890-1973), owner and resident of 1109 Main next door (Frank Jacoe had died the previous year). Virginia Caranci executed a quit claim deed to herself and Eugene Caranci. In 1979, the two sold 1109 Main, but they retained the north 10 feet of Lot 2 instead of having it be part of the 1109 Main parcel. Therefore, the legal description of 1101 Main today is Lots 1 & 2 of Block 2, and the legal description of 1109 Main is Lots 3 & 4 of Block 2.

Both Eugene and Virginia were extensively involved in the Louisville community. Among other accomplishments, Eugene Caranci was an educator for Denver Public Schools, Executive Director of the Louisville Chamber of Commerce, and one of the four founders of Louisville's Society of Italian Americans. Virginia was the person most responsible for the establishment of the Louisville Historical Museum in 1986. She served on the Historical Commission for 30 years, from when the Commission was first created in 1979 until 2009, serving as Chair for many of those years. Eugene and Virginia Caranci were both instrumental in the shaping of Louisville, including working towards the establishment of Monarch High School, Avista Hospital, Coal Creek Golf Course, and other Louisville institutions, in addition to working on many Louisville

community events through their involvement with the Chamber, Society of Italian Americans, the Historical Museum, and other organizations.

In 1992, the Louisville Historical Commission selected Eugene Caranci to receive the Louisville Pioneer Award, and in 2006, the Commission selected Virginia Caranci to receive the same award. This [Louisville Pioneer Award | City of Louisville, CO \(louisvilleco.gov\)](#) page at the Historical Museum website tells of what they each did for the Louisville community. The two are also remembered for having made themselves available to talk about Louisville history and Italian culture in Louisville. For example, in her 2011 [oral history interview](#), Virginia described the traditional Christmas Eve dinner at the Caranci home at 1101 with seven different Italian seafood dishes, and Eugene was interviewed for articles such as this 2012 [article](#) about the Society of Italian Americans and its annual festival, La Festa.

Recent Architectural Analysis

According to the 2018 report “Stories in Places: Putting Louisville’s Residential Development in Context” ([Microsoft Word - Final Louisville Residential Context 111918 \(louisvilleco.gov\)](#)) written by PaleoWest Archaeology for the City of Louisville, with respect to the Bungalow Form (1900–1930): “Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material, such as seen at 1101 Main Street (Figure 122). . . . Defining characteristics seen on Bungalows in Louisville include the following (Colorado Historical Society 2008):

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story” (page 111).

The Residential Context Report also described 1101 Main Street as being a “stucco clipped gable with porch and high integrity” (p. 158).

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

ITEM:

733 McKinley Avenue Landmark, Alteration
Certificate, & Grant Request

APPLICANT/OWNER:

Robert Tully and Genieve Braus
733 McKinley Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS:

733 McKinley Avenue

LEGAL DESCRIPTION:

S1/2 LOT 4 & ALL LOT 5 BLK 9 LOUISVILLE
HEIGHTS

DATE OF CONSTRUCTION:

c. 1939

REQUEST:

A request to Landmark 733 McKinley Avenue, and
requests for an Alteration Certificate and Preservation
and Restoration Grant

VICINITY MAP:



SUMMARY:

The applicant is requesting the following:

- Landmark designation.

- Alteration Certificate to replace windows, remove and replace concrete apron, and regrade lawn, remove shed in the back and construct a new studio/office.
- A Preservation and Restoration Grant of \$28,925.36.
- A New Construction grant of \$19,500.00.

STAFF RECOMMENDATION

- Approval of the landmark designation request, including a \$7,700.00 unmatched landmark incentive.
- Approval of the Alteration Certificate request.
- Approval of a Preservation and Restoration Grant of up to \$18,555.05.
- Approval of a matching credit for eligible work completed prior to landmarking of \$14,810.11.
- Approval of a New Construction grant of up to \$19,500.00.

The total grant recommendation is \$45,755.05.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This home, built in 1939, was the home of Elmer Hilton and Muriel Thompson Hilton between 1939 to 1957. Elmer Hilton built the house. Its history is connected with that of the longtime Royal and Lula Belle Thompson residence next door at 741 McKinley. In 1937, Muriel Thompson married Elmer Hilton. In 1938, Lula Belle Thompson conveyed the lots for 733 McKinley to her daughter and son-in-law, Muriel and Elmer Hilton. Elmer Hilton had grown up in Louisville as the son of William Hilton and Elizabeth Barker. Both the Hiltons and the Barkers were pioneer families of Louisville. Like Muriel, Elmer was born in 1913.

The house at 733 McKinley was constructed in 1939. Elmer Hilton's obituary states that he built the house. Elmer Hilton worked at a variety of jobs in Louisville. He worked for the Industrial Mine, Monarch Mine, and Black Diamond Mine, and for Rocky Flats as an operations engineer. He also had at least two businesses as a woodworker. The owners of 733 McKinley from 1957 to 1963 were Eugene and Palmena DiCarlo. The current owners, Robert Tully and Genevieve Braus, purchased 733 McKinley in 1993.

Please see Social History Report for more information (Attachment No. 1).



Image of 733 McKinley Avenue from 1948 Boulder Assessors Card



Recent images of 733 Mckinley from Historic Structure Assessment, 2024



Recent images of 733 Mckinley from Historic Structure Assessment, 2024



Recent images of 733 Mckinley from Historic Structure Assessment, 2024

ARCHITECTURAL INTEGRITY:

The PaleoWest Historic Context Report, [*Stories in Places*](#), identifies 733 McKinley Avenue as a Minimal Traditional form architectural style. No further information exists for the property. Minimal Traditional Form (1930s–1950) houses were very common from just before WWII until the Ranch form became dominant in the 1950s. Minimal Traditional houses represent forms that are transitional between earlier cottages and bungalows and later ranches. Minimal Traditional houses are one story and are generally small and boxy, with rooms situated around a core; they are a somewhat larger version of the 1940s FHA-preferred house. They often have shutters decorating exteriors covered with asbestos shingles, brick, wood, or metal siding. Minimal Traditional houses can be side-gabled or cross-gabled and can have gently or moderately pitched and/or pyramidal or hipped roofs. Massed plan, side-gabled houses constructed in the 1930s and later generally do not have porches, as they may have imitated the then-popular Cape Cod form of the Colonial Revival style (McAlester 2017:144). Defining characteristics seen on Minimal Traditional houses in Louisville include the following (Colorado Historical Society 2008):

- Small, boxy, and usually one story
- Few architectural or decorative details
- Gently or moderately pitched roof
- Little or no overhang of eaves
- Usually a central entry with flanking windows in side-gabled versions

HISTORIC STRUCTURE ASSESSMENT

A Historic Structure Assessment (HSA) was previously done for the property in May 2024, completed by DAJ Design (Attachment No. 2). As per the HSA, the residential property at 733 McKinley was built in the mid to late 1930's and is a typical wood frame vernacular house of the Louisville area. In 2024 the structure is clad in steel siding, although evidence remains of the original painted wood siding existing beneath. The foundation is essentially original, and the house has had only one campaign of renovation in the 1970's. The front door was originally located on the north side of the house. Moreover, the 1948 assessor's card mentions a concrete terrace. The relocation of the front door, the removal of the terrace, and the construction of a new front porch are the only significant structural changes from the original build date.

The overall mass of the house has increased slightly to the south with two porch additions. The wood frame construction style of the original house is typical of early 20th century construction techniques found in the Louisville area. Many of the original materials remain and are consistent with other building materials and details used on other houses built around the same time in the Louisville area. 733 McKinley has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the home is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original house is essentially intact with few modifications since the original construction in the 1930's. Based on site measurements and observations, it is believed that the original wood siding, a shiplap

with a Dutch cove profile, is present under the existing steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.



Recent photo highlighting concrete apron from Historic Structure Assessment, 2024

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK

In order to receive a City Landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

Staff analysis of the criteria is as follows:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria	Evaluation
<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>	Yes	733 McKinley Avenue was constructed around 1939, making it approximately 87 years old.

Criteria	Meets Criteria	Evaluation
1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3) Demonstrates superior craftsmanship or high artistic value. 4) Represents an innovation in construction, materials or design. 5) Style particularly associated with the Louisville area. 6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville. 7) Pattern or grouping of elements representing at least one of the above criteria. 8) Significant historic remodel.	Yes	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i> • 733 McKinley Avenue exemplifies Minimal Tradition Style form
1. b. Social. 1) Site of historic event that had an effect upon society. 2) Exemplifies cultural, political, economic or social heritage of the community. 3) Association with a notable person or the work of a notable person.	Yes	Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i> • Provided housing for community members that contributed to the economic or social heritage of the community.
1. c. Geographic/environmental. 1) Enhances sense of identity of the community. 2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.	Yes	The historic location of the house helps to create a sense of neighborhood identity.

Criteria	Meets Criteria	Evaluation
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. Retains original design features, materials and/or character. c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. d. Has been accurately reconstructed or restored based on historic documentation.	Yes	<i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> - The house is located in the Louisville Heights Subdivision and has historical ties to Louisville's mining industry. <i>Retains original design features, materials and/or character.</i> - Has good integrity and same design features and character of Minimal Traditional Architectural style homes. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> - The structure has not been moved.

ALTERATION CERTIFICATE REQUEST:

The applicant is also applying for an Alteration Certificate. Alteration Certificate requests are tied to Landmark and Grant requests to ensure the work proposed for grant funding would not affect a property's historical integrity for landmarking. Alteration Certificates are not required for routine maintenance, such as painting, but are required for work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the property and its historic integrity.

The proposed Alteration Certificate is to:

- Construct a new studio shed/ office space
- Remove detached woodshed in rear yard
- Partial enclosure of rear porch
- Replace 420 square feet of cracked non-sloping concrete apron adjacent to the house on the west side in the backyard and replace with proper sloping and a window well

- Regrade non sloping lawn
- Replace two northeast windows with mullion, 4 over 1 panes and larger five piece trim to match historical photos as recommended in the HSA.

Work already completed includes wall and rim joint installation, replacing the electrical panel and main cable and replacing two non-original windows, which are not included in the alteration certificate request.

Historic Structure Assessment (HSA)

The preservation plan outlined in the HSA includes the following elements related to the alteration certificate and grant request:

Critical deficiency:

- Finished grade around the house perimeter should be re-graded to create positive drainage away from the house.
- Rim joist insulation should be added to achieve an R-value as close as possible to current code standards.
- Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the aluminum and composite siding.
- Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical 3-over-1, or 4-over-1 single-hung windows can be found on several houses in the Louisville area built at a similar time.

Serious deficiency

- Consider replacing the concrete slabs on the south and west sides of the house with a new concrete slab that meets code minimums for drainage away from the house.

Minor Deficiency

- Consider adding an air-conditioning unit that supplies the entire house as the house is likely poorly insulated.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.

Additional details on the scope of the project are provided in Attachment No 3.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an Alteration Certificate.

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

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

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

Criteria and Standards	Met?	Evaluation
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The work including regrading, replacement of concrete apron, and replacement of windows which will improve the integrity, structure, and appearance of the historic home.
2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	Yes	The proposed work including windows are proposed to be the same style as the original based on historical photos.
3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The preservation and restoration work will be the same size and height as the existing.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	The removal of the shed and replacement with a new studio will be compatible with the site and home.

Criteria and Standards	Met?	Evaluation
5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	Yes	The effect of the work enhances the architectural features of the structure.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing conditions effect the stabilization of the structure and proposed work will address issues with slope, grade, and reducing drainage towards the home.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	The proposal will maintain the existing use of the property.
8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The proposal does not affect the continued and historic residential use of the structure.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The historic character of a property will be retained and preserved.
8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	N/A	Not applicable.
8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	Not applicable.

Criteria and Standards	Met?	Evaluation
8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	N/A	No preservation of existing distinctive features are proposed as part of this work. Stabilization and preservation of the structure are proposed as well as new windows.
8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	The proposed new windows match the style and size in historical photos and are recommended by the HSA.
8. g. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	N/A	Damaging techniques are not proposed for use on this project.
8. h. <i>Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
8. i. <i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹</i>	Yes	The new studio shed is compatible with the size, scale and massing and uses different materials including cedar plank to differentiate the new from the old.

¹

Criteria and Standards	Met?	Evaluation
8. j. <i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	No	The attached breezeway as part of the new construction may impact the historic property if removed in the future.

Staff find that the changes made **will not** result in a loss of the character of the historic building.

Section 15.36.120 of the LMC gives the criteria for evaluating Alteration Certificates and based on the proposed design, staff finds that the proposed work **does** meet the standards.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for the alteration certificate scope of work.

Preservation and Restoration Grant:

Under Resolution No. 17, Series 2019, residential applicants are eligible for a \$7,700 unmatched incentive grant as a Landmark bonus. This grant would be in addition to the \$7,500 grant for the Historic Structure Assessment previously approved for the property. Owners of a landmarked property will be eligible for this grant following the signing of the Landmark and grant agreements. The remaining \$18,555.05 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration:

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

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

Restoration is the act or process of accurately depicting the form, features,

and character of a property as it appeared at a particular period of time.

Approved work

focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Staff reviewed the Preservation and Restoration Grant request by evaluating whether each request line item qualified for grant funding as either preservation, rehabilitation, or restoration.

Findings are summarized in the following table:

Table 1. Staff analysis of Preservation Grant Requests				
Requests		Analysis		
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	Work Already Completed
Wall and rim joist insulation	\$3,703.00	Preservation	Yes	Yes
Replace electrical panel and main cable	\$5,175.11	Rehabilitation	Yes	Yes
Remove cracked non-sloping concrete apron in back; replace with slabs sloping away from house	\$14,800.00	Preservation	Yes	No
Regrade non-sloping lawn	\$1,000.00	Preservation	Yes	No
New heat pumps and water heater, new A/C unit	\$20,740.61	Not eligible	Yes	Yes
Replace two non-original windows at rear with 2 Double Hung 1:1 window	\$5,932.00	Restoration	Yes	Yes
Replace two non-original windows at front northeast corner with 4-over-1 pane windows with mullions and wider five-piece trim (to match 1948 photo)	\$6,500.00	Restoration	Yes	No

Total Project Cost	\$57,850.72		
Eligible Preservation and Restoration Costs	\$37,110.11		
Eligible Preservation and Restoration Work Already Paid For (Prior to Landmarking)	\$14,810.11		
Half of Eligible Preservation and Restoration Costs	\$18,555.05		
Total Match Credit Recommended	\$14,810.11		
Total Grant Recommended	\$18,555.05*	*Matching Requirement \$3,744.94 due to matching credit of \$14,810.11.	

Staff finds that the following items are not eligible for grant funds:

- Heat pumps
- Air conditioning unit
- Hot water tank
- Permit fees

As per the Historic Preservation Fund Resolution 102, 2025, only exterior scope of work is eligible for historic preservation expenses, except for *the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate*. Heat pumps, water heaters and A/C units are not required by the 2024 International Building Code (IBC), and are not identified as a treatment option for preservation in the Secretary of Interior's Standards for the Treatment of Historic Properties. Previously, permit fees have not been considered an eligible expense for use of preservation funds. For these reasons, staff do not consider these items in the scope of work to be eligible preservation expenses. However, the homeowners have received a number of energy related state and federal incentives, rebates, and tax credits totaling \$10,980.00 for the heat pump, air conditioning and water heater work to assist in offsetting the costs of this work.

Section 12. of Resolution 102, Series 2025 outlines the time limits and procedures for work already completed prior to landmarking:

Section 12.

*h. An applicant may request that the value of stabilization, restoration or preservation **work completed on the structure prior to landmarking be considered as a credit against the matching requirement** of this Section. Credit for such previously completed work is at the discretion of the City Council. Credit may only be considered under the following circumstances:*

- i. Only work completed within five years prior to the effective date of landmarking may be considered for potential credit against the matching requirement.*
- ii. The work previously performed was for stabilization, restoration, or preservation of the historic structure. No landscaping or site work may be considered for potential credit against the matching requirement. No interior work, except for structural work, sensitive upgrading of mechanical, electrical, and plumbing systems, and other code -required work to make the property functional, may be considered for potential credit against the matching requirement.*
- iii. Consideration for credit against the matching requirement may only be given to costs of previously completed work which is documented by paid receipts or invoices. The applicant shall provide the City with complete copies of all such receipts or invoices together with proof of payment, and shall also provide any available supporting documentation upon City request. The request for consideration of previously completed work shall also be accompanied by applicant's written certification that the work for which credit is requested was completed and the costs thereof were incurred and paid, and that the information in such request is true and accurate to the best of applicant's knowledge and belief. The value of in-kind services completed by the applicant shall not be considered.*
- iv. The amount of credit given for any previously completed work shall be determined by the City Council with input from the Commission, considering such factors as the nature, extent and useful life of the work, the time it was completed, the appreciated or depreciated value of the work, and such other factors as determined relevant.*

As per Section 12. H, staff recommend approval of a matching credit in the amount of \$14,810.11. This means that the applicant would have to match \$3,744.94 for the current grant recommendation of \$18,555.05.

New Construction Grant Request

Owners of landmarked property or property with an established conservation easement on which additions to existing residential structures are proposed are eligible for matching grants of up to \$23,000 as set forth in Section 8, Table 1 of Resolution 102, 2025 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks in a manner that 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.

A proposed new construction grant is requested for an office, connector roof (i.e. breezeway), and porch enclosure. The proposed material is cedar siding and the structure meets the requirements in terms of limited, mass, scale, and number of stories. See Figure 1 for proposed studio drawing and dimensions.



Figure 1: Proposed New Construction

Table 2. Analysis of New Construction Grant Request	
Requests	
Description	Amount
New construction grant for 96 sq. ft. detached studio shed and enclosed 70 square feet of rear porch for work niche	\$39,000.00
Half of Project Cost	\$19,500.00
Total Requested	\$19,500.00
Total Recommended	\$19,500.00

Summary of Grant Requests

LANDMARK INCENTIVE:

\$7,700.00

PRESERVATION/RESTORATION GRANT REQUESTED:

\$28,925.36

STAFF RECOMMENDED PRESERVATION/RESTORATION GRANT:

\$18,555.05

STAFF RECOMMENDED MATCHING CREDIT:

\$14,810.11

NEW CONSTRUCTION GRANT REQUESTED:

\$19,500.00

STAFF RECOMMENDED NEW CONSTRUCTION GRANT:

\$19,500.00

TOTAL OF GRANTS RECOMMENDED: \$45,755.05

FISCAL IMPACT:

Approval of the grant request allows preservation and restoration grants of up to \$18,555.05 (\$14,810.11 unmatched due to credit; \$3,744.94 matched), a new construction grant of up to \$19,500, and \$7,700 landmark incentive grant (unmatched). The recommended grant total is \$45,755.05. The encumbered fund balance is estimated at \$1.35M and the average income of the fund over the past two years is approximately \$885,000, thus, staff finds there are adequate funds to support the request.

STAFF RECOMMENDATION:

- Approval of Resolution No. 3, Series 2026, recommending approval to City Council of a landmark designation at 733 McKinley Avenue, to be named the Hilton House and a landmark incentive of \$7,700.00
- Approval of Resolution No. 4, Series 2026, approving the Alteration Certificate. Approval of Resolution No. 5, Series 2026, recommending approval to City Council of a Preservation and Restoration Grant of up to \$18,555.05, a matching credit of \$14,810.11, and a new construction grant of up to \$19,500.00.

ATTACHMENTS:

1. Social History Report
2. Historic Structure Assessment
3. Supporting Application Materials
4. Resolution No. 3, Series 2026 (Landmark)
5. Resolution No. 4, Series 2026 (Alteration Certificate)
6. Resolution No. 5, Series 2026 (Grants)



733 McKinley Ave. History

Legal Description: South half of Lot 4 & All of Lot 5, Block 9, Louisville Heights

Year of Construction: 1939

Architect: Unknown; however, records indicate that the house was constructed by then-owner, Elmer Hilton.

Previous addresses used to refer to this property: none

Summary: This home, built in 1939, was the home of Elmer Hilton and Muriel Thompson Hilton from 1939 to 1957. Elmer Hilton built the house. Its history is connected with that of the longtime Royal and Lula Belle Thompson residence next door at 741 McKinley.

Development of the Louisville Heights Subdivision; Wintle Ownership of Lots

The Louisville Heights Addition in which this house sits was first developed in 1904 by the Colorado Mortgage and Investment Co. Ltd.

James and Augusta Wintle purchased the lots at 741 McKinley in 1905, according to Boulder County records. These included what is now 733 McKinley. James and Augusta lived at 741 McKinley until circa 1918-1920. Following the death of James Wintle, Augusta Wintle then sold the lots to Royal Thompson, by a deed recorded in 1924, though records show that the Thompsons began living there in around 1920.

Connected History of 733 McKinley to 741 McKinley

The house at 733 McKinley is on property that was part of the original 741 McKinley property. The properties also have a family connection. Muriel Thompson, who grew up at 741 McKinley, married Elmer Hilton and they lived at 733 McKinley. This arrangement was made possible by Muriel's parents, Royal and Lula Belle Thompson.

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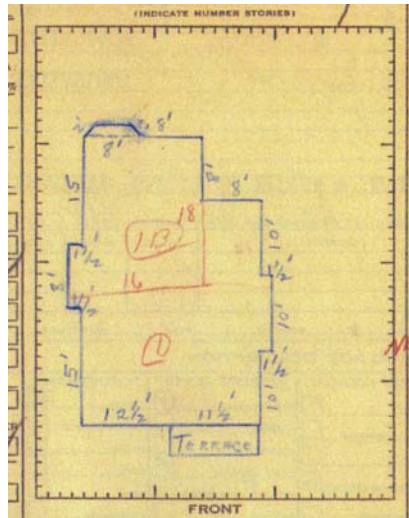
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Robert and Margaret Sneddon next owned and resided at 733 McKinley. Their children were Alyson and Heather. Bob Sneddon worked for Public Service Company of Colorado for 32 years. He passed away in 2006.

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Later owners and residents of the house were Chris and Barbara Bratton; Richard Jelinek and Linda Mallinoff; Katherine Vaughan; Dorothy Vaughan; and Robert Metz. The current owners, Robert Tully and Genevieve Braus, purchased 733 McKinley in 1993.

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.

HISTORIC STRUCTURAL ASSESSMENT

733 McKINLEY AVENUE, LOUISVILLE, COLORADO

May 29, 2024



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 733 McKinley Ave., Louisville, Colorado 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. 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 733 McKinley 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 inspected 733 McKinley on May 2nd, 2024, with GFE Structural. The weather for the visit was warm and sunny. Adequate access to the basement and attic were available, though not all areas were entirely visible. Additionally, there are two detached structures on the property including a treehouse and a shed. Neither the treehouse nor the shed was inspected and are not believed to be historic structures.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

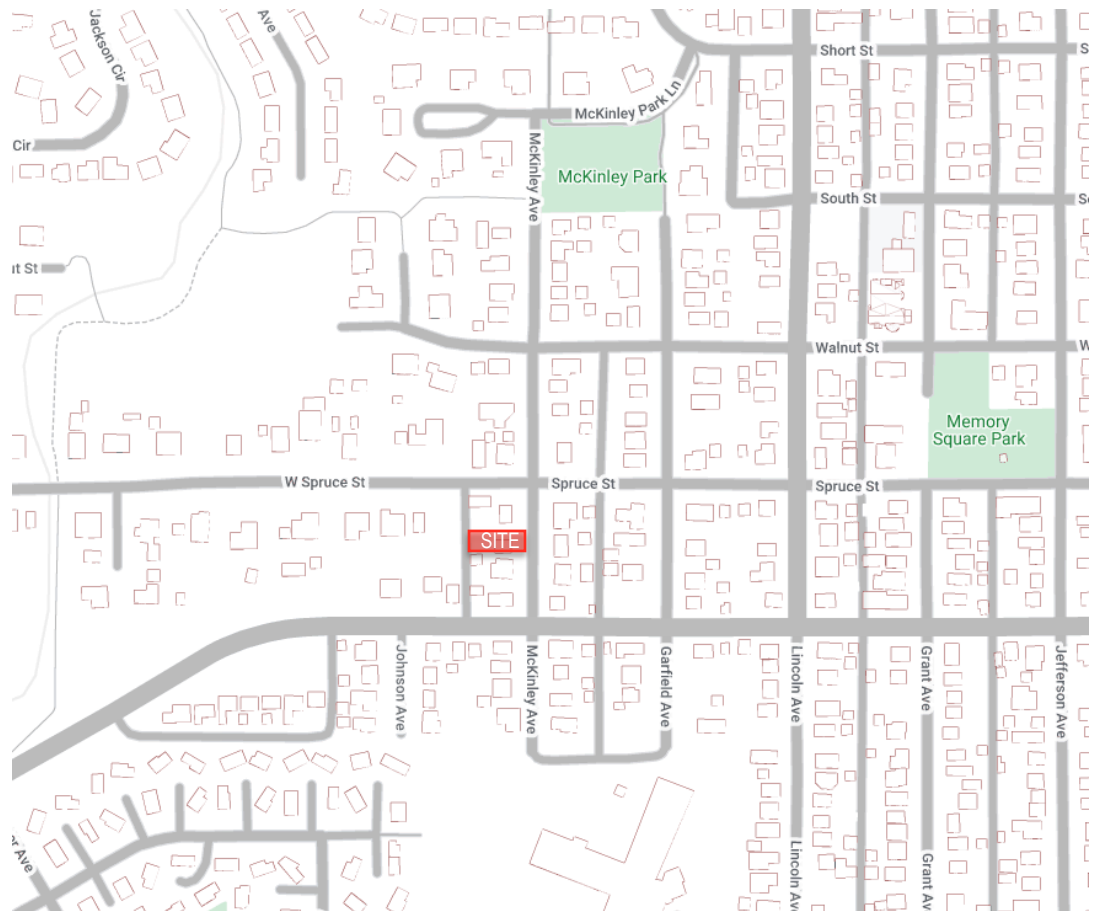
VIGNAN BEESAM, PE
GFE STRUCTURAL, INC.
PO BOX 20708
BOULDER, CO 80308
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," February 22, 2024.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION: South half of Lot 4 & All of Lot 5, Block 9, Louisville Heights

2.0 HISTORY AND USE

The following report was written by Bridget Bacon of the Louisville Historical Museum in 2012 as part of a survey project.

733 McKinley Ave. History

Legal Description: South half of Lot 4 & All of Lot 5, Block 9, Louisville Heights

Year of Construction: 1939

Architect: Unknown; however, records indicate that the house was constructed by then-owner, Elmer Hilton.

Previous addresses used to refer to this property: none

Summary: This home, built in 1939, was the home of Elmer Hilton and Muriel Thompson Hilton from 1939 to 1957. Elmer Hilton built the house. Its history is connected with that of the longtime Royal and Lula Belle Thompson residence next door at 741 McKinley.

Development of the Louisville Heights Subdivision; Wintle Ownership of Lots

The Louisville Heights Addition, in which this house is located, was first developed in 1904 by the Colorado Mortgage and Investment Co. Ltd.

James and Augusta Wintle purchased the lots at 741 McKinley in 1905, according to Boulder County records. These included what is now 733 McKinley. James and Augusta lived at 741 McKinley until circa 1918-1920. Following the death of James Wintle, Augusta Wintle then sold the lots to Royal Thompson, by a deed recorded in 1924, though records show that the Thompsons began living there in around 1920.

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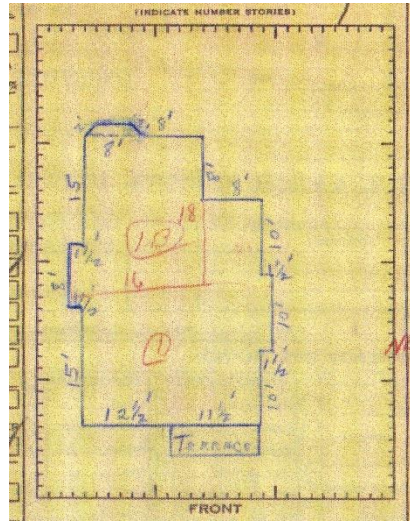
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2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 733 McKinley was built in the mid to late 1930's and is a typical wood frame vernacular house of the Louisville area. In 2024 the structure is clad in steel siding, although evidence remains of the original painted wood siding existing beneath. The foundation is essentially original, and the house has had only one campaign of renovation in the 1970's. The front door was originally located on the north side of the house. Moreover, the 1948 assessor's card mentions a concrete terrace. The relocation of the front door, the removal of the terrace, and the construction of a new front porch are the only significant structural changes from the original build date.



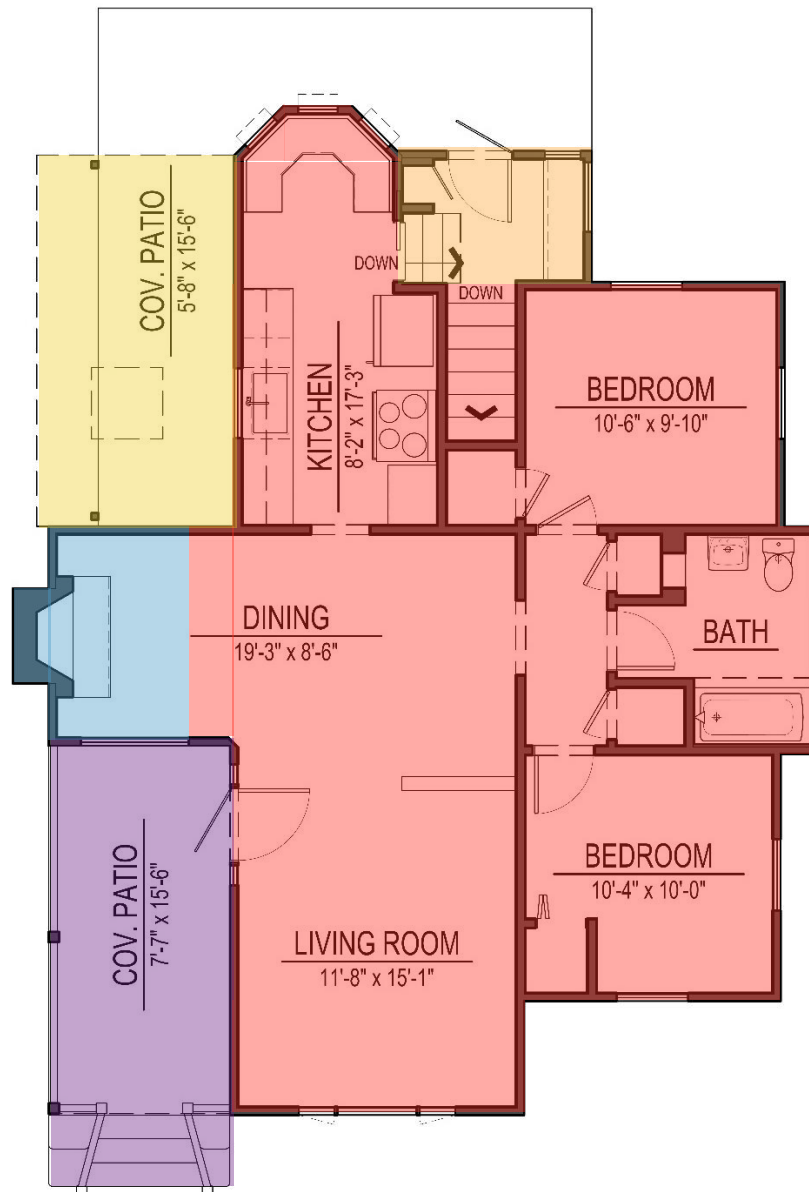
The primary façade faces east to McKinley Avenue and the original form of the house is apparent when viewed from the northeast. The overall mass of the house has increased slightly to the south with two porch additions. The wood frame construction style of the original house is typical of early 20th century construction techniques found in the Louisville area. Many of the original materials remain and are consistent with other building materials and details used on other houses built around the same time in the Louisville area.

733 McKinley has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the home is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original house is essentially intact with few modifications since the original construction in the 1930's. Based on site measurements and observations, it is believed that the original wood siding, a shiplap with a Dutch cove profile, is present under the existing steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

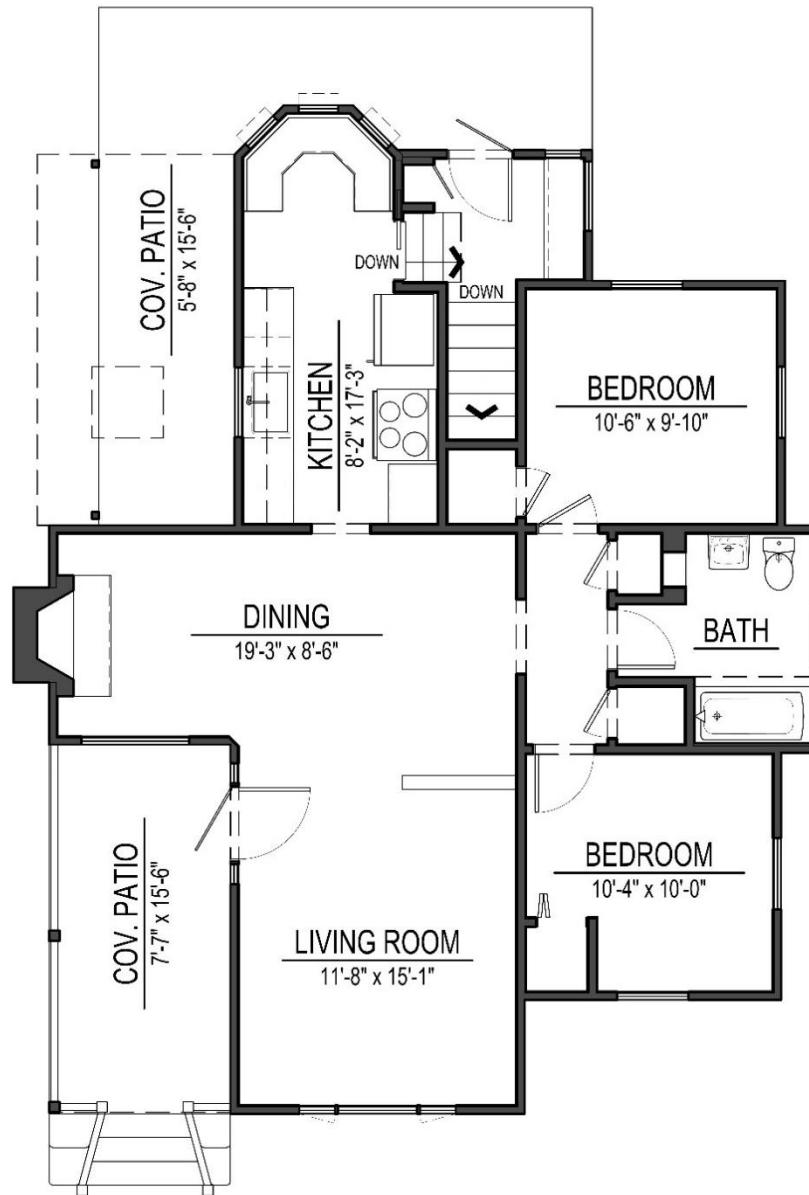
733 McKinley is not listed on the National, State, or Local Register.

Primary Changes Occurring Over Time:

- Original house (RED): ca. 1939
- Enclosed Porch (ORANGE): Unknown
- Covered Patio (YELLOW): Unknown, post-1948
- South addition (BLUE): Likely 1974
- New front porch (PURPLE): 1974
- New steel siding: 1975
- Mechanical upgrades: 2001
- Plumbing upgrades: 2001
- New asphalt roof: 2019
- New windows: Unknown
- New doors: Unknown
- New gutters & downspouts: Unknown



2.2 FLOOR PLANS



Main Level 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:

733 McKinley Avenue is set on a typical downtown Louisville lot approximately 37.5 feet wide by 125 feet deep (per Boulder County Records) running lengthwise in the east-west direction and totaling approximately 4,687 sf. The property is bordered on the east by McKinley Avenue, to the north and south by residential properties, and on the west by an alley. The property is enclosed along the alley by a CMU fence and on all sides except the front by wood fencing of various heights and styles.

Approximately 1/4 of the lot is covered by the footprints of the main house and the shed. The main house sits about 30 feet from the street on the east side of the lot. The shed sits at the northwest corner of the property near the alley.

There is no driveway on the site, but there is an older concrete slab that surrounds the rear of the house. The remainder of the site is primarily grass, with small shrubs and ground cover to the north of the house and around the shed, and a garden bed in the southeast corner of the lot. There are several young deciduous trees located throughout the site. There is a small, elevated treehouse along the south property line.



Looking southwest towards the "treehouse".



Looking northwest towards the shed.

Condition Evaluation:

Overall, the landscape features are in good condition. None of the listed features meet historic requirements, nor were any historic features discovered, and therefore assessment was minimal.

Recommendations:

No recommendations at this time.

GRADING

Description:

Overall, the site is relatively flat with slight grade changes apparent in some areas. Grade generally slopes away from the house though minimally in most areas. There do not appear to be any areas of negative drainage towards the house, though this assessment was limited as there were no recent rain or snow events. The siding sits well above grade, at a foot or more, in most areas around the entire house perimeter. However, the portion of the house at the rear that was originally a porch and later enclosed does not have exposed foundation due to the concrete patio. The siding runs down to the top of the concrete path in this area.



The foundation is exposed in most areas except for at the rear entry.



Grading and growth at the northeast corner.

Condition Evaluation:

The overall site grading is in fair condition, but it does not meet the expected code requirements and geotechnical engineering requirements for grading away from a building's foundation. It is important that the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. There is enough clearance between the top of grade and the bottom of the siding to allow for regrading in most areas. However, the concrete slab along the south and west of the house does not appear to have adequate drainage away from the foundation. There are limited visible indications of poor or negative drainage, though not all areas of the home's foundation and sub-slab areas are visible for analysis without some level of deconstructive investigation. Furthermore, the northeast corner of the original foundation appears to have been eroded due to poor drainage and a downspout discharge in this location. However, after speaking with the homeowner this seems to have been remedied by the addition of a downspout extension and it is apparent in the paint that erosion no longer occurs in this location.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water.
2. Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
3. Consider replacing the concrete slabs on the south and west sides of the house with a new concrete slab that meets code minimums for drainage away from the house.

PARKING

Description:

There is no parking on the site. The shed may have served as a garage, but it is no longer in use.

Condition Evaluation:

None of the potential parking features are historic so assessment was minimal.

Recommendations:

No recommendations at this time. The City of Louisville zoning code does require 2 parking spaces per dwelling unit, and if changes were to occur with this property the City may require that the code minimum parking be provided.



3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The house foundation was observed from within the original basement and crawlspace areas as well as from the exterior of the house, though not all areas are fully accessible or visible for analysis. Access to the basement is through a staircase at the rear of the house. Parts of the basement appear to be original to the house and have a ceiling height of approximately seven feet. However, the east portions were originally crawlspace areas with the northern portion having been dug out at a later, unknown date. The entire basement appears to have a poured concrete slab floor of unknown thickness, although some areas of the basement are finished, and the floor structure is not visible. Furthermore, the presence of a footing is unknown as no footing was visible in either the basement or crawlspace areas.

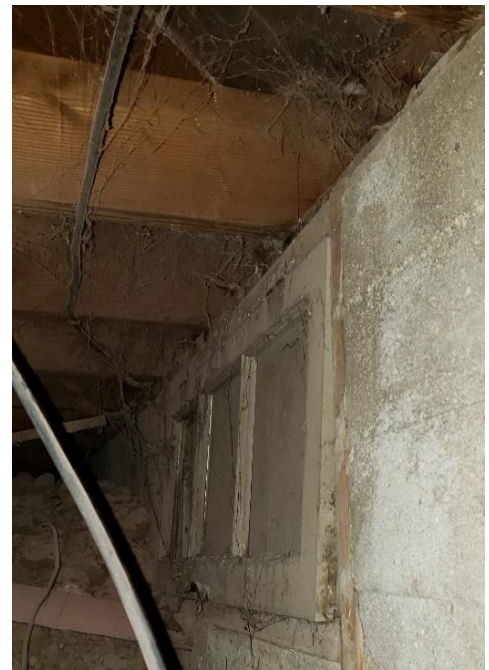
The original house foundation is board-formed concrete. There is a small addition on the south side of the house that has a CMU foundation. The covered front porch also has a CMU foundation, although there is a joint between this foundation and the other CMU foundation that indicates the foundations were not constructed at the same time. According to the homeowner, the brick chimney on the south side of the house was showing signs of movement in the past and piers were added to help stabilize the chimney.

There is a crawlspace area in the southeast portion of the house with a CMU retaining wall on the north side and no retaining wall on the west side. The crawlspace area in the northeast portion of the house was dug out at some point. The north, east, and south walls of this dig-out are supported with CMU retaining "sister" walls that are approximately 51 inches tall and set in approximately 18 inches from the original foundation.

The foundation wall insulation type could not be determined, if any exists. It is likely that there is minimal to no insulation on the exterior of the foundation walls or within the wall cavities where the basement is finished.



CMU porch foundation.



Original board formed concrete foundation.

Condition Evaluation:

Overall, the poured concrete foundation appears to be in fair condition. It is unknown what size and type of footings support the foundation walls, if any. It is also unknown whether the foundation has steel reinforcing included in the wall construction. Furthermore, the northeast corner of the original foundation appears to have been compromised due to poor drainage and a downspout discharge in this location. However, after speaking with the homeowner this seems to have been remedied by the addition of a downspout extension and it is apparent in the paint that erosion no longer occurs in this location.

The concrete masonry unit foundations of the south addition and covered front porch also appear to be in fair condition. However, it is unknown if these foundation walls are supported by footings and whether the walls, or portions of the walls, are solid grouted.

There is a significant crack in the main floor ceiling near the front door. The location of this crack is near where three different foundations meet. It is likely that the different foundations move independently of one-another throughout the year, thus causing the cracking in finish materials.

Recommendations:

1. A retaining wall should be installed in the basement area adjacent to the crawlspace to retain the basement cut soil.
2. The CMU retaining walls should be further evaluated by a licensed structural engineer to determine if a footing is present or if the walls have solid grouting.
3. The foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
4. The main floor ceiling cracking is likely due to different foundation types moving independently of one another. Consult a licensed structural engineer for recommendations on foundation bracing in this area if the ceiling cracks worsen or return after repair.
5. The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction.
6. The requirement of piers at the chimney in the past indicates the foundation is prone to movement and future similar movement should be expected. This does not pose an immediate structural deficiency and should be monitored over the course of the house and further structural evaluation should occur if additional movement is observed.
7. Foundation wall insulation should be added to achieve an R-value as close as possible to current code standards.



Foundation deterioration at the northeast corner. The added downspout extension appears to have remedied the issue.

FLOOR & CEILING SYSTEMS

Description:

The floor framing of the original house is constructed of 2x8 floor joists running north-south at 16 inches on-center. The floor joists are supported on the perimeter of the house by the foundation wall with a 2x sill plate and a rim board is present. The floor joists are spliced on a center bearing beam, supported by three 6x8 wood columns. The center bearing line is partially buried within a framed wall and is not entirely visible for analysis. The center beam appears to bear on the foundation wall at the east and west ends. It is unclear if the wood columns supporting the beam are supported by footings or the concrete slab floor. The original floor sheathing is 1x8 boards run at a diagonal to the floor joists.

The floor construction in the crawlspace areas appears to be the same as the basement areas, though not all the floor framing is visible. The floor framing of the south addition and the covered front porch are not visible for analysis.

There is no insulation at the main floor rim joist nor in the floor cavity of the crawlspace. It could not be determined if the crawlspace is a conditioned space.

Condition Evaluation:

The 2x8 floor joists are in fair condition. The 2x8 size of the joists are typical for houses built around the same time in the Louisville area. The joist sizing and spacing generally meet IRC code requirements for today's standards. The main level floor felt sturdy, and no areas of bulging or sagging were observed.

The center beam and columns supporting the floor joists are in fair condition. The spacing and sizing of the beams and columns are not adequate for the current loads that they are supporting and are not properly attached to their supports. The beam sizing, spacing, and spans does not meet minimum IRC code requirements for today's standards.

The floor sheathing appears to be in good condition though not all areas were exposed for review. The floor sheathing does meet minimum IRC code requirements for today's standards and appears to be performing adequately.



Original floor joists and sheathing.



Floor framing in the crawlspace.





Recommendations:

1. The center beam 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.
2. 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.
3. It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
4. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
5. Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.



Floor framing bears on a 2x sill plate with an uninsulated rim joist.

ROOF FRAMING SYSTEMS

Description:

The roof framing over the original house forms a main east-west facing gable. There are also smaller gables that sit at a lower height overall than the roof ridge of the original house. There is a north facing gable over the north bump-out and there are both an east and west facing nested gables. The roof structure over most of the house is visible from within an attic that is accessed from a ceiling hatch near the back of the house.

The original roof gables are constructed of 2x4 rafters at 24 inches on-center with 1x original sheathing and an additional layer of OSB sheathing on top of the original sheathing. There is a 1x ridge plate. 2x4 collar ties were added later than the original construction and are connected to the original roof rafters with OSB plates. The collar ties are located at every main gable rafter and sit approximately 3'-8" below the gable ridge. There are also 2x6 partial height sister rafters that were added to the south facing roof, likely to support the rafters for the added load of newer solar panels. There is also intermittent bracing down the ridge plate as well as gable cross bracing of various wood sizes. The ceiling joists are 2x4 at 16 inches on-center.

There is also a shed roof over the south side covered patio. The rafters of this shed roof are exposed from beneath and are constructed of 2x6 members at 16 inches on-center with a double 2x8 beam spanning between two 4x4 posts and connected to the posts with two through bolts at each location.

The covered front porch framing was not exposed for review. This roof is a hipped roof that appears to have been over-framed on top of an existing shed roof.

Where observed, the insulation in the attic is blown-in cellulose insulation with a depth of approximately one foot. This insulation appears to cover the entire house roof above conditioned space. It is unclear when the roof insulation was added, though it is not original.



Original roof framing with newer collar ties.



Roof bracing of the ridge beam and rafters, attic insulation throughout.



Condition Evaluation:

The main house 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 no evidence of water damage on the rafters and original sheathing where the roof was able to be observed.

The front porch roof was minimally assessed due to no access to observe the structural members.

The attic insulation is in good condition, although the insulation r-value does not meet current code standards.

Recommendations:

The roof and ceiling structure does not meet the current code standards. However, it has performed adequately to date and if it is not revised, it will likely perform in a similar manner to how it has for over 100 years. Since Louisville did not likely have a building code at the time of construction, we are unable to determine if it was built to a code or engineered. The original roof is built to a similar standard of other buildings typical of this type and age.

All new repairs should be specified by a licensed structural engineer. Repair details should be provided and submitted to the City of Louisville for review and be observed by the engineer and city inspectors during construction.

1. The front porch roof framing was not visible during the observation. Further analysis would be required once this roof structure is exposed.
2. Hurricane clips (or toenails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
3. It is not recommended to add additional roofing materials such as an additional layer of shingles (code allows for up to two layers), or solar panels without the additional structural support mentioned above.
4. Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
5. Purlins and braces could be added to the existing roof structure down to a load bearing wall or new beam in the ceiling system to support the roof to today's standards. This should be evaluated and designed by a structural engineer.



Exposed roof structure of the south side covered patio.

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 wood siding appears to be attached directly to the wall framing, as seen in the attic. The wall insulation type could not be determined, if any exists. It is likely that there is minimal to no insulation in the original house walls.



West gable showing gable end wall studs and original wood siding attached directly to the wall studs.

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 an acceptable height for 2x4 wood stud construction. Wall finish cracks were observed on several of the interior wall surfaces. The cause of this cracking could be from foundation movement or from improper application of textured surfaces atop the original plaster over gypsum board. Further deconstructive analysis may be required to determine the cause of the wall cracks. Furthermore, the insulation type and R-value within the walls could not be determined, if any is present. It is likely that there is minimal to no wall insulation.

Recommendations:

1. Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls 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.
2. Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted steel siding. The steel siding wraps the original house as well as the south addition and the siding runs from the top of the foundation to the gable ends. Beneath the steel siding there is a layer of rigid foam, likely applied at the time of the steel siding, followed by a layer of asbestos siding. The asbestos siding is visible in the 1948 image.



Steel siding wraps the entire house.

Beneath the asbestos siding there is a layer of wood shiplap siding with, most likely, a Dutch cove profile. The wood siding is visible in the attic. The wood siding is likely original and appears to be attached directly to the wall framing. It is unclear if the wood siding exists at the south addition or only on the original portion of the house.



Asbestos siding is visible below the new patio roof.

Condition Evaluation:

The steel siding is in fair condition as there are a few bent or chipped panels and some areas have been removed for the construction of the south patio roof. The condition of the wood shiplap siding is difficult to assess as very little of the siding was exposed for analysis.

Recommendations:

1. Remove the steel siding, foam backer, and asbestos siding to expose the original wood siding.
2. Repair, refinish, or replace the original wood siding.



EXTERIOR MASONRY

Description:

A brick chimney is present on the exterior south side of the house. The brick chimney is likely original to this part of the house, the south addition and chimney likely having been built in 1975. The brick chimney is not original to the building and serves an interior wood burning fireplace.

There is what appears to be an older chimney in the basement that is coated in plaster. This was likely a brick chimney, but it is unclear as there is no longer a chimney on the main floor or in the attic.

Condition Evaluation:

According to the homeowner, the current chimney was detaching from the house and concrete piers were added to stabilize the chimney. Since the piers were added, the chimney appears to be in good condition.

Recommendations:

1. Consider adding a new false chimney on top of the main house gable. The location of this chimney may be determined by patchwork in the roof sheathing as seen in the attic or by the location of the chimney remnants in the basement.
2. The current chimney is not original to the house, nor is the south addition that it is attached to. However, the south addition is minor in comparison to the overall house form and is an extension of the original south facing gable. For this reason, consider removing the existing brick chimney as it does not match the historic nature of the house.



South addition chimney.

EXTERIOR APPENDAGES

Description:

A covered porch is attached to the southeast corner of the house that is roughly 15'-6" deep and 7'-7" wide. The porch roof is a low-pitched hipped roof that slopes upward to the north and west. The porch roof appears to have been over-framed on top of an original shed roof. The porch is supported by two wood columns, the ceiling is wood tongue and groove, and the floor is a concrete slab supported by a CMU foundation. The porch sits well above grade with east facing steps and a wood guardrail. Building records for the front porch were approved in 1974, and this was built at that time, or shortly thereafter.



Covered front porch.



There is also a covered patio in the southwest corner. This patio has a concrete slab that may be original, but the roof framing (outlined above) is of more recent construction. There is evidence that there was a pre-existing roof over this area where the steel siding stops short of the roof structure, exposing the asbestos siding beneath. The current porch roof structure appears to be similar to the previous roof structure though set slightly higher. According to building records, this roof was replaced in 1995.



Southwest porch roof structure.



Condition Evaluation:

The front porch roof is in good condition. The structure was not entirely visible for analysis, but it appears to be performing adequately.

The southwest covered porch is in poor condition. The wood framing members are exposed and untreated and weathering has occurred where the members are exposed to the elements at the outer perimeter of the roof.

Recommendations:

1. Consider removing the southwest covered patio. It is unclear if a roof in this area was part of the original construction, but the current roof is not original. However, the southwest covered porch does not significantly impact the building massing when viewed from McKinley Avenue. For this reason, if a covered porch in this area is desired, repair or replace the roof framing members that are exposed and weathered.
2. The original front porch roof should be determined through deconstructive investigation. Evidence of the original roof likely remains beneath the current hipped roof. The original front porch roof should be repaired or replaced once the construction has been determined.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house roof is covered with an asphalt composite shingle roof that was added in 2019, according to building records. This roof was likely replaced due to hail damage, as was common in the Louisville area at this time. The 1948 Boulder County Assessor's card shows that in 1948 the roof material was asphalt which is visible in the associated photograph.



There is a gable ridge vent at the main gable ridge and low roof shingle vents are located on the north facing surface of the main gable roof. There are also gable end vents on all main gables. However, the gable end vents at the east-facing and north facing gables of the house are slits in the siding, whereas the vent at the west-facing gable is a framed opening. The roof vents were likely added in 2018 to meet current codes while the gable end vents were likely added when the steel siding was applied. Aluminum drip edges along the rakes and eaves were also likely added in 2018 as was required by code.

Condition Evaluation:

The asphalt composition shingle roof is in good condition.

Recommendations:

No recommendations at this time.



Asphalt composition shingle roof, ridge vents, and low roof shingle vents.

SHEET METAL FLASHING

Description:

There is step flashing on the back side of the chimney. It is also possible that there is flashing beneath the aluminum siding. This flashing is likely in areas where the lower roofs meet the upper roofs or where the porch roofs meet the exterior wall face.

Condition Evaluation:

The condition of metal flashing is indeterminable at this time.

Recommendations:

No recommendations at this time.

PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction 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 throughout the entire house, covered front porch, and side porch roof. The gutters are located at the end of all eaves in appropriate locations and of appropriate lengths for adequate water collection. Painted 2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located.

All downspouts appear to have downspout extensions or drain directly onto hard-surface patios. The owner notes that many downspout extensions were missing upon their purchase of the home. The lack of extensions appears to have caused some damage to the foundation, as described above, but this seems to have been halted. There is a direct burial downspout at the back of the house that daylights in the back yard, away from the house.

Condition Evaluation:

The gutters are in good condition. The downspouts are in good condition as they appear to be of an adequate amount, in proper locations, and discharge away from the house foundation with extensions or direct burial.

Recommendations:

1. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
2. The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.



Typical gutter detail

SKYLIGHTS / CUPOLAS

Description:

There is one skylight in the southwest covered patio roof. This skylight was likely installed to allow light to reach the south facing kitchen window. According to building records, the skylight was added at the same time as the patio roof in 1995.

Condition Evaluation:

The skylight is in good condition.

Recommendations:

No recommendations at this time.



South facing skylight in patio roof.



3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a painted wood door with a semicircular window. Additionally, the front door has an aluminum, full-lite storm door. At some point, the entrance was moved from the north side of the original house as seen in the 1948 Boulder County Assessor's card image. Therefore, the current entry location is not original. It is difficult to identify the appearance of the original door, but it would have been wood and of a similar style to other Louisville examples from the 1930's. The new front entry was most likely created when the porch was constructed ca. 1974. Additionally, the front door may have been replaced since it was added. The side lights on either side of the front door appear to be wood hopper windows that have been rotated 90 degrees. These would have been installed at the same time as the new door opening.

The west rear entrance door to the mudroom is a half-lite painted wood door with three panels below and three horizontal mullions. It is believed that this area was a porch that was later enclosed, so the door opening is not original. However, the door appears to be older than the current front door. It is possible that this door is original and was located at the opening between the kitchen and the mudroom (the original porch). Additionally, this door has an aluminum, full-lite storm door.

Condition Evaluation:

The two wood doors are in fair condition. Both wood doors work properly and appear to create acceptable seals. The aluminum storm doors are in fair condition and appear to operate properly.

Recommendations:

Remove the aluminum storm doors from the front door. This door is in a well-covered area that does not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.



Front door, storm door and sidelights.



Rear door and storm door.

WINDOWS

Description:

733 McKinley has a wide variety of windows. These date from many different renovations as outlined below.

The 1948 Boulder County Assessor's card shows a similar window in the main east facing gable compared to what exists today. However, the current window is a replacement from the original. It is unclear when this window was replaced but it is likely from the 1970s. The original window arrangement is uncertain, but it was probably a tripartite arrangement of 3-over-1 or 4-over-1 single-hung windows. All windows on the front façade appear to have had decorative wood shutters, based on the 1948 Boulder County Assessor's card image.

Most windows on the east and north façades are modern wood single-hung windows. Although modern replacements, these windows are approximately the original sizes and in original locations. The original windows were likely 3-over-1 or 4-over-1 single-hung windows as was typical for the period in the Louisville area. Another window on the front (east) is a modern, vinyl, single-hung window. Neither the window nor the opening is historic. There is a casement window in the center of the west wall that is an historic opening, although the window itself is a replacement. It is unclear what the original window here looked like.

The south side of the building has a vinyl casement window with decorative mullions. Although the window is newer, it appears to be in an original location, as it retains a likely original five-piece trim. Like the other original windows, this window was likely a wood single-hung window.

The bay window on the rear façade retains the original wood casement windows and original wood storm windows. The windows are true divided lite units with 6 panes of glass, and all are single glazed. The storm windows are fastened at the top and each storm window has a horizontal mullion.

All the original windows would have had a five-piece trim, as seen on the south window in the kitchen. Window operability was not tested, but it appears that most of the windows are operable, even if only partially so.

Condition Evaluation:

Most of the windows are in fair to poor condition. Operation was not tested but appears to be minimal. The vinyl and wood windows are beyond the expected lifespan of such windows and do not perform well thermally in Louisville's climate. However, the wood windows appear to have been somewhat protected since the addition of the storm windows. The modern wood windows also appear to be in fair condition. There was some flaking paint, but no signs of rot. The tripartite window appears to be showing some deterioration as it is exposed to direct sunlight.



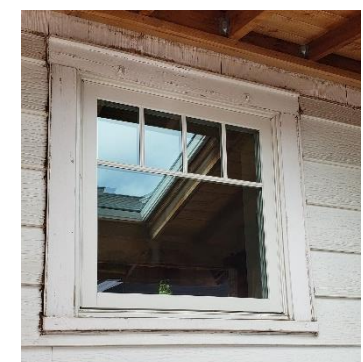
Tripartite east facing window.



Modern wood single-hung



Modern Vinyl single-hung



Modern Vinyl casement on south wall



Recommendations:

1. Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the aluminum and composite siding.
2. Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical 3-over-1, or 4-over-1 single-hung windows can be found on several houses in the Louisville area built at a similar time.



Bay window and storm window.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

1x painted wood fascia is used at the original house which is partially covered by the drip edge of the roof. The south addition has an identical or similar fascia. All fascia components appear to be original or replaced to match the original. There are no roof eaves on the house and therefore there are no soffits, except for the covered front porch soffit as described above. Although the lack of eaves is atypical for the 1930's, examples do exist in Louisville and there are no eaves visible in the 1948 photograph.



Front gable showing painted wood fascia that is partially covered by the metal drip edge and gutters.

Condition Evaluation:

The painted wood fascia appears to be in fair condition although not all areas are visible. Some of the fascia areas are covered with gutters and the more recently applied metal drip edge.

Recommendations:

With the removal of the steel and composite siding, determine the condition of all wood fascia. Repair, refinish, or replace the fascia as necessary.

TRIM

Description:

The current corner trim is standard painted steel siding trim, 2 1/2" wide. Standard painted metal j-trim wraps the siding where it meets the bottom of the fascia. The trim was likely added at the same time as the steel siding. Corner trim is visible in the 1948 photograph that is likely painted wood trim. This trim may still exist beneath the added layers of siding, or if removed, evidence of the original corner trim size is likely apparent.

Some of the windows retain a wood five-piece window trim, consisting of a sill, matching jamb and head trim and drip cap. This wood trim appears to be original. The non-original windows have a 1x picture frame trim.

Condition Evaluation:

The existing metal corner and j-trim are in good condition. The original wood window trim is in fair condition.

Recommendations:

Remove the aluminum trim with the aluminum siding exposing the original window, door, and corner trim sizes below. The original trim may still exist in some areas, or evidence of the sizing will be apparent as the original wood siding is exposed. Add new trim according to the determined sizes.



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 a 70,000 btu, 96% efficient, sealed combustion unit that has direct-vent exhaust piping through the roof. According to building records, the furnace is a replacement that was added in 2016. The furnace sits on the concrete slab floor with adequate space for servicing. Rigid ductwork runs throughout the basement to floor vents servicing the main floor. No means of air conditioning was observed.

Condition Evaluation:

The furnace and air delivery system appear to be in good condition but were not tested. Building records indicate that the furnace was installed in 2016, therefore, the furnace is likely in good condition if properly maintained.

Recommendations:

Consider adding an air-condition unit that supplies the entire house as the house is likely poorly insulated.



Gas furnace located in the basement.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 40-gallon, gas-fired water heater is in the crawlspace and is atmospherically vented through the roof. The water delivery system is copper, and the waste lines are a combination of pvc, abs plastic, and cast-iron. According to building records, ten feet of sewer line was replaced in 2021. Additionally, there is no fire sprinkler system in the house.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested.

Recommendations:

Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.



Gas water heater located in the crawlspace.



3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in overhead from an electrical pole near the southwest corner of the lot. The 100-amp electrical service panel and meter are located on the west exterior of the house. There is a subpanel located in the basement that may be an older panel that was later repurposed as a subpanel.

Additionally, there are solar panels on the south face of the main gable. It is unclear when these panels were added, but they appear to be newer and the roof rafters were braced to support the panels, as noted above. The solar panel meter is located on the south side of the house, near the rear.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house requirements but will likely need to be upgraded for any future improvements.

Recommendations:

1. The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
2. Replace the electrical sub-panel in the basement.
3. The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.

ELECTRICAL DISTRIBUTION SYSTEM

Description

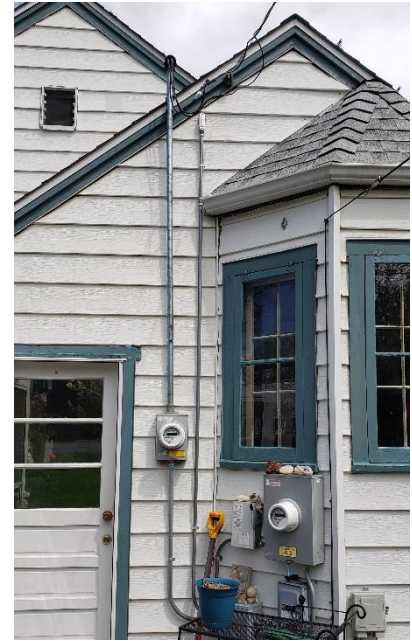
Electrical distribution throughout the house is Romex wiring that is visible in the basement. It appears that this wiring serves the entire house, though not all areas are visible for analysis. The Romex wiring replaced knob and tube wiring that was common in similar houses in the Louisville area. Some knob and tube remnants are visible in the basement.

Condition Evaluation:

The electrical distribution was not tested during the site visit but appears to be in good condition.

Recommendations:

No recommendations at this time.



Overhead electrical service, panel, and meter.



Romex wiring with knob and tube remnants.

LIGHTING

Description:

There is a ceiling sconce style light fixture in the porch soffit above the front door. Additionally, there is a wall sconce next to the back entrance door. These light fixtures were not tested but appear to be on switched circuits.

Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. Neither of the exterior light fixtures are historic. The front porch ceiling fixture was likely added at the time that this roof was modified with a tongue-and-groove soffit. It is unclear if the wall sconce at the back door is a replacement in a historic location.

Recommendations:

1. Removal of the aluminum and composite siding may reveal original light fixture locations apparent on the original wood siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.
2. Consider installing new exterior lighting that complies with Dark Sky regulations.



Rear door and light fixture



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. Asbestos is likely present in the composite siding that has been covered with a layer of steel siding. 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

Notes:

- It is recommended that the owner have a survey of the property conducted to verify the *Lot Size*. All *Lot Coverage* and *Floor Area Ratio* percentages are based on the actual property size and are subject to change from what is specified in this report.
- Building area square footages are taken from:
 - Boulder County Property Records (R)
 - As-built measurements as measured from the interior face of wall, by DAJ Design (M)
- Some areas are taken from the Boulder County Property Records. These records are found to be inaccurate at times. All areas are subject to change based on actual measurements.
- Only the main floor of the house was measured by DAJ Design as this is the main historic structure located on the specified property.

<u>Legal Description:</u>	South half of Lot 4 & All of Lot 5, Block 9, Louisville Heights
	City of Louisville, County of Boulder, State of Colorado
<u>Year Built (Main House):</u>	1939
<u>Lot Dimensions:</u>	Approx. 37.5' x 125'
<u>Lot Size:</u>	4,687.5 sf (R)
<u>Zoning:</u>	RL (one residential unit per 7,000 sf) Property is subject to the Old Town Overlay Zoning District Regs

<u>Areas of levels in square feet (sf):</u>	
First (above ground) finished area:	943 sf (M)
Basement (below ground) area:	648 sf (R)
Front porch area:	118 sf (M)
Side porch area:	92 sf (M)

<u>Allowable Building Height (from existing grade):</u>	
Primary Structure:	27'
Accessory Structure:	20'



Lot Coverage:

Existing:	1,153 sf	24.6%	House
Allowable:	1,757.8 sf	37.5%	604.8 sf remain
Preservation:	1,955 sf	42.5%	839 sf remain
Landmark:	2,226.6 sf	47.5%	1,073 sf remain

Floor Area Ratio:

Existing:	900 sf	19.2%	First floor
Allowable:	2,109 sf	45%	1,209 sf remain
Preservation:	2,343 sf	50%	1,443.8 sf remain
Landmark:	2,578 sf	55%	1,678 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	14'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (interior lot line):	7'	
Accessory Rear:	3'	
Accessory Side:	3'	



5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY



- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water.
- Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
- A retaining wall should be installed in the basement area adjacent to the crawlspace to retain the basement cut soil.
- The CMU retaining walls should be further evaluated by a licensed structural engineer to determine if a footing is present or if the walls have solid grouting.
- The main floor ceiling cracking is likely due to different foundation types moving independently of one another. Consult a licensed structural engineer for recommendations on foundation bracing in this area if the ceiling cracks worsen or return after repair.
- The center beam 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 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.
- It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
- Attic & wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Foundation wall insulation should be added to achieve an R-value as close as possible to current code standards.
- Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.
- The front porch roof framing was not visible during the observation. Further analysis would be required once this roof structure is exposed.
- Hurricane clips (or toenails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- Remove the steel siding, foam backer, and asbestos siding to expose the original wood siding.
- Repair, refinish, or replace the original wood siding.
- Consider adding a new false chimney on top of the main house gable. The location of this chimney may be determined by patchwork in the roof sheathing as seen in the attic or by the location of the chimney remnants in the basement.
- The current chimney is not original to the house, nor is the south addition that it is attached to. However, the south addition is minor in comparison to the overall house form and is an extension of



the original south facing gable. For this reason, consider removing the existing brick chimney as it does not match the historic nature of the house.

- The original front porch roof should be determined through deconstructive investigation. Evidence of the original roof likely remains beneath the current hipped roof. The original front porch roof should be repaired or replaced once the construction has been determined.
- The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- Remove the aluminum storm doors from the front door. This door is in a well-covered area that does not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.
- Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the aluminum and composite siding.
- Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical 3-over-1, or 4-over-1 single-hung windows can be found on several houses in the Louisville area built at a similar time.
- With the removal of the steel and composite siding, determine the condition of all wood fascia. Repair, refinish, or replace the fascia as necessary.
- Remove the aluminum trim with the aluminum siding exposing the original window, door, and corner trim sizes below. The original trim may still remain in some areas, or evidence of the sizing will be apparent as the original wood siding is exposed. Add new trim according to the determined sizes.

SERIOUS DEFICIENCY

- Consider replacing the concrete slabs on the south and west sides of the house with a new concrete slab that meets code minimums for drainage away from the house.
- The requirement of piers at the chimney in the past indicates the foundation is prone to movement and future similar movement should be expected. This does not pose an immediate structural deficiency and should be monitored over the course of the house and further structural evaluation should occur if additional movement is observed.
- Purlins and braces could be added to the existing roof structure down to a load bearing wall or new beam in the ceiling system to support the roof to today's standards. This should be evaluated and designed by a structural engineer.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls 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.
- Consider removing the southwest covered patio. It is unclear if a roof in this area was part of the original construction, but the current roof is not original. However, the southwest covered porch does not significantly impact the building massing when viewed from McKinley Avenue. For this reason, if a covered porch in this area is desired, repair or replace the roof framing members that are exposed and weathered.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- Replace the electrical sub-panel in the basement.
- The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.
- Removal of the aluminum and composite siding may reveal original light fixture locations apparent on the original wood siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.
- Consider installing new exterior lighting that complies with Dark Sky regulations.

MINOR DEFICIENCY

- The foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
- The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- It is not recommended to add additional roofing materials such as an additional layer of shingles (code allows for up to two layers), or solar panels without the additional structural support mentioned above.
- Consider adding an air-condition unit that supplies the entire house as the house is likely poorly insulated.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.



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.

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



1948 Boulder County Assessor's Card Image



2024 Northwest Corner



2024 Northwest Corner



2024 Rear Façade, Looking East.



2024 Southwest Corner



2024 Southeast Corner



Durable.
Sustainable.
Reliable.

Structural Engineering Consultants
P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

May 29, 2024

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the residence at 733 McKinley, Louisville, CO on May 2, 2024 to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On May 29, 2024 we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. A portion of the remaining 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.

Please see the recommendations sections of the report for any required or recommended structural recommendations, to be completed by a licensed structural engineer and contractor.

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 is only mentioned for the completeness of this report.

C. The drainage around the home should be addressed to allow for water to flow away from the building. Poor drainage could result in water infiltration or excessive movement and damage to the foundation and wood framing.



Durable.
Sustainable.
Reliable.

Structural Engineering Consultants
P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

Summary and Limitations:

A. Summary:

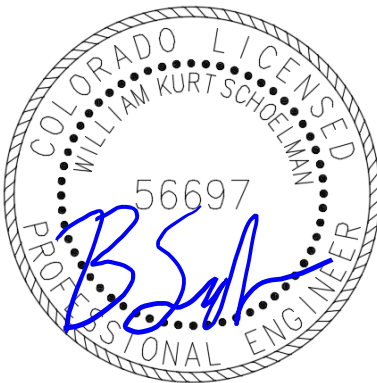
1. The goal of our site observation and the structural portion of the report is to provide an overview of the building's structure and foundation and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in the 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 the 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 do 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,

William Schoelman, P.E.



05/29/2024



Historic Preservation Program

PRESERVATION & RESTORATION GRANT APPLICATION

APPLICATION MATERIALS REQUIRED (submit final docs to abrackett@louisvilleco.gov)

- ☒ Application form (3 pages)
- ☒ Separate list with detailed descriptions of proposed work
- ☒ Alteration Certificate Application, if relevant (for work that alters the exterior of a property)
- ☐ Optional: Cover letter describing the proposal
- ☒ Optional: Invoices, estimates, and other cost-related materials to support request

GENERAL INFORMATION

Site Address: 733 McKinley Avenue

Owner Name: Robert Tully and Genevieve Braus

Owner Phone: [REDACTED]

Owner Email: [REDACTED]

[REDACTED]

Owner Rep. Phone: _____

Owner Rep. Email: _____

FILLING OUT THE GRANT TABLE ON PAGE 2

Column 1: Give a title to each line item. Include the same title in your list of descriptions of the work so that it is clear which description corresponds to which estimate.

Column 2: Provide the total cost of the line item.

Column 3: Check if relevant. Work completed within the past 5 years prior to landmarking is eligible for grants.

Total Project Cost: Fill in the total cost of all of the line items.

Half of Total: Divide the total project cost in half. This becomes your Total Grant Request. Preservation & Restoration Grants are 50/50 matching grants.

Grant requests greater than maximum allowed: If the Total Grant Request is greater than the maximum allowed, you must submit a letter describing your request. Applications for grants above the maximum must begin with a specific meeting with staff to discuss the request above maximum.

GRANT TABLE

1	2	3
Title of Line Item	Total Cost of Line Item	Check box if work will be completed prior to hearing.
Wall and rim joist insulation	\$3,702	☒
Replace electrical panel and main cable	\$5,592	☒
Replace cracked non-sloping concrete	\$14,800	☐
Regrade non-sloping lawn	\$1,000	☐
Install heat pump to get AC and heat pump water heater to replace 25-year-old one	\$20,740	☒
Replace two leaking non-original windows at rear of house	\$5,932	☐
Restore detached wood shed in back	\$3,800	☐
		☐
		☐
		☐
Total Project Cost:	\$54,566	
Half of total:	\$27,283	← Total Grant Request
If Total Grant Request is greater than the maximum allowed, you must first meet with staff as part of the application process.		

The Property Owner (or Grantee) hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended as reimbursements of up to half of actual expenses 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 projects are subject to zoning and building code review and approval of a grant does not constitute building permit approval.
- E. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- F. Unless the conditions of approval provide otherwise, disbursement of grant or rebate funds will occur after completion of the project and shall be accompanied by proof of payment. Reimbursements are processed as payments to the Property Owner or Grantee.
- G. The incentive funds may be considered taxable income and Applicant should consult a tax professional if they have questions.
- H. The grant application will be reviewed in accordance with all relevant City policy, including but not limited to the categories of eligible expenses described below.

Eligible expenses fall into one or more of the categories below. Interior improvements for protection, stabilization, or code-required work are eligible for grants. Other interior improvements are not.

- **Preservation** applies methods to sustain existing form, integrity, and materials. Approved work focuses on repairing exterior historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation** facilitates new uses and standards for a building through repair, alterations, and additions that preserve those portions or features that convey its historical, cultural, or architectural significance. Rehabilitation acknowledges the need to alter or add to a historic property while retaining the property's historic character. Upgrading mechanical, electrical, and plumbing systems and other code-related work may be considered rehabilitation.
- **Restoration** accurately depicts the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

SIGNATURES AND DATES

Robert L. Tally
Sherrine Brader 12/16/25
Owner (or Grantee) Signature Date

If Grantee is not Property Owner, describe relationship to property:

CITY USE ONLY – INTAKE VERIFICATION

- ☐ Table is filled out completely
- ☐ List of Line Item Descriptions is attached
- ☐ Title of Line Items matches Line Item Description Addendum
- ☐ Accompanied by Alteration Certificate, if needed
- ☐ Line items correspond to one of the 3 eligible categories (preservation, restoration, rehabilitation)
- ☐ Applicant has met with staff if grant request is above maximum allowed

LIST OF WORK DESCRIPTIONS
733 McKinley Ave. Landmarking Grant Application 2/4/26

Wall and rim joist insulation. The house has no wall insulation at all given investigations near electrical outlets. The HSA listed it as a critical deficiency (pg. 35). To improve the situation, the owners hired Bestway Insulation Jan. 31, 2025, to blow cellulose into the walls using a tube fill/dense pack method through 2.5-inch holes in the inside plaster achieving R15 rating. Approximately 100 holes were patched and painted by owners. Rim joists in the basement were sealed with fire stop foam and R-21 fiberglass batts between joists. A pre- and post- blower door test was performed.

Replaced electrical panel and main cable. Listed as serious deficiencies in the HAS (pg. 36), the electrical main cable was corroding, the panel was full and had a subpanel with old fuses. Owners hired Bullseye Electric July 24, 2025, to install a new panel outside with an exterior required shutoff. The work added a new 200-amp panel, fed a new main cable to the panel, installed a new riser pipe to Xcel, installed a new grounding system and a home surge protector to code.

Replace cracked non-sloping concrete. A concrete apron adjacent to the house on the west side in the backyard does not slope away from the house and is badly cracked. The HSA listed it as a critical deficiency (pg.35). About 420 square feet would be removed and replaced with proper sloping. A window well would be rebuilt. A contractor quote is attached.

Installed heat pump for AC and heat pump water heater. *Resolution 102 Section 7b: "Upgrading mechanical, electrical, and plumbing systems and other code-related work may be considered rehabilitation."* The house had no air conditioning, listed as a minor deficiency in the HSA (Pg. 37) because of poor house insulation. Given the heat and with wildfire smoke more common in the summers and skunks prevalent, it has been hard to cool the house off at night without the house getting smoky and odorous. The owners hired Elephant Energy Nov. 2025, to remove the aging gas furnace and install a cold-weather heat pump.

The water heater was 25 years old with non-code pipe that did not properly vent to the outside, listed as a minor deficiency in the HAS (pg. 37). Elephant Energy replaced it with a heat pump water heater. The cost reflects various rebates. Xcel removed the gas line and meter to the house.

Replace two leaking non-original windows at rear of house. These current double-hung, non-original windows fog and freeze from leaks. The west window is not visible from the street and the northwest one is screened from the street by a bump out in the house. They would be replaced with the same double hung window style as quoted by Renewal by Anderson. This work is to keep the old house livable as opposed to tearing it down. The HSA described them as in fair to poor condition (pg. 27).

Restore detached wood shed in backyard. A lap-sided wood shed dating from 1960 or earlier is used now for garden tools. It has water damage along the bottom and mice freely enter. The shed would be raised on cement blocks and given a new door. The wood base plate would be replaced. Homeowners would perform the work. While it is not original, it is at least 65 years old based on the concrete stamped by the DiCarlo owners and has an early character to it.

RECEIPTS FOR COMPLETED WORK (6 pgs)



Bestway Insulation

Robert Tully
733 McKinley Ave
Louisville, CO 80027



INVOICE	#250029
INVOICE DATE	Jan 31, 2025
PAYMENT TERMS	Upon completion
AMOUNT DUE	\$0.00

CONTACT US

10855 Empire Rd, Shop
Lafayette, CO 80026

(303) 469-0808
office@bestwayinsulation.com

Service completed by: Jayden Morales, Antonio Miranda,
Zane Ciarlotta

INVOICE

Materials	qty	unit price	amount
Walls - Plaster Interior Method	1072.0	\$3.50	\$3,752.00
Pressure fill with cellulose using tube fill/dense pack method through 2.5 inch hole in plaster achieving R 15 rating. Plug hole and add 1 coat of patch.			
Walls - Rebate Stand Alone*	1.0	-\$350.00	-\$350.00
Xcel Stand Alone Rebate. The customer must sign over the rebate at the completion of the job. Must be an Xcel gas customer as main heating source. You must complete all items to qualify for rebates.			
Basement - Air Seal Rim Joist	36.0	\$3.50	\$126.00
Foam seal with Fire-Stop foam 4 sides of rim joist, sill plate and other penetrations			
Rim Joist - Fiberglass Batts	36.0	\$2.50	\$90.00
R-21 16OC			
Attic - CAZ Test	1.0	\$25.00	\$25.00
Combustion appliance zone testing. Needed for Xcel Rebate			
Attic - Pre & Post Blower Door	1.0	\$60.00	\$60.00
Pressure Air Leakage testing before and after install of insulation and air sealing.			

Materials subtotal: \$3,703.00

PAID CHECK 1021

Subtotal	\$3,703.00
Job Total	\$3,703.00
Amount Due	\$0.00

ESTIMATE

Prepared For



Robert Tully
733 McKinley Ave
Louisville, CO 80027

Bullseye Electrical

2503 Azalea Way
Erie, Co 80516
Phone: (720) 808-2782
Email: bullseyeelectrical24@gmail.com

Estimate # 2207651
Date 09/01/2024

Description	Rate	Quantity	Total
Service Change	\$4,957.00	1	\$4,957.00
Install new 200 amp meter/ panel combo			
Install new wire to re-feed existing basement panel			
Install new 2 inch riser pipe to xcel with new 200 amp wire			
Install new grounding system which includes 2 new ground rods and new water main ground			
Install new whole home surge protector to code			
Pull permit for city or Louisville			

Subtotal	\$4,957.00
state taxes	\$218.11
Total	\$5,175.11

PAID CHECK 1042 7/24/25

Invoice



Invoice number INVOICE-10002979
Date of issue November 9, 2025
Date due November 10, 2025

Elephant Energy, INC
1390 Yellow Pine Avenue
Boulder, Colorado 80304
United States
+1 720-418-8663
support@elephantenergy.us

Bill to
Robert Tully
733 Mc Kinley Avenue
Louisville, Colorado 80027
United States

Ship to
Robert Tully
733 Mc Kinley Avenue
Louisville, Colorado 80027
United States

\$20,740.61 USD due November 10, 2025

[Pay online](#)

Thank you for being a valued Elephant Energy Customer! If you ever have any issues, please email us at support@elephantenergy.us or give us a call at (720) 418-8663 Pay by check: Elephant Energy, Inc 1390 Yellow Pine Ave Boulder, CO 80304

Description	Qty	Unit price	Amount
Heat Pump Water Heater Installation	1	\$2,175.00	\$2,175.00
Xcel Heat Pump Water Heater Rebate	1	-\$2,250.00	-\$2,250.00
Credit for First Deposit	1	-\$250.00	-\$250.00
Permits	1	\$1,512.00	\$1,512.00
AO Smith 50 Gallon Heat Pump Water Heater Model Number: HPTS-50 Serial Number: 2422139358173 UEF: 3.8	1	\$2,139.13	\$2,139.13
Electrical Upgrades	1	\$2,650.00	\$2,650.00
Change Order: Mitsubishi 2 Ton P Series HyperHeat Condenser Model Number: PUZ-AK24NLHZ Serial Number: 57U020417H1LA1	1	\$6,229.28	\$6,229.28
Change Order: Mitsubishi 2 Ton P Series AHU Model Number: PVA-AA24NL Serial Number: 56N0121832P102	1	\$3,534.80	\$3,534.80
Change Order: Electric Heat Pump Installation AHRI Number: 215712200 SEER2: 19.7 EER2: 13.6 HSPF2: 8.8	1	\$10,975.00	\$10,975.00

Change Order: Xcel Heat Pump Rebate	1	-\$4,880.00	-\$4,880.00
Change Order: State of Colorado Heat Pump Tax Credit	1	-\$1,200.00	-\$1,200.00
State of Colorado Heat Pump Water Heater Tax Credit	1	-\$400.00	-\$400.00
Change Order: Mitsubishi Kumo Touch MHK2 Thermostat Model Number: MHK2 Serial Number: 474 Serial Number: MHK2 2251LBL504676 MIFH2 2250LBL011583 MRCH2 2250LBL003676	1	\$505.40	\$505.40
Subtotal			\$20,740.61
Total			\$20,740.61
Amount due			\$20,740.61 USD

Incentives payable directly to customer:
\$2000 - Federal Heat Pump Tax Credit

Net Project Cost: \$18332.11
Equipment Purchase Date:

PAID EFT 11/17/25

Removal & disposal of old equipment included



Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF COLORADO

Legal Name: Window Warmth LLC

C0244783

1401 West Bayaud Ave, Unit 7 | Denver, CO 80223

Phone: 720-829-4330 | Fax: (null) | contracts@asmarterwindow.com

Robert Tully & Jenny Braus

733 McKinley Ave

Louisville, CO 80027

Y
[Redacted]
[Redacted]

Robert Tully & Jenny Braus

10/30/25

BUYER(S) NAME

CONTRACT DATE (

733 McKinley Ave, Louisville, CO 80027

BUYER(S) STREET ADDRESS

PRIMARY NUMBER

r

SECONDARY EMAIL

PRIMARY EMAIL

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Window Warmth LLC d/b/a Renewal By Andersen of Colorado("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE:	\$5,932	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
DOWN PAYMENT:	\$1,977		
BALANCE DUE:	\$3,955	Estimated Start: 3-5 months	Estimated Completion: 1 day
AMOUNT FINANCED:	\$0		
METHOD OF PAYMENT:	Check	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

NOTES:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 11/03/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Khai Byrd

SIGNATURE OF SALES PERSON:

Khai Byrd

PRINT NAME OF SALES PERSON

Robert Tully

SIGNATURE OF CUSTOMER 1:

Robert Tully

PRINT NAME

Jenny Braus

SIGNATURE OF CUSTOMER 2:

Jenny Braus

PRINT NAME



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF COLORADO

Legal Name: Window Warmth LLC

C0244783

1401 West Bayaud Ave, Unit 7 | Denver, CO 80223

Phone: 720-829-4330 | Fax: (null) | contracts@asmarterwindow.com

Robert Tully & Jenny Braus

733 McKinley Ave

Louisville, CO 80027



ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
		0 W 0 H	Misc: Misc, MISC - All Front End Charges, Production Fee, Quantity 1, Required Production Administrative Fee .	
101	back bed	38 W 46 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior White Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Bright Brass Screen: TruScene Full Screen Grille Style: No Grille Misc: *Product Specific Notes No hand lift - jump frame due to leaded home	
102	back bed	38 W 46 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior White Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Bright Brass Screen: TruScene Full Screen Grille Style: No Grille Misc: *Product Specific Notes No hand lift- jump frame due to leaded home	
WINDOWS: 2	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 1
PROJECT TOTAL				\$5,932



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



Historic Preservation Program

Alteration Certificate Application (Landmarks Only)

APPLICATION MATERIALS REQUIRED

- ☐ Application form
- ☒ Site plan, drawings, spec sheets, and/or photos showing existing conditions AND identifying location of all proposed changes, AND identifying all proposed replacement materials or addition(s)
- ☐ Optional: Cover letter describing the proposal, including what would be demolished and what would be added

GENERAL INFORMATION

Site Address: 733 McKinley Avenue

Owner Name: Robert Tully and Genevieve Braus

Owner Phone: _____

Owner Email: _____

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

PROPOSED CHANGES INCLUDE

- ☒ Addition
- ☒ Changes to siding, windows, or doors
- ☐ Detached accessory structure
- ☐ Roof-mounted solar panels
- ☐ Fence
- ☒ Other: Refurbish 66-year-old detached shed

Note that landscaping and painting do not require Alteration Certificates (except for the alteration of historic painted signs and advertisements).

Please see page 2 to complete the application.

FOR CHANGES TO SIDING, WINDOWS, AND DOORS

Will the changes remove or alter any original architectural details, such as original windows?

- ☐ Yes
☒ No
☐ Don't know

Are you proposing to use historic replacement styles based on historic photographs, existing materials, or other historic references?

- ☒ Yes
☐ No
☐ Don't know

Certify that your site plan clearly identifies the windows, doors, and siding to be changed: Yes

FOR ADDITIONS

Does the proposed addition alter any aspects of the existing structure (such as removal of walls, roof, etc.)?

- ☐ Yes
☒ No
☐ Don't know

If yes, certify that your site plan and/or site photographs clearly identify the areas to be removed: _____

Certify that you have reviewed the Alteration Certificate Design Handout or met with staff: Yes

Certify that your application includes zoning compliance information: Yes

SIGNATURES AND DATES

Robert L. Tully

12/16/25

Genevieve T. Brown

Owner Signature

Date

Owner Representative Signature

Date

CITY USE ONLY – INTAKE VERIFICATION

Application includes:

- ☐ Sufficient information to evaluate zoning for additions
☐ Materials to be demolished are identified
☐ Materials and/or addition(s) to be added are identified

Comments for incomplete applications:

EXISTING NORTHEAST WINDOWS--
Non original and difficult to slide.
733 McKinley Ave. 12/15/25



TWO NORTHEAST WINDOWS TO BE
REPLACED WITH MULLION WINDOWS
733 McKinley Ave. 1/27/26

4-over-1 panes as suggested as typical of the time by HSA.
Add larger five piece trim like original south window trim
shown in HSA and as suggested by fuzzy 1948 photo.
Renewal by Anderson fibrex composite windows with full
divided light mullions. (Spec sheet attached.)

Resolution 102 Section 7c "Approved work focuses on exterior
work and includes the removal of features from other periods in its
history and reconstruction of missing fetures from the restoration."



1948 PHOTO OF 733 MCKINLEY AVE.



Windows Manufactured with Fibrex® Composite Material – a Better Alternative and a Better Window

FIBREX® MATERIAL IS A BETTER CHOICE		
	Fibrex Material	Other Materials
Strength	Because Fibrex® composite material is strong, we can make our sash and frames narrower. Narrower frames mean more glass and more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex composite material has superior thermal insulating properties. Combined with Andersen® High-Performance Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can help save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex composite material never needs scraping or painting. It won't rot, decay, or mold. ¹	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen® replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex composite material can be made into any kind of window – including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex composite material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused.	Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame, and quality installation. We back it all with a Products and Installation Limited Warranty ¹ that is one of the best in the business.	Installation is rarely covered in the written warranty.

Reinventing the Window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

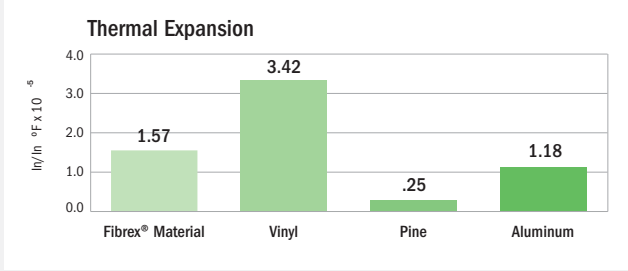
Introducing Fibrex® Material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product. Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

The “Material” Difference

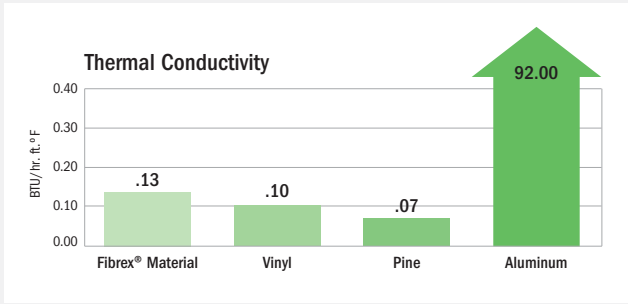
Consider all you expect windows to do for your home. Fibrex® composite material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance, and beauty of windows, Fibrex composite material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree – replacement windows made of Fibrex composite material are the right choice for your home.

Durable and Reliable



Fibrex composite material is durable and reliable, and – like wood, fiberglass, and aluminum – it expands and contracts very little. However, vinyl can expand and contract significantly. Vinyl may cause cracks, bowing, and air or water leaks. Windows made of Fibrex composite material will perform better in winter and summer than windows made of vinyl.

An Excellent Insulator

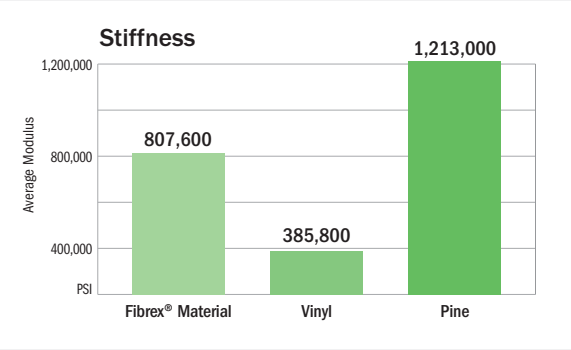


Fibrex composite material has excellent insulating properties on par with wood, vinyl, or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.

The Process Is Easy

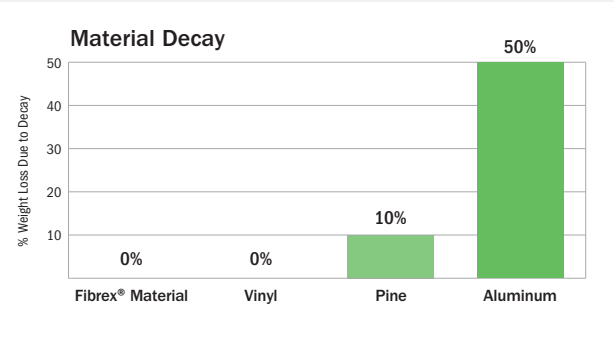
Visit renewalbyandersen.com or call your local Renewal by Andersen showroom for a free in-home or no-contact consultation.

Stable and Predictable



Fibrex composite material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex composite material because of wood's natural variations like grain, knots, and moisture content. Fibrex composite material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, and more view. Fibrex composite material can be made into any style of window – including curved specialty windows – and in colors to complement every home.

Decay Resistant



With Fibrex composite material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex composite material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit, or corrode.¹



The Better Way to a Better Window®

¹ See Renewal by Andersen Products and Installation Transferable Limited Warranty for details.

¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

Fibrex® Composite Material – Better Material, Better Performance

Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site. Over the years, Andersen has introduced many industry firsts. Andersen continues to be a leader in producing products that last longer, look better, and function smoothly for many years.



Over the years, Andersen has proudly introduced industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen's research and development efforts were laying the groundwork for Fibrex® composite material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.



Over 117 Years of Innovation and Excellence

Andersen® products and patents have revolutionized the window and door industry for over 117 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes, and packaging materials all undergo testing.

“You can get environmentally responsible replacement windows that are beautiful and help provide energy savings. We’re proud that our windows have earned SCS Global Services recycled content and indoor air quality certifications, demonstrating our commitment to sustainability.”

– Troy Barrow
President, Renewal by Andersen

1959

Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

1968–1978

Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden components of the window. Engineered wood – wood pieces combined and pressed together – prove stronger than traditional raw wood.

1991

Fibrex® composite material is patented. It combines the best qualities of wood and thermoplastic polymers.

1995

Renewal by Andersen is founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate more than 40 percent reclaimed wood fiber by weight from other window manufacturing operations.

1966

Andersen creates the “clad-wood” window and door category. Andersen Research & Development invents a way to weld the corners together for airtight and watertight performance.

1970s

Andersen strives to improve the return on its resources by making windows and doors that perform and last. Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops a window sash made from reclaimed wood fibers and thermoplastic polymers that performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.

1993

Fibrex composite material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex composite material sill is selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

2008

Renewal by Andersen® windows achieves the highest SCS certified recycled content of any window replacement company.

All of our windows are made of Fibrex composite material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, corrode, or rot.² It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.



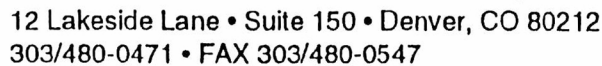
FIBREX® MATERIAL VASTLY SUPERIOR TO VINYL.

- FIBREX® MATERIAL WILL NOT CRACK, PIT, CORRODE OR ROT²
- SUPERIOR SCRATCH RESISTANCE. FIBREX® MATERIAL VS. PAINTED VINYL³
- FIBREX® MATERIAL FINISH IS 12 TIMES THICKER THAN PAINTED VINYL FINISH³
- FIBREX® MATERIAL ENDURES EXTREME HEAT
- FIBREX® MATERIAL HAS DOUBLE THE STRENGTH OF VINYL



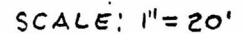
The Better Way to a Better Window®

² See Renewal by Andersen Products and Installation Transferable Limited Warranty for details. ³ When Renewal by Andersen® products were tested against five leading competitors' painted vinyl window products. "Andersen", "Renewal by Andersen", and the Renewal by Andersen logo are trademarks of Andersen Corporation. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency. All other marks where denoted are trademarks of Andersen Corporation. © 2021 Andersen Corporation. All rights reserved. RBA12663

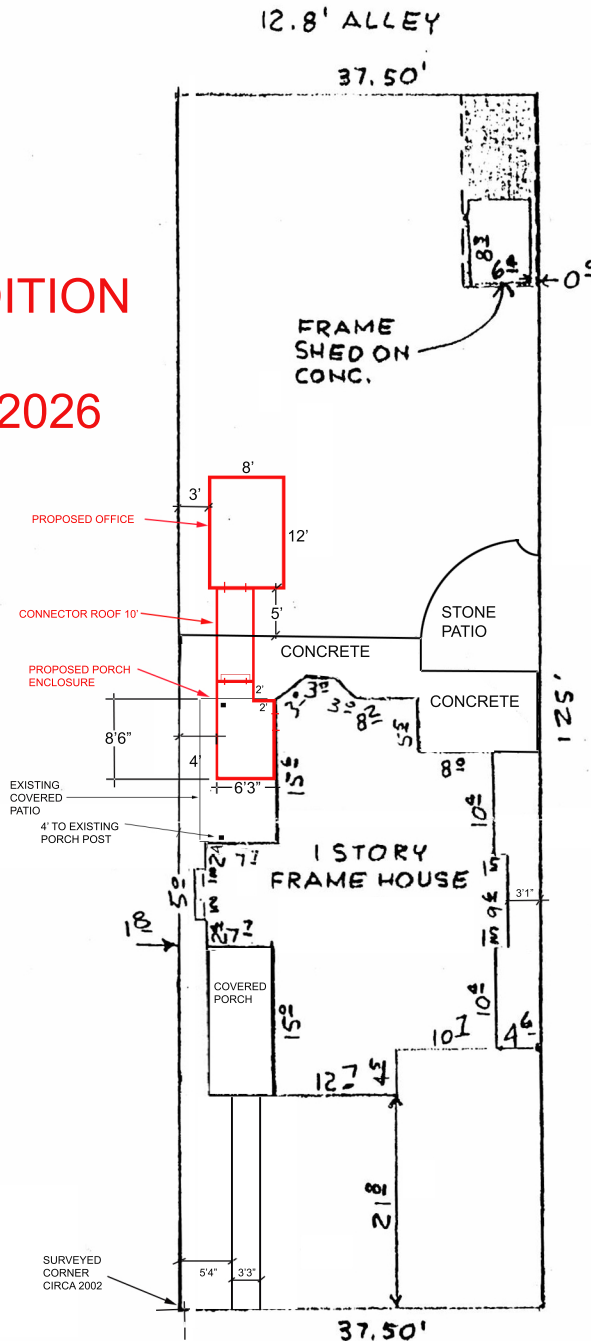


CERTIFICATE DRAWN 2/8/1993

THE SOUTH 1/2 OF LOT 4,
AND ALL OF LOT 5, BLOCK 9,
LOUISVILLE HEIGHTS,
COUNTY OF BOULDER,
STATE OF COLORADO



In lieu of popping attic
for second floor



McKINLEY AVE. 60' ROW

EXISTING BACK OF HOUSE (WEST ELEVATION)

Play structure to be removed. Non-original porch to be partially enclosed.
Detached studio shed to be added where play structure is.



PROPOSED ADDITIONS 733 McKinley Ave. 1/24/2026

Partially enclosed porch 6' x 8'-6" and perpendicular covered connection to 8' x 12" office space

Cedar plank siding with Dune Grey stain on porch enclosure and Red Brown stain on office





Name:	Bob Tully	Cell #	720-771-8502	Date:	9-9-24
Address:	733 McKinley Ave.	Home #		Work #	
City:	Louisville	Jobsite Address:	Same		
Zip Code:	80027	Email Address:	[REDACTED]		

<u>Job</u>	<u>Depth</u>	<u>Dimensions</u>	<u>Total</u>	<u>Initial</u>
		Install 26' x 12", 12' x 12" drain system to allow for water drain due to lower elevation. Top off with ¾" river rock.	1,600.00	
Curb Cut/Public Walk	6"			
Dock Ramp	6"			
Driveway	6"			
Garage Floor	6"			
Patio	6"	12' x 12', 26' x 6', 10' x 10'6", 4' x 5'	11,500.00	
Porch	6"			
Ramp/Handicap	6"			
Retaining Wall				
RV Pad	6"			
Sidewalk	6"			

<u>Options</u>			
Asphalt Patch Back			
Caissons			
Channel Drain			
Pump Cost	Would be required for placement of concrete	1,100.00	
Rebar			
Window Well	One 48" x 12" x 24" window well	600.00	
Wire Mesh	6" x 6" x 10" gauge	Inc.	N/A

<u>Finished Surface</u>			
Color			
Exposed Aggregate			
Stamped Concrete/Stamped Border			
Concrete Sealer (applied immediately on regular gray concrete)		Inc.	N/A
Paver Sealer (applied 60 days after job completion and BILLED SEPARATELY)			
Permit Fee			N/A

TOTAL COST
 (Initial next to all desired work) (Extras NOT included in Total Cost)
 \$14,800.00

Work Description:

This includes the removal of existing concrete and soil. Excavate to proper depth. Form and install road base and compact. Install wire mesh. Pour using a 6 ½ sack mix, 4500 PSI, 6" in depth. Finish off with a broom finish. Install concrete Cure and Seal. This includes haul and dump fee along with the cleanup.

CONSTRUCTION AGREEMENT

This construction agreement is between Sherrick Construction, Inc., herein referred to as "Contractor", and the party signing below, herein referred to as "Owner".

Contractor hereby proposes to furnish all materials and equipment and perform all labor necessary to complete the described work. All material is guaranteed to be as specified and all work to be completed in a substantial workmanlike manner, free from all liens subject to the terms as set forth in this agreement. In case of conflict between the plans and specs the plan shall control, and the provisions this contract shall control both. Owner and contractor agree to contract amount/terms and general conditions and include them as part of this agreement. The owner has three days to rescind this contract as outlined under notice of Right to Rescind. Contracts canceled after three days may be subject to a 5% cancellation fee.

CONTRACT AMOUNT/TERMS

Owner promises to pay or cause to be paid to contractor in consideration for his performance the contract sum of \$ 14,800.00 plus extras \$ _____
With payment to be made as follows: **Zero down, Balance upon completion, Credit Cards Not Accepted**

Grand Total \$ _____

GENERAL CONDITIONS

Owner's rights and obligations:

- Ensuring free access to and use of the site, including moving all personal possessions out of all areas where work is to be done, including areas needed for staging and storage.
- Keeping children and pets away from the work area.
- Marking all sprinkler heads and water lines.
- Ordering extra work without invalidating this agreement as outlined below in Change Orders.

Contractor's rights and obligations:

- Construction of the project in a professional manner in accordance with industry standards and local codes.
- Removing debris promptly, regular cleanup, and final construction cleanup.
- Use of job site photographs or digital images for training, advertising and other purposes.

Existing conditions:

- Contractor is not responsible for damage to sprinkler, power, phone, cable, or other underground items not marked by homeowner.
- Tear-out work includes up to 6 inches of concrete without reinforcement.
- Additional soil preparation may be required and is not included in estimates. Expansive soil conditions are not contractor's responsibility.
- Failure of existing work is not contractor's responsibility and will be repaired under Change Orders.
- Contractor is not responsible for cracks in existing concrete adjacent to new project.
- Any changes, alterations, additions to, or deletions required by any public body, utility or inspector are not included.

Warranty:

- Contractor will provide a one-year warranty from the date of completion.
- Some color variations are expected due to natural variations in the normal curing process of concrete.
- Any concrete that cracks and separates over 1/4" will be replaced by contractor.
- Homeowner must properly maintain concrete and ensure proper drainage to maintain warranty.

CHANGE ORDERS, RESCHEDULING AND CANCELLATION

Any changes to the work requested by the owner after acceptance of the original bid and before work is started will require a new estimate. Changes after work has started and forms have been placed will incur additional costs for labor and materials as needed for the additional work. The amount for such extra work shall be determined by the contractor and agreed to by all parties in advance. Any start date canceled or rescheduled within one week of the start date is subject to a 10% cancellation or rescheduling fee.

ACCEPTANCE

Contractor is hereby authorized to furnish all material, equipment and labor required to complete the work described, for which the undersigned agrees to pay the amount stated in said agreement and according to the terms thereof. Any change involving extra cost of labor and materials will be executed only after submission and acceptance of a written change order.

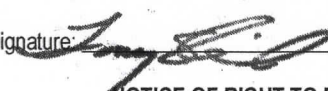
In witness thereof, the parties have executed this agreement:

Owner's printed name: Bob Tully

Owner's Signature: _____

Date: _____

SHERRICK CONSTRUCTION, INC.

Authorized Signature:  Date: 9-9-24

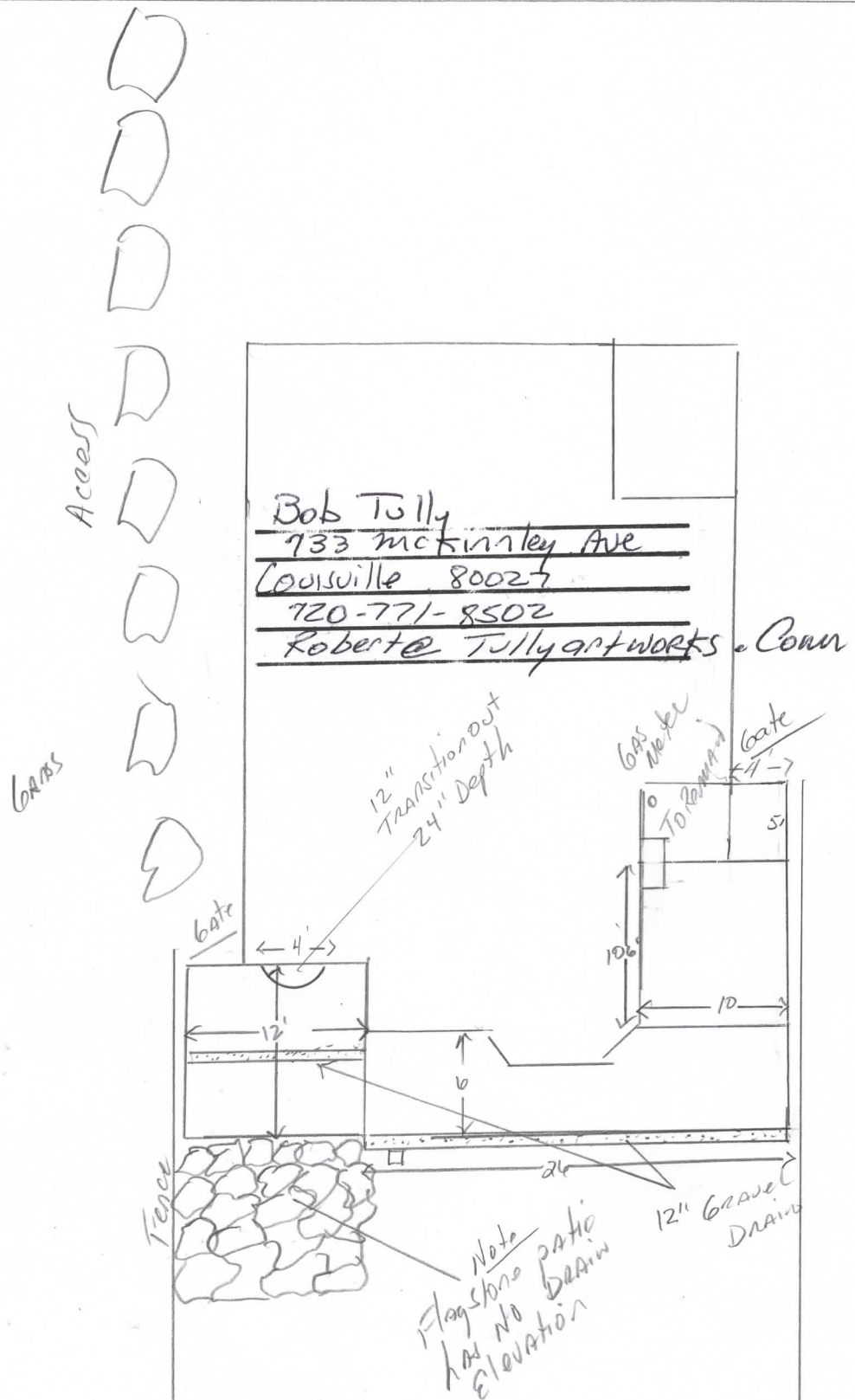
NOTICE OF RIGHT TO RESCIND

You have entered into a transaction that may result in a lien, mortgage, legal and attorney's fees or other security interest on your own. You have a legal right under federal law to cancel this transaction, if you desire to do so, without penalty or obligation within three business days from the above date. If you decide to cancel the transaction, you may do so by notifying Sherrick Construction, Inc. 8149 W. 102nd Ave, Broomfield, CO 80021, by certified mail sent no later than midnight of:

Note: this proposal may be withdrawn by contractor if not accepted within 15 days.

SHERRICK CONSTRUCTION, INC.
8149 W. 102ND AVE.
BROOMFIELD, CO 80021
(303) 439-9900

Public Walk





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CRS Insurance Brokerage 9780 S Meridian Blvd Suite 400 Englewood CO 80112	CONTACT NAME: Zach Braxton PHONE (A/C, No, Ext): 303-996-7853 E-MAIL ADDRESS: ZBraxton@crsdenver.com FAX (A/C, No): 303-757-7719
INSURED Sherrick Construction, Inc. 8149 W 102nd Ave Broomfield CO 80021	INSURER(S) AFFORDING COVERAGE INSURER A: Selective Ins. Co. of America INSURER B: Technology Insurance Company, Inc. INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 376272828

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			XXXX4950	6/1/2024	6/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			XXXX4950	6/1/2024	6/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	XXXXXX9646	6/6/2024	10/1/2024	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased and Rented Equipment Installation Floater			xxxxx4950 XXXX4950	6/1/2024 6/1/2024	6/1/2025 6/1/2025	Limit 100,000 Limit 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2/16/03)

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	Timing	Grant Amount	Purpose	Match	Residents Proposed Work	Applicable HSA Criteria	Estimated Cost	Grant Amount Sought
Historic Structure Assessment (HSA)	Following approval by the Historic Preservation Commission.	\$4,000 (maximum)	Prior to landmarking, properties undergo a building assessment to develop a preservation plan to establish priorities for maintenance.	No	Completed		\$4,000	\$4,000
Landmark Incentive Grant	Following landmark approval by the Historic Preservation Commission and City Council.	\$5,000	Preservation, rehabilitation, restoration: Sustaining the existing form, integrity, and materials, including preliminary measures to protect and stabilize the property.	No	Landmark application			\$5,000
Landmark Preservation Grant	Following approval by the Historic Preservation Commission and City Council. Available for 36 months following landmarking.	\$40,000 (maximum)	Matching grant funds available for preservation, rehabilitation, and restoration work. Approved work focuses upon the repair and reconstruction of exterior historic materials and features. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate. Based on information provided in the HSA.	Yes (100%)	Wall and rim joint insulation (none existed, completed Jan 31 2025 by Bestway Insulation) Remove cracked nonsloping concrete apron in back; replace with slabs sloping away from house Regrade north side of house to slope from fndtn. Replace old electrical main and upgrade panel to handle heat pumps and future needs; install exterior shutoff; completed 7/24/25 by Bullseye Electric) Install heat pump for AC, eliminate gas heat; also replace 25 year old water heater with heat pump one. Completed 11/10/25 by Elephant Energy). Replace two leaking non-original windows at rear. Restore wood shed in back	Critical deficiency pg 35 Critical deficiency pg 35 Critical deficiency pg 35 Serious deficiency pg 36 Minor deficiencies pg 37 “Beyond expected lifespan...-fair to poor condition.” pg 27	\$3,702 \$8,286 \$1,000 \$5,592 \$20,740 after rebates \$5,932 \$3,800	\$1,851 \$4,143 \$500 \$2,796 \$10,370 \$2,966 \$1,900
						Preservation Subtotal	\$49,052	\$24,526
New Construction Grant	Following approval of the alteration certificate by the Historic Preservation Commission and City Council.	\$15,000	Incentive to limit mass, scale, and number of stories, preserve setbacks, and protect the historic integrity of the property beyond zoning requirements. Additional requirements apply.	No	In lieu of second floor addition, build 96 sq. ft. detached studio shed and enclose 70 square feet of rear porch for work niche. Replace two nonfunctional, non-original windows at front northeast corner of house with windows with mullions and wider five-piece trim for closer original look.	Alteration protecting historic mass of house not required by zoning. Alteration for restoration of appearance. HSA pg 27 recommendation.	\$39,000 \$6,500	\$15,000 \$15,000
	Total (maximum)	\$64,000						
						New Construction Subtotal	\$45,500	\$15,000
						Owner’s Investment	\$94,552	
						Total Grant Amount Sought excluding \$4,000 for HSA		\$44,526

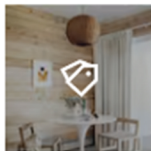
STANDARD TONGUE AND GROOVE CEDAR SIDING

With Dune Grey stain added to porch enclosure and

Red Brown stain added to studio shed as shown in accompanying concept illustration 733 McKinley Ave. 1/12/26



Hover Image to Zoom



6 in. x 8 ft. Cedar Fine Line Nickel Gap Tongue and Groove Siding

★★★★★ (2) Questions & Answers (1)

\$22¹⁸

- Rich, textured grain of cedar offers an aesthetic appeal
- Ideal for a variety of both interior and exterior applications
- High quality cedar naturally resists weather. Insects and decay
- [View More Details](#)

Louisville Store

✓ 57 in stock Aisle 31, Bay 006

Nominal Product Length (in.): 96

96

120

Pickup at [Louisville](#)

Delivering to [80027](#)

Pickup

Today

57 in stock

FREE

Delivery

Tomorrow

60 available

[Check Nearby Stores](#)

[Delivery Details](#)



Profiles

Tongue and Groove

[See Similar Items](#)

Material

Wood

[See Similar Items](#)

Coverage Area

3.33 sq ft

[See Similar Items](#)

Siding Features

Kiln-Dried Boards

Textured Surface

Wood Grain Surface

Dimensions

Actual Product Length (in.)	96.0 in
Actual Product Thickness (in.)	.625 in
Actual Product Width (in.)	5.37
Coverage Area (sq. ft.)	3.33 sq ft
Nominal Product Length (in.)	96
Nominal Product Thickness (in.)	1
Nominal Product Width (in.)	6 in

Details

Color Family	Brown
Color/Finish	Brown
Finish Type	Unfinished
Lumber Wood Species	Cedar
Material	Wood
Product Weight (lb.)	6 lb
Profiles	Tongue and Groove
Siding Features	Kiln-Dried Boards, Textured Surface, Wood Grain Surface

Warranty / Certifications

Manufacturer Warranty	No Warranty
-----------------------	-------------

**RESOLUTION NO. 3
SERIES 2026**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY
LOCATED AT 733 MCKINLEY AVENUE.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical property located at 733 McKinley Avenue, legally described as S1/2 LOT 4 & ALL LOT 5 BLK 9 LOUISVILLE HEIGHTS, City of Louisville, State of Colorado; and

WHEREAS, 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, 733 McKinley Avenue (the Hilton House) has social significance because it exemplifies the cultural, political, economic, or social heritage of the community considering its association with various Louisville families and Louisville's cultural heritage; and

WHEREAS, the property has architectural significance because it has architectural integrity that is representative of the built environment in 1900s Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Hilton 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 the property at 733 McKinley Avenue be approved for the following reasons:
 - a. Architectural integrity has been largely maintained over time.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$7,700.
3. With the amendment that the structure be named the Hilton House.

PASSED AND ADOPTED this 16th day of March, 2026.

Sloane Widden, Chairperson

**RESOLUTION NO. 4
SERIES 2026**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE UNGER
HOUSE LOCATED AT 733 MCKINLEY AVENUE FOR EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 733 McKinley Avenue, on property legally described as S1/2 LOT 4 & ALL LOT 5 BLK 9 LOUISVILLE HEIGHTS, 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 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC held a properly noticed public hearing on the proposed alteration certificate on March 16, 2026, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

**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 Hilton House as described in the Staff Report:

PASSED AND ADOPTED this 16th day of March, 2026.

Sloane Whidden, Chairperson

**RESOLUTION NO. 5
SERIES 2026**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE HOUSE LOCATED AT 733
MCKINLEY AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Unger House, a historic residential structure located at 733 McKinley Avenue on property legally described as S1/2 LOT 4 & ALL LOT 5 BLK 9 LOUISVILLE HEIGHTS, City of Louisville, State of Colorado; and

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

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

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

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Hilton 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 Hilton House, in the amount of **\$18,555.05 and a matching credit of \$14,810.11, and a new construction grant of up to \$19,500.00** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 16th day of March 2026.

Sloane Whidden, Chair Person

EXHIBIT A

Preservation Grant				
Requests		Analysis		
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	Work Already Completed
Wall and rim joist insulation	\$3,703.00	Preservation	Yes	Yes
Replace electrical panel and main cable	\$5,175.11	Rehabilitation	Yes	Yes
Remove cracked non-sloping concrete apron in back; replace with slabs sloping away from house	\$14,800.00	Preservation	Yes	No
Regrade non-sloping lawn	\$1,000.00	Preservation	Yes	No
New heat pumps and water heater, new A/C unit	\$20,740.61	Not eligible	Yes	Yes
Replace two non-original windows at rear with 2 Double Hung 1:1 window	\$5,932.00	Restoration	Yes	Yes
Replace two non-original windows at front northeast corner with 4-over-1 pane windows with mullions and wider five-piece trim (to match 1948 photo)	\$6,500.00	Restoration	Yes	No
Total Project Cost	\$57,850.72			
Eligible Preservation and Restoration Costs	\$37,110.11			
Eligible Preservation and Restoration Work Already Paid For (Prior to Landmarking)	\$14,810.11			

Half of Eligible Preservation and Restoration Costs	\$18,555.05		
Total Match Credit Recommended	\$14,810.11		
Total Grant Recommended	\$18,555.05*	*Matching Requirement \$3,744.94 due to matching credit of \$14,810.11.	

New Construction Grant Request	
Requests	
Description	Amount
New construction grant for 96 sq. ft. detached studio shed and enclosed 70 square feet of rear porch for work niche	\$39,000.00
Half of Project Cost	\$19,500.00
Total Requested	\$19,500.00
Total Recommended	\$19,500.00