

***Historic Preservation Commission
Agenda***

March 18, 2013

**Council Chambers, 2nd floor of City Hall
City Hall, 749 Main Street
7:00 – 9:00 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - **February 11, 2013**
- V. Public Comments on Items Not on the Agenda
- VI. Pre filing Conference – none
- VII. **PUBLIC HEARING – Landmark Request – 925 Lafarge**
- VIII. **PUBLIC HEARING – Grant Request – 700 Lincoln**
- IX. Discussion – Grain Elevator development partner recommendation
- X. Discussion – State grant application for Grain Elevator
- XI. Discussion – Loans from the HPF
- XII. Committee Reports –
 - Outreach committee
 - Commercial incentives workshop
 - LRC liaison
- XIII. Update on Demolition Requests - 1041 Grant, 701 Walnut
- XIV. Discussion/Comments on Planning Department Referrals – none
- XV. Updates –
 - Reconnaissance Survey / Austin-Niehoff HSA/Jefferson Place Survey
- XVI. Items from Staff -
- XVII. Items from Commission Members –
- XVIII. Discussion Items for Next Meeting – **April 15, 2012**
- XIX. Adjourn

Historic Preservation Commission

Meeting Minutes

**February 11, 2013
City Hall
749 Main Street
7:00 PM**

Call to Order – Chairperson Peter Stewart called the meeting to order at 7:02 PM.

Roll Call:

Commission Members Present:

Mike Koertje, Peter Stewart, Jessica Fasick, Kirk Watson, and Lynda Haley

Commission Members Absent:

Aquiles La Grave

City Representatives:

Scott Robinson, Planner I

Approval of Agenda

Stewart made a motion to approve the agenda as presented and Koertje seconded the motion. Motion approved by voice vote.

Approval of Minutes

Stewart recommended they look at January 14, 2013 meeting minutes. Watson made a motion to approve as amended. Koertje seconded the motion. The minutes were approved by voice vote.

Public Comment – None

Committee Reports

LRC Liaison Carlos Hernandez spoke in regards to the Saving Places Conference he attended last week. He informed the HPC about grants he learned about and thought it would be good to discuss this between the LRC and HPC. He requested a joint meeting date in February between the LRC and HPC.

Stewart agreed a joint meeting would be a good idea.

City of Louisville

Planning and Building Safety Dept. 749 Main Street Louisville CO 80027
303.335.4592 (phone) 303.335.4550 (fax) www.ci.louisville.co.us

Lewis reminded the HPC the City Council and HPC study session is on February 26th, so the LRC meeting would have to happen before.

Pre-filing Conference – None

Public Hearing – Landmark Request – 1131 Spruce

Stewart opened the item.

Robinson presented the information provided in staff's report.

Questions of Staff

Stewart asked if the original siding was faux brick.

Robinson answered in the affirmative. He referred to the photos attached in the report.

Jean Morgan, property owner, presented. She stated the faux brick is known as “z-brick”. She presented a sample of the siding. She stated the garage was always attached to the house, but she had the garage enclosed for additional living area. The windows along Spruce Street are original. She would like to replace the storm windows for a more original design. She gave some background of the previous owner, Joe Restas. She believes the architectural integrity and social integrity are strong. She concluded by saying she would use the \$1,000 signing incentive to buy storm windows.

Koertje asked if Morgan was okay with the house name.

Morgan agreed.

Stewart asked Morgan to clarify how the street facing windows are original, because they do not look original to the 1948 photos.

Morgan stated these are the same windows that were in the house when she bought the house in the 1970's.

Fasick asked about the Z-brick siding. She stated she couldn't imagine someone siding a new house in Z-brick.

Watson explained it was a very inexpensive way to weather proof a house.

Fasick stated she had a bias against Z-brick and would not want to see it reapplied. However, if this were the original siding, then it should be shown.

Lewis stated the time frame of this house is important to the closing of the mines, which is significant.

Public Comment

Steve Poppitz, 1036 Walnut, stated he found the social history to be very interesting and recommended this structure be approved for landmarking.

Koertje stated the social history was interesting and believed the form of this house shows the transition of this house over the years, which is typical of Louisville miner's houses. He added the HPC should also consider Morgan's contribution to Louisville.

Lewis stated she agreed.

Haley stated landmarking this structures establishes a good precedent for those who also own miner's cabins.

Stewart stated he would be in favor of landmarking this structure.

Lewis made a motion.

Watson seconded the motion.

Motion passed 6-0.

Public Hearing – Landmark Request – 700 Pine

Robinson presented the information provided in staff's report. He stated the siding is not original, nor is the roof. He stated the social significance is strong and should be considered eligible for landmarking.

Stewart asked if the garage showed up on the assessors card.

Robinson stated no.

Fasick asked if the garage was included.

Robinson stated no.

Lewis asked if staff knew of anything regarding the block layout.

Robinson stated no, but maybe the applicant might know.

The Debbie Vogelsberg gave a presentation. She provided some history of the structure.

Fasick asked if the design of the front porch was original.

Stewart asked if they would consider landmarking the garage.

Vogelsberg stated she believed her father built the garage with her grandfather. She believes it has been there prior to the 1950's.

Lewis stated she was excited to see an application come forward from this block.

Stewart informed the applicant this building is located in the Jefferson Place Subdivision, which is currently under review for a survey.

Public Comments – none

Koertje stated the structure should be considered eligible for landmarking.

Stewart agreed.

Lewis asked if the applicant was okay with the naming of the house.

Vogelsberg agreed.

Stewart inquired more about the accessory structure.

A discussion ensued about accessory structures and whether they should be specifically included in landmarking requests.

Koertje stated it should be up to the applicant.

Vogelsberg stated they would like the garage included in the landmark application.

Koertje made a motion to landmark the structure based on architectural and social significance. He added the landmark should include the garage.

Fasick seconded the motion.

Motion carried 6 – 0.

PUBLIC HEARING – Landmark Request – 927 Main

Robinson presented staff's report. He stated the structure has retained the architectural form on the street facing façade, including the false front, however the windows, doors and siding have all changed. Through architectural integrity (form) and the social history, staff recommends approval.

Koertje asked if the windows on the facade were in the same general location.

Robinson answered in the affirmative.

Stewart asked what portion of the building was requesting landmarking.

Robinson answered the commercial portion, plus 20 feet of the residential portion.

Watson asked what was the significance of 20 feet of the residential portion.

Lewis stated that dimension matches the size shown on the assessor's card.

Mark Zaremba, applicant, presented. He stated his hope is this project can become an archetype of how this type of projects can be handled. He would like the ability to keep the footprint as is, but be allowed to do a second floor addition after the structure has been landmarked.

Stewart asked Zaremba where the split of the landmark request is.

Zaremba said his request would allow him to expand the commercial 20 feet into the residential area.

Fasick asked what color the structure would be.

Zaremba stated he would leave that up to this board to decide.

Fasick asked if Zaremba understood how an addition may work if the building were landmarked.

Zaremba stated he has spoke with staff but realizes it is up to the HPC.

Watson stated it would be great if the front façade could be brought back to look like it once did. He added it might be difficult on trying to landmark a portion of the rear building and then try to add on the second floor.

Lewis agreed with Watson's comments.

Discussion ensued regarding grant amounts and what they could be used for.

Discussion ensued regarding the specifics of how the addition would work while preserving the façade.

Watson recommended to table this request for further discussion, based on the unknowns of the request.

Stewart stated one way to proceed is to landmark the commercial component and then come back for further landmarking. He asked staff if there was a time limit for this application.

Robinson read the time requirement from the code.

Discussion continued about the details of the request.

Zaremba approached the board asking for the commercial portion to be landmarked so the project can move forward.

Discussion ensued about funding the new construction. It was decided to continue this item until March.

Lewis recommended the HPC should give some homework to the applicant to bring back to the March meeting.

Watson recommended acquiring an architect to help with the additional information.

Zaremba agreed and discussed his phasing ideas.

Watson asked staff if the HPC could make a motion to move this forward to City Council approving the commercial component of this structure.

Lewis stated she would recommend someone from the HPC should volunteer as design assistance.

Zaremba wanted to be sure a decision would not be binding.

Discussion ensued.

The final recommendation was to not make a decision tonight, continue the request to a date uncertain, and couple the landmark request with a PUD and SRU and come back later.

Stewart made a motion to continue this item to the next meeting.

Zaremba recommended to continue it until he had more information.

Lewis seconded the motion. It was approved through voice vote.

Stewart asked for a design volunteer.

Lewis volunteered to be the HPC liaison.

Koertje volunteered to help with tax credit research.

PUBLIC HEARING – Demolition Request – 701 Walnut

Robinson presented staff's report. The structure has architectural integrity and social significance. He recommended a 30 day stay be placed on the application.

Susan Fengler, applicant, presented. She passed out photos to show the quality of the house, which she believes is in poor condition. She stated the garage is in really bad condition as well.

Stewart asked if a structural assessment had been completed.

Fengler answered no, but she could have one done.

Robinson asked the HPC to enter an email into record.

Stewart read from the email which asked for the structure to be required to remain.

Fegler stated it would be a financial hardship, even with the grant money, to keep this structure.

Lewis asked when the stucco might have been placed.

Fengler stated she did not know.

Stewart remembered another similar house that was stucco'd prior to 1948.

Stewart stated the house did have architectural integrity and stated he believed the garage added a lot of character to the streetscape.

Lewis stated she believed the house would qualify for a landmark designation due to social significance and age of structure. She added the clipped gable is specific to Louisville architecture.

Haley stated she would like to see a structural assessment for the foundation. She believed there is enough architectural significance to place a stay on the application.

Koertje spoke directly to the criteria. He stated the social history is very good – 90 years associated with the same family. He added the architectural form appears to be complete. He stated the loss of this structure would impact this neighborhood. He added he would like to see a structural assessment to see if the foundation is as bad as stated.

Koertje made a motion to place a 180 day stay on this application. The application should be brought back in a month or two with evidence of restoration costs.

Lewis seconded the motion.

Motion carried 6 – 0.

Watson volunteered to assist the applicant.

Fengler inquired about the landmark program and how much is available for grants.

The HPC addressed her questions.

Discussion – Annual report and goals

Stewart explained this is needed for the upcoming joint meeting between HPC and LRC.

Discussion ensued regarding the list of goals for 2013.

Stewart stated he and Koertje will work on getting the packet material together for the study session.

Discussion – Loans from the HPF

Koertje presented the information he included in the packet.

The HPC appreciated his efforts and, after a few minor edits, recommended this draft become final and forwarded to City Council.

Discussion – Commercial incentives workshop

Stewart presented the information he included in the packet, which included a spreadsheet showing how a potential incentive might work for a commercial property.

Discussion ensued regarding the benefits of commercial landmarking.

Haley asked if Zaremba's property, discussed earlier this evening, was the first attempt at a commercial incentive.

Lewis explained how the landmark program has been around for a long time but it has taken a while to get where we are.

Discussion – Demolition application changes

Robinson presented the information from the packet. He stated the HPC asked for staff to place a new item on the building permit for the applicant to check if they were interested in donating a structure proposed for demolition.

Committee Reports – Outreach Committee

Stewart asked to continue this item until La Grave was present.

Update on Demolition Requests –

1041 Grant

Watson stated he contacted the property owner and has not heard back. He asked staff when this application is to expire.

Robinson stated it is 180 days after the initial application date.

Update on HPF Grants –

1005 Lafarge

Robinson explained this item is still underway.

1131 Jefferson

Robinson explained this item has been completed.

Stewart asked how the coordination worked for the final.

Robinson stated the building inspector signed off on the building permit.

Stewart recommended Planning staff should be present on those finals to make sure all items from the grant are taken care of.

Update on Historic Preservation Fund

Robinson gave an update of the fund balance, which includes a loan to the Grain Elevator.

Stewart stated it is amazing there aren't more grant applications because we have had a number of landmarks, but not all of them have requested grants.

Lewis stated that is a good point. It shows there is a lag time for when grants can come through, so we have to make sure we have money in the budget.

Watson appreciated staff's efforts on this update.

Robinson asked if this should be presented once a month.

The HPC stated maybe once a quarter.

Discussion/Comments on Planning Department Referrals – None

Updates –

Reconnaissance Survey RFP/Austin-Niehoff HSA

Reconnaissance Survey

Robinson stated there is a public meeting scheduled for early March.

Austin Niehoff

Robinson stated the project is almost completed.

Jefferson Place

Robinson stated he has a draft on his desk to review.

Grain Elevator

Robinson stated there were two responses to the RFP and a decision will be made through a selection committee as to which RFP to go forward with. He stated Koertje is on the selection committee.

Stewart asked when this item will go to City Council.

Robinson stated in April.

Items from Staff – none

Items from Commission Members –

Lewis stated CPI was great. She stated she attended some very informative classes.

Fasick said it was great to see Councilmember Keany.

Stewart stated Louisville had a great representation.

The HPC stated Robinson did a great job presenting at the conference.

Adjourn

Stewart made a motion to adjourn. Adjournment was at 9:52 p.m.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

March 18, 2013

ITEM: Case #2013-005-LA – request to landmark a historical residential structure located at 925 Lafarge Avenue.

APPLICANT: Mark Brunner
925 Lafarge Avenue
Louisville, CO 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 925 Lafarge Avenue
LEGAL DESCRIPTION: Lot 7 & N 5 Ft Lot 6, Block 4, Jefferson Place
DATE OF CONSTRUCTION: ca 1897

REQUEST: Request to landmark a historical residential structure at 925 Lafarge Avenue.



HISTORICAL BACKGROUND:

Information from Historian Bridget Bacon

This property is part of Jefferson Place, which was platted in 1880. Records indicate the house was built prior to 1897 and moved on to this site in 1897. The building is currently owned by the applicant, Mark Brunner, and is used as a residence.

Porta Family, Owners 1896-2012

Antonio and Libra Porta lived across the street at 925 Lafarge and apparently purchased 925 Lafarge for one of their four sons. That son, Henry Porta Sr., was a coal miner born in Italy, like his father. He and his wife, Edith Zarini, had ten children. Their son, Albert, inherited the house in 1942, where he lived until his death until 2002. Albert married Helen Bean, and they had no children. Like his father and grandfather, Albert was a coal miner, working at the Centennial, Hi-Way, and Eagle mines until 1953. He then worked as a plumber and pipe-fitter at Rocky Flats.



1948 Assessor's Photo



Current Photo



Current Photo

ARCHITECTURAL INTEGRITY:

The building was constructed around 1897, and has maintained integrity. The structure has undergone several expansions, but has maintained its current form since at least 1948. The roof form is a cross gable that with a shed over the front porch. The front window opening appears to have maintained its shape, though the window does not appear to be original. What appears to have been a door on the south side has been shrunk to a window. The chimney is no longer present.

The front porch is still present, though the column has been changed. The brick planter in front appears to be a newer addition. The siding of the front area appears to be wood, though there is evidence that it is not original. The roof material is non-original asphalt shingle. Overall, the form and some window openings have been maintained, giving it fairly strong integrity, despite the loss of some historic materials.

HISTORICAL SIGNIFICANCE AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. *Historic landmarks shall meet one or more of the following criteria:*
 - a. *Architectural.*
 - (1) *Exemplifies specific elements of an architectural style or period.*
 - (2) *Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*
 - (3) *Demonstrates superior craftsmanship or high artistic value.*
 - (4) *Represents an innovation in construction, materials or design.*
 - (5) *Style particularly associated with the Louisville area.*
 - (6) *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
 - (7) *Pattern or grouping of elements representing at least one of the above criteria.*
 - (8) *Significant historic remodel.*
 - b. *Social.*
 - (1) *Site of historic event that had an effect upon society.*
 - (2) *Exemplifies cultural, political, economic or social heritage of the community.*
 - (3) *Association with a notable person or the work of a notable person.*
 - c. *Geographic/environmental.*
 - (1) *Enhances sense of identity of the community.*
 - (2) *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*
2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*
 - a. *Architectural.*

- (1) *Exhibits distinctive characteristics of a type, period or manner of construction.*
- (2) *A unique example of structure.*
- b. *Social.*
 - (1) *Potential to make an important contribution to the knowledge of the area's history or prehistory.*
 - (2) *Association with an important event in the area's history.*
 - (3) *Association with a notable person(s) or the work of a notable person(s).*
 - (4) *A typical example/association with a particular ethnic group.*
 - (5) *A unique example of an event in Louisville's history.*
- c. *Geographic/environmental.*
 - (1) *Geographically or regionally important.*

3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:*

- 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.*

Staff has found this application complies with the above criterion by the following:

Architectural Significance – Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.

The house started small but was expanded over time, like many houses in Louisville, and has retained significant integrity. It represents the built environment of Italian coal miners.

Social Significance - Exemplifies cultural, political, economic or social heritage of the community.

The property was owned by a prominent Italian mining family for over 100 years.

RECOMMENDATION:

The structure appears to have maintained significant architectural integrity since its construction around 1897. The overall form has been maintained since at least 1948. The building also has a significant social history.

Staff suggests the house be named for the Porta family who owned the building for over 100 years.

Staff recommends the application to landmark the Porta House be approved for the following reasons:

1. The house has retained its form associated with Italian coal miners since at least 1948; and
2. The house was associated with a prominent Italian mining family for over 100 years.

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following documents:

- Landmark Application
- Social History
- Resolution

**RESOLUTION NO. 04
SERIES 2013**

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

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure and garage located at 700 Pine Street, on property legally described as Lots 21-22, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

WHEREAS, 925 Lafarge Avenue (Porta House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with the Porta family, a prominent Italian mining family, for over 100 years; and

WHEREAS, the Porta House has architectural significance because it represents the built environment of Italian coal miners; and

WHEREAS, the HPC finds that these and other characteristics specific to the Porta 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:**

The application to landmark the Porta House be approved for the following reasons:

1. Architectural integrity of the overall form and roof form.
2. A style resulting from common aspects of early residential development.
3. Association with a prominent Italian mining family for over 100 years.

PASSED AND ADOPTED this _____ day of _____, 2013.

Peter Stewart, Chairperson

Attest:

Secretary

Landmark Designation Nomination Form

(6/09)

DATE: 2/15/13

LANDMARK APPLICATION FOR:

- Individual Site/Building Landmark Historic District

NOMINATION MADE BY:

- Owner City Council
 Historic Preservation Commission Third Party

Name: Mark Brunner
Address: 925 LAFARGE AVE, LOUISVILLE, CO 80027
Phone: 303-859-0134 Email mark@siema.management.com
Relationship to Owner: SAME

LOCATION OF PROPOSED LANDMARK:

Address: 925 LAFARGE AVE, LOUISVILLE, CO 80027
Legal Description (Lot Number, Block Number, and Subdivision):
LOT 7 + N 5 FT LOT 6 BLDG 4 JEFFERSON PLACE
Property Name (Historic and/or Common):
PORTA HOUSE
Former Addresses (If Known):

OWNER INFORMATION

(For district applications, please attach separate sheet)

Name: Mark Brunner
Address: 925 LAFARGE AVE, LOUISVILLE, CO 80027
Phone: 303-859-0134

BOUNDARIES and TYPE OF DESIGNATION

Description of Boundary Determination:

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Colorado Register
<input type="checkbox"/> Site			<input type="checkbox"/> Educational	
<input type="checkbox"/> District			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input type="checkbox"/> Agricultural	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

SIGNIFICANCE

Site/Building is Over 50 Years Old and meet one of the following standards

Historic Landmark of Significance – must meet one (1) or more of the following criteria

Architectural Significance: The property:

- exemplifies specific elements of an architectural style or period;
- is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
- demonstrates superior craftsmanship or high artistic value; represents an innovation in construction, materials or design; is of a style particularly associated with the Louisville area;
- represents a built environment of a group of people in an era of history that is culturally significant to Louisville;
- shows a pattern or grouping of elements representing at least one of the above criteria; or
- is a significant historic remodel.

Social Significance: The property is the site of a historic event that had an effect upon society; exemplifies cultural, political, economic or social heritage of the community or is associated with a notable person or the work of a notable person.

Geographic or Environmental Significance: The property enhances the sense of identity of the community or is an established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Prehistoric or Archaeological Site The property has yielded, or may be likely to yield, information important in prehistory or history.

HISTORICAL INFORMATION

Please attach a narrative of the historical significance of the property. Include a title search or city directory research if the property is important for its association with a significant person.

PHOTOS

Please include photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.

FOR OFFICE USE ONLY

Application Number _____

Date Filed with Planning Department _____

Date Determined "Eligible" _____ Date Determined "Ineligible" _____

Application Approved Denied

HPC Resolution # _____, CC Resolution # _____;

Date Recorded _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL8000**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Porta House**
6. Current building name: **Porta House**
7. Building address: **925 LaFarge Avenue**
8. Owner name: **Albert Porta**
Owner address: **925 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NE¼ of **NE¼** of **NW¼** of **SE¼** of section **8**
10. UTM reference
Zone **13**
Easting: **488640**
Northing: **4425250**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **6, 7** Block: **4**
Addition: **Jefferson Place** Year of Addition **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style
(Wood Frame Gabled
Roof Dwelling)

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **918 square feet**
16. Number of stories: **one**
17. Primary external wall material
Wood / Weatherboard
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Hip-on-Gable Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Fence



21. General Architectural Description

The Porta House is a modest wood-frame dwelling supported by a low concrete foundation. The house's facade, on the east elevation, fronts onto a small planted grass front yard, while a larger backyard, to the west, is enclosed by a painted white picket fence. The house's exterior walls are painted white horizontal weatherboard, with 1" by 4" corner boards, although the west (rear) elevation has been clad with white horizontal masonite siding. The facade, on the east elevation, is decorated with a low red brick planter, which extends along the porch and the lower facade wall. The roof is an intersecting hip and gable, with grey asphalt shingles and boxed eaves. There are no chimneys. A non-original single-light fixed-pane window, flanked by single-light casement windows, is located near the south end of the facade. A similar window is located on the north elevation. Windows on the secondary elevations are otherwise entirely 1/1 double-hung sash, with painted white wood frames and surrounds. A stained natural brown wood door, with three upper sash lights, and with an aluminum storm door, opens onto a 2-step concrete porch at the north end of the facade. A black wrought iron porch railing and post support a shed porch roof. The building's rear entry is located on the west elevation where a painted white 15-light glass-in-wood-frame door opens onto a concrete sidewalk.

A wood frame **Garage / Secondary Residence** is located in the backyard, west of the house. This building rests on a concrete block foundation, and features painted white vertical wood plank and horizontal weatherboard exterior walls. The roof is a moderately-pitched gable with grey asphalt shingles and boxed eaves. There are no chimneys. Two 1/1 double-hung sash windows are located on the north elevation, and three 1/1 double-hung sash windows are located on the south elevation. A painted white wood-paneled roll-away garage door, on the west elevation, opens onto an elevated concrete driveway which extends to the alley to the west. A stained brown wood door, with a wood screen door, opens onto a 3-step concrete stoop on the south elevation.

A small **Shed** is located at the property's southwest corner. This building has a concrete foundation, painted white horizontal weatherboard walls, with 1" by 4" corner boards, and a moderately-pitched side gable roof, with grey asphalt shingles and exposed rafter ends.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

The front part of this house, measuring 12' by 10' was moved here from across LaFarge Avenue by Henry Porta, ca. 1897. A 22' by 16' addition was built onto the rear of the original structure in 1909, creating an L-shaped home. Another addition, used as a bathroom and utility porch, and measuring 22' by 22' was built onto the rear of the structure in 1947. The garage / secondary building in the backyard is a prefabricated structure erected here ca. 1964. Built originally as a secondary residence, it was later converted into a garage and workshop.

23. Landscape or setting special features:

The Porta Property is located on the west side of LaFarge Avenue, in Louisville's oldest residential neighborhood, northwest of downtown.

24. Associated buildings, features, or objects Garage / Secondary Residence

IV. ARCHITECTURAL HISTORY

25. Date of Construction Estimate

Actual ca. 1897, 1909, 1947

Source of information
Albert Porta

26. Architect n/a

Source of information:
n/a

27. Builder/ Contractor Henry Porta, Frank Varley

Source of information:
Albert Porta

28. Original owner Henry and Edith Porta

Source of information:
Albert Porta

30. Original location: no Moved yes (original portion) Date of move(s) ca. 1897

V. HISTORICAL ASSOCIATIONS31. Original use(s) **Single Dwelling**32. Intermediate use(s): **Single Dwelling**33. Current use(s). **Single Dwelling**34. Site type(s). **Residence****35. Historical Background**

This property has been associated with the Porta family throughout its existence. Henry and Edith Porta, the original owners, immigrated from Italy before the turn of the twentieth century, arriving in Louisville in the mid-1890s. An experienced miner, Henry obtained work in area coal mines, and the family initially lived on the east side of LaFarge Avenue, across the street from this location. The Portas acquired this property circa 1897 and moved a small dwelling onto it from across the street. The original home was enlarged in 1909 and again in 1947. The 1947 addition was constructed by Frank Varley, a carpenter, who is known locally for having helped construct buildings at Camp Hale during World War II. Varley also served as a Louisville Mayor. Henry and Edith Porta raised a family of ten children here, including five sons and five daughters. Born in 1910, Albert "Boots" Porta, grew up here and continued to live in the home after his parents' deaths. Albert married Helen (Bean) Porta, a native Chicagoan, in 1935. They did not have any children. Like his father before him, Albert worked in area coal mines, including the Centennial, Hi-Way and Eagle mines, between 1929 and 1953. In later years, Albert worked as a plumber, and as a pipe fitter at Rocky Flats. Helen passed away in 1984. Albert, who turned ninety this year (2000), continues to live here.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Porta, Albert "Boots". Oral interview with Carl McWilliams, April 25, 2000.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No

Date of Designation: n/a

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance.

Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: ca. 1897-1950

41. Level of Significance.

National:

State:

Local:

42. Statement of Significance

Associated with a single family throughout its entire history, this property is historically significant for its association with the theme of coal mining, and with Louisville's early settlement by European immigrants, primarily from Italy. From the late 1800s through the mid-1900s, coal mining had the greatest socioeconomic impact on the Lafayette, Louisville, and Superior area

43. Assessment of historic physical integrity related to significance:

With no post 1950 additions, and displaying minimal alterations, the Porta House has retained sufficient integrity to convey a sense of its historic significance. The garage / secondary building is less than fifty years old, and thus should be regarded as a non-contributing resource

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment

Eligible: **xx**

Not Eligible

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, between Elm and South Streets, is Louisville's oldest residential neighborhood. Historic houses in this area, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-4**

Frame(s): **28-32**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **March 28, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

South Street

Alley

LaFarge Avenue



40 Feet

937

929

925

917

913

909

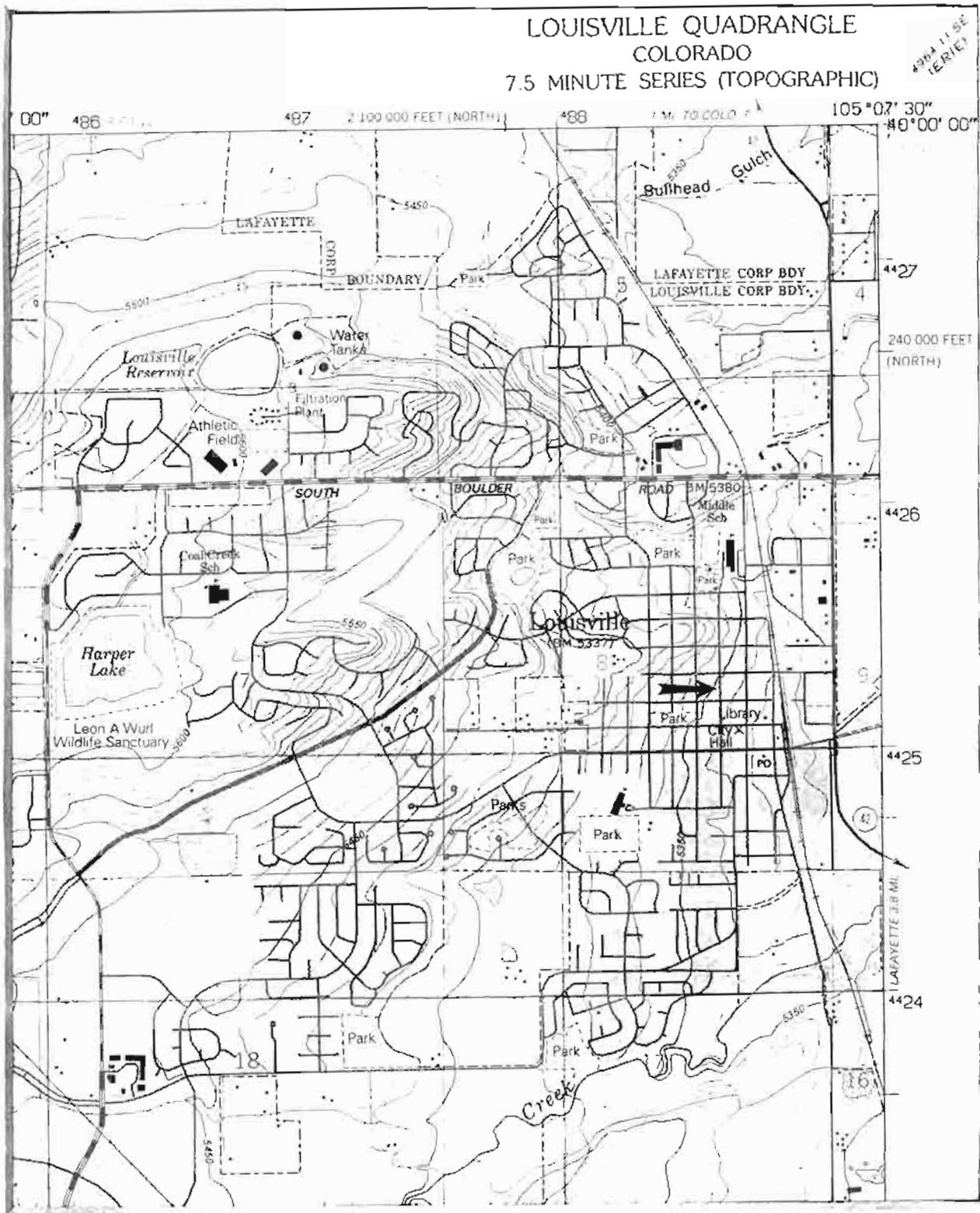
901

717

Walnut Street

SKETCH MAP

925 LaFarge Avenue, Louisville, Colorado

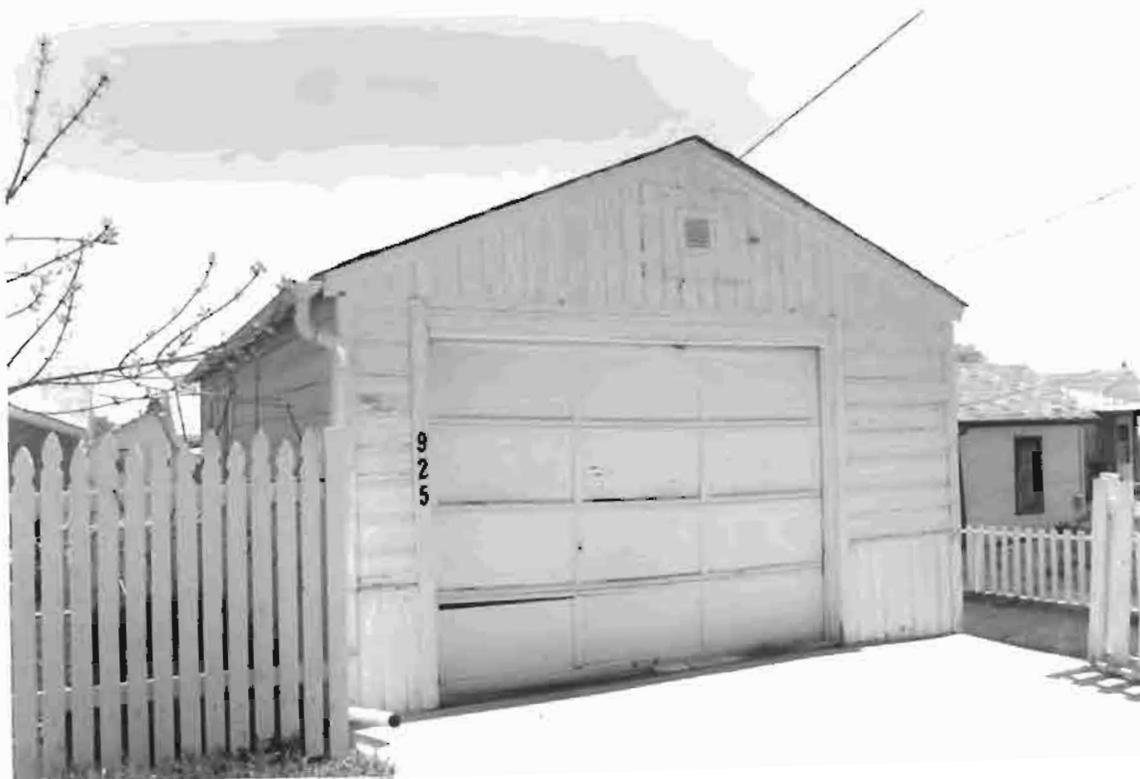


. . . LOCATION MAP . . .

925 LaFarge Avenue, Louisville, Colorado



952 Latrobe Avenue



Resource Number: 5BL 8000
Temporary Resource Number: 157508405005

925 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood. This property is located on a narrow, mid-block lot. The house is set close to the sidewalk along La Farge, with a shallow grassy front yard and a brick raised planter in front of the house. A concrete sidewalk on the south side of the house leads to a fenced back yard. There are two sheds and a garage behind the house. The back yard is grassy, with planters along the south fence.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Owner is now Mark Lloyd Brunner, 913 LaFarge Avenue, Louisville CO
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 925 La Farge. The history of this house is very closely connected with the histories of 917 La Farge (5BL7996) and 928 La Farge (5BL918) across the street, as all three were the residences of Porta family members for several decades. In fact, 917 and 925 La Farge are so closely connected with one another that the available records about these properties do not always clearly distinguish between the two.

Boulder County gives 1897 as the year of construction for this house, and the information on this house from the 2000 survey that was done states that the original house was located on the east side of the street and was moved across the street to 925 La Farge in 1897. However, the house appears on the 1893 Sanborn map (and on the 1900 and 1908 Sanborn maps, and on the 1909 Drumm's Wall Map of Louisville). Thus, the exact origin of this house is still unclear.

"Tony" Porta purchased 925 La Farge by 1896. Antonio Porta was the owner of 928 La Farge and resident of that house with his wife, Libra. The Portas were among Louisville's earliest Italian residents. More can be read about them in the report on 928 La Farge.

Antonio and Libra Porta had four sons, and evidence suggests that Porta purchased both 917 La Farge and 925 La Farge for one of his sons and his son's descendants. At least two other sons would also live nearby, but not in Jefferson Place and not as close as across the street from where the parents lived.

Many current area residents of the Louisville area are descended from the Antonio and Libra Porta family and in particular from the Henry Sr. and Edith Porta family that was associated with 917 and 925 La Farge.

The history of 917 La Farge is connected with the history of 925 La Farge. 917 La Farge was inherited by Antonio and Libra Porta's son, Henry Porta Sr. This Henry Porta (1873-1954), married Edith (Ida) Zarini (1878-1960) in 1897. Both had been born in Italy. Like his father, Henry worked as a coal miner. Edith Zarini grew up just down the street at 824 La Farge (5BL7992) in Jefferson Place as the daughter of Joseph and Virginia Zarini. At the time of the 1900 census, Henry Jr. and Edith Zarini and their first two children were living with her family at 824 La Farge. An obituary from 1937 shows that Henry's mother, Libra Porta, and Edith's mother, Virginia Zarini, died close in time to one another, and there was a double funeral for them at the St. Louis Church, which at the time was located close to their homes, at 833 La Farge (5BL7994). The obituary goes on to state: "Both the Zarini and Porta families are very popular in the Louisville district where they had been residents for years."

The following photo from the Louisville Historical Museum shows Henry Porta Sr. on the left in the back row with his brother, John Porta, next to him and Santino Biella (owner of 825 La Farge, 5BL) on the right in the back row (the two seated men are Nick DiFrancia and Celeste Romano):



Listings in the 1900 census indicate that the Henry and Edith Porta family was living at 925 La Farge, next to the Damiana family at 917 La Farge. It is believed that later, however, this branch of the Porta family also lived at 917 La Farge. By 1920, Henry and Edith had a number of children, but it cannot be determined which of the two houses they were living in; they could have lived in both.

Based on available records, the nine children of Henry Sr. and Edith Porta were known to be William, Della, Henry Jr., Lillian, Arthur, Charles, Albert, Virginia, Elaine, and Evelyn.

An address indicated in several directories as being that of the residence of the Porta family, and the only one on the west side of the 900 block of La Farge, was 426 La Farge (under Louisville's old address system). However, it appears that there may have been just one address used for both 917 La Farge and 925 La Farge. It is possible that this was because Porta family members may have resided in both houses that were right next to each other. Other addresses for the Portas on the west side of the 900 block of La Farge were 410 (in 1936) and 915 (starting in 1943). It was not until 1946 that two different addresses for 917 and 925 La Farge were given in the directories (and to add to the confusion, these two addresses were 915 and 917).

In 1942, Albert (1910-2002) and Helen Porta became the owners of 925 La Farge. Albert, whose nickname was "Boots," was the son of Henry Sr. and Edith Porta, and the brother of Henry Porta Jr. who by the 1940s settled next door at 917 La Farge. Information about the life and career of Albert Porta can be found in the report on 925 La Farge from the 2000 survey. He was also a World War II veteran, having served in the Navy.

Sources of Information

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

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

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

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

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005

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

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

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Lafayette, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/lafcemqz.txt> .

Archival materials on file at the Louisville Historical Museum.

Lafayette Leader, January 22, 1937, acquired at the Lafayette, Colorado Public Library.

13. National Register Eligibility Assessment:

Eligible Not eligible Need data

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks sufficient integrity and significance to be individually eligible to the National Register. The property has integrity of location; if it actually was moved from across the street, this was done during the period of significance. Integrity of setting, workmanship, feeling and association are intact. Integrity of materials is compromised by partial siding replacement. Integrity of design is compromised by replacement windows and porch columns and by a series of additions to the rear of the house.

13A. Colorado State Register: Eligible Not Eligible

13B. Louisville Local Landmark: Eligible Not Eligible

The house is significant for its association with the locally prominent Porta family, an Italian immigrant coal mining family. While its integrity compromised to the extent that it would not be eligible to the National or State Registers, it is worthy of nomination as a Louisville Local Landmark.

13C. Historic District Potential: There is National Register as well as local historic district potential. The main house would be a contributing structure to a historic district. The garage would be non-contributing.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.

15. Photograph Types and Numbers: 5BL8000_925LaFarge_01 through 5BL8000_925LaFarge_08.

16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2012

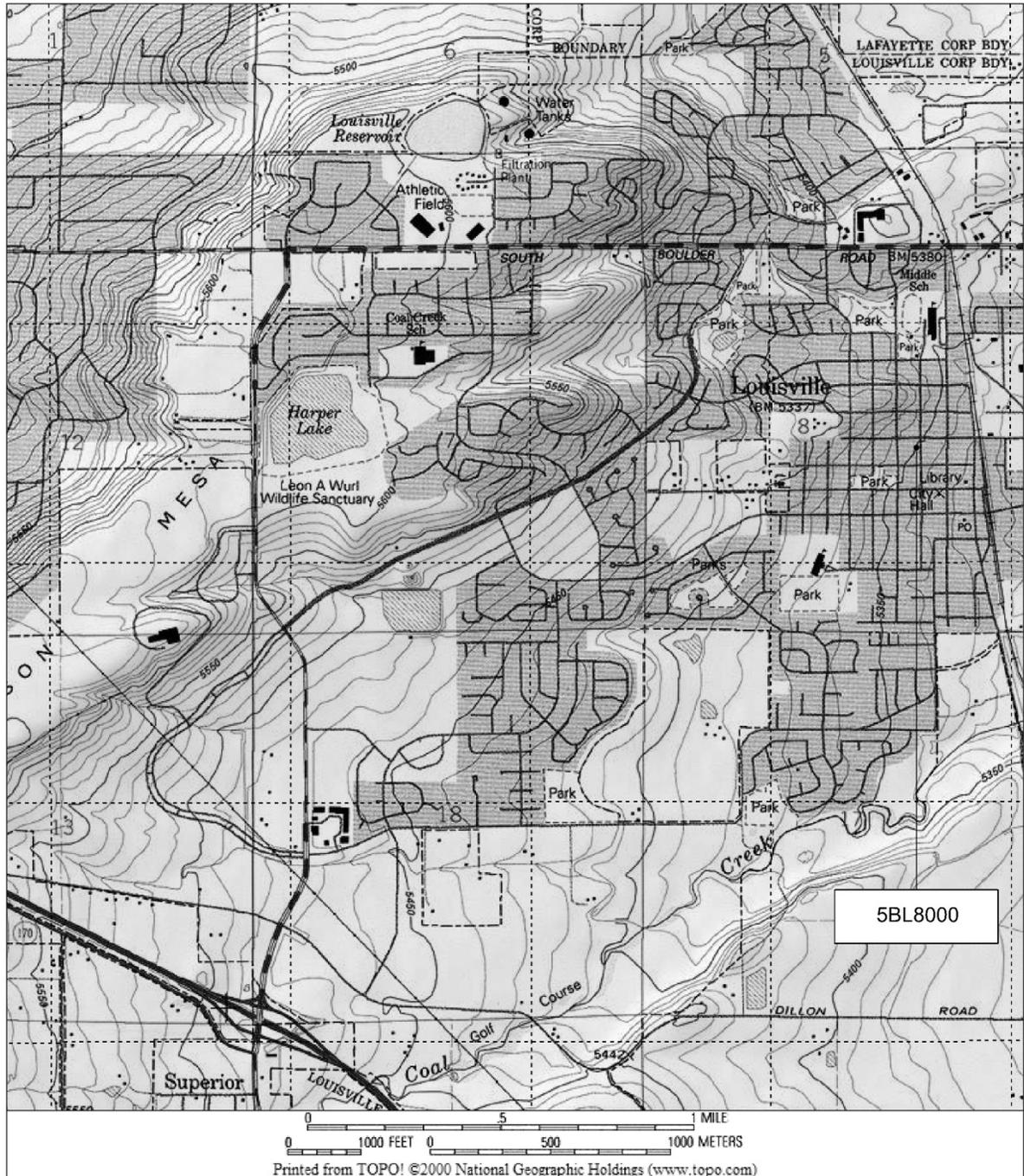
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

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

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005

Resource Number: 5BL8000

Architectural Inventory Form
USGS Location Map



925 LaFarge Avenue, Louisville, Colorado

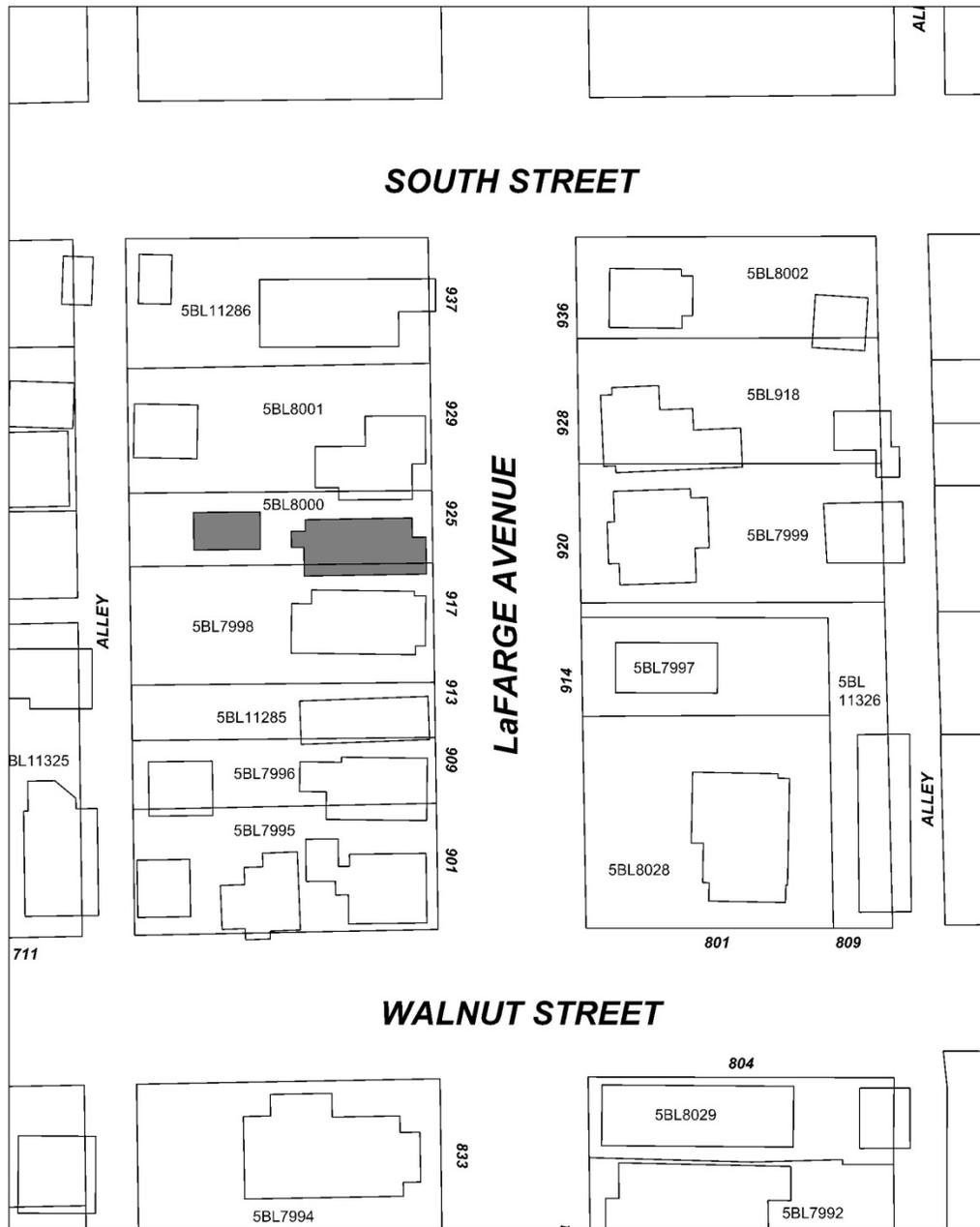
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



Resource Number: 5BL 8000
Temporary Resource Number: 157508405005

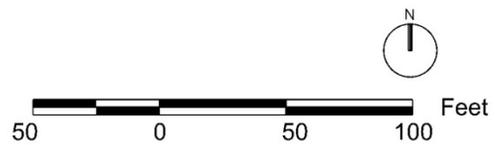
Resource Number: 5BL8000

Architectural Inventory Form
Site Location Map



925 LaFarge Avenue, Louisville, Colorado

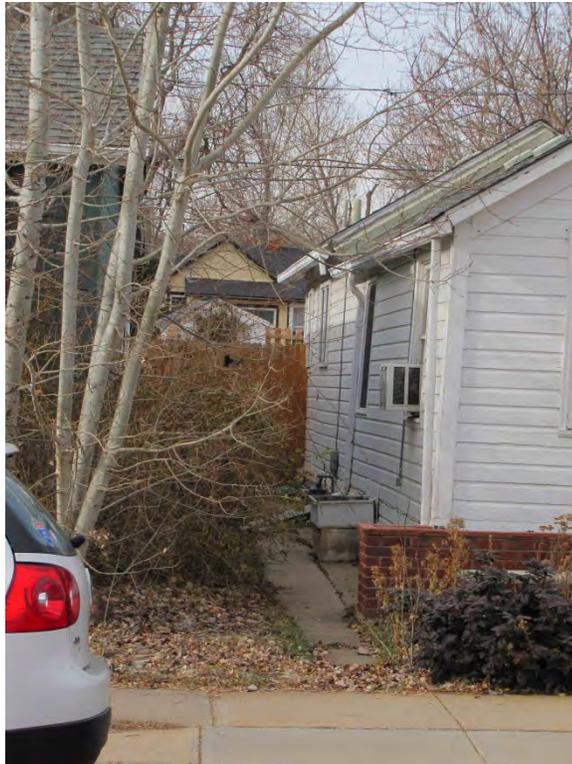
SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 8000
Temporary Resource Number: 157508405005



5BL8000_925LaFarge_01 east

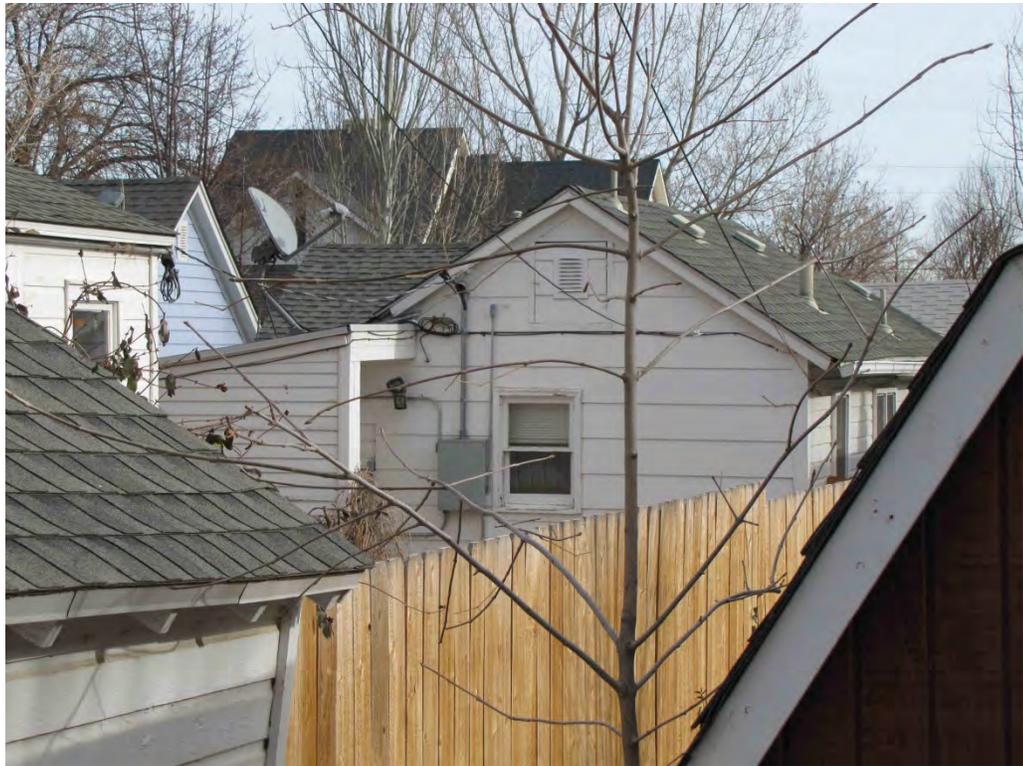


5BL8000_925LaFarge_02 southeast

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005



5BL8000_925LaFarge_03 northeast



5BL8000_925LaFarge_04 west

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005



5BL8000_925LaFarge_05 garage west



5BL8000_925LaFarge_06 garage north

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005



5BL8000_925LaFarge_07 garage south



5BL8000_925LaFarge_08 shed

Resource Number: 5BL 8000
Temporary Resource Number: 157508405005



Boulder County Assessor card, 1948

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

March 18, 2013

ITEM: Case #2013-006-GRANT – request for a Preservation and Restoration Grant for work including new roofing material.

APPLICANT: Tommi and Mike McHugh
700 Lincoln Avenue
Louisville, CO 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 700 Lincoln Avenue
LEGAL DESCRIPTION: Lots 12, 13, and 14, Block 8, Pleasant Hill Addition
DATE OF CONSTRUCTION: 1904 - 1906

REQUEST: Request for a Preservation and Restoration Grant for work including new roofing material.



HISTORICAL BACKGROUND:

Information provided by historian Bridget Bacon

This property is part of the Pleasant Hill Addition subdivision, which was filed in 1894. The structure was built between 1904 and 1906. The building is owned by the applicants Tommi and Mike McHugh. Prior, the property had been owned by the Thomas family for 100 plus years.

Nicholas Sr. and Mary Thomas

Nicholas Thomas Sr. came to Louisville from England with his son, Nicolas Jr., to work in the coal mines. Mary Thomas was one of the founders of the Methodist Church in Louisville, still located at 741 Jefferson Avenue.

Nicholas Jr. and Elizabeth Thomas

Nicholas Jr. and Elizabeth were married in 1899 and had the house at 700 Lincoln built in either 1904 or 1906. Nicholas was a partner in the Big Six Coal Company which operated the Sunnyside Mine in the early 1900's. He then formed the Ko-Z Coal Company with his sons and operated the Fireside Mine in Louisville (for which Fireside Elementary is named). Nicholas Jr. and Elizabeth had eight children – all who were raised in the house.

Of the eight children, Quentin, Mary and Elizabeth were later owners of the house.

LANDMARK APPROVAL:

On September 6, 2011 City Council approved the landmark application for 700 Lincoln Avenue.

REQUEST:

The applicant, Tommi McHugh, is requesting the approval of a Preservation and Restoration Grant for rehabilitation work on the Thomas House and Garage located at 700 Lincoln Avenue.

The applicant obtained an historic structure assessment for the property, completed by Nan Anderson of Anderson Hallas Architects and paid for by the Historic Preservation Fund (HPF). The assessment (attachment 3) made the following priority recommendations:

1. Repair roofing and replace gutters on house.
2. Replace roofing on garage.
3. Replace basement screen door.
4. Repair shingles and flooring on front porch.
5. Repair garage windows.

The applicant then contacted three roofing companies to perform the roofing repair and replacement work, along with the gutter work. Only two companies provided bids: Boulder Roofing and Excel Roofing. Boulder Roofing only provided a bid for asphalt shingles on the house, while Excel Roofing provided bids for asphalt and slate shingles

on the house and garage, as well as the gutters. Excel Roofing also provided a quote for new roof insulation in the house and engineering to determine if the roof structure can support the slate shingles. The bids break down as follows:

Item	Boulder	Excel
Asphalt shingles (house)	\$17,728	\$15,013
Slate shingles (house)	n/a	\$22,684
Asphalt shingles (garage)	n/a	\$4,184
Slate shingles (garage)	n/a	\$7,937
Gutters	n/a	\$1,896
Insulation	n/a	\$645
Engineering	n/a	\$400

Staff recommends the Excel Roofing asphalt shingles, considering Excel was the only company to provide a full quote and on the one comparable item, had significantly lower cost. The applicant is requesting the slate shingles, which would cost \$30,261 for both the house and garage, compared to \$19,197 for the asphalt shingles. The slate shingles may generally be more historically appropriate, but there is no evidence this house ever had slate shingles. It appears the previous roofing was cedar shake. Staff therefore does not believe the extra expense for the slate is justified. The applicant may still pay the difference to install the slate shingles. The engineering would be necessary to determine if the roof can support the heavier slate shingles. Staff also recommends grants for the gutters, because they are a priority item, and along with the insulation, is required by building code.

INCENTIVES:

According to Section 15.36.030, City Council is afforded the legislative ability to provide preservation incentives for those wishing to landmark their historical structure. Once the structure is approved for landmarking, the applicant may act on one or more of the incentives offered.

As part of the landmark process, City Council approved two incentives: a \$1,000 signing bonus and a \$900 structural assessment grant. The signing bonus has no restrictions on how it may be used, and the assessment grant may only be used for an assessment.

Resolution 2, Series 2012 authorizes grants for landmarked residential structures of up to \$21,900, leaving a potential \$20,000 remaining to be awarded for this house. That is divided between a \$5,000 flexible grant, requiring no matching, and a \$15,000 focused grant, requiring a 100% match from the applicant.

Section 3(a) of Resolution 2 states: “For a period of 18 months from when a property is declared a landmark... the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$5,000....” This property was landmarked on September 6, 2011, making the eligibility period end on March 6, 2013. Because the City received this grant application before the March 6 deadline, staff believes the applicant is eligible for the \$5,000 grant.

Section 3(a)(ii) of Resolution 2 states “code required work to make the property functional is appropriate within a rehabilitation project.” Insulation is required by the 2009 International Residential Code as adopted by the City, so staff has determined the insulation request is covered under this section of the resolution. Because the garage was landmarked along with the house (see attachment 2), the roof work on the garage is eligible for grant funding as well. Roofing and gutters are general preservation work eligible under both the flexible and focused grant. Because staff is not recommending the slate shingle, staff does not recommend a grant for the related engineering work. The grants recommended by staff are as follows:

Item	Amount	Flexible	Focused	Match
House roof	\$15,013	\$0	\$7,506.50	\$7,506.50
Garage roof	\$4,184	\$2,459	\$862.50	\$862.50
Gutters	\$1,896	\$1,896	\$0	\$0
Insulation	\$645	\$645	\$0	\$0
Total	\$21,738	\$5,000	\$8,369	\$8,369

The above results in a grant request of **\$13,369** with an applicant match of \$8,369. A 15 percent contingency on the total project cost equals \$3,260. Because the contingency would come out of the focused grant, a match is required. Staff recommends the grant include a contingency of \$1,630, giving a total grant amount of **\$14,999**.

FISCAL IMPACT

Expenditure of up to \$14,999 from the Historic Preservation Fund for restoration work at the Thomas House and Garage located at 700 Lincoln Avenue.

The following table depicts the expenditures from the Historic Preservation Fund since its inception:

City of Louisville, Colorado
Historic Preservation Fund
Schedule of Expenditures by Year
2009 - 2012

	Administration/Operations			Grants & Acquisitions				Total Expend
	Admin	Services	Other	Incent	Restor	Aquistn	Other	
Expenditures - 2009:								
Administration	8,884	-	-	-	-	-	-	8,884
Total Expenditures - 2009	8,884	-	-	-	-	-	-	8,884
Expenditures - 2010:								
Administration	33,056	-	-	-	-	-	-	33,056
Jefferson Place Survey	-	11,550	-	-	-	-	-	11,550
Grants:								
557 Jefferson Avenue	-	-	-	1,000	2,298	-	-	3,298
1117 Jefferson Avenue	-	-	-	1,000	-	-	-	1,000
1131 Jefferson Avenue	-	-	-	1,000	7,719	-	-	8,719
1109 LaFarge Avenue	-	-	-	1,000	-	-	-	1,000
816 McKinley Avenue	-	-	-	1,000	-	-	-	1,000
501 South Street	-	-	-	1,000	-	-	-	1,000
Total Expenditures - 2010	33,056	11,550	-	6,000	10,017	-	-	60,623
Expenditures - 2011:								
Administration	44,521	-	-	-	-	-	-	44,521
Jefferson Place Survey	-	6,000	-	-	-	-	-	6,000
Grain Elevator Assessment	-	38,496	-	-	-	-	-	38,496
Other - Videotape	-	-	75	-	-	-	-	75
Grants:								
1117 Jefferson Avenue	-	-	-	5,000	6,940	-	-	11,940
1131 Jefferson Avenue	-	-	-	-	6,820	-	1,700	8,520
1109 LaFarge Avenue	-	-	-	-	17,769	-	-	17,769
816 McKinley Avenue	-	-	-	-	4,100	-	-	4,100
501 South Street	-	-	-	-	12,021	-	-	12,021
1021 Jefferson Avenue	-	-	-	1,000	-	-	-	1,000
557 Jefferson Avenue	-	-	-	-	460	-	-	460
700 Lincoln Avenue	-	-	-	1,000	-	-	-	1,000
1145 Main Street	-	-	-	1,000	-	-	-	1,000
Acquisitions:								
817 Main Street	-	-	-	-	-	59,573	-	59,573
Total Expenditures - 2011	44,521	44,496	75	8,000	48,110	59,573	1,700	206,475
Expenditures - 2012 (preliminary):								
Administration	51,674	-	-	-	-	-	-	51,674
Jefferson Place Survey	-	5,000	-	-	-	-	-	5,000
Austin-Nieuhoff Strucutre Assmt	-	14,293	-	-	-	-	-	14,293
Grants:								
501 South Street	-	-	-	-	1,618	-	-	1,618
612 Grant Avenue	-	-	-	1,000	-	-	900	1,900
1005 Lafarge Avenue	-	-	-	1,000	14,133	-	-	15,133
733 Pine	-	-	-	1,000	-	-	765	1,765
1021 Jefferson	-	-	-	-	-	-	900	900
1131 Jefferson Avenue	-	-	-	-	10,860	-	-	10,860
Acquisitions:								
Grain Elevator	-	-	-	-	-	956,706	-	956,706
Total Expenditures - 2012	51,674	19,293	-	3,000	26,611	956,706	2,565	1,059,849
Total Expenditures To-Date	138,135	75,339	75	17,000	84,738	1,016,279	4,265	1,335,831

RECOMMENDATION:

The historic structure assessment created a priority list of five items, and two of those items (house roof and gutters and garage roof) are addressed in this request. The insulation is an improvement required by code when the roof work is done. All of this is preservation work contemplated in Resolution 2, Series 2012. Therefore, staff

recommends that the HPC approve the grant request of **\$13,369** plus a 15% contingency of \$1,630 by approving Resolution No. 5, Series 2013.

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following supporting documents:

1. Resolution No. 5, Series 2013
2. Council landmark resolution
3. Historic structure assessment
4. Excel Roofing Bid
5. Boulder Roofing Bid

**RESOLUTION NO. 05
SERIES 2013**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT
FOR THE THOMAS HOUSE AND GARAGE, A LOCAL HISTORIC LANDMARK,
LOCATED AT 700 LINCOLN AVENUE.**

WHEREAS, there has been submitted to the Historic Preservation Commission a Preservation and Restoration Grant application for the Thomas House, located at 700 Lincoln Avenue, on property legally described as Lots 12, 13, and 14, Block 8, Pleasant Hill Addition, City of Louisville, State of Colorado; and

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

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

WHEREAS, the preservation work being requested for the Thomas house is roof and gutter rehabilitation and replacement work; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Thomas House, a local historic landmark.

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

1. The proposed Preservation and Restoration Grant application for the Thomas House, in the amount of **\$14,999** is hereby approved.

PASSED AND ADOPTED this _____ day of _____, 2012.

Peter Stewart, Chairperson



**RESOLUTION NO. 57
SERIES 2011**

**A RESOLUTION DESIGNATING THE THOMAS HOUSE
LOCATED AT 700 LINCOLN AVENUE AN HISTORIC LANDMARK**

WHEREAS, there has been submitted to the City Council an historic landmark application for the Thomas House, located at 700 Lincoln Avenue, on property legally described as Lots 12, 13 and 14, Block 8, Pleasant Hill Addition, City of Louisville, State of Colorado; and

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

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

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

WHEREAS, the building was constructed in 1906, and has not been significantly altered since that time; and

WHEREAS, the building has social significance because of its association with the Thomas family, whose members made significant contributions to the development of the City throughout the twentieth century; and

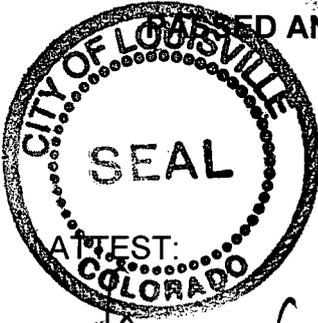
WHEREAS, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

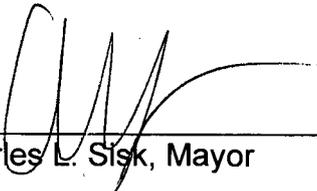
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed historic landmark application for the Thomas House is hereby approved and the individual structure is hereby designated an historic landmark to be preserved as such.

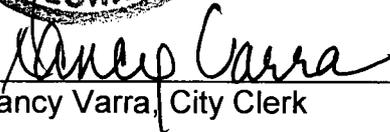
2. An incentive of \$1,000 shall be awarded to the property owner pursuant to Chapter 15.36 of the Louisville Municipal Code, with the attendant protections for landmarks pursuant to that chapter.
3. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

RESOLVED AND ADOPTED this 6th day of September, 2011.





Charles L. Sisk, Mayor



Nancy Varra, City Clerk

MEMO

Date: September 12, 2012

To: Tommi Hughes

From: Nan Anderson, AIA, LEED AP BD+C

Re: Building Assessment for 700 Lincoln

AH Project Number: 2012270

Comments:

Hello Tommi,

Thank you very much for the opportunity to assess your historic home and to help you move forward in the process of improving it.

Attached you will find our "Existing Condition Assessment," which breaks down the assessment of your house by building component and provides a description of the issues and our recommendations to address those concerns. In addition, we've provided a rough estimate of how much it might cost to do these recommendations. This will, of course, be affected by the contractor selected and the industry fluctuations (availability of labor, material costs, etc.) but it should provide you with a ballpark figure for planning purposes. We recommend that final budgeting and grant applications be done after consulting with a reputable contractor and a structural engineer (when applicable) to get the most accurate pricing.

We've cited where you'll need to test for lead content in your paint, but if you were to do three or four tests including a sample from each of the areas of old paint around your house, the results would inform all your paint-related work. You wouldn't need a test for every individual component as it appears in the assessment. Also, our estimates assume there is no lead content in your paint. If you do find lead, you can expect any removal activities and costs to be affected by the hazards inherent in lead.

We've done a bit of legwork with the city to find out what the next steps for you might be. Here is what we've uncovered, in addition to the attached Guide provided by the City of Louisville:

- Upon a successful application, the City will provide a \$1,000 "signing bonus" that can be used for anything, a \$5,000 "incentive bonus" that must be used for rehabilitation and restoration including interior projects, and a final grant of \$15,000 which is to be used for exterior improvements only.
- Grant funding must be matched by the applicant dollar for dollar.
- Grant limit for residents is \$21,900.
- All rehabilitation and restoration work paid for by the grant funding must be applied to the historic portion of the building (that which has been deemed as part of the landmark and 50 years or older).
- Clarify with the city if grant funding will be used for engineering costs. The signing bonus may certainly be used for that purpose. It may be that your matching funds may go towards that as well.
- The next steps in the process are as follows:
 1. Schedule a pre-application meeting with the Planning Division.
 2. Completely fill out Grant Application, explaining the scope of work.
 3. Provide bids from 3 qualified building contractors (the city can provide some names of contractors). Bids must provide a cost estimate which includes labor and materials.

ANDERSON HALLAS ARCHITECTS, PC

(formerly Andrews & Anderson)

Architecture
Historic Preservation
Planning

715 Fourteenth Street
Golden, Colorado 80401

V 303.278.4378
F 303.278.0521

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4. Provide photos of the existing conditions of the structure.
5. Provide drawings or photos of the restoration being requested.

Another helpful document we've attached is the Louisville Re-roofing Guide. As some of your improvements include re-roofing and we found this during our investigations, we thought we might pass this on for your use.

Thanks again and please feel free to let us know if you have any further questions.

Nan Anderson, AIA, LEED AP BD+C, Principal
Anne Cutrell, RA, LEED AP BD+C, Architect

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Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*	
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other			
A SUBSTRUCTURE																	
A1	Foundations/Basement	AH															
			The foundation is a foundation wall (neither footing nor depth able to be confirmed) around the perimeter of the original house; approximately half of the original house has been under-excavated to create a 6' high basement for utilities (hot water-heater, water entry, furnace); access to the basement is via a board-formed stairway, built through/below an addition on the east side of the house; although natural soil forms the basement walls below the original foundation, a variety of retaining materials have been put in place after the excavation - rusty steel plate held in place with steel posts from floor joists above to basement floor on the north, board-formed concrete walls adjacent to the stairs on the east, double wythe brick wall up to 4' high on the north/east/south, and a small amount of corrugated metal on the west; the quarter of the basement wall that remains bared dirt is partially stepped. Under the remainder of the house is an approx. 16" crawlspace. The floor is a mixture of brick pavers, concrete, and packed dirt.	The foundation appears to be in good to fair condition, with one old crack observed from the exterior. Excavated soil appears to be mostly stable with localized areas of sloughing, mostly at the base of excavated surfaces. Basement was dry at time of review.												Monitor the excavated soil, particularly during wet seasons to assure that sloughing does not worsen. Consider adding code compliant crawlspace venting.	See Recommendations for full description - \$300 (crawlspace venting)
	Floor Construction	AH	Joists are 2x8, 24" o.c. supported on 3 beams - (southern-most and northern-most) 3 sistered 2x4s nailed, (mid) 3 sistered 2x6 nailed. Beams bear on flagstone shims in crawlspace and a combination of wood and steel posts in basement area. Beams bear on concrete foundation wall at eastern end. Southern-most beam additionally bears on 6x6 post on dirt and 1/2 of a 5" diameter wood column on concrete base. Mid beam bears on steel jack column w/ wood shim at top, 6x6 wood column on brick base w/wood shim at top, 8x8 wood column on concrete base. Northern-most beam bears on wood log (approx. 6" dia.) on flagstone base w/ wood shim, and two steel jack columns w/ 3x6 shim at top.	Floor joists appear to be in good condition. Beams appear to be in fair condition, but surface and condition of fasteners on sistered beams was difficult to observe through radiant floor tubing attached to side. Column conditions vary widely by material. Wood log column is split in the middle and bears on the corner of a hard packed soil shoulder; it is in fair to poor condition. Wood columns (6x6) appear to be in fair to good condition, but bases are generally buried in loose dust and dirt. Wood column (8x8) is in good condition and concrete base is raised from floor surface. Steel jack columns are in good condition and possess small steel bases.												Install 2'x2'x8" reinforced concrete footings at base of jack posts and timber posts that lack a concrete base (See Figure A), flush with concrete floor; isolate wood posts from direct contact with concrete with steel shims and/or steel connectors. 6 footings at \$500/footing; replace (2) posts (1/2 - 5" dia round and log) at \$200 ea with 6x6 treated lumber posts. Log post should be replaced with full height post going from bottom of joists to basement floor. (See Figure B) Provide structural engineering for above, \$2,000.	See Recommendations for full description - \$3,000 (concrete footings); \$400 (replace posts); \$2,000 (structural engineering)
B SHELL																	
B1	Roof Construction	AH															
			Gable roof with gable dormers at the second floor and hipped porch additions at the front and rear. Rafters are 2x4, 16" o.c. with 1x8 sheathing, spaced for cedar shingles. Joists are 2x6, 16" o.c. The addition on the east side is the same construction, but newer.	Some sheathing shows signs of water infiltration at some point in the building's past, but it appears to be old (roofing repaired) and wood appears sound. Full extent of roof construction was not observable from the access points available, but in general, roof structure appears to be in good condition.												No work is needed on the roof structure at this time. Continue to be alert for roofing maintenance issues and address them promptly.	

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other		
B4	Exterior Windows	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	Basement		The basement windows are unpainted, wood single lite awning windows that open to the inside. The window frame and sill are also unpainted.	The basement windows are in fair condition. Water stains are visible on the wood.			X				X			X	Prior to removing paint from windows, have existing paint tested for lead content. (1 lead test @ \$220/test) Epoxy stabilize damaged wood; replace hardware. Sand, scrape, repair, prime, and paint the windows. (Full rehabilitation: 2 windows @ \$400/window) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed. (See Figure G)	See Recommendations for full description - \$220 (test for lead paint); \$800 (rehabilitate windows)
	1st Floor		Original windows: Wood double hung windows, painted on the outside, stained on the inside measuring approximately 28" x 68". Windows have operable top and bottom sash that are held open by wood pin inserted into holes in the frame. Aluminum storm windows with operable lower sash and screen have been attached to the exterior side of the windows. Original windows: Small wood double hung window on the north elevation with an operable aluminum screen. 1940s windows: Wood double hung windows, painted on the exterior and stained on the interior that measure approximately 28" x 40". There are three lites in the upper sash and one in the lower sash. Windows are operable with intact sash cords and weights. One of the original windows was removed, the opening reduced and a new window installed in the 1940s. Mudroom windows: Wood double hung windows, painted on the exterior and interior that measure approximately 20" x 47". Windows have operable top and bottom sash that are held open by wood pin inserted into holes in the frame. Aluminum storm windows with operable lower sash and screen have been attached to the exterior side of the windows.	The windows are in good to fair condition. The exterior paint is peeling in places. The bottom sash are all operable, though some are harder to open, and many of the upper sash are painted shut. Many of the pins used to hold the sash in place are missing. There are a few cracked panes in the mudroom windows. The screen in one of the storm windows is torn.		X	X				X			X	Prior to removing paint from windows, have existing paint tested for lead content. (1 lead test @ \$220/test) Sand, scrape, repair, prime, and paint the windows. Operability should be improved on all lower sash and replacement pins should be installed where missing. (Full rehabilitation: 22 windows @ \$400/window) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed. Cracked panes of glass should be replaced. Replace torn screen in storm window. (See Figure H)	See Recommendations for full description - \$220 (test for lead paint); \$8,800 (rehabilitate windows)
	2nd floor		Original windows: Wood double hung windows, painted on the outside, stained on the inside. Windows have operable top and bottom sash that are held open by wood pins inserted into holes in the frame. Aluminum storm windows with operable lower sash and screen have been attached to the exterior side of the windows. One inward opening, wood casement window located on the north elevation with a single lite.	The windows are in good to fair condition. The exterior paint is peeling in places. The bottom sash are all operable, though some are harder to open, and many of the upper sash are painted shut. Many of the pins used to hold the sash in place are missing.		X	X				X			X	Prior to removing paint from windows, have existing paint tested for lead content. (1 lead test @ \$220/test) Sand, scrape, repair, prime, and paint the windows. Operability should be improved on all lower sash and replacement pins should be installed where missing. (Full rehabilitation: 7 windows @ \$400/window) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed.	See Recommendations for full description - \$220 (test for lead paint); \$2,800 (rehabilitate windows)

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*		
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other				
	Trim		Wood trim at the top and sides of the windows is approximately 1" x 3 3/4" with a small angled trim cap over the top trim. The window sills are 1 3/4" x 1 3/4" painted wood sills. The two second story windows do not have window sills.	The window trim is in good to fair condition. Paint on the wood trim is peeling in places and there is minor deterioration on some of the sills.		X	X				X			X			Prior to removing paint from building, have existing paint tested for lead content. Sand, scrape, repair, prime, and paint the trim. (See Exterior Wall Estimate.) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed.	

B5	Exterior Doors	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*		
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other				
	1st Floor		Front (west) entry doors - wood four panel doors with glazing in upper third. Door is painted on the exterior and stained on the interior. Door in the north wall has all the original hardware. Both doors have a glazed screen door with eight lites that retain historic hardware. Basement (east) entry door - wood five panel door that is painted on the exterior and stained on the interior. The original door knob and hinges are intact. The basement door has a wood screen door with historic hardware. Mudroom (south) entry door - wood five panel door with glazing in upper third. The door is painted on the interior and exterior and retains the original hinges, door knob and escutcheon plate, though the deadbolt is new. There is a modern aluminum screen door and frame on the exterior side of this door.	The doors are in good condition with the exception of the basement screen door which is in poor condition. The wood elements of the screen door are deteriorating and two of the hinges are no longer attached to the door. The paint on the basement door is wrinkling on a few of the panels.		X		X	X	X				X			The basement screen door should be replaced with a screen door that is compatible with the historic character of the building. (\$150) (See Figure I) Prior to removing paint from doors, have existing paint tested for lead content. (1 lead test @ \$220/test) The basement door should be sanded, scraped, primed, and painted. (\$250) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed. (\$100)	See Recommendations for full description - \$150 (replace screen door); \$220 (test for lead paint); \$100 (remove previous paint); \$250 (repaint)
	Trim		Painted wood 1 x trim at the top and sides of the doors with a small angled trim cap over the top trim.	The door trim is in good to fair condition. The paint is peeling in places and there is minor deterioration at the bottom of a few trim elements on the sides of the doors.		X	X			X			X			Prior to removing paint, have existing paint tested for lead content. Sand, scrape, repair, prime, and paint the trim. When repainting, remove previous paint layers, particularly in areas where peeling has been observed. (See Exterior Wall Estimate)	See Above	

B6	Roof Openings	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*	
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other			
	(Skylights, Chimneys & Access Hatches)																
	Chimney		Red brick chimney approximately 20"x20" with metal cap vent, metal flashing; stepped in 1/3 from bottom of connection with roof.	Chimney appears to be in fair condition. The mortar joints have been repointed at some point with non-matching mortar, possibly a cementitious mortar commonly available at home improvement stores.			X				X			X		Caulking at flashing transitions should be replaced in the next 6 months (+/- 7 l.f. at \$10/l.f.). Monitor bricks for potential spalling due to cementitious mortar. When that starts, repointing must be done to avoid further damage to bricks. Even if that condition does not occur, repointing will need to occur within the next 5 years. At that time, test the existing historic mortar (at chimney base) to ensure that the new mortar matches the composition of the original mortar (require mortar testing at \$150) +/- 45 s.f. at \$20/sf. (See Figure J)	See Recommendations for full description - \$70 (resealing); \$150 (mortar testing); \$900 (repointing)



Figure A - Example of column needing concrete base.

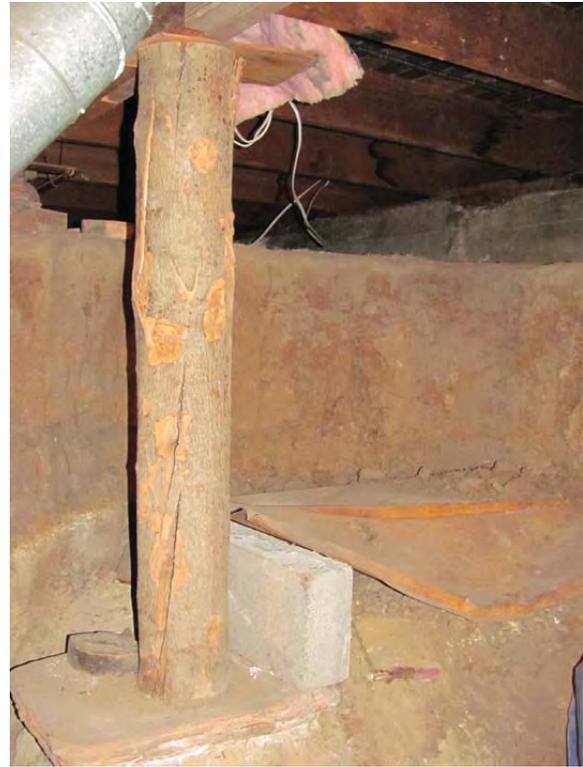


Figure B - Example of column needing replacement.



Figure C - Example of location needing shingle replacement.



Figure D - Example of location needing gutter replacement.



Figure E - Example of location needing downspout extender to direct water away from building.



Figure F - Example of area needing sanding and scraping prior to repainting.



Figure G - Example of basement window needing rehabilitation.



Figure H - Example of window trim needing sanding and scraping prior to repainting.



Figure I - Example of screen door needing replacement.



Figure J - Example of cementitious mortar needing replacement (top) and historic mortar (bottom).



Figure K - Example of porch decking needing replacement.



Figure L - Example of landscaping needing swales to redirect stormwater.

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations *	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other		
A SUBSTRUCTURE																
A1	Foundations	AH														
			Concrete slab on grade with foundation wall (neither footing nor depth able to be confirmed) or thickened slab at edge. A joint between old concrete and a newer slab can be observed next to some interior walls, indicating that the interior slab may have been replaced at some point, retaining perimeter concrete.	Concrete at perimeter foundation wall has a large (and apparently old crack) on the north side. Concrete of interior slab has two large cracks that extend from the penetration of a wood support in the center of the garage floor to the perimeter of the slab.		X					X			X		No work is recommended on the foundations and slab at this time. Cracking is natural in an uninterrupted slab, particularly one with a penetration in the middle. If slab is ever replaced, we recommend including control joints similar to ones seen on sidewalks to be added to wet slab between penetrations and perimeter. (See Figure A)
B SHELL																
B1	Roof Construction	AH														
			Gabled roof, single ridge; rafters 2x4, 24" o.c.; wood 1x sheathing, spaced for cedar shingles; simple triangular trusses comprised of 2x4 with 1x bracing at 48" o.c.	There are signs of water infiltration on south side sheathing and rafters.			X				X			X		When roofing is replaced, roof sheathing will need to be added. At that time, hire a structural engineer to inspect roof structure for soundness and to check that current structure is sufficient for new roof load. (\$500) (See Figure B)
B2	Roofing	AH														
			Original wood (cedar?) shingles, approx. 4" exposure; metal cap flashing at ridge.	The shingles are in poor condition. Nails are popping out, the wood is splitting, holes ranging from 1/8" to 1/2" can be seen clearly from the interior side.				X		X			X	X		Remove old shingles. Install new roof sheathing and new roofing. (530 sf @ \$5.50/sf) (See Figure C) Check that current structure is sufficient for additional load. (see above)
B3	Exterior Walls	AH														
			Finish on the exterior walls is wood ship-lap siding with approximately 5" exposure that is painted white.	The siding is in good to fair condition. There are areas of significantly peeling paint and there is minor cracking on the siding board at grade level. Foliage is growing up against the east elevation.		X	X				X			X		Prior to removing paint from building, have existing paint tested for lead content. (1 lead tests @ \$220/test) Repaint the siding. (730 sf @ \$1.50/sf) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed. (730 sf @ \$2.50/sf) (See Figure D)
	1st Floor															See Recommendations for full description - \$220 (test for lead paint); \$1,800 (remove previous paint); \$1100 (repaint)

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations *	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other		
B4	Exterior Windows	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	1st Floor		The windows are painted wood horizontal sliding windows that are approximately 55" wide by 24" tall. Each sash has four true divided lites. The windows have painted wood trim on the top and sides and a wood sill.	The south window is in fair to poor condition. The window putty around the glazing is significantly deteriorated. The paint is significantly peeling on the window, trim and sill. The wood sill is deteriorating. The east window is in poor condition. The glazing has been removed and plywood nailed over the window on the exterior side so the trim condition is unknown.										X	Prior to removing paint from windows, have existing paint tested for lead content. (1 lead test @ \$220/test) Epoxy stabilize damaged wood; replace hardware, replace existing glazing putty and missing/damaged panes. Sand, scrape, prime, and paint the windows. (Full rehabilitation: 2 windows @ \$400/window) (See Figure E) When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed.	See Recommendations for full description - \$220 (test for lead paint); \$800 (rehabilitate windows)
B5	Exterior Doors	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
			There are two sliding barn doors constructed of vertical wood boards approximately 3" wide. The door on the south elevation is approximately 93" wide by 84" tall and slides open to the west on an exterior mounted track at the top of the door. The door has a metal pull handle attached to the west side of the door and a metal door "stop" attached to the siding on the east side of the door opening. The door on the west elevation is approximately 109" wide by 90" tall and slides open to the south on an exterior mounted track at the top of the door. The door has a metal pull handle on the north side of the door. There is a wood four panel overhead garage door on the west elevation.	The sliding barn doors are in fair condition. The boards are deteriorating at the bottom of the door and the paint is peeling in places. The overhead garage door is in good condition.		X	X				X			X	The deteriorating wood boards on the sliding barn doors should be repaired and epoxy stabilized (5 sf @ \$15/sf) and the doors should be repainted. (See Figure F) When repainting, thoroughly remove previous paint layers, particularly in areas where peeling has been observed. No recommendations for the overhead garage door at this time. (See Exterior Wall Estimate for repainting and paint removal.)	See Recommendations for full description - \$75 (repair and epoxy stabilization)
B8	Exterior Trim/Ornamentation	AH	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
			There is 1 x trim at all four corners of the building. The building has painted wood fascia. The building does not have a soffit, instead the roof sheathing is exposed and painted at the eaves on the north and south sides of the building.	The trim is in good to fair condition. The trim at the southwest corner of the building is pulling away from the siding and has peeling paint. The fascia is in fair condition with water damage in some areas and peeling paint.		X	X				X			X	Prior to removing paint from building, have existing paint tested for lead content. Repaint the siding. When repainting, remove previous paint layers through sanding and scraping, particularly in areas where peeling has been observed. (See Exterior Wall Estimate for repainting and paint removal.)	See Above



Figure A - Example of concrete needing control joints on future slabs.

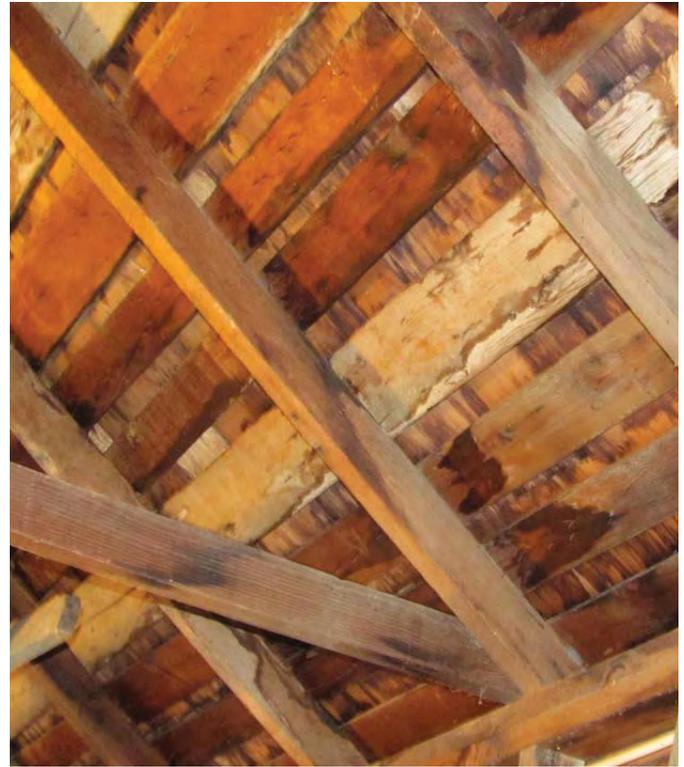


Figure B - Example of roof structure needing further evaluation when roof sheathing added.



Figure C - Example of roofing needing replacement.

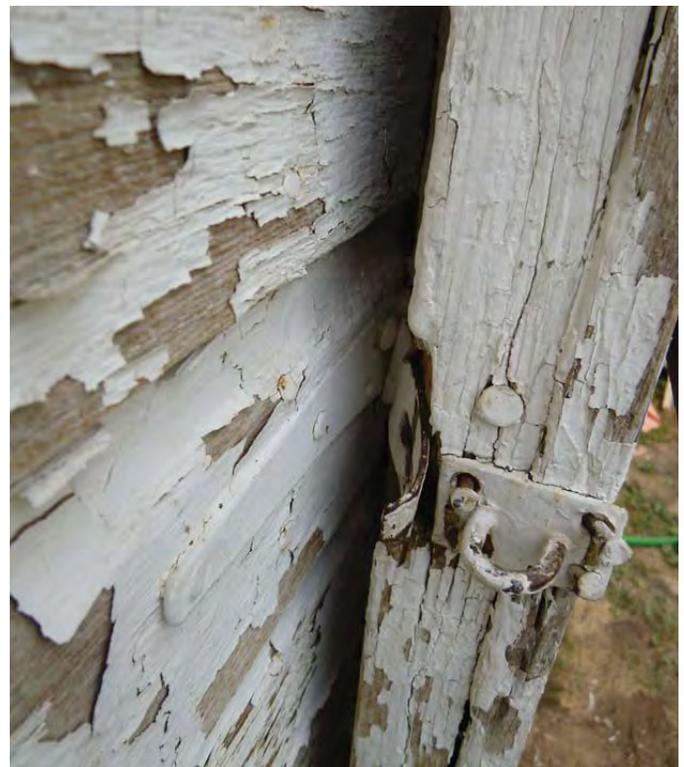


Figure D - Example of area needing sanding and scraping prior to repainting.



Figure E - Example of window needing rehabilitation.



Figure F - Example of door needing epoxy stabilization and sanding and scraping prior to repainting.



Figure G - Example of drive needing improved drainage at future paving.

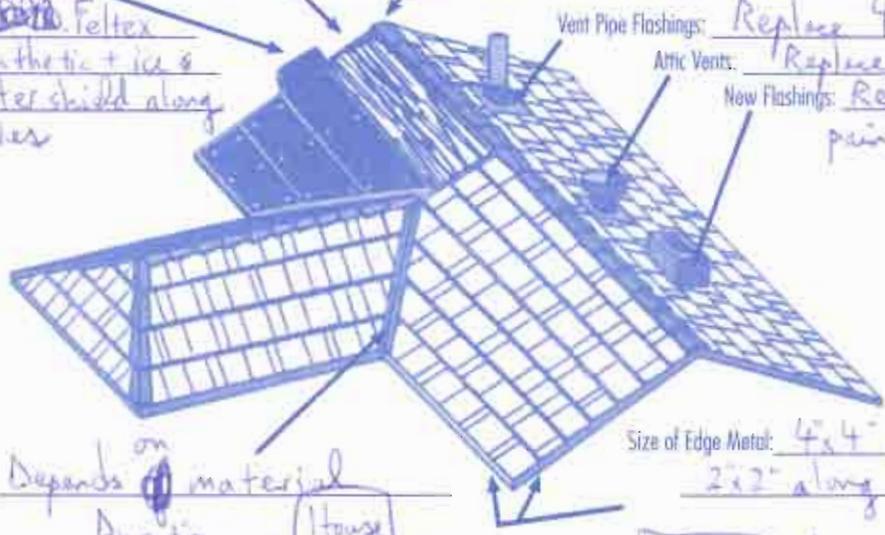


Customer: Tommi McHugh
 Billing Address: 700 Lincoln Ave
 City: Louisville State: CO ZIP: _____
 Home Phone: 303-229-0897 Call Phone: _____
 Email: _____ Date: 1/5/13
 Job Address: _____
 Project Manager: Addison Parker 303-895-8689

ESTIMATE OF COST AND/ OR CONTRACT

Type of Roof: _____ Manufacturer: _____ Color: _____
 Wood Deck: Clean & inspect Remove: 3 of 3 off house
1 of 1 off garage Layer(s) of Roofing

Felt/Underlayment: synthetic + ice & water shield along eaves
 Type of Ridge: Match
 Vent Pipe Flashings: Replace 4 of 4
 Attic Vents: Replace 3 of 3
 New Flashings: Replace step flashing & paint to match
 Manufacturer's Warranty: Lth. Lifetime
 Excel's 5 Year Installation Guarantee



Valley: Depends on material
 Details: Duratin House - \$15,013.00
Garage - \$4,184.00
 CT Presidential I.R. - \$17,930.00
 Boral Tile - \$21,063.00
 Size of Edge Metal: 4x4" along eaves
2x2" along rakes & gables
 Details Included in this Contract:
 Workman's Compensation
 Liability Insurance
 Building Permit *
 Clean-Up & Haul-Off Roofing Debris
 Magnetic Nail Sweeper
 Road Sign
 316 linear ft of Gutter & Downspout L \$1896.00
 Add 12" of D.C. Attic insulation - \$645.00

Pay options available thru G.E. Capital
 Add 3% for Visa/Mastercard

We propose to furnish material and labor, in accordance with the above specifications for the sum of \$ _____ + PERMIT *
 dollars, with payment to be made by check to Excel Roofing, Inc. upon completion of the roofing. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard industry practices. Any deviation from the above specifications will become an additional charge. All agreements are contingent upon delays beyond our control. Owner must carry fire, tornado, extended perils, and other necessary insurance. Excel Roofing will not be held liable for any structural movement, settling, cracks in drywall, driveway, or damage to siding due to the roofing or loading processes. Finance charges of 1 1/2% per month will be added to any unpaid balance. In the event of collection and/or legal action taken by Excel Roofing, Inc., Excel is entitled to and the customer agrees to pay these attorney fees and costs. This proposal may be withdrawn by Excel Roofing, Inc. if not accepted within: 25 days.

Respectfully submitted by: Add. PL Project Manager for Excel Roofing, Inc.

ACCEPTANCE OF THIS PROPOSAL

Accepted by Owner (signature): _____ Date: _____
 Accepted by Owner (signature): _____ Date: _____

HOUSE

Shingle Options	Unit Cost	Sq's/LF/Units	TTL Cost
Duration Storm, Class 4 IR	100.92	21	2,119.32

Accessories Options	Unit Cost	Sq's/LF/Units	TTL Cost
Fastners			
1-1/4" plastic Caps	\$30.30	1	\$30.30
Underlayments			
Tarco Ice and water	\$54.40	6	\$326.40
OC Starter strip	34	3	102
OC Duration Storm Hip & Ridge	66.6	4	266.4
Decking			
OSB 7/16" per sheet	\$11.00	68	\$748.00
Nails	55	1	55
	-	0	-

Detail Metal			
Dripedge 1x2	\$4.90	0	\$ -
Dripedge 2x2	5.5	14	77
Dripedge 2x3	7	0	-
Dripedge 2x4	8.3	14	116.2
Spray paint 11 oz can	7.75	3	23.25
Style D drip edge	5.5	0	-
8" x 8" Pre Bent Step Flashing	42.9	2	85.8
Owens Corning Ventsure Slantback Painted	13.75	3	41.25
Owens Corning Ventsure Ridge Vent	50	0	-
1/2" - 1" Pipe Jack	7.75	0	-
3-1 Pipe Jack	5.3	2	10.6
4" Pipe Jack	9.75	0	-
Zip seals for electrical masts	10.6	2	21.2
Tampro Shingle Stick (tar)	3	5	15
Geocell clear silicone	5.25	2	10.5
TOTAL MATERIALS COST			\$4,048.22

Tear Off Options	Labor	Sq's/LF/Units	Cost
Asphalt tear off # of Layers	1	22	20
Medium Shake or Cedar Shingles	1	30	20
Medium Shake or Cedar Shingles	1	30	20
Steep TO/install - 8/12		11	13
Redeck - per sheet (TO/Install)		18	20
Install Options	Labor	Sq's/LF/Units	Cost
30/40 yr install		26	22
6 nail application		7	22
Ice and Water per square		20	6
TOTAL LABOR COST			\$2,989

TOTAL OF TAX, PROFIT & OVERHEAD FOR HOUSE	\$7,976
GRAND TOTAL FOR HOUSE OC DURATION STORM	\$15,013

GARAGE

Shingle Options FOR GARAGE	Unit Cost	Sq's/LF/Units	TTL Cost
Duration Storm, Class 4 IR	100.92	8	\$807
OSB 7/16" per sheet	\$11.00	25	\$275.00
Nails	55	1	\$55
OC Starter strip	34	1	\$34
OC 30 LB. Felt underlayment	41.25	2	\$82
1-1/4" plastic Caps	\$30.30	1	\$30.30
TOTAL MATERIAL COST FOR GARAGE			\$1,283.30

Tear Off Options	Labor	Sq's/LF/Units	Cost	
Medium Shake or Cedar Shingles	1	30	7	210
Redeck - per sheet (TO/Install)		18	8	144
Install Options	Labor	Sq's/LF/Units	Cost	
30/40 yr install		26	8	572
6 nail application		7	8	154
TOTAL LABOR COST FOR GARAGE				\$1,080
TOTAL OF TAX, PROFIT & OVERHEAD FOR GARAGE				\$1,821
GRAND TOTAL FOR GARAGE				\$4,184

Gutter total 6 316 **\$1,896**

Insulation total **\$645**



Boulder Roofing, Inc.
 3551 Pearl Street
 Boulder, CO 80301
 303.443.4646 / fax 303.443.4692
 email: dan@boulderroof.com

PROPOSAL

Submitted to:

Tommi McHugh
 700 Lincoln Ave
 Louisville, CO 80027

Date: 10/18/2012

This proposal may be withdrawn
 by Boulder Roofing, Inc. if not
 accepted within 30 days.

Job Name & Location: McHugh Residence, 700 Lincoln Ave, Louisville, CO 80027

Complete Re-Roof

- Tear off existing two layers of cedar and one layer of asphalt shingles and haul away all debris
- Install 7/16 OSB over entire roof surface.
- Install Henry's Ice Shield two feet past warm wall at eaves.
- Install Feltex synthetic underlayment.
- Install new galvanized 2x4 edge metal at all eaves.
- Install new galvanized edge metal at rakes.
- Install new "no-caulk" flashings at all plumbing vents.
- Install new step flashing around the base of the chimney
- Provide and install one of the following fiberglass dimensional shingles with starter and ridge.
- All shingles will be six-nailed as required for high winds.
- Conduct final inspection and clean up.

<u>Breakdown:</u> Material and Overhead cost	\$5,195.
Dump fees	\$625.
Labor and overhead	\$9,706.
Permit fees	\$350.
Profit	\$1,851.27

1. Tamko Heritage Series 30 Lifetime	\$17,728
2. Owens Corning Duration Tru-Def	\$17,728

Option: Install a continuous ridge vent along the peaks. \$295.

Notes: Home owner will allow access over grass on the south side side.

- We hereby propose to provide all labor and materials as described in the above specifications for the amount stated.
- Payment to be made upon completion. Service charge: 1.5%/month plus the cost of collection & legal fees. BRR shall not be required to continue work if not paid.
- All work is covered by Boulder Roofing's standard two-year warranty (except repairs). Said warranty is the sole and exclusive remedy related to work completed.
- Boulder Roofing is fully licensed and insured. Certificates are available upon request.
- Additional insured endorsements will result in an extra charge if required.
- Any alterations from above specifications involving extra costs will be executed only upon written order.
- Work cannot be scheduled until signed copy is returned.

Boulder Roofing, Inc.

By: Dan Reivich
 Dan Reivich

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified and payment will be made as outlined above.

Date of Acceptance _____ By _____

SUBJECT: RECOMMENDATION REGARDING REQUEST FOR PROPOSALS FOR HISTORIC GRAIN ELEVATOR

DATE: MARCH 18, 2013

PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT

SUMMARY:

Economic Development Staff has reviewed and prepared a recommendation regarding the Request for Proposals (RFP) to seek a partner to redevelop the Historic Grain Elevator.

BACKGROUND:

The Grain Elevator, located on the east side of Front Street and south of Pine, has been listed as a contributing property on the National Register of Historic Places. Built in 1908, the Grain Elevator is historically and visually the most significant structure associated with the agricultural history in Louisville. Its frame construction and functional design illustrate an important architectural resource associated with agriculture. The Grain Elevator is in historic Old Town Louisville area defined in the Historic Preservation Fund ballot measure and consequently is eligible for Historic Preservation Fund grant funding. The site consists of 1.069 acres, contains the grain elevator and an empty 3,360 SF retail building, and one small storage building.

In the summer of 2010, the owners of the Grain Elevator listed the property for sale. After receiving no offers they considered reasonable, and suggesting they thought the property would be more marketable without the Grain Elevator structure encumbering the property, in January 2012 the owners applied for a demolition permit. The HPC placed a stay on the permit pursuant to the City's historic preservation ordinance. Because the demolition was pending, in April 2012, in an effort to save the Grain Elevator, the City issued a request for proposals to form a private/public partnership with the City contributing funding to help purchase the property, landmark the Grain Elevator, restore the building and redevelop the property. The City received two responses, including one from Amterre Property Group, which disclosed it had secured a purchase agreement on the Grain Elevator property.

After significant negotiations, staff proposed and the City Council approved on August 7, 2012 a rehabilitation grant program agreement with Amterre to purchase, stabilize, rehabilitate and redevelop the Grain Elevator. That same date, the Council also approved Ordinance 1618, providing funding from the Historic Preservation Fund for the grant program agreement. Shortly thereafter, Ashley Stolzmann and John Leary (the proponents) filed a referendum petition on Ordinance 1618. As a result of the uncertainty created by the referendum, Amterre advised the City it wanted to assign the

purchase contract for the Grain Elevator property to the City as permitted by the grant program agreement.

On August 21, 2012 the City Council approved Resolution 57, Series 2012 to accept transfer of Amterre's purchase contract. Council also approved Ordinance 1622 to provide the funding for acquisition, stabilization, rehabilitation, and redevelopment of the property. The City purchased the property in November 2012.

The City issued a second RFP in November 2012 seeking a development partner to stabilize, rehabilitate, and redevelop the property. This RFP was reviewed by the Historic Preservation Commission and the City Council and incorporated public comments for the Property's future use from a public meeting held October 4, 2012.

Staff included language in the RFP about types of incentives which may be available for the redevelopment. Staff hoped that identifying such incentives would encourage new proposers because it provides more certainty than the previous RFP and shows the City's commitment to complete the project. Those incentives include:

- Discounted purchase price or donation of the property
- Forgiveness of open space land dedication requirements
- Rebates of building permit fees
- Rebates of Construction Use taxes
- Grants or loans to the project
- Application assistance for grants/loans from other governmental agencies

DISCUSSION:

The City received two proposals; one from Hartronft Associates of Louisville, and one from Olde Town Group, LLC of Arvada. The following is a summary of each proposal.

Hartronft Associates

This proposal is an offering of development services to guide the City through a five part process. The five parts are;

- 1) Analyze alternative solutions and financial models
- 2) Stabilize the Grain Elevator and apply for grant funding
- 3) Collaborate with the City and its citizens for consensus
- 4) Facilitate bringing together prospective developers/tenants, citizens and the City
- 5) Implement the best solutions based on community consensus

Hartronft Associates provided this proposal because they, "believe that a Redevelopment Masterplan is required which has community support prior to any decision regarding how the property will be utilized or who will ultimately control it."

This team is led by Erik Hartronft, a local architect with experience in historic preservation. Hartronft's notable projects include the State Merchantile building, the

Louisville Police and Court building, The Lydia Morgan Senior Housing building and the renovation of 950 Spruce Street, the former Louisville Public Library.

Joining Hartronft in advisory roles are;

- Mike Kranzdorf, Amterre Property Group to provide advisory services relating to financing and development.
- Lou DellaCava to provide additional advisory services in investigating options for the property.
- JVA for continuity in the analysis and design of the structural systems for the Grain Elevator.

The costs outlined in Hartronft's proposal are broken down by each step. They are as follows;

Step 1 – Analyze - \$20,000

Step 2: Stabilize – 8% fee based on costs of stabilization work

Step 3: Collaborate – Not to exceed \$6,000.

Step 4: Facilitate – No Cost

Step 5: Implement – To Be Decided

Estimated total cost for this proposal assuming \$795,000 in stabilization costs is \$89,600. Total cost to the City to only stabilize the Grain Elevator for this proposal would be;

Land Acquisition	\$950,000
Stabilization	\$795,000
Hartronft proposal	<u>\$89,600</u>
	\$1,834,600

Olde Towne Group, LLC

The Olde Town Group, LLC proposes a three phase redevelopment of the property. The first phase is a complete stabilization of the Grain Elevator, the second is an appropriate adaptive re-use of the Grain Elevator while finding a short-term tenant for the NAPA building, and the third is a compatible mixed-use infill development of the remaining property.

In their words, the Olde Town Group's desire is to "save this important structure for present and future generations in a sustainable manner that meshes with and enhances the ongoing track of revitalization in historic downtown Louisville." Their goal for the Grain Elevator is to preserve its historic and structural integrity to the fullest extent possible in identifying a viable adaptive re-use and preparing the building for such re-use.

The Olde Town Group team is led by Steven Howards and Deborah Andrews, a husband and wife team and have concentrated their recent efforts in Olde Town

Arvada. They now own and operate 20,000 square feet of commercial historic property. Steve's experience is centered in financing the restoration of historic projects, in identifying compatible commercial uses and in securing quality, destination oriented tenant for historic development projects. Deborah is a licensed architect, was a co-founder of Andrews and Anderson Architects, PC (now Anderson Hallas Architects, PC). Deborah has provided architectural services on numerous historic preservation and re-development projects.

Joining Steven and Deborah's team for the Grain Elevator development is Nan Anderson, a principal of Anderson Hallas Architects, PC, the firm which completed the Historic Structure Assessment for the Louisville Grain Elevator. Nan will provide architectural and planning services for all phases of the project. Patrick Braun of Alta Verde Building Solutions LLC will provide construction management services for the project. JVA, Inc. has offered to continue to provide structural engineering services for continuity in this project.

Olde Town Group, LLC requests assistance for Phases 1 and 2 of the project. Phase 1 requests donation of the property and \$795,000 for the Grain Elevator stabilization. They also request an additional \$380,000 for Phase 2 to assist in the Grain Elevator adaptive re-use for a tenant.

Total request for assistance from Olde Town Group, LLC is as follows:

Donation of Property:	\$950,000
Stabilization:	\$795,000
Adaptive Re-use Assistance	<u>\$380,000</u>
	\$2,125,000

ALTERNATIVES ANALYSIS:

Concerns have been raised about a lack of financial analysis regarding alternatives different from a full rehabilitation of the Grain Elevator and redevelopment of the remaining property as desired in the Request for Proposals. Staff performed two 'minimum needs' analyses to provide a baseline cost and revenue projection assuming certain minimal actions directed only to preserve the Grain Elevator.

The first analysis assumes;

- 1) Purchase of Property (\$950,000)
- 2) Doing only the minimal improvements to the Grain Elevator (\$443,850)
- 3) Minimal Improvements to NAPA Building for a tenant (\$10,000)
- 4) Six foot fence around Grain Elevator for security purposes (\$5,000)
- 5) Construction of 40 parking spaces on property at \$5,000 per space (\$200,000)
- 6) Annual maintenance expenses (\$5,000)
- 7) NAPA Building annual rent and City property taxes (\$27,000)
- 8) Sales tax generation from NAPA tenant (\$15,000)
- 9) Inflation rate of 3%

These inputs generate an estimated cash stream. The first year outlay would be just over \$1,600,000 and benefits of this would be 40 new parking spaces in downtown and leasing the NAPA building generating a 15 year revenue average of approximately \$45,000 per year (rent and taxes). Taking the 15 year estimated cash stream and discounting it (at a 5% annual discount rate) yields a net cost to the City of \$1,100,000 for this alternative.

The non-financial benefits of this scenario are;

- The Grain Elevator is preserved and visible, but not accessible.
- 40 new parking spaces are added to the downtown supply.
- The NAPA building is occupied.

The second analysis assumes;

- 1) Purchase of Property (\$950,000)
- 2) Doing only the minimal improvements to the Grain Elevator (\$443,850)
- 3) Deconstruction of NAPA Building for maximization of parking (\$50,000)
- 4) Six foot fence around Grain Elevator for security purposes (\$5,000)
- 5) Construction of 80 parking spaces on property at \$5,000 per space (\$400,000)
- 6) Annual maintenance and insurance expenses (\$5,500)
- 7) Inflation rate of 3%

Total cost to the City for the second scenario is \$1,850,000. No revenue is generated to the City under this scenario because the property isn't used for commercial purposes and public parking is free in downtown.

The non-financial benefits of this scenario are;

- The Grain Elevator is preserved and visible, but not accessible.
- 80 new parking spaces are added to the downtown supply.

Staff also generated an analysis for Olde Town Group proposal, similar to the 'minimum needs' analyses above. The assumptions for this analysis are;

- 1) Purchase of Property (\$950,000)
- 2) Full Stabilization of the Grain Elevator (\$795,000)
- 3) Grain Elevator adaptive reuse (380,000)
- 4) Sales tax generation from NAPA tenant (\$15,000)
- 5) Sales tax generation from Grain Elevator tenant (\$14,000)
- 6) Sales tax generation from Phase III new buildings (\$20,650)
- 7) Average annual City property tax receipts from property (\$5,500)
- 8) Inflation rate of 3%

These assumptions generate a 15-year cash stream for the project. Assuming a 5% discount rate for the estimated cash stream, the net present cost of the project is \$1,621,130.

The non-financial benefits of this scenario are;

- Fully rehabilitated, visible and accessible Grain Elevator
- Commercial tenant in the Grain Elevator
- New parking on the property for tenants
- New development ties the Grain Elevator to downtown

FISCAL IMPACT:

The City purchased the Grain Elevator property for \$950,000. The Olde Town Group proposal requests donation of the property and \$1,175,000 (\$795,000 and \$380,000) to fully rehabilitate the Grain Elevator for a commercial/retail tenant. Only Historic Preservation Fund monies are available at this time for the project.

Funding may come from other entities to assist the City in this endeavor. The City intends to submit an application to the State Historical Fund for stabilization funding. The Grain Elevator is within the Urban Renewal Area and the Louisville Revitalization Commission may be willing to assist financially to the project. These sources have not been factored into the above analyses as they are not certain.

RECOMMENDATION:

Staff recommends approval to move forward with Olde Town Group, LLC and prepare a development agreement for the stabilization and adaptive re-use of the Historic Grain Elevator and redevelopment of the remaining property. Staff recommends selecting the Olde Town Group proposal for several reasons:

- 1) The proposal is a developer focused approach meeting the requirements of the Request for Proposals.
- 2) The Olde Town Group team has extensive experience with historic preservation and adaptive-reuse projects and has experience with the Historic Grain Elevator.
- 3) The requested assistance is tied to the preservation of the Grain Elevator, the main reason for the RFP.
- 4) Olde Town Group is committed to saving the Grain Elevator and putting a use into the building that respects the building and allows residents and visitors to enter it.
- 5) Olde Town Group sees the importance of tying the property to the rest of downtown through redevelopment and the redevelopment needs to respect the Grain Elevator, not detract from it.

ATTACHMENTS:

1. Hartronft Associates Proposal
2. Olde Town Group, LLC Proposal
3. RFP for the Historic Grain Elevator Redevelopment



HARTRONFT
ASSOCIATES

A Professional Corporation

*Planning
Architecture
Interior Design*

City of Louisville PRESERVATION/REDEVELOPMENT PROPOSAL LOUISVILLE HISTORIC GRAIN ELEVATOR

23 January, 2013





**HARTRONFT
ASSOCIATES**

A Professional Corporation

*Planning
As Interiors
Interior Design*

950 Spruce Street, #1A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319
www.hapcidesign.com

Mr. Aaron M. DeJong
Economic Development Director
City of Louisville
749 Main Street
Louisville, CO 80027

23 January, 2013

Re: LOUISVILLE HISTORIC GRAIN ELEVATOR
Preservation/Redevelopment Proposal - Including
Management & Architectural/Engineering Services

Mr. DeJong and Members of the Selection Committee,

We are pleased to present for your review, our proposal and professional qualifications to provide services for the management & full or partial implementation of the Preservation and Redevelopment of the Historic Louisville Grain Elevator. As demonstrated in the attached proposal, our team has the vision, experience, expertise, capabilities, and resources to assist the City in moving forward with a Redevelopment Plan for the Grain Elevator Property, with proper citizen input and consensus. Our team has a wealth of experience in historic preservation, rehabilitation and restoration in Colorado, and the Central/Western United States as well as significant commercial and mixed-use development expertise.

Hartronft Associates p.c. (HAPC) proposes to provide services to the City of Louisville that we believe are necessary for the successful preservation of the Historic Grain Elevator and redevelopment of the property. Although the RFP suggests that a development entity selected through this process will directly enter into a contract to own and redevelop this site, we believe that a Redevelopment Masterplan is required which has community support prior to any decisions regarding how the property will be utilized or who will ultimately control it. This current Request For Proposal is very similar to the last RFP which we responded to in conjunction with Amterre Property Group LLC, which after a successful contract negotiation, was stopped by the petition of a Citizens group.

The current RFP process may face similar challenges if the community is not adequately involved in the envisioning of the redevelopment of this property. It will be important to have interested citizens, the preservation community, and a variety of developers and prospective end users at the table throughout the process to build advocacy, assist with fund raising, develop financial strategies, and assure Louisville's citizens that the best solution for Louisville is ultimately implemented. This cannot be accomplished without a more thorough process of citizen participation, and a comprehensive evaluation of several alternatives, weighed against community goals and financial viability. That is what we are proposing herein. Basically one step back and five steps forward to achieve the City's goals.

Our **Preservation and Redevelopment Master Plan** has 5 major components, or steps to accomplish preservation and redevelopment of the property:

- Step ONE – **ANALYZE** Alternative Solutions & Financial Models With the City
- Step TWO – **STABILIZE** This Historic Structure Now & Apply for Grant Funding
- Step THREE – **COLLABORATE** With the City And Community For Consensus
- Step FOUR – **FACILITATE** Bringing Together Developers/Tenants, Citizens & City
- Step FIVE – **IMPLEMENT** The Best Solutions Based on Community Consensus



There are obviously many sub-components to each step, and this process is how we would approach a project of this complexity with a developer, or if we were developing a project on our own. Hartronft Associates and our Consultants are proposing to be the City's **Project Manager/Development Consultant**, and **Architect/Planner** throughout the five steps above. Our team includes people who have had direct experience with this project, such as Mike Kranzdorf for development and financial strategies, and JVA for continuity in the analysis and design of the structural systems. In addition to those with history on this project, we propose to involve those who can bring a fresh perspective, such as respected local developers, realtors, and the local business community for their expertise. I partnered with Lou DellaCava for the purchase and rehabilitation of the State Mercantile Building, and assisted him with the redevelopment of the former library building into commercial space. Lou will also be an advisor to the team as we investigate options.

Through our past history with this project, previous proposals and our investigations dating back for over 15 years, plus our recent proposal with Amterre, we have gained a lot of knowledge and insight about this property. We have discussed the potential redevelopment of the property with respected developers, potential tenants and end users, citizens, City Council and staff, the State Historic Preservation Office, Historic Boulder representatives, Downtown Business Association representatives, fundraising entities, accountants and tax consultants. We have a lot of direct knowledge to bring to this process in addition to our previous project experience and service to the City.

Step 5 is envisioned include: transfer of property(ies) between the City and one or more private, or non-profit entities; assistance packages, and agreements between the City and the various parties involved. At that point, Hartronft Associates may continue on as an advisor to the City, consult directly for an entity acquiring City property(ies), become a partner with one of these entities, or we may exit the project at this point, depending on the players then involved, and the desire of the City.

Living in Louisville for almost 30 years, with our business located Downtown, we are uniquely qualified to bring a Vision, and true Preservation/Redevelopment Master Plan not only for the preservation and stabilization of the structure, but also for a greater vision of how this property relates to opportunities for Downtown, the City and the region. My personal development experience rehabilitating the Historic State Mercantile Building, and over 25 years of working on the revitalization of Downtown Louisville has given me significant insight regarding this local market, and the rich history of our great community.

This proposal is organized with several options for the City Council, Staff, and Louisville's citizens to consider, and we have proposed an agreement with the City that would allow inclusion of whichever services are deemed to be necessary or desirable by the City of Louisville to accomplish a successful project.

We have been, and continue to be passionate about this project and the possibilities that it represents for Louisville. We hope to have the opportunity to meet with you and discuss our proposal, qualifications, and our ideas and approach to this important project in more detail. Thank you for your consideration.

Sincerely,



J. Erik Hartronft
Architect, AIA



**HARTRONFT
ASSOCIATES**
A Professional Engineering Firm

PRESERVATION & REDEVELOPMENT MASTER PLAN FOR THE HISTORIC LOUISVILLE GRAIN ELEVATOR

(Also please refer to our Historic Grain Elevator website for more Information)

Hartronft Associates and our selected Team of Consultants understand the issues associated with this project, and are prepared to bring a very high level of expertise, experience, energy, and local background to assist the City with this significant undertaking for our community.

As previously indicated, our proposed **Preservation and Redevelopment Master Plan** has 5 major components, or steps to accomplish preservation and redevelopment of the property. Below is a description of these steps, and what we are proposing to provide to the City of Louisville to accomplish each step.

Step ONE – ANALYZE Alternative Solutions & Financial Models With the City HAPC and consultants to provide drawings, descriptions, and feasibility of several options for redevelopment, including proforma financial models identifying projected revenues, costs, and funding sources, public approvals required, perceived pros and cons. Other related properties beyond the Grain Elevator site will also be evaluated.



There are several redevelopment options that may be viable for this property, and some may be more beneficial, or more desirable for Louisville. At this time, we believe that the City should be open to a lot of different ideas regarding the development of this property, other affected properties, and alternative funding mechanisms.

We believe that all or part of the property may prove beneficial under private ownership, or remaining under the City's ownership, even though the City's current stated goal is for the Historic Grain Elevator to be reused for a non-governmental use. The only logical way to make such a determination is to weigh the costs and benefits of each of these scenarios in a public forum. To that end, we propose to do a Feasibility Study that includes (at a minimum) the following Alternatives. Note that the 'A' Options are intended as a short term hold and positioning by the City for transfer or sale of the property to private or non-profit entity. The 'B' Options include long term City ownership of all or part of the property:



Option A1 – Minimum Stabilization & Sell/Transfer or Short Term Hold

This may be desirable due to cost, or timing of potential development. It is envisioned as a first step for any redevelopment of the property, thus increasing the desirability of the property to potential developers by reducing unknowns, and resulting risk in pursuing the project. Steps to position the property for private development include:

- a. Secure the property
- b. Perform abatement – wildlife, refuse, lead paint
- c. Perform Phase I Stabilization – Minimum structural and envelope repairs
- d. Cure boundary issues, RR easement & utility easement
(quit-claim or other process to be finalized in subsequent Final Plat)
- e. Complete Landmark Designation for the property
- f. Outline details of Conservation Easement

Additional preparation for future sale/transfer may also include:

- g. Final Plat & land trade with southern property for more desirable site as well as subdividing the former NAPA site for sale
- h. Disposition of open space dedication



Sell or transfer ownership of the property, including the former NAPA site per the community consensus Preservation and Redevelopment Master Plan

Option A2 – Full Stabilization – City & HAPC Facilitate Redevelopment

This may be desirable due to lack of suitable development entity willing to take over the property after A1 is accomplished. It is envisioned as an option for complete positioning and redevelopment of the property which may include:



- a. All improvements and work to position property per Option A1, (a-h) (assume Plat and sale of former NAPA site complete)
- b. Provide full stabilization, (instead of partial), full weatherization
- c. Provide necessary sitework improvements for any future use of the site
- d. Provide complete rehabilitation including structural modifications, openings in grain bins & new floor structure, code/accessibility upgrades, insulation & basic finishes, MEP systems and general distribution, identify reasonable tenant finish allowance
- e. Assist with leasing/sale, incl. securing tenant & facilitating tenant finish
- f. Full property management services while property is in City ownership
- g. Additional preparation for future sale/transfer as required

Investigate options of incorporating property to the south for needs of larger owner/operator interest in the grain elevator site.

Note – This option is envisioned to provide a road map to improve the property beyond the minimum stabilization to attract different types of developers, buyers, owner/operators that may not be able to take on the scope of the project, but would be good additions to the City in terms of revenue and desired uses for Downtown. This option could be structured for a sale, or a long term master lease to the appropriate party, which may facilitate alternate grant and funding scenarios.

Option B1 – Minimum Stabilization & Maintain as Interpretive Site

This may be desirable due to cost, and/or community benefit. This scenario anticipates the City's long-term ownership of the site, with minimal stabilization of the structure per Option A1, and potential future uses of the site including:



- a. Limited museum hours for tours of the structure, weather permitting. This scenario envisions a safe, non-conditioned, weathertight grain elevator building with a public access route through the building to observe the grain bins and elevator equipment from above.
- b. Develop some parking for the site, Downtown overflow, and events
- c. Develop surrounding site as a neighborhood park
- d. Develop surrounding site as Louisville's "Pioneer Park" with miner's cabins, company housing examples, community gardens and other site development that would recall Louisville's history and heritage. (This scenario is envisioned to be limited in scope/lot size due to the sale of the NAPA building to offset costs.)
- e. Outdoor displays and artifacts from Louisville's agrarian and mining past

Additional preparation for future use of the site may also include:

- f. Full stabilization and rehabilitation of the building and site for community uses, seasonal market, private event rentals, etc.
- g. Partnership with other non-profit organizations to defray costs



Option B2 – Full Rehabilitation to become Louisville's Museum Site

This may be a desirable option which could be viable with the sale of the current museum site with proper conservation easement for private sector development. This could provide significant community benefit, provide a viable anchor for the south end of Downtown, and provide additional

development potential Downtown for tax generating businesses, a bed & breakfast, or housing in close proximity to Downtown at the former museum site. This scenario anticipates the City's long-term ownership of the grain elevator site, with full stabilization of the structure for the City's use per Option A2, and potential uses of the site including:



- a. Full museum facility including tours of the structure. This scenario envisions the Grain Elevator restored to illustrate its former function, with machinery depicted or replicated and the ability for people to traverse up into the entire structure safely to observe the grain bins from above and understand how the building once operated. The finished/conditioned spaces would be limited to the main and second level to minimize rehabilitation costs and preserve the interior historic fabric to the greatest extent. This museum would replace the current history museum and provide expanded collections and additional rooms for exhibits.
- b. Develop adequate parking for the site, Downtown overflow, and events
- c. Develop surrounding site as a neighborhood park with outdoor displays and artifacts from Louisville's agrarian and mining past.
- d. Develop surrounding site as Louisville's "Pioneer Park" with miner's cabins, company housing examples, community gardens and other site development that would recall Louisville's history and heritage.
- e. This scenario may include the development of the full site, including the former NAPA building for full realization of the museum and park facilities. The additional costs are offset by the sale of the existing museum site.

Additional preparation for future use of the structure may also include:

- h. Full stabilization and rehabilitation of the building and full site for community uses, seasonal market, private event rentals, etc.
- i. Partnership with other non-profit organizations to defray costs

Option B3 – Full Rehabilitation to become Expanded Regional Museum Site

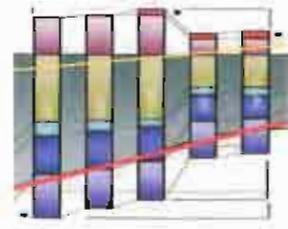
This may be a desirable option which could be viable with the sale of the current museum site with proper conservation easement for private sector development, as well as other potential land sales and/or acquisitions. For instance, the former Post Office site was purchased for the purpose of future development and providing parking for Downtown. The appropriate development partner for that property, agreeing to conditions to provide parking for the City, short and long term could provide revenue to offset the larger public project investment at the Grain Elevator site, which could be expanded to include the NAPA site, and possibly the warehouse site to the south. Repositioning that site from industrial to commercial or public use would benefit the area and the City.



The synergy of projects in this area of town could greatly benefit Downtown and the City of Louisville with additional long term tax revenues. The expanded museum site would be a regional draw, provide a significant destination anchor for the south end of Downtown, and provide additional development potential Downtown for tax generating businesses, a bed & breakfast, or housing in close proximity to Downtown at the former museum site, plus new commercial or mixed use investment at the former Post Office site. This scenario anticipates the City's long-term ownership of the Grain Elevator site, with full stabilization of the structure per Option A2, and potential uses of the site including:

- a. Expanded museum facility including building and site development envisioned in Option B2, plus additional space for community uses, and the potential for a regional "Train, Grain, & Mining Museum".

We would also look at other scenarios as directed by the City that may come out of our investigations, Council input, public outreach and citizen input. Clearly we believe that there are many potential preservation and redevelopment scenarios and opportunities that have not yet been fully explored by the City. Our hope is that we can facilitate a thoughtful, comprehensive discussion about the urban design, historic preservation, and economic vitality of this area of the City and the potential costs and benefits of the various options that lie ahead.



PRELIMINARY FINANCIAL MODELS FOR VARIOUS ALTERNATIVES

At this time, there is not enough solid information to predict with any certainty what all of the financial impacts, costs and revenues will be for any of the potential scenarios. Basing large community-wide decisions on very preliminary data, unknown economic conditions, and hoped-for grants would be ill advised without a higher level of due diligence than this RFP process can elicit. We have, however looked at relative costs and benefits of the various scenarios and believe that the financial models can be evaluated relative to a break-even scenario for the City in the early analysis, with greater detail provided in subsequent phases.

Step TWO – STABILIZE This Historic Structure Now & Apply for Grant Funding HAPC and consultants to provide grant funding assistance, construction drawings, engineering, arrange for any additional testing, and provide bidding and construction phase services including owner’s representation throughout the security, abatement, and stabilization construction process to the point that the building is safe for tours, real estate showings, and similar short duration occupancies by limited groups. Note that this phase can be concurrent with Step ONE.



Complete the Landmark Designation of the Property for Grant Funding

This step will be a priority for any future use of the property. As soon as the range of potential options can be narrowed to a manageable set of decisions, the proposed landmark site boundaries would be evaluated against any desirable development scenarios and the appropriate portion of the site would be landmarked to ensure that the City’s preservation goals can be met without sacrificing the desirability of the site for future redevelopment. Immediately assist the City in preparation of State Historic Grant application for the 2013 cycle of funding.

Implementation of Option A1 – Min. Stabilization & Sell/Transfer or Hold

This step will be the implementation of Option A1 as indicated above. The end result would be a clean, secure, weather-tight, safe building that would attract more lucrative redevelopment offers than the current condition of the property. We believe that we can aggressively pursue the lowest cost solution for the required stabilization to alleviate the perceived (& potentially real) risks that would deter potential developers, or owner/operators.

Step THREE – COLLABORATE With the City And Community For Consensus HAPC and consultants to provide services to facilitate public meetings, Council Study Sessions, and meetings with stakeholders to gather input regarding the proposed options, and explore other options as appropriate, provide public outreach via project website and informational materials for a collaborative process.

We believe that one crucial step was missed in the previous RFP and Developer selection process, and that is adequate citizen participation in the decision. As a

result, months of hard work by the City staff and the development team, plus significant resources were wasted when a citizen referendum petition application was filed. We believe that this important project requires much more citizen input and evaluation of alternatives than was afforded in the October 4th public input meeting. We propose to facilitate a serious discussion of alternatives, costs and benefits for all those who are interested to have real input on the redevelopment and use of the site.

We would summarize all input gathered in this phase and present to the City for consideration of preferred alternatives. We assume these preferred alternatives would then be discussed by City Council for a decision on how to proceed with a final recommended option.

Step FOUR – FACILITATE Bringing Together Developers/Tenants, Citizens & City HAPC and consultants to provide services to facilitate meetings with potential developers, possible owner/operators and other end users and tenants to review potential opportunities with the subject property(ies) based on the final Preferred Alternative selected by the City.

With over 30 years of history in the Boulder County and greater Colorado development arena, from a design and property acquisition/development standpoint, we have many contacts with local, regional and national developers, retailers, entertainment and restaurant operators, commercial brokers and businesses throughout the Louisville/Boulder/Denver metro areas and beyond. As the City's consultant and project manager, we would make strategic introductions, follow up with our previous inquiries and conversations regarding this project with the appropriate parties, and help the City assess the interest and capabilities of potential development partners. We also typically assist in development deals by illustrating possible building and site improvements to suit a particular use, or tenant.

Once the framework of a workable deal has been tested, the City could make decisions regarding pursuing a specific end user, soliciting more targeted proposals, listing property(ies) for sale, and moving forward with the implementation phase.

Step FIVE – IMPLEMENT The Best Solutions Based on Community Consensus HAPC and consultants to provide services to assist the City in the sale of the property(ies), or design and implement improvements to the property(ies) as required for proper market positioning.



PROPOSED SCOPE SUMMARY AND RELATED FEES PRESERVATION & REDEVELOPMENT MASTER PLAN FOR THE HISTORIC LOUISVILLE GRAIN ELEVATOR

Hartronft Associates with our selected Team of Consultants propose to provide the services indicated herein on a fee basis to the City of Louisville. Below is a summary of the various steps for the Master Plan as outlined in the proposal, with an estimate of fees for each step. We consider these fees to be negotiable, and anticipate that if we are selected, the City would work with us to define a scope of work that is desired, and we would finalize our fees accordingly.

As previously indicated, our proposed **Preservation and Redevelopment Master Plan** has 5 major components, or steps to accomplish preservation and redevelopment of the property. Below is a description of these steps, and what we are proposing to provide to the City of Louisville to accomplish each step.

Step ONE – ANALYZE Alternative Solutions & Financial Models With the City HAPC and consultants to provide drawings, descriptions, and feasibility of several options for redevelopment, including proforma financial models identifying projected revenues, costs, and funding sources, public approvals required, perceived pros and cons. Other related properties beyond the Grain Elevator site will also be evaluated.

We estimate our fees for this phase to be less than \$20,000 for the basic services based on the anticipated number of options to be evaluated.

Step TWO – STABILIZE This Historic Structure Now & Apply for Grant Funding HAPC and consultants to provide grant funding assistance, construction drawings, engineering, arrange for any additional testing, and provide bidding and construction phase services including owner's representation throughout the security, abatement, and stabilization construction process to the point that the building is safe for tours, real estate showings, and similar short duration occupancies by limited groups. Note that this phase can be concurrent with Step ONE.

We would provide grant assistance as requested, or required on an hourly fee basis.

The construction documents, bidding and construction phase services, including architectural services and structural engineering services would be provided for a fee not to exceed 10% of the construction cost of the stabilization work.

Project management can be provided by our team provide a turn key project to the City, managing all aspects of the procurement of services of contractors, testing agencies, securing the site, neighboring property negotiations, etc. on the City's behalf, with proper reporting and referral to City for final decision-making. We would provide such services for a fee of 8% of the cost of all such work.

Step THREE – COLLABORATE With the City And Community For Consensus HAPC and consultants to provide services to facilitate public meetings, Council Study Sessions, and meetings with stakeholders to gather input regarding the proposed options, and explore other options as appropriate, provide public outreach via project website and informational materials for a collaborative process.

We would provide these services on an hourly basis for a fee not to exceed \$6,000.



Step FOUR – FACILITATE Bringing Together Developers/Tenants, Citizens & City HAPC and consultants to provide services to facilitate meetings with potential developers, possible owner/operators and other end users and tenants to review potential opportunities with the subject property(ies) based on the final Preferred Alternative selected by the City.

We would provide these services pro bono, at no cost to the City as we believe that we can add value to the process of facilitation with the private sector as a contribution to bring this preservation and redevelopment to fruition.

Step FIVE – IMPLEMENT The Best Solutions Based on Community Consensus HAPC and consultants to provide services to assist the City in the sale of the property(ies), or design and implement improvements to the property(ies) as required for proper market positioning.

We would provide these services on an hourly basis as requested or required by the City. Specific tasks would be evaluated for a top-set fee or lump sum fee depending on the nature of the services. Implementation services for Option A2 would be similar to the services offered in Step two above for Option A1.

PROPOSED SCHEDULE FOR PROVIDING PROFESSIONAL SERVICES PRESERVATION & REDEVELOPMENT MASTER PLAN FOR THE HISTORIC LOUISVILLE GRAIN ELEVATOR

HAPC and our consultants stand ready to assist the City with this endeavor as soon as possible. We anticipate that the City's schedule will dictate the schedule for delivery of our services. If selected, we would recommend pursuing a narrowing of alternatives, landmarking and grant application as soon as possible to achieve the 2013 funding cycle with History Colorado.



HARTRONFT ASSOCIATES
A Professional Corporation

SUMMARY OF PROFESSIONAL QUALIFICATIONS

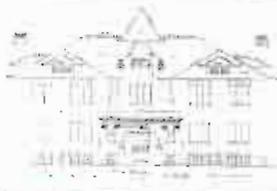
Hartronft Associates was incorporated in 1993 when Erik Hartronft, left the firm of Midyette/Seieroe/Hartronft p.c. to start Hartronft Associates, which was founded on the concept that the Firm's commitment to the Client was paramount to the success of the individual project. To accomplish a superior level of service for the Client, we approach all of our projects with active participation of the Firm's Principals. In this way, we ensure that the Client and the project receive the benefits of our extensive experience and specific expertise. Members of our team have worked together for over 25 years.

EXPERIENCE

Our team members have been directly involved in the renovation or restoration of more than 40 historic properties totaling over \$65 million in construction costs.

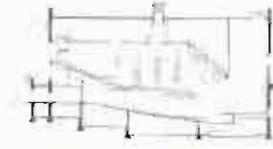
Our Historic Project Experience Includes the Following:

The following are projects of historic significance nationally, locally, or within historic structures, accomplished by J. Erik Hartronft, at Hartronft Associates, p.c., or Midyette-Seieroe-Hartronft.



- State Mercantile Building, Renovation
Louisville, CO
- St. John's Episcopal Church, Addition
Boulder, CO
- Trinity Lutheran Church, Addition/Renov
Boulder, CO
- Lincoln School Building – Assessment
Naropa University, Boulder, CO
- Westlake School Building – Assessment
Broomfield, CO
- Brighton City Hall – Study & Renovation
Brighton, CO
- Delta Tau Delta Fraternity Renovation
C.U. Boulder
- Stone Pine Investments/Sugar Building,
Renovation, Denver, CO
- Old Louisville Inn PUD, Louisville, CO
- 1044 University Ave., Boulder, CO
- 1143 & 1155 13th Street Renovations &
Additions, Boulder, CO
- Central Junior High School, Renovation
Lawrence, KS
- Avalon Theater Renovation - Study
Grand Junction, CO
- Hoch Auditorium Library/Classroom
Building, University of KS, Lawrence
- Hale Sciences Building Renovation
University of Co., Boulder
- Savage Library Renov. Feasibility Study
Western State College, Gunnison, CO
- Carnegie Library Renovation & Exterior
Stabilization, Boulder, CO
- Loveland Municipal Building Complex,
Loveland, CO
- Macky Auditorium Concert Hall
Renovation, University of Co., Boulder
- Old Main Renovation, Phase III & IV
University of Co., Boulder
- Mary Rippon Theater Feasibility Study
University of Co., Boulder
- 1505 Univ. Ave. Division of Continuing
Education, Renovation, C.U. Boulder
- Mayan Theater Renovation, Denver, CO
- Paramount Theater Renovation/
Restoration – Study, Denver, CO
- Chris Finger Piano Showroom and
Rebuilding Shop, Renov. Niwot, CO
- Headmasters Renovation,
Lawrence, KS
- Landmark Square Office/Retail Complex
Laramie, WY
- 700 Front Street Feasibility Study
Louisville, CO
- 641 Main Street Renovation - PUD
Louisville, CO
- Carnegie Library Annex Renovation
Boulder, CO
- 1420 Pearl Street Mall, Boulder, CO
- Citizen's National Bank Building Renov.
Boulder, CO
- 1412-1414 Pearl Street Mall, Renovation
& Addition, Boulder, CO
- 1326-1328 Pearl Street Mall, Renovation
Boulder, CO
- 1408 Pearl Street Mall Retail Renovation
Boulder, CO
- Tanner Building Renovation,
Boulder, CO

HISTORIC EXPERTISE & COMMITMENT



Erik Hartronft would be the Principal in charge of the Preservation & Redevelopment Master Plan and would be directly involved in all aspects of this project, including directing research, public outreach and facilitation, coordinating efforts of consulting engineers, formulation of design solutions and recommendations regarding the preservation/redevelopment project.



Mr. Hartronft has been involved in historic restoration projects and historic preservation continually since 1980. In addition to specific architectural experience, Mr. Hartronft's commitment to historic preservation has continued through public service on various Boards and Governmental Agencies, including the following:



- Historic Resources Advisory Committee, Univ. of Colo. Boulder Campus
Current Architectural Representative since 1997
- Historic Boulder Inc.
Bd of Directors, 1998 - 2001, Treasurer 2000; Preservation Committee
- Louisville Downtown Business Assoc. - Historic Resources Committee
- City of Louisville, Historic Preservation & Historic Fund Task Force
- City of Louisville, Historic Preservation Commission –Founding members
- National Trust For Historic Preservation
- Colorado Historical Society
- Louisville Historical Society

Through our participation in the Historic Preservation Community, we advocate education, community investment, and creative public-private partnerships to accomplish the preservation of our heritage.



From 1998-2008, our offices were located in the Historic State Mercantile Building in Downtown Louisville which is on the National Register of Historic Places, as well as being a State landmarked property. Erik Hartronft and Lou DellaCava purchased the property from the Steinbaugh family in 1997 and completely renovated the building in compliance with the Colorado State Historic Preservation Office requirements to qualify for historic tax credits.



LOCAL EXPERTISE & DOWNTOWN COMMITMENT

We have been a Louisville business since 1993, and have been active volunteers in the community, and in Downtown revitalization. Our current offices are at 950 Spruce Street, and we are just 2 ½ blocks from the Grain Elevator, and ½ block from City Hall. Erik Hartronft has accomplished over 30 projects in Louisville of various sizes for private property owners, and for the City of Louisville. A few notable local projects are: The Police & Court Building; Lydia Morgan Senior Housing; 950 Spruce Street renovations for Louisville Public Library, and back to commercial use; The State Mercantile Building; 901-917 Front Street; 940 Main Street Mixed-Use; City Service Center Concept; Christopher Plaza complex (3 bldgs); Black Diamond Car Wash and Napa Auto Parts; Summit View Professional Park and Eye Clinic; Louisville Downtown Signage and Streetscape; and several unbuilt PUD's.



DESIGN / CONSTRUCTION TECHNOLOGY & INNOVATION



Hartronft Associates has the creativity and insight to approach the Louisville Grain Elevator Preservation Plan to be responsive to the needs of The City of Louisville while satisfying the requirements of the State Historic Preservation Office. Below are some examples of creative solutions that we have implemented to satisfy specific program requirements in historic buildings.



Additional floor space was added to the State Mercantile Building by modifying the structure, adding dormers, and finishing an attic space, which was previously uninhabitable. The failing roof structure was re-supported by threading new supports up through the building from new foundations



A new stage and fly gallery was inserted into former classroom space at CU's Old Main Building to restore and transform the historic Chapel Theater into a functional performance space, compliant with current codes.



The restoration of the original, open lobby and "bird cage" elevator in the Historic Sugar Building in Downtown Denver was possible due to creative solutions to fire code requirements and separations necessary when the second and third floors were totally renovated for the Stone Pine Investment Group.



As Project Architect for CU's Hale Science Building Renovation by Midyette/Seieroe/Hartronft, Mr. Hartronft worked extensively with the University's Facilities Staff and the Anthropology Department to incorporate a very rigorous program and state-of-the-art building systems into the historic structure. A mezzanine floor was added to provide office space and archival storage for archeological artifacts, as well as compensating for square footage lost due to incorporation of an elevator, and exit stair towers within the structure to eliminate external fire escapes.



The building's damaged masonry was totally restored using new techniques and materials which were approved by the State Historic Preservation Office for the first time in Colorado. Extensive research into appropriate restoration products and techniques allowed strengthening of the masonry to an extent not previously possible with conventional practices. Handicapped accessibility was provided in conjunction with the elimination of an inappropriate loading dock, which had been previously added to the building.

The historic Hoch Auditorium at the University of Kansas was almost totally destroyed by a lightning strike and ensuing fire. The remaining façade and a portion of the roof was preserved and incorporated into the new \$16 million building. Stress testing of fire-damaged masonry, wood and steel was accomplished to confirm the structural integrity of the completed renovation.

Careful documentation of the remaining structure and building envelope was provided by our team to accurately "marry" the new structure to the remains of the original auditorium. Extensive 3-dimensional modeling was used to test the early stages of the design, and to produce the construction drawings for the new construction and rehabilitation of the existing building elements.

A Development Proposal for
Stabilization, Adaptive Re-use & Compatible Infill
for the Historic

Louisville Grain Elevator

23 January 2013



THE OLDE TOWN GROUP LLC

BRIDGING PAST AND FUTURE

5606 OLDE WADSWORTH BOULEVARD, SUITE 210
ARVADA, CO 80002
303-332-1836

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THE OLDE TOWN GROUP LLC

5606 OLDE WADSWORTH BOULEVARD, SUITE 210, ARVADA, CO 80002 | 303-332-1836

January 23, 2013

Mr. Aaron M. DeJong
Economic Development Director
City of Louisville
749 Main Street
Louisville, CO 80027

Dear Mr. DeJong and Selection Committee Members:

The Olde Town Group LLC is pleased to submit the attached proposal to preserve and redevelop the landmark Louisville Grain Elevator and accompanying property. In our study of the project, we have quickly gained deep appreciation for the ties the Grain Elevator maintains to Louisville's agricultural past, and the wish of citizens that this iconic structure finds a vital and sustainable place in the community. Although the complexity and variety of practical issues surrounding the site cannot be minimized, The Olde Town Group is uniquely suited to tackle these challenges in partnership with the City in a focused and relentless approach.

Our proposal outlines three phases which recognize and prioritize key objectives of the project:

1. The stabilization and rehabilitation of the Grain Elevator, in order to protect the City's recent investment and arrest any further deterioration;
2. The identification and execution of a suitable and economically feasible adaptive re-use which will continue to highlight the historic character of this building rather than obscure or degrade it; and
3. The concurrent development of a longer-term development plan and planned unit development (PUD) for the site which will enable compatible infill and long-term sustainability for the landmark and site.

Our team has the combined skills and experience to help make the Grain Elevator and accompanying PUD a focal point and source of pride for the Louisville community. We bring to the project the following key qualities:

- A collaborative approach to working with the City and citizens on planning the appropriate vision for the Louisville Grain Elevator
- Broad expertise in the restoration and adaptive re-use of historic buildings as well as contemporary mixed use development
- A portfolio of over 20,000 square feet of historic retail, office, and loft space in Olde Town Arvada, 100% occupied with quality and destination oriented tenants

The Olde Town Group prides itself on taking innovative approaches to challenging development issues, and envisions the Grain Elevator as a project of great potential. We look forward to the opportunity to serve the City of Louisville and its citizens, and are available to respond to any questions you may have.

Sincerely,

Steven Howards, Principal
steve@theoldetowngroup.com



PROJECT OVERVIEW

Summary

In studying the efforts that the City and citizenry of Louisville has invested in saving a cherished landmark, The Olde Town Group (OTG) would like to emphasize our understanding that a primary goal of this RFP is to save this important structure for present and future generations in a sustainable manner that meshes with and enhances the ongoing track of re-vitalization in historic Downtown Louisville. The identified objectives for this important effort are to (1) complete a quality restoration of the Grain Elevator and (2) preserve its historic and structural integrity to the fullest extent possible in identifying a viable adaptive re-use and preparing the building for such re-use. Equally importantly, we are committed to (3) designing quality infill development that complements the Grain Elevator and maximizes its exposure, seeking the types of tenants that maximize “draw” and help to link the site to the downtown area.

Because each one of these objectives is unique and requires focus, resources and skill in execution, we have chosen to present our Proposal to the City of Louisville as a three phase process, addressing them sequentially:

Phase I: Grain Elevator Stabilization

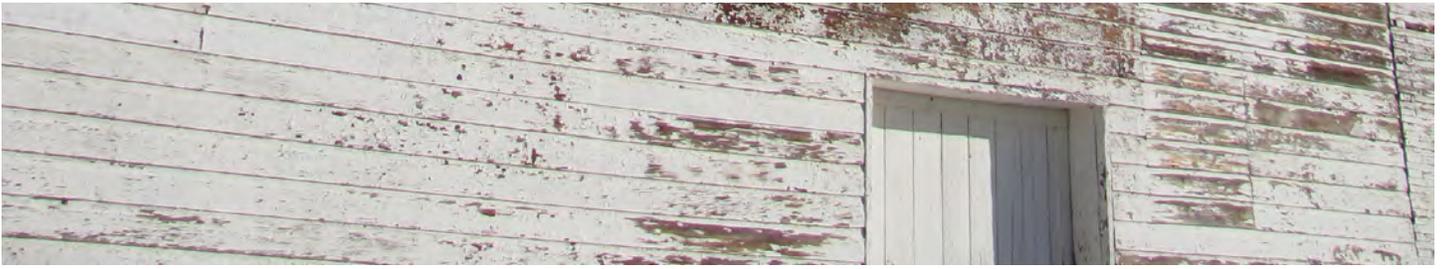
The very thorough Historic Structure Assessment, completed by Anderson Hallas Architects, PC, in 2011, provides a clear roadmap for work to be done on the building and to prepare it for the next phases. As a vital member of our team, Anderson Hallas will continue to guide our efforts to methodically stabilize and prepare the building for Phase II. Simultaneously, we will work with the City to obtain outside sources of supplemental funding to minimize project costs. Phase I also includes selective improvements to and interim leasing of the “NAPA” building to maximize short term rental income before the structure’s likely demolition in Phase II or III. Tax credits and grants obtained in this phase will be used to defray carrying costs of the property and planning costs associated with infill development (Phase III). *Under OTG’s comprehensive and experienced management, Phase I will conclude with a fully stabilized Grain Elevator, ready for tenant finish.*

Phase II: Grain Elevator Adaptive Re-Use

To preserve the historic and structural integrity of the Grain Elevator, the OTG will carefully analyze the costs and benefits of converting all or part of the structure to adaptive re-use. If portions of the structure such as the grain elevators themselves prove impractical for re-use but desirable prospective tenants require more space than is available, we will examine the alternative of designing unobtrusive, semi-detached structures that complement and do not detract from the historic site. Under this scenario, it will be our intention to selectively remove visual barriers and create a floor-plan that encourages viewing the interior even if a portion of the structure is not completely accessible to public use. *By the conclusion of Phase II, OTG will have conducted all activities necessary to establish the appropriate tenant in a fully rehabilitated Grain Elevator, with compatible additions.*

Phase III: Compatible Mixed-Use Infill

This phase of development fully establishes the Grain Elevator’s relationship to historic Downtown Louisville, and thus requires careful design analysis and consideration of market conditions. The intent of the infill development will be to establish the Grain Elevator as a focal point and to maximize the viewscape from Front Street and the downtown area. The NAPA building



PROJECT OVERVIEW, cont.

will be removed as a significant visual barrier to make way for structures with more appropriate siting. Mixed use development comprised primarily of retail and offices or apartments is envisioned as a means to link the site to the downtown area and make the transition to adjacent residential areas. Retail will have staggered storefronts that reflect intimacy and relate to the urban character of downtown, utilizing the grain elevator as a backdrop to create signature locations for tenants. Development will frame the grain elevator, stepping up in elevation from the street to dramatize the historic site. Parking will also be designed and landscaped to create a “green” viewing foreground, drawing pedestrian traffic from the downtown area. *In Phase III, OTG, in partnership with the City of Louisville, will complete all tasks necessary to ensure the financial viability and full build-out of a site development with the Grain Elevator as the cornerstone.*

Conclusion:

The Olde Town Group is committed to working cooperatively with the City of Louisville in the quality restoration of the historic Grain Elevator. This will be achieved by making surgical refinements to the structure as practical to prepare it for adaptive re-use, in designing in-fill development that complements the Grain Elevator and preserves it as a focal point, and in securing quality destination oriented tenants that help link the site to the downtown area.

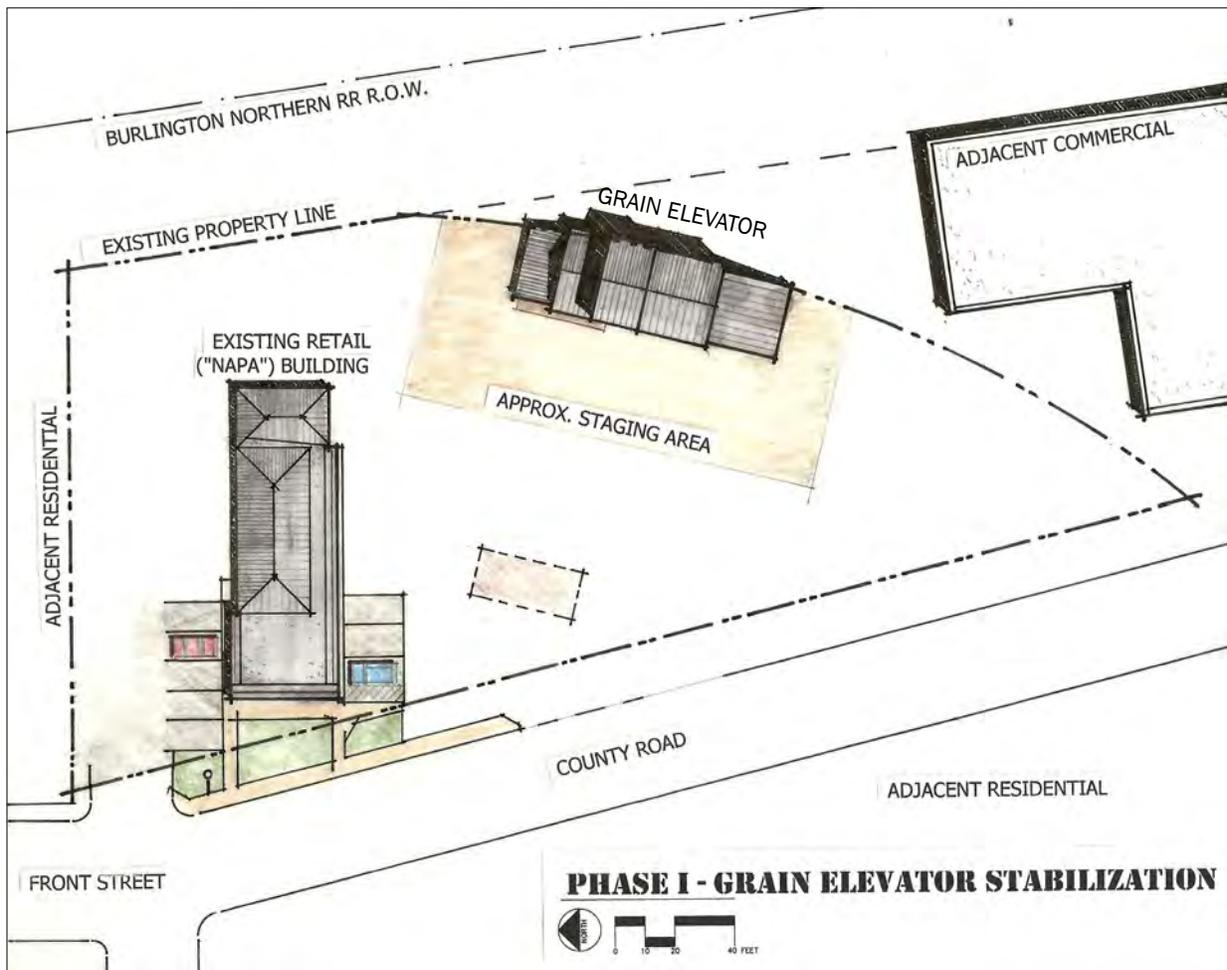
PROJECT OVERVIEW, cont.

Phase	Generalized Timetable*	Generalized Costs/Budget**
A Grain Elevator clean/stabilize/restore <ul style="list-style-type: none"> • Phased process, including anticipated structural upgrades if needed • Minimal site clean-up/prep • NAPA building clean-up/prep for tenant(s) • Secure short-term (approx. 2 year) lease(s) for NAPA building • In-depth due diligence on LGE adaptive re-use, marketing for potential tenant(s), site development, property issues resolved 	2013	\$795,000
B Grain Elevator adaptive re-use <ul style="list-style-type: none"> • LGE upgrades for core/shell • Secure long-term tenant(s) & build-out/lease • Preliminary PUD process for Phase III • Secure development partners/funding for Phase III • Marketing for Phase III build-out • Rough-in utilities/taps for Phase II & III development, begin site work 	Late 2013 - 2014	\$760,000
C Site/Mixed-Use full build-out <ul style="list-style-type: none"> • Finalize PUD • Complete site build-out 	2014 - 2016	\$3,365,000

*See projected timetable

** See conceptual budget breakdown

PHASING DESCRIPTIONS



Phase I - Concept Site Plan

Feature and/or Activity	Description	Square footage	Approx. time frame*
Historic Grain Elevator	Structural stabilization and miscellaneous rehabilitation of key historic features, including replication of historic sign & exterior colors	Approx. 2400 sf (first floor only)	April 2013 – Feb 2014
Existing retail building (“NAPA” building)	Clean & repair as required; acquire interim retail tenant(s)	approx. 3300 sf (includes single-bay garage)	April 2013 – June 2013 (targeted)
Site Preparation	Misc. cleanup around both buildings & as needed	1.069 acres	April 2013 – June 2013
Master Planning & Schematics	<ul style="list-style-type: none"> Develop alternatives for Grain Elevator Adaptive Re-use Site alternatives for mixed-use infill, in conjunction with PUD process 	<ul style="list-style-type: none"> 2400 – 4300 sf 14,000 – 18,000 sf 	June 2013 – July 2031 June 2013 – Dec 2013
Platting & Planned Unit Development (PUD)	Initial due diligence, resolve boundary & other site issues; initiate planning process through preliminary review	1.069 acres	April 2013 – Dec 2013
Marketing	<ul style="list-style-type: none"> Outreach for adaptive re-use; acquire Grain Elevator tenant(s) Initial market research on mixed-use infill alternatives 	n/a	June 2013 – Dec 2013 April 2013 – December 2013
Project Financing	<ul style="list-style-type: none"> Secure Phase I Financing Secure Phase II Financing 	n/a	April 2013 Dec 2013

PHASING DESCRIPTIONS, cont.

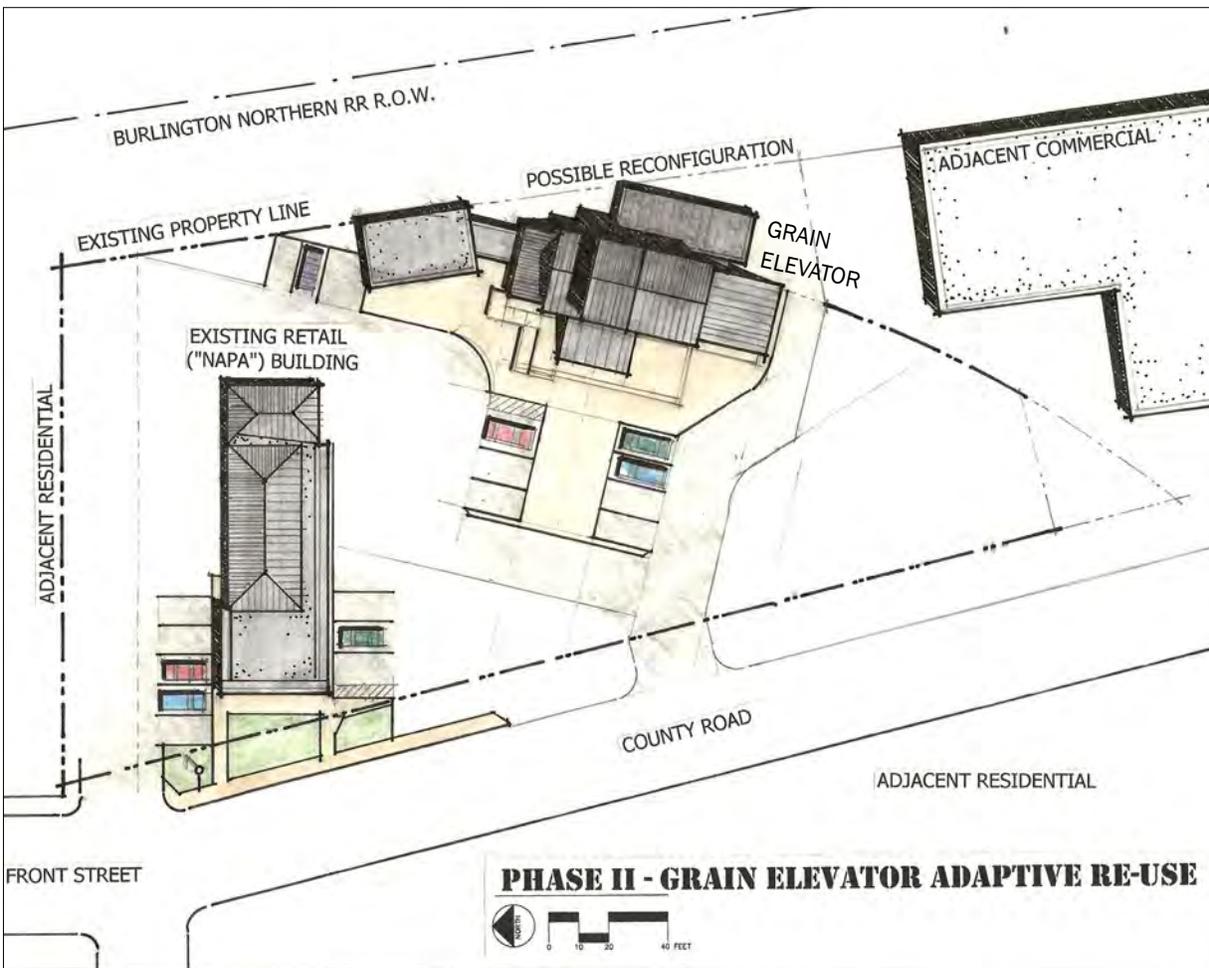


Phase I - Concept Sketch

Immediate Stabilization of Grain Elevator -

- Recognizes Grain Elevator as priority and shows immediate results
- Prepares Grain Elevator for safe access by contractors, potential tenants and others as authorized
- Provides reasonable time-frame for due-diligence on Adaptive Re-use and Planned Unit Development (PUD) planning process, with accompanying market analysis
- Incorporates platting and preliminary PUD review public process
- Creates short term cash flow from interim lease on NAPA building
- Establishes partnership between City of Louisville and The Olde Town Group and sets the stage for transition to Phases II and III

PHASING DESCRIPTIONS, cont.



Phase II - Concept Site Plan

Feature and/or Activity	Description	Square footage	approx. time frame
Historic Grain Elevator	Complete adaptive re-use per appropriate tenant requirements	Approx. 2400 (1 st floor only)	Jan 2014 – Sept 2014
Additions to Grain Elevator	<ul style="list-style-type: none"> Resolve site boundary issues as needed Complete unobtrusive additions per tenant requirements 	Approx. 0 to 1900 sf, as per tenant requirements	Jan 2014 – Sept 2014
NAPA Building	<ul style="list-style-type: none"> Ongoing interim lease Vacate & demolish in preparation for Phase III development 	Approx. 3300 sf	<ul style="list-style-type: none"> ongoing No later than Sept 2014
Site Preparation	<ul style="list-style-type: none"> Prepare for Grain Elevator occupant All projected utilities in place 	1.069 acres	<ul style="list-style-type: none"> May 2014 – Sept 2014
Platting & Planned Unit Development (PUD)	Complete final plat & PUD in preparation for Phase III	1.069 acres	Jan 2014 – Sept 2014
Marketing	In depth market development for mix-use infill	n/a	Jan 2014 – Sept 2014
Project Financing	Secure infill financing through investors & pubic/private vehicles	n/a	Jan 2014 – Sept 2014

PHASING DESCRIPTIONS, cont.

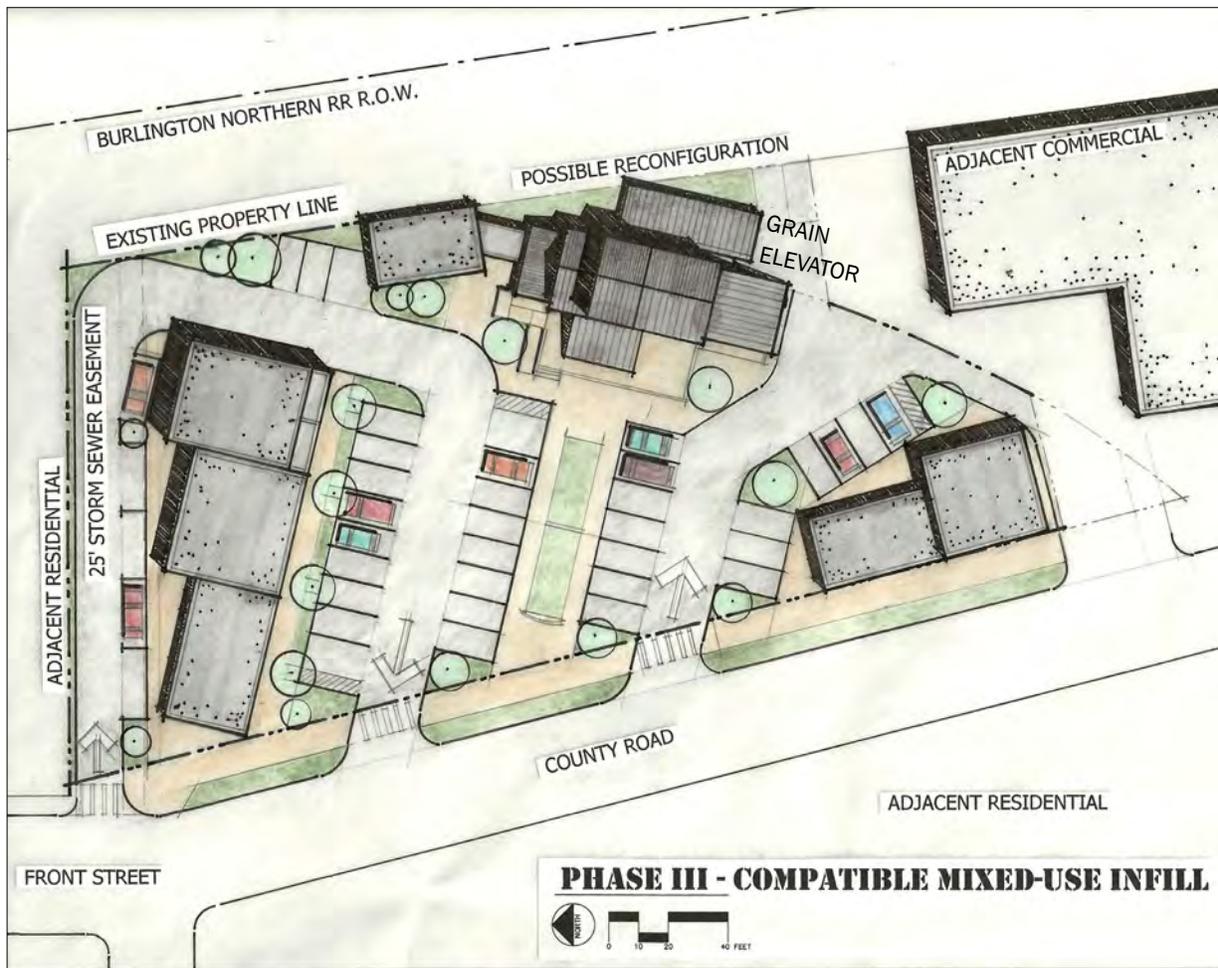


Phase II - Concept Sketch

Progression to Adaptive Re-use of Grain Elevator

- Demonstrates commitment to Grain Elevator sustainability is community priority
- Develops momentum for full site development and “anchors” the site
- Allows time to fine-tune infill PUD, resolve lingering plat issues and complete rough-in of site utilities
- Allows marketing of infill to build on character and success of Grain Elevator re-use

PHASING DESCRIPTIONS, cont.



Phase III - Concept Site Plan

Feature and/or Activity	Description	Square footage	Approx. time frame
Compatible Mixed-use Infill	Stage infill construction to coordinate with ongoing public access to Grain Elevator, and leasing activity	12,000 – 16,000 sf	Jan 2015 – June 2016
Site Preparation	Complete site development in sequence with infill	1.069 acres	Jan 2015 – Jun 2015
Marketing	Matures with completion of Infill	n/a	June 2016
Project Financing	Matures with completion of Infill	n/a	June 2016

PHASING DESCRIPTIONS, cont.



Phase III - Concept Sketch

Compatible Mixed-use Infill process -

- Improves view plane of Grain Elevator and reinforces visual, pedestrian and aesthetic relationship to historic Downtown Louisville
- Allows appropriate time frame for City and community input and cooperation
- Builds infill to compliment Grain Elevator, rather than vice versa
- Provides adequate time for resolution of remaining issues and to acquire robust financing

PROJECT TIMELINE/SCHEDULE OVERVIEW & PHASE I DETAIL

Louisville Grain Elevator Olde Town Group, LLC	Month			Year			Year			Year			Year			
	March 2013			Dec 2013			Dec 2014			Jan- Dec 2015			Jan- Dec 2016			
	4	11	18	25	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
PHASE ONE	Grain Elevator Stabilization	★														
	Grain Elevator Core/Shell Rehabilitation															
	"NAPA" Building - prep for/secure tenants		★													
	Scope & Funding for Phase II & III															
PHASE TWO	Grain Elevator Adaptive Re-use															
	Obtain Destination-oriented Tenant						★									
	Construction & Tenant Finish															
	Targeted Lease Commencement											★				
PHASE THREE	Compatible Mixed-Use Infill															
	Finalize PUD & Terms															
	Site & Utility Development															
	Full Build-out															★

Phase II could proceed ahead of schedule if a suitable tenant for the Grain Elevator is selected prior to completion of Phase I and II.

Louisville Grain Elevator Olde Town Group, LLC	Month			Year			Year			Year			Year			
	March 2013			Dec 2013			Dec 2014			Jan- Dec 2015			Jan- Dec 2016			
	4	11	18	25	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
PROJECT SCHEDULE	March 2013	April 2013	May 2013	June 2013	July 2013	August 2013	Sept. 2013	Oct. 2013	Nov. 2013	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014
Grain Elevator	★															
	Mobilize															
	Building & Site Cleanout & Prep															
	Construction Documents - Core/Shell															
	Pricing/Permitting															
	Construction - Core/Shell Stabilization & Rehabilitation															
"NAPA" Building																
	Marketing for Short-Term Tenant															
	Prepare Building for Leasing															
	Targeted Lease Commencement		★													
Scope & Funding for Phases II & III																
	Site Plan & Preliminary PUD															
	Tax Credit Certification	★														
	Grant Financing & Public/Private Funding Sources															
	Marketing for Grain Elevator Adaptive Re-use															

ANTICIPATED PROJECT COSTS & FINANCIAL SOURCES

Summary

Because of the complexity of the Grain Elevator site and numerous unresolved issues, cost analysis issues are equally complex, and in some cases, speculative. This is another reason for the Phasing proposal as presented. Because of the thorough nature of the Anderson Hallas Historic Structure Assessment, the Phase I Grain Elevator stabilization and rehabilitation scope provides the clearest picture of cost.

Cost projections for Phase II introduce another degree of uncertainty: variables such as whether an adaptive re-use is limited to the existing building itself, versus extended into compatible additions will have a considerable impact on Phase II costs. Equally, exact nature and needs of a new tenant and use will impact costs.

Lastly, the compatible infill development of Phase III is the most speculative of the three. Costs will vary considerably based upon the final square footage and configurations of any new structures, development considerations such as flood plain, open space and parking requirements and availability and costs of bringing utilities to the site.

Because of these uncertainties, conceptual budgets for Phase II and Phase III are conceptual based on broad assumptions made for the scenarios presented, with the caveat that these budgets will be progressively refined at each stage of the project, hand-in-hand with the rest of the project planning.

Phase I: Grain Elevator Stabilization

	Anticipated Costs	Anticipated Funding
Misc. Sitework (includes shed demolition)	\$4,500	
NAPA Building prep/lease	\$10,000	
Grain Elevator Stabilization (includes consultant fees & contingencies)	\$750,000	
Site Development (includes preliminary PUD, tax credit certification, marketing and other preparation for Phases II and III)	\$50,000	
Property Taxes and Insurance	\$20,000	
Subtotal – costs	\$795,000	
Louisville HP Fund Grant		\$795,000*
Louisville HP Fund Loan		\$0
NAPA Building Lease Income (net over two years)		\$40,000
Other OTG Project Funds		-0-
Subtotal – funding		\$795,000
NET amt. available/required	\$0	

*Unutilized funds will be returned to HP Fund or carried over into Phase II budget.

ANTICIPATED PROJECT COSTS & FINANCIAL SOURCES, cont.

Phase II: Grain Elevator Adaptive Re-Use

	Anticipated Costs	Anticipated Funding
Misc. Sitework (includes Grain Elevator taps & utility infrastructure to site for <u>both</u> Phase II & III – based on assumptions)	Phase II - \$75,000 Phase III Prep. - \$50,000	
Grain Elevator Adaptive Re-use (includes consultant & realtor/legal fees & contingencies)	\$535,000	
Soft Costs.	\$100,000	
Subtotal – costs	\$760,000	
Louisville HP Fund Grant		\$380,000
Louisville HP Fund Loan		-0-
Carryover from Phase I		Possible, but none assumed
OTG Project Funds (includes funds on hand, investors & financing)		\$380,000
Subtotal – funding		\$760,000
NET amt. available/shortfall		-0-

ANTICIPATED PROJECT COSTS & FINANCIAL SOURCES, cont.

Phase III: Compatible Mixed-Use Infill

	Anticipated Costs	Anticipated Funding
Sitework (includes Infill taps (2), parking & sitescape, and demolition of NAPA bldg. – based on assumptions)	\$300,000	
Mix-used Infill (two 2-3 story structures @ \$200/sf)	\$2,750,000	
Soft Costs	\$315,000	
Subtotal – costs	\$3,365,000	
Grain Elevator Net Lease Income (1 st year, discounted for contingencies)		\$75,000
Funding required to complete Phase III		\$3,290,000*

*The vast majority of Phase III project funding will be provided by OTG with some concessions required from Louisville. The amount of support required cannot be accurately determined until cost data is obtained from Phase I & Phase II analysis.

Building Square Footage Summary – Conceptual (at Phase III Completion)				
	Retail/Restaurant	Office	Residential	Total
Grain Elevator w/ addition(s)	4000	0	0	4000
North Infill Bldg.	2300	1300	3400	9100
South Infill Bldg.	3600	1300	0	3600

ANTICIPATED SALES TAX REVENUE TO AND LAND-USE

Estimated Sales Tax Revenues to the City of Louisville				
	Retail/Restaurant	Office	Residential	Projected Annual Sales Tax*
Phase I – Grain Elevator Stabilization				
Phase II – Grain Elevator Adaptive Re-use	4000	0	0	\$14,000
Phase III – Compatible Mixed-use Infill	5900	2600	3400	\$20,650
*Based upon 3.5% @ \$100/sf, retail/restaurant only; changes in development scheme will impact revenue projections				

CONCESSIONS FROM CITY OF LOUISVILLE

Phase I

During this period, support from the City of Louisville will come primarily in the following forms:

- Transferring ownership of the Granary and site to the OTG
- Allocating the funding for stabilization and exterior restoration
- Waiver or reimbursement of associated permit fees
- Support in preparing the historic tax credit and grants applications

Phase II

This phase will require leadership from Louisville in several important areas:

- Resolving set-back and lot-line issues (railroad access east of the Granary; encroachment on North; reconfiguration of south lot line to mutually benefit OTG and south property owner) and secure shared access easements
- Obtaining sewer and water taps as needed for Phases II and III
- Securing development and permit fees
- Determining floodplain permits or mitigation required
- Confirming open space requirements

Phase III

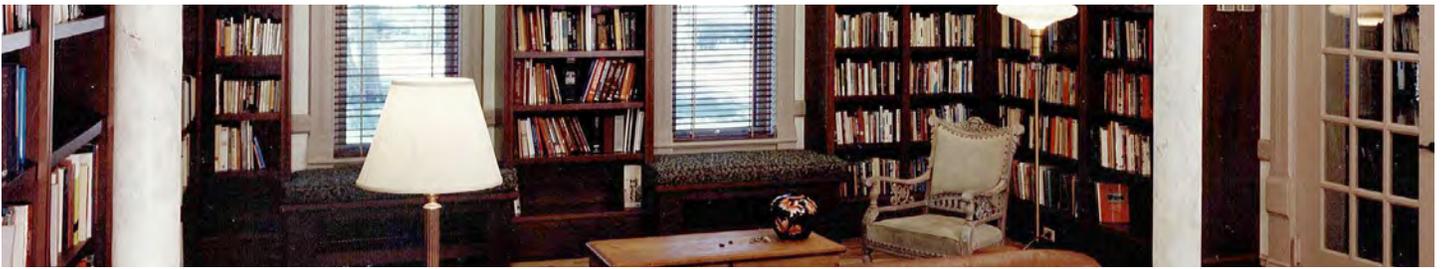
This last phase of the project is oriented around the PUD. Critical areas of support needed include:

- Resolving of platt requirements
- Issues associated with mixed use development and compatability of uses within the context of the PUD
- Determining of parking ratios and requirements recognizing the need to attain density thresholds while maximizing greenspace
- Streamlining of overlapping permit, planning, and approval processes to expedite project completion

FINANCIAL FEASIBILITY PLAN

Phase I has been explicitly designed to generate data that is critical to providing a meaningful “...financially feasibility plan for the ongoing operations of the site when it is fully operational.” Essential missing information which will be obtained through the Phase I stabilization, restoration, and analysis includes:

- The actual cost of stabilizing and rehabilitating Grain Elevator
- The costs of adaptive re-use associated with prospective tenants, including the potential construction of semi-detached buildings to provide supplementary space
- The ability to secure State and Federal Historic Tax Credits which will be impacted by the extent of alterations required to the Grain Elevator by the tenant selected
- Future market conditions, demand, and the appropriate mix of commercial, residential, or office development for the PUD
- Specific building design and site development requirements established by the City as part of the planning and permitting process
- Appropriate rents and revenue generated as a product of site design and market conditions
- Miscellaneous additional factors



Hazel Gates library, Boulder, CO

MARKETING PLAN SUMMARY

The Olde Town Group understands that a focused and responsive marketing effort must be integral to the Louisville Grain Elevator project. Our proven approach to projects combines pro-active and assertive efforts to match appropriate tenants with unique and sometimes idiosyncratic historic commercial spaces, using discrimination in selecting the appropriate fit. This practice has enabled us to consistently secure quality, destination oriented tenants that stay the duration, strengthen the fabric of the community, and thrive. We believe that the first interested candidate may not always be the best choice. This approach is especially important in finding a suitable tenant to occupy a landmark structure like the Louisville Grain Elevator.

The following three marketing objectives have been identified:

1. Secure suitable interim tenant(s) for the NAPA building on site, in order to assist with short-term cash flow
2. Secure tenant(s) for historic Grain Elevator in most appropriate adaptive re-use scenario
3. Determine best market mix for mixed-use infill and secure appropriate tenants during infill phase

Because of its close proximity to downtown but still relatively isolated location, the Grain Elevator will call for a destination oriented business such as a restaurant or craft brewery. To advertise the property, we will emphasize our vision for the Elevator, how it will serve in the future as a focal point and source of identity for the community, and the unique opportunity the building provides for creating a bold business identity. For example, in Olde Town Arvada, the historic water tower has become the “brand” for the entire historic community, appearing on seasonal banners, mailings, and promotional media. We suggest that the Grain Elevator could assume similar stature in Louisville as it markets to shoppers and visitors from throughout the metro region.

Paralleling our concept for project phasing, we anticipate a three-part effort for marketing, each of which is different in character and focus.

Phase I – Grain Elevator Stabilization and Restoration

In partnership with the City of Louisville, publicizing the Louisville stabilization and restoration process, with periodic news releases, progress photos and other efforts, will build community awareness and set the stage for more concentrated efforts to locate a suitable tenant as stabilization work nears completion.

- In conjunction with other publicity efforts, a durable banner will contain project information and enliven the site
- Immediate cleanup of the Grain Elevator’s biohazards and debris will allow limited “hard hat” access to prospective tenants and realtors from the very earliest stages of the project
- Immediate efforts to prepare the NAPA building and secure a short-term tenant will allow for exploration and verification of basic market assumptions, and when leased, enliven a portion of the site with community commerce
- Development of suitable alternative adaptive re-use schematics, will provide a vision to share with prospective tenants even as the building is being stabilized
- Assembly of accurate cost data to go along with the alternative schematics will allow for appropriate financing and negotiation of lease terms
- Focused efforts for securing the Grain Elevator’s adaptive re-use tenant(s) when the stabilization work is approximately mid-phase in order to
 - Test feasibility and construction costs against field conditions



Steamboat Springs Community Center, Steamboat Springs, CO

MARKETING PLAN, cont.

- Determine appropriate lease rates and terms
- Determine the magnitude of investment required by OTG in partnership with the City of Louisville, and ultimately a prospective tenant
- Demonstrate the Grain Elevator's position in the preliminary PUD and site plan framework
- Allow for adequate planning and design to begin Phase II construction

Phase II – Grain Elevator Adaptive Re-use

- In concert with development of preliminary and final PUD, complete careful market analysis and the plan for compatible mixed-use in-fill – this analysis is expected to begin with Phase I
- Initiate a three-pronged marketing effort to secure suitable tenants to occupy the new construction.
 - These efforts will first begin with a contact list prepared in cooperation with the Office of Economic Development which will be used for a broad mailing about the Grain Elevator, its attributes, and availability for retail use. This list would include local committees, historic groups, the Chamber of Commerce, area businesses, and others that might help us build a local outreach network.
 - Second, we will work with our current tenant (the Arvada Beer Company) to reach out to microbreweries state-wide, if in fact such a business turns out to be a practical fit for the building and welcome venue for the community.
 - Third, we will retain a commercial realtor that has a proven record in attracting destination oriented retailers from throughout the state and nation. In the past we have used NAI Shames Makovsky of Denver, but we will select a realtor based upon their familiarity with Louisville and ability to attract the types of businesses we are seeking.

Phase III – Compatible Mixed-use Infill

- Complete efforts begun in Phase II (see above)



THE OLDE TOWN GROUP (OTG)

The Olde Town Group LLC (OTG) was established to bring innovative thinking and private sector investment to the rehabilitation and adaptive re-use of historic buildings along Colorado’s Front Range. It is committed to securing quality, destination oriented tenants for its buildings that stand the test of time and enrich the fabric of communities. The OTG is able to draw from a diverse group of award winning professionals who have the skills and experience to successfully tackle challenging historic projects.

The principals of the OTG, Steven Howards and Deborah Andrews, have been engaged in historic building assessment, renovation and development since the early 1980s, for a combined total of over fifty years of experience. Most recently, they have concentrated their efforts in Olde Town Arvada, where they own and manage over 20,000 square feet of commercial historic property. Their financial investments in and rehabilitation of these National Register properties have been assisted by grants and loans from the City of Arvada, and through State historic tax credits. In addition to successful completion of their own projects, Deborah has served as the lead architect on a variety of existing and new construction projects throughout Colorado and played a key role in successful State Historic Fund grant applications.



In Colorado, as our understanding of our formative development and history matures, we feel that it is vital to attentively treat our aging and under-utilized buildings, and that proper attention to these landmarks can return them to a productive, vibrant stature in the midst of new economic growth and development.





Churches Ranch, Arvada, CO

PROJECT TEAM





Many Glacier Hotel Dining Room, Babb, MT

TEAM MEMBERS



Steven Howards
Principal
The Olde Town Group LLC

Founding member of The Olde Town Group LLC, Steve Howards has a Masters degree in City and Regional Planning from the University of Carolina, Chapel Hill, and is a licensed Colorado Real Estate Broker. He is an expert in financing the restoration of historic projects, in identifying compatible commercial uses and in securing quality, destination oriented tenants for historic development projects. Steven is gifted in envisioning the types of tenants best suited for unique historic properties, assessing factors critical to their long-lasting success and providing “big picture” thinking to guide the OTG team.



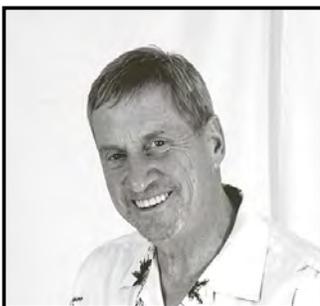
Deborah Andrews, AIA
Principal
The Olde Town Group LLC

With a Masters of Architecture from the University of Colorado, Deborah Andrews is licensed in Colorado and Maryland and has received a number of awards for innovative restoration of historic buildings. A co-founder of Andrews & Anderson Architects, PC (now Anderson Hallas Architects PC), Ms. Andrews has provided architectural services on numerous historic preservation and re-development projects, and remained involved in the local historic preservation community as a volunteer on the Jefferson County Historical Commission and the Arvada Design Review Committee.



Nan Anderson, AIA
Principal Architect
Anderson Hallas
Architects, PC

As founding principal of Anderson Hallas Architects PC, recipient of numerous preservation and design awards and AIA Colorado 2011 Firm of the Year, Nan Anderson has 27 years of experience in big picture thinking and architectural design, with a balanced focus on historic preservation and new construction. Anderson Hallas’ thorough development of the 2011 Historic Structure Assessment for the Louisville Grain Elevator makes them ideally suited to carry forward the work of designing the stabilization and rehabilitation of the Grain Elevator and the Phase III buildings.



Patrick Braun
Principal
Alta Verde Building
Solutions LLC

Pat Braun’s 26 year involvement in historic building rehabilitation and sustainable building construction, along with project management expertise provides a valuable perspective in approaching project needs that are practical and detail-oriented as well as sensitive to the unique requirements of historic projects. He has provided consultation on preservation, construction issues and cost estimating to numerous preservation professionals including Historic Denver, and holds general contracting licenses throughout the Denver-Boulder metropolitan area.

PROJECT EXPERIENCE



Before



After

A.L. DAVIS BLOCK **Arvada, CO**

THE OLDE TOWN GROUP (OTG)

A.L. Davis Block was built in 1916 by one of Arvada's first mayors and civic leaders. Home to one of the first automobile dealerships and service garages in the west Denver metropolitan area, it was constructed with a reinforced concrete floor bearing on a steel column and beam grid, a structural system not common to buildings of its period.

The building sits at a key intersection in the Arvada Downtown Historic District and was only marginally utilized in the years before its development. The Olde Town Group principals purchased it in 2010 to oversee a complete rehabilitation, including restoration of the original façade.

The building is now fully occupied with thriving, destination oriented retail and restaurant businesses on the first floor and a mix of professional offices and residential lofts on the second. Loans from the City of Arvada for the project were repaid years ahead of schedule.



Before



After

EUSTICE HOUSE **Arvada, CO**

D.S. ANDREWS ARCHITECT

Sitting at a key location on Olde Wadsworth Boulevard in downtown Arvada, Eustice House was vacant for a number of years before its conversion to office space for a post-production media company. An isolated residential building among predominantly commercial styles, the house required care to both maintain historic character and establish a presence along the streetscape. A compatible alley-side addition was also required.

*2009 Recipient of DCI Governor's Award for
Downtown Excellence*



Before



After



Before



After

BELLA BISTRO
Arvada, CO

D.S. ANDREWS ARCHITECT

Located in the Commercial Conservation District surrounding the Arvada Downtown Historic District, this 1950s era service station had all but disappeared beneath layers of paint, a wrap-around mansard canopy and planter boxes. The simple organization of customer service area and auto service bays made it well-suited for adaptive re-use as a bistro and culinary school, highlighting the simplicity of its original character.

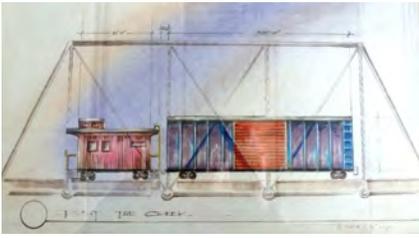
Deborah Andrews' role on this project included design review and site development process, schematic design, commercial kitchen design, construction documents. The bistro is now a thriving destination for local and out-of-town patrons and enlivens downtown Arvada beyond the confines of Olde Town.

PIERCE/BUCK BLOCK
Arvada, CO

OTG

Originally designated as "non-contributing" to the Arvada Downtown Historic District, Pierce/Buck's 1920s commercial façade had disappeared beneath 1950s period synthetic stone and aluminum storefront. Careful revelation and reconstruction of known features returned the building to contributing status and attracted the specialty retail tenants that make it a highlight of the Grandview Avenue streetscape.

Purchased by The Olde Town Group principals in 2004, the partially vacant building has been fully occupied since 2007 with thriving, destination oriented retail businesses.



Concept



Completion

PUNT THE CREEK RAILCARS
Denver, CO

ALTA VERDE DESIGN

In 1998, the Platte River Greenway Foundation needed historically sensitive storage space for punts, flat-bottomed boats similar to Italy's famous gondolas, and other necessary equipment for a Lower Downtown tourist attraction close to Denver's Central Platte Valley rail yards.

The concept required replication of an historic boxcar and caboose, to be placed on an abandoned but iconic Union Pacific railroad bridge across Cherry Creek near Larimer Square.

Under Patrick Braun's construction management and supervising, the replication was completed as a turnkey project, incorporating storage components for the punts.



Before



After

CHURCHES RANCH
Arvada, CO

ANDERSON HALLAS ARCHITECTS
(AHA)

After developing a master plan for this 1800s ranch, owned by the City of Arvada, Anderson Hallas designed the rehabilitation of the ranch house to serve as the offices for the Horse Protection League (HPL) and exhibit space for the city's historical society. The master planning effort identified appropriate uses for the ranch and gave the city the information it needed to enter into negotiations with the HPL. The HPL provides caretaking for the site and actively manages day-to-day operations. The city is responsible for the general maintenance of the site and its many buildings.



Completed

CHURCHES BARN **Arvada, CO**

AHA

Rehabilitation of the barn started with an assessment of its existing condition. Anderson Hallas identified several issues that required immediate stabilization as sections of the barn were in a state of near collapse. The barn's restoration addressed structural upgrades, stonework, roofing and siding replacement along with a long list of interior deficiencies. Today, the barn is the hub of HPL activities where rescued horses are given a safe haven and a new life.



Before

CHICAGO & NORTHWEST RAILWAY DEPOT **Douglas, WY**

AHA

The city of Douglas, WY bought this abandoned building to adaptively reuse it for its Chamber of Commerce. Anderson Hallas assessed existing conditions prior to commencing rehabilitation design. The depot, having sat vacant for decades, had an extremely deteriorated timber foundation that required complete replacement and an interior that suffered from water damage. Now restored, the depot greets visitors to Douglas, exhibits a fascinating collection of C&NW Railroad cars and tells the engaging story of how this "railroad town" came into being.



After



Before



After

DANIELS BARN
Jefferson County, CO

AHA

Denver Mountain Parks is one of the most remarkable collections of parks, scenic drives and historic resources in any city's ownership. Along with many other historic buildings within DMP's boundaries, Anderson Hallas designed the restoration of this early 1900s barn. The barn continues to serve ranching functions and supports feeding and maintenance operations for the city's unusual buffalo herd.



Before



After

HALL RANCH
Boulder, CO

AHA

Located in Boulder County's Open Space, the Hall Ranch is a unique example of Scottish stonework, techniques that were imported by some of Boulder County's early immigrants. This small ranch house, long vacant, had become home to vagrant critters before the county decided to adaptively reuse it as an interpretive wayside for hikers and mountain bikers. Anderson Hallas provided the rehabilitation design.



Exterior



Cafe

CENTENNIAL HALL (CITY HALL)
Steamboat Springs, CO

AHA

To celebrate its centennial year, the City of Steamboat Springs purchased the city’s first power plant (building on the right) and retained Anderson Hallas to design its rehabilitation and a new addition, to create a vibrant home for the city’s council chambers and Planning Department. Within the 4,000 sf historic power plant, Anderson Hallas designed a “City Café” – a venue for lively political discourse and a good cup of coffee.



Exterior

MORGAN COUNTY COMMISSIONERS OFFICES
Morgan, WY

AHA

Rather than tearing down its original jail house, Morgan County decided to adaptively reuse it to provide offices for its three county commissioners. Deceptively residential in scale and appearance, the early 1900s building included 16 jail cells, all intact with their original bars and fixtures. Anderson Hallas artfully combined cells to create comfortable, modern, commissioner offices and a conference room. On opening day one commissioner quipped, “This will be the second time I’ll have served in this building.”



Commissioner’s Office



Completed

RODEO MARKET **Westminster, CO**

AHA

The City of Westminster identified an area of its old town as a location that could contribute to the city's thriving arts community, and therefore bought this building located in its heart – a 1930s grocery store that had been marginally occupied for many years. Anderson Hallas designed the rehabilitation of the Rodeo Market to house artist studios and a common area where artwork can be displayed and the community can gather for the artists' festive openings.



Before

SHOENBERG BARN **Westminster, CO**

AHA

In another area of Westminster resides the Shoenberg Farm – a complex of early 1900s buildings that played an important role in supplying dairy products to Denver's tuberculosis sanitariums. As owners of the site, the city has taken an active role in rehabilitating the farm's key structures, to attract potential redevelopment while preserving these historic buildings. From assessments of individual structures to rehabilitation of the barn to a "core/shell" level, Anderson Hallas has provided design services along the way.



After



Before



After

MANY GLACIER HOTEL **Glacier National Park, Montana**

AHA

One of the National Park Services five “grands,” (grand hotels) Many Glacier Hotel captures world-class views out its dining room window. As part of a \$10M rehabilitation of the north half of the hotel the dining room was restored to its original appearance. Dropped ceilings were removed, original window configurations reinstated and the historic pergola was rebuilt. Custom lighting fixtures were designed with new technology while representing the appearance of the original.

REQUEST FOR PROPOSALS

Historic Structure Preservation/Redevelopment
Louisville Historic Grain Elevator Property
540-544 County Road
Louisville, Colorado 80027



SUMMARY

The City of Louisville, Colorado is seeking a development partner to acquire, stabilize, rehabilitate, and redevelop property located at 540-544 Front Street. The Louisville Historic Grain Elevator and a retail building occupy the site. The City is looking for interested parties to revitalize one of the community's significant historic structures and revitalize the property to advance the growth of downtown Louisville.

ABOUT THE CITY

City of Louisville is a Colorado municipality with approximately 19,000 residents. The City, incorporated in 1882, lies in Boulder County roughly six miles east of the City of Boulder and 25 miles northwest of Denver. The community prides itself on being a family focused small town where its residents can enjoy the Colorado lifestyle and its businesses can thrive. Louisville has an authentic walkable downtown where its history is told by its design and its buildings. The downtown has an energetic volunteer-driven

downtown business association that supports successful restaurants and shops. The area is active 12 months of the year and its festivals draw crowds of 5,000 to 7,500 regional attendees. Downtown retail sales have increased significantly in the past few years which shows strength for the downtown market.

The community has received several recognitions from national magazines.



2011 #1 Place to Live in America
2009 #1 Place to Live in America



2012 Best Towns for Families



Supported by the State's only voter-approved historic preservation sales tax, the City has a Historic Preservation Fund (HPF) which is used to help property owners rehabilitate and preserve those resources which contribute to the character of Historic Old Town Louisville.

PROJECT BACKGROUND

The Historic Grain Elevator, located on the east side of Front Street and south of Pine Street, has been listed as a contributing property on the National Register of Historic Places. Built in 1908, the Historic Grain Elevator is historically and visually the most significant structure associated with the agricultural history in Louisville. Its stacked plank frame construction and functional design illustrate an important architectural resource associated with agriculture. The Historic Grain Elevator is within historic Old Town Louisville area as defined in the Historic Preservation Fund ballot measure and therefore is eligible for Historic Preservation Fund grant funding. The building is listed on the National Register of Historic Places. The 2000 architectural survey for the Historic Grain Elevator can be found [here](#).

In the fall of 2010, on recommendation of the Historic Preservation Commission (HPC), the City Council authorized city staff to conduct an assessment of the Historic Grain Elevator in order to determine if the building was structurally sound and could be rehabilitated. The assessment was completed in May 2011, and indicated the building

could be stabilized at a cost of about \$680,000. A copy of the structural assessment may be downloaded from the [City's webpage](#).

The vacant Historic Grain Elevator property has been recently purchased by the City (Boulder County parcel number: 157508400017), consisting of 1.069 acres. In addition to the grain elevator (with a footprint of 2,460 square feet), there is a 3,350 square foot, one-story building, and a small metal shed. Appendix A outlines items discovered through the ALTA survey of the property.

The desire of the City Council is for the Historic Grain Elevator reused for a non-governmental use. The remaining parcel may be redeveloped, while new construction should respect the nature of the property, the Historic Grain Elevator, and the surrounding neighborhood.

A public meeting was held on October 4, 2012 to receive input of desirable reuses of the Historic Grain Elevator and property. Some of the responses received were;

Destination Restaurant	Antique Mall
Garden Center	Museum
Local Bakery	Caterer
Rail Station	Entertainment Facility
Late Hour Destination	Children Activity Center
Hotel	Conference Facility

The above uses are not an exclusive list of uses for which the property may be used. Creativity is encouraged for the redevelopment of the property. Redevelopment concepts may use the Historic Grain Elevator as a component of a larger project.

CITY ASSISTANCE

The City is willing to provide significant financial assistance to the redevelopment of the Historic Grain Elevator. The level of assistance is dependent upon the redevelopment plans and how much those plans correspond with the community's vision for the property and the efforts to maintain the historic integrity of the Historic Grain Elevator. The forms of assistance may be the following:

- Discounted purchase price or donation of the property
- Forgiveness of open space land dedication requirements
- Rebates of building permit fees
- Rebates of construction use taxes
- Grants or loans to the project
- Application assistance for grants/loans from other governmental agencies

SUBMITTAL REQUIREMENTS

Interested investors, developers, non-profit organizations and end users are invited to submit redevelopment proposals for the historic preservation of the Historic Grain Elevator and redevelopment of the site.

The proposal must include responses to the following;

- Description of the Project.
- The projected use(s) for the buildings.
- The projected use of the land immediately surrounding the building.
- Estimated timeline for completion of the redevelopment project.
- Summary of financial sources for the rehabilitation of the Historic Grain Elevator and development of the remaining parcel must be included. A clear understanding of the costs associated with the project must be demonstrated. Illustrate and explain the need for any financial funding requested from the City.
- A financial feasibility plan for the ongoing operations of the site when it is fully operational.
- Estimations of sales revenue generated from the property.
- A marketing plan, if proposal includes constructing speculative space.
- Include any land use concessions by the City which will be required to accomplish the proposed plan.
- The name, address, phone, and email address of proposer.
- The name and address of all proposed sub-contractors who are proposed to provide services, if known.
- A description of the participating investors/developers, including qualifications of each. Include any experience with projects specifically related to historic preservation.
- Examples of other relevant projects that demonstrate the viability of the proposed development in Louisville.
- Examples other than those listed above that illustrate your specific role in other similar projects and demonstrate your ability to successfully complete this type of development.

1 hard copy and an electronic copy (pdf) of each proposal must be submitted to be considered.

EVALUATION CRITERIA

Proposals will be evaluated by the following criteria. This list is not an exhaustive list, but a general indication of the main benefits desired from the project.

- Successful historic rehabilitation of the Historic Grain Elevator
- Reuse of the Historic Grain Elevator and surrounding property which correlates with other uses in downtown Louisville.
- The amount of assistance requested from the City in relation to total costs of the project.
- Financial benefits of the project to the City (i.e. increased tax revenue)

TIMELINE

The City of Louisville will receive proposals in response to this Request For Proposals (RFP) until 3:00 PM Mountain Daylight Time, “our clock,” on **Wednesday, January 23, 2013**. Proposals received after that time will not be reviewed. Proposals must be in a sealed envelope plainly marked with the project name “Louisville Historic Grain Elevator Preservation/Redevelopment Proposal” and shall be addressed to the Project Manager.

The City shall contact those applicants chosen for an interview in February 2013, and the recommended proposal taken to the City Council in March 2013. Subsequent to their approval, the parties would enter into contract negotiations.

The assistance provided by the City will be committed through a development agreement with the selected party. Any disposition of real estate by the City is executed through an ordinance and such disposition would be effective 30 days after final publication of the ordinance.

PROJECT ADMINISTRATION

We welcome your questions; please start with the project manager below:

Aaron M. DeJong
Economic Development Director
AaronD@LouisvilleCO.gov
749 Main Street
Louisville, CO 80027
303-335-4531

Resources are available on the [city's website](#) and the [Historic Preservation Commission page](#):

Thank you. We look forward to reviewing your proposal.

TERMS AND CONDITIONS

When preparing a proposal for submission in response to this RFP, applicants should be aware of the following terms and conditions which have been established by the City of Louisville:

- A. This request for proposals is not an offer to contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City, and confer no rights, duties or entitlements to any party submitting proposals. The City of Louisville reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, and to re-solicit proposals.
- B. The City of Louisville reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as they deem necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
- C. The successful proposer shall be required to sign a written agreement with the City in a form provided by and acceptable to the City.
- D. The City of Louisville assumes no responsibility for payment of any expenses incurred by any proponent as part of the RFP process.





LOUISVILLE GRAIN ELEVATOR - NATIONAL REGISTER LANDMARK



Grain Elevator – Circa 1916



Grain Elevator – Current Photo

Appendix A – Property Information

An ALTA survey has been conducted for the property which may be [downloaded here](#).

Several items exist which are in the process of being remedied. Below is a description of those items.

Northern Boundary

The southern neighbor has a fence which encroaches approximately 2 feet on the property. The neighbor has been notified of this encroachment and this is expected to be resolved once a redevelopment plan has been identified. The neighbor has also used the property to access the back of their parcel. They have recognized this use does not constitute a right to use the property.

A City storm sewer crosses the property which is currently not within a recorded easement. The City will place the easement on the property prior to a sale of the property.

Eastern Boundary

The eastern boundary of the property follows a prior railroad spur. Two corners of the Historic Grain Elevator rest on the adjacent property owner to the South. Determining the revised boundary between the two parcels may be done either prior to a development agreement or in conjunction with the selected party for the project. This boundary limits the potential of both parcels due to the location of the Historic Grain Elevator and the limited access it causes to the adjacent property owner. The southern property owner is willing to remedy this item.

The BNSF Railroad currently has an easement on the property to the East. The City is committed to resolving this issue with BNSF prior to disposition of the property.

Building Condition

The City may undertake some repair/stabilization/protection work on the Historic Grain Elevator to minimize the deterioration of the building. These actions will be minimal as the City wants to limit making improvements to the building which would not be beneficial to the future use of the property.

Historic Landmarking

The City will be enacting a local Historic Landmark distinction for the Historic Grain Elevator building prior to any sale.

Platting

The property has not been platted into the City of Louisville. The City will coordinate with the developer as to the plat submittal for the property.

Floodplain Issues

A majority of the property is within the 100-year floodplain as established by the Army Corps of Engineers. Historic structures are exempt from rules pertaining to redevelopment of properties in the floodplain. Any new construction projects will have to comply with building regulations regarding properties with the 100-year floodplain.

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Grain Elevator State Historical Fund Grant Application

Date: **March 18, 2013**

The City is applying for a grant from the State Historical Fund for stabilization work on the Grain Elevator. Attached for HPC review and comment are draft responses to the narrative questions and a draft budget for the project. The application is due April 1. Also attached is a draft letter from the HPC supporting the City's application. Staff requests HPC authorize Chairman Stewart to sign the letter on behalf of the HPC.

- A. *Applicant Capacity*: Write a brief introduction to the applicant organization and its experience with similar projects. *This category demonstrates the applicant's ability and commitment to successfully complete the proposed project (0-10 points).*

The City of Louisville is a Colorado municipality with approximately 19,000 residents. The City, founded in 1878 and incorporated in 1882, has a history based on coal mining and agriculture.

In 1979, the City Council created the Historical Commission to protect the historical assets of Louisville and to assist with the process of having buildings listed on the National and Colorado Registers of Historic Places. In 2002, the City Council created the Historic Preservation Commission (HPC) to step into this historic preservation role and to advise the City on preservation issues and oversee the local landmarking process.

In 2005, the City adopted a preservation program. It was “the intent of the City Council to create a method to draw a reasonable balance between private property rights and the public interest in preserving Louisville’s unique historic character by ensuring that demolition of, moving, or alterations to properties of historic value shall be carefully considered for impact to the property’s contribution to Louisville’s heritage.” Also in 2005, the City became a Certified Local Government (CLG) under the regulations established by the Colorado Historical Society.

In November 2008, Louisville voters approved a Historic Preservation Sales Tax. This ten-year, one-eighth percent tax is “collected, retained, and spent exclusively for historic preservation purposes within historic Old Town Louisville.”

Previous historic preservation projects include:

- 1982 survey, funded by the City, documented 30 sites, mostly commercial structures;
- 1985 survey, funded by the City and the Colorado Department of Natural Resources, recorded 70 structures, all built before 1920. 28 sites were identified as historically significant, 12 of which were subsequently listed as the Louisville “Multiple Resource District” on the National Register of Historic Places;
- 2000 survey, funded by a State Historical Fund grant (reference number 2000-M1-035), included a reconnaissance survey of all of Old Town as well as the intensive-level survey of 100 buildings.
- 2011 Jefferson Place Building Survey, funded by a State Historical Fund grant (project number 2011-M1-007). Building survey of all of Jefferson Place, the oldest subdivision in Louisville.
- 2011 Grain Elevator historic structure assessment, funded by the City, assessed the condition of the Grain Elevator and identified steps to stabilize and rehabilitate the structure.

City staff has successfully managed grants and understands the complexity of grant management, timelines, and the need for clear and appropriate record keeping.

The following staff will be involved:

- Economic Development Director Aaron DeJong will be the project lead. He will coordinate with City staff and develop the financing structure to take the redevelopment of the Grain Elevator from stabilization to adaptive reuse with a future partner/developer.
- Principal Planner Sean McCartney will provide grant administration, coordinate between City staff and the contractor, respond to any SHF requests, and monitor the budget.
- The City intends to work with a development partner to rehabilitate the Grain Elevator. Should a development partner not materialize, the City will advance the required stabilization projects outlined in this proposal.

- B. *Property or Project History*: Write a brief history and description of the property or a description of the project and its relationship to historic preservation. *This category tells us why this preservation or archaeological project is important* (0-10 points).

This building, constructed in 1905-06 and sitting on 1.069 acres in the southeast corner of downtown Louisville, is one of the area's last remaining wooden grain elevators. Placed on the National Register of Historic Places in 1986, the elevator is "historically and visually the most significant structure associated with the agricultural history of the community." It is also listed on the Colorado Register of Historic Places. Its stacked plank construction style is considered to be rare.

This building was constructed by John K. Mullen, an Irish immigrant who built and operated a number of grain elevators in Colorado in his capacity as President of the Colorado Milling & Elevator Co. Besides being associated with John K. Mullen, the building was also associated with the Moore and Thomas families. The elevator was managed for about 35 years by Louisville resident Howard A. Moore and then his son, Donald Moore. In 1957, it was purchased by Louisville residents Charles Thomas and Quentin Thomas. Charles Thomas was the brother-in-law of Donald Moore.

This building is associated with both Boulder County's agricultural heritage as well as with the area's railroad history, mining history, and the history of the Irish in Colorado. The Grain Elevator and the nearby Acme Mine, located a few blocks west at what is now Roosevelt Avenue and Hutchinson Street, used the same railroad spur that left the main track just northeast of the Elevator and curved over to the Acme. In fact, the 1905 deed that conveyed the property from Peter F. Murphy to J.K. Mullen specifically referred to the "Acme switch" in its legal description of the parcel.

In 1935 Quentin C. Thomas and Charles Thomas became the elevator operators and they purchased the Grain Elevator shortly thereafter. Charles, his wife Iona, and Quentin also owned and operated a feed store which was located approximately half a block to the north of the Grain Elevator. The Thomases were descendants of a longtime Louisville coal mining family. By the early 1950s, the Grain Elevator's name had been changed to "The Denver Elevator." The Grain Elevator stored multiple types of grain including corn, wheat and barley. The railroad spur adjacent to the east side of the building allowed for grain to be loaded on rail cars and transported to other areas. The Grain Elevator also sold grain to area farmers and to Louisville residents who raised chicken and goats. Local residents buying grain could come to the Grain Elevator and pick up the grain themselves or arrange for the Thomases to deliver the grain to them. Scales were located under an open shed on the west side of the building so wagons, and later trucks, could pull up and have the desired amount of grain loaded into them.

Grinding equipment was located in the basement under the north end of the building. Grain would be brought down to the grinding room through chutes and then transported

back up to the top of the elevator tower through chutes and transferred into the grain bins. A small elevator ran from the basement to the fourth floor. Operators moved the elevator by sliding weights on and off the elevator at each floor. In the early 1950s a flash fire started on the second floor, but the fire department was able to put the fire out and the Grain Elevator continued to operate.

The agriculture community in Louisville quickly declined in the mid twentieth century and in the late 1960s the Grain Elevator closed and the majority of the equipment was removed. The Thomas family relocated the feed store to the Grain Elevator but in 1972 that was also closed. In 1981 the Thomas family closed their nearby grocery store and moved the equipment into the Grain Elevator for storage.

The City of Louisville purchased the Grain Elevator property in 2012 to prevent an impending demolition by the Thomas/Decker family. The family felt removing the building from the property would make it more marketable for redevelopment. The City plans to stabilize the structure in the short term and later rehabilitate the building for commercial use with a development partner. A rehabilitated Grain Elevator would serve as the gateway to downtown for those coming from the south.

- C. *Project Description:* Provide a detailed description of the project. *This section demonstrates the appropriateness of the project and your knowledge of what is needed to complete it (0-20 points).*

The Historic Grain Elevator has fallen into disrepair from decades of deferred maintenance by the previous owners. Several stabilization projects are required to prevent further deterioration of the structure and to remedy safety hazards in the building. The scope under this grant request is only for stabilization. Significant additional work will be needed for the building to be occupied, but stabilization work is critically needed to prevent the total loss of the structure. The City may request additional funds in a later funding cycle for the rehabilitation and adaptive reuse of the Grain Elevator.

The necessary stabilization work is detailed in a Historical Structure Assessment conducted by Anderson Hallas Architects, PC completed on May 2, 2011. A full copy of the assessment is attached to this application.

Site:

- 1) Regrading is necessary to ensure drainage goes away from the building.
- 2) Removal of the berm along the west elevation
- 3) Install a perimeter drain
- 4) Remove trees invading the structure

Foundation:

- 1) Procure a Geotechnical Engineer's Report for the Site.
- 2) Excavate around entire perimeter of site to access work.
- 3) Infill perimeter basement walls
- 4) Add counterforts and augment perimeter basement footings
- 5) Add spread footings to Section 3 of the building
- 6) Add square footings to Section 3 of the building
- 7) Infill the basement pit
- 8) Repair deteriorated bin walls below grade, add impervious waterproofing membrane, and reinforce wall with PT lumber
- 9) Add a perimeter basement wall and strip footing to Section 5 of the building
- 10) Additional footing augmentation

Building Structural System

- 1) Completely replace the roof
- 2) Shore rafters and replace existing overstressed girder with steel beam or equivalent
- 3) Investigate wood integrity of bin walls and floor.

Building Envelope:

- 1) Installation of snow guards on the east and west edges of Sections 2, 3, 4
- 2) Make repairs to entire envelope to prevent animal intrusion.
- 3) Removal and replacement of wood siding

4) Repaint exterior of building

Building Interior:

- 1) Full cleaning of building to remove health hazards
- 2) Repair or replace floor failures

D. *Urgency*: Explain why it is urgent to complete the work in your application NOW.
This category explores why this project is urgent and how you will protect the resource in the future (0-15 points)

The Grain Elevator is exposed to the elements as portions of the roof have failed, windows are broken, holes in walls allow for animal intrusion, and certain structural and grading improvements are needed to prevent further deterioration of the building.

The building is a health and safety risk due to its neglected condition. Animals have been living in the building for years and their remains are prevalent throughout the building. Without a proper cleaning, extra precautions are needed for anyone who enters the building so to limit exposure to animal feces. Certain areas of the flooring are at risk of significant failure. These risks need to be mitigated so parties interested in starting a new business in the building can view the property.

The Historical Site Assessment identified stabilization actions which need attention in the near term to limit further deterioration of the structure. The City needs to take action to protect the historic resource from further deterioration.

The City has taken the major step of acquiring the building to prevent its demolition. The City would like to keep the momentum moving and quickly begin the stabilization effort. Additional financial assistance is needed from the State Historical Fund to allow for a proper stabilization of the building.

- e. *Timeline:* Create a list with key project milestones and corresponding month/year showing how your project will be carried out. *This category shows you have adequately considered how to complete your project within the 24-month contract period, including outside factors that may affect the project.* (0-5 points)

Expected Timeline of Events

April 2013 – Submittal of State Historical Fund application

April 2013 – Recommendation to City Council for Development Partner

June 2013 – Execution of Development Agreement with Development Partner

July 2013 – Award of State Historic Fund

August 2013 – Commence Design documents for stabilization work

September 2013 – Begin Stabilization Work

April 2014 – Expected Completion of Stabilization Work

F. *Public Benefit* Tell us how/why the community supports and benefits from this project.
This category shows the overall benefit of the project to the community. (0-15 points)

Saving a Historical Resource

The Grain Elevator holds a portion of Louisville's rich history. It was listed on the National Register and Colorado Register of Historic Places in 1986. In the 1990s, the Louisville Downtown Business Association actively promoted the preservation and re-use of this Louisville landmark because doing so would be advantageous for downtown businesses. In 2007, the organization Historic Boulder, Inc., which is a 501c3 preservation organization focused on the Boulder area, selected the Louisville Grain Elevator for placement on its endangered list. Louisville residents cherish the community's history and have been committed to save it as shown by approving the only Historic Preservation sales tax in the state, in 2008. The Grain Elevator has been consistently mentioned by the media and historic preservation agencies as one of the critical historic buildings to save in the community.

Many Louisville and Boulder County residents spoke in favor of the acquisition during the decision process for the City to purchase the property to save the Grain Elevator. Louisville Elementary School students held a class project to develop arguments for saving the Grain Elevator. A Louisville resident created a papercraft model of the Grain Elevator, and the Louisville Historical Museum has given out over 200 kits for making the model to children and adults and made it available to print out at home from the Museum's website (<http://library.louisvilleco.gov/HOME/HistoricalMuseum/LouisvilleGrainElevator/tabid/717/Default.aspx>). A photo showing the Grain Elevator with the papercraft model was the grand prize winner of the 2012 "Life in Louisville" photo contest.

A *Denver Post* article from the 1990s noted that the stacked plank method of construction of the Louisville Grain Elevator is unique. The article cited James Stratis, a restoration specialist for the Colorado Historical Society, as stating that "the elevator's role in the grain transportation system and its unique 'stacked-plank' architecture make the structure a national treasure."

Extension of Downtown

The Grain Elevator is on the southern edge of downtown Louisville. The Grain Elevator is two blocks South of Pine Street and breathing new life in to the building creates a new incentive for residents and visitors to visit this portion downtown Louisville. Interest in and development of under developed parcels in the area may also present opportunities for improvement given the new investment in the Grain Elevator. The Grain Elevator is the tallest building in Old Town Louisville and serves as a visual landmark and identifier, especially as people enter Downtown from the south along County Road. Preserving the Grain Elevator contributes to the sense of place and community in Louisville.

G. State Preservation Plan (0-5 points) - Describe how this project relates to one or more of the overarching goals of the State Preservation Plan:

Goal A: Preserving the Places that Matter

The ongoing identification, documentation, evaluation, protection, and interpretation of Colorado's irreplaceable historic and cultural resources.

The preservation of Louisville's Grain Elevator will allow for ongoing protection of an irreplaceable historic resource. Built in 1905-06 by J.K. Mullen of "Mullen's Colorado Milling and Elevator Company", the Grain Elevator is historically and visually the most significant structure associated with the agricultural history in and around the City of Louisville. Its "stack-planked" construction and functional design illustrate an important resource type traditionally associated with agriculture. The building is listed as a contributing property on the National Register of Historic Places under the Louisville Multiple Resource Area and under Railroads in Colorado 1858 – 1948 Multiple Property Submission.

The grain elevator also has a direct connection to the railroad as it is located adjacent to the Burlington Northern Santa Fe (BNSF) rail line. At one time a spur ran from the rail line to the ACME Mine, which was located a few blocks west of the grain elevator. In fact the northeast/southwest orientation of the building and the curved shape of the property is indicative of this one time rail spur (which no longer exists).

The original purpose of a grain elevator was to receive grain, particularly wheat, from area farmers. Additionally, farmers also brought corn, oats, and barley.

The grain elevator also performed some processing, including separating out gravel and weed seeds from the grain brought in by farmers, and grinding. Local residents could purchase 100-lb. sacks of flour directly from the Grain Elevator. These may have been brought from flour mills in Denver, but precise information could not be located for this report. Families in Louisville used the flour sacks from the Grain Elevator to make clothing.

The simple fact this structure has stood on this site for over 100 years is a nod to the previous owners and the community. A UC-Denver report on *Eastern Plains and Front Range Grain Elevators of Colorado* states that wood was the earliest construction material used for grain elevators. A disadvantage of wood was its high combustibility, particularly as elevators were typically being located near railroad tracks where sparks were prevalent. The report cites the statistic that wood grain elevators had to be replaced at an average of every four years due to fires.

Goal B: Strengthening and Connecting the Colorado Preservation Network

The building of the capacity of preservation partners and networks statewide to nurture local leaders and leverage assets.

Goal C: Shaping the Preservation Message

The promotion and messaging of historic preservation's mission and vision to all citizens.

Goal D: Publicizing the Benefits of Preservation

The documenting and sharing of the benefits of historic preservation.

Goal E: Weaving Preservation Throughout Education

The education of students and citizens of all ages about their shared heritage.

Goal F: Advancing Preservation Practices

The provision of historic preservation technical outreach to assist in defining, describing, and preserving Colorado's historic and cultural resources. The preservation of this structure will certainly involve the use of specialists from the preservation industry: the Building Assessment completed by Anderson Hallas Architects in 2011 stated there is evidence of wood rot, mold, and fire damage. So a wood specialist will need to be hired to work on these aspects; a historic architect will be used to provide plans to restore the structure back to a specific time period, possibly 1906; a preservation contractor will need to be hired to ensure the restoration of the structure follows the appropriate restoration measures. The City will follow the National Park Service guidelines and preservation best practices in the preservation and restoration of the Grain Elevator.

H. *Combined Scope of Work and Budget:* Write a detailed outline of the work you propose to accomplish in this grant, with corresponding costs for each task. Please see sample Scope & Budgets referred to in the *Instructions*. *This category indicates your knowledge of the work that needs to be done and how much it will cost.* (0-20 points)

The following is the scope of work for the stabilization of the Historic Grain Elevator. This scope was derived from the Historic Structure Assessment completed on May 2, 2011 by Anderson Hallas Architects, PC.

This scope addresses the serious structural and safety concerns for the building. Much more is needed beyond this scope to adaptively reuse the building so the public can enjoy the interior of the building. The City may be requesting assistance in a later funding cycle for the building's adaptive reuse, once a use has been defined.

SEE ATTACHED SCOPE AND BUDGET

Attachments to be included:

Historic Structure Assessment

Louisville Historical Museum Report

Photos of building (Bridget to assist)

Pictures of Community Engagement Projects (LES project, Wheeler Photo, and elevator model)

Louisville Grain Elevator Stabilization Cost				
Adapted from Phases I and II of Anderson Hallas Architects Historic Structure Assessment				
Description	Quantity	Unit	Unit Price	Total
3.1 Site				
Regrade to ensure drainage away from building	211	CY	\$ 6.00	\$ 1,266.00
Remove berm along west elevation (cut & fill on site)	50	CY	\$ 6.00	\$ 300.00
Install perimeter drain	250	LF	\$ 21.00	\$ 5,250.00
Remove 3 trees (2 on the north & 1 on the east)	3	EACH	\$ 250.00	\$ 750.00
3.2 Foundations				
Procure Geotechnical Engineer's Report for site	1	LS	\$ 2,500.00	\$ 2,500.00
Excavate around entire perimeter of site to access work	628	CY	\$ 8.00	\$ 5,024.00
Infill perimeter basement wall to Sections 1, 2, & 3	33	CY	\$ 750.00	\$ 24,750.00
Concrete	14	CY	\$ 750.00	\$ 10,500.00
Add counterforts & augment perimeter basement footing at Sections 1, 2, & 3	5	CY	\$ 2,670.00	\$ 13,350.00
Add 4 spread footings to Section 3 (below timber posts along grid 3 and grid 4)	1	CY	\$ 850.00	\$ 850.00
Add 2 square footings to Section 3 (at ends of shear wall along grid 3 to resist overturning forces)	1	CY	\$ 850.00	\$ 850.00
Infill basement pit with flowfill	17	CY	\$ 150.00	\$ 2,550.00
Repair deteriorated bin walls below grade, add impervious waterproofing membrane; reinforce wall with PT lumber if required	17	CY	\$ 750.00	\$ 12,750.00
Add perimeter basement wall to Section 5	9	CY	\$ 850.00	\$ 7,650.00
Add strip footing to Section 5	above	CY	above	above
Allowance for footing augmentation where allowable bearing capacity exceeded or net tension due to shearwall overturning forces	1	LS	\$ 15,000.00	\$ 15,000.00
3.3 Building Structural System				
Section 1				
1st Floor: Remove abandoned stair; re-frame floor around stair opening	15	SF	\$ 25.00	\$ 375.00
Roof: Remove roof sheathing; sister rafters, add plywood sheathing	370	SF	\$ 15.00	\$ 5,550.00
Section 2				
2nd Floor: Remove fire damaged floor joists which have a very low calculated load-carrying capacity. Replace with new more robust joists spanning east-west bearing on exterior walls and on one timber beam spanning north-south across center of bay.	400	SF	\$ 20.00	\$ 8,000.00
Roof: Remove roof sheathing, rafters, and 2 dropped purlins; Add new sheathing, rafters, and purlins	660	SF	\$ 20.00	\$ 13,200.00
Replace 100% of 2nd floor wall framing due to char damage	1375	SF	\$ 6.00	\$ 8,250.00
Section 3				
Add 1 timber post from 3rd floor to basement wall on grid 3 and grid 4 to support 3rd floor timber beams near midspan	19	LF	\$ 30.00	\$ 570.00
6th Floor Mezzanine: Add 2 strongbacks to north gable end wall at floor diaphragm elevation to brace wall studs at hinge	20	LF	\$ 30.00	\$ 600.00
Roof: Remove roof sheathing, rafters, and 2 dropped purlins; Add new sheathing, rafters, and purlins	750	SF	\$ 20.00	\$ 15,000.00
Section 4				
Wood scientist for one day to quantify extent of bin wall and bin floor deterioration by resistance boring after excavation complete	1	LS	\$ 1,500.00	\$ 1,500.00
Roof: Remove roof sheathing; leave existing rafters; add rafters @ 24" between existing rafters; enhance connections; strengthen 2 dropped purlins; add plywood sheathing	1330	SF	\$ 20.00	\$ 26,600.00
Section 5				
1st Floor: Shore floor to reset dropped girders on new posts on new footings or on new stem wall	3	Places	\$ 1,000.00	\$ 3,000.00
Roof: Remove roof sheathing; sister rafters in north bay, add plywood sheathing, add hurricane ties on ends of rafters	935	SF	\$ 20.00	\$ 18,700.00
Roof: Anchor existing ledger on grid 4 to bin wall	30	LF	\$ 10.00	\$ 300.00
Roof: Shore rafters, remove and replace existing overstressed girder with steel beam or equivalent	28	LF	\$ 101.25	\$ 2,835.00
Sections 1, 2, 3, & 5; Lateral Force Resisting System				
Miscellaneous drag strut and collector elements. Will drag some force into existing bin walls in order to minimize number of new wood shear walls	1	LS	\$ 1,000.00	\$ 1,000.00

All Sections, Floor Framing				
Allowance to remove and replace structural elements affected by fire. Includes damaged elements requiring replacement and structurally acceptable elements to be replaced for aesthetic or odor reasons. (100% of 3rd floor framing, 30% of 4th floor framing, 100% of 6th floor framing)	525	SF	\$ 25.00	\$ 13,125.00
Allowance for miscellaneous structural repairs and unknown conditions	1	LS	\$ 15,000.00	\$ 15,000.00
3.4 Exterior Wall Construction & Envelope				
Structural Recommendations				
Section 3				
Replace existing studs damaged by fire	80	EACH	\$ 18.00	\$ 1,440.00
Add strongbacks to lines 3, A, Z at sixth floor	50	LF	\$ 80.00	\$ 4,000.00
Section 4				
Cut small openings in bin walls for needle beam shoring. Shore bin walls, remove deteriorated stacked-plank lumber with demo saw. Tooth in Douglas-Fir 2x6 plies and attach plies with adhesive and toenails from each side. Correct smaller defects with epoxy consolidant	3	EACH	\$ 5,163.33	\$ 15,490.00
Section 5				
Sister tall studs along grids A & Z	16	EACH	\$ 18.00	\$ 288.00
Sections 1, 2, 3, & 5; Basement Stud Walls				
Replace deteriorated or damaged interior sills and plates on gridlines 2 and 3	12	LF	\$ 35.00	\$ 420.00
Sections 1, 2, 3, & 5; Lateral Force Resisting System				
Selectively sheath existing stud walls to use as wood shear walls; add blocking, holdowns, and anchors into existing foundation.	1166	SF	\$ 3.00	\$ 3,498.00
Architectural Recommendations				
Remove and replace wood shiplap siding	920	SF	\$ 8.00	\$ 7,360.00
Remove and replace wood tongue and groove siding	2100	SF	\$ 8.00	\$ 16,800.00
Remove lead containing paint from exterior of building	6482	SF	\$ 2.00	\$ 12,964.00
Repaint exterior of building	6482	SF	\$ 1.50	\$ 9,723.00
3.5 Envelope - Roofing & Waterproofing				
Remove current roofing - corrugated sheet metal & asphalt shingles	3880	SF	\$ 1.00	\$ 3,880.00
Install Berridge corrugated metal roof	3880	SF	\$ 4.00	\$ 15,520.00
Install snow guards on the east and west edges of Sections 2, 3 & 4	120	LF	\$ 15.00	\$ 1,800.00
General Conditions				
Assumed 90 Day Duration	3	MO	\$ 15,000.00	\$ 45,000.00
Subtotal Hard Construction Costs				\$ 375,128.00
Subtotal with 8% Inflation from 2011				\$ 405,138.24
			Bond (1.5%)	\$ 6,077.07
			Builder's Risk Insurance	\$ 1,215.41
			Permits & Plan Review	\$ 6,077.07
Subtotal Construction Costs				\$ 418,507.80
			Contractor Overhead & Profit (15%)	\$ 62,776.17
Subtotal				\$ 481,283.97
			Contingency (during design) - 5%	\$ 24,064.20
Subtotal				\$ 505,348.17
			A&E fees (10%)	\$ 50,534.82
Subtotal				\$ 555,882.99
			Owner Contingency (for construction) - 10%	\$ 55,588.30
Total Construction Costs				\$ 611,471.29
Hazardous material mitigation - plan development and mitigation work per report in HSA Appendix				\$ 21,281.25
Total Costs				\$ 632,752.54



March 18, 2013

State Historical Fund
History Colorado Center
1200 Broadway
Denver, CO 80203

To Whom It May Concern;

Preserving Colorado's history is an important task to undertake. The past events that took place in the state of Colorado and the buildings that represent those significant events should be preserved and reused for future generations of Coloradans to enjoy.

Louisville has a rich history including both mining and agriculture. Originally settled in the 1870s, the farms surrounding Louisville supported the local mining community and shipped their wares to Denver. The Louisville Grain Elevator built in 1908 is historically and visually the most significant structure associated with the agricultural history in Louisville. Its wood-cribbed stack plank construction and functional design illustrate an important architectural resource associated with agriculture. This architectural and historical resource is a gem to Louisville and a reminder of the agricultural heritage of east Boulder County.

To save the building from demolition, the City of Louisville purchased the Historic Grain Elevator. The City has plans to stabilize, rehabilitate, and reuse the Historic Grain Elevator and transform the building from a neglected safety hazard into a meaningful downtown asset. The Louisville Historic Preservation Commission fully supports the City's efforts to obtain grant funds from the State Historical Fund to take the next step in transforming the Grain Elevator by completing its stabilization.

We encourage you to look favorably upon Louisville's application to keep this major historic preservation project moving forward.

Sincerely,

Peter Stewart
Chair
Louisville Historic Preservation Commission

749 Main Street | Louisville CO 80027

www.LouisvilleCO.gov

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: HPF Revolving Loan Fund

Date: **March 18, 2013**

Attached are the letter and draft resolution that were presented to City Council at the February 26 study session. At the meeting Council expressed support for the creation of a loan program and requested HPC develop a firm proposal to be presented to Council for adoption.

To: Mayor Muckle and City Council

Date: February 15, 2013

Re: Revolving Loan Program

At times in the past, we have very briefly discussed the advisability of a revolving loan program with you. However, due to limited resources, we have all focused our attention on developing a grant program within the Historic Preservation Fund (HPF). Now that the grant program is on solid footing, and the Historic Preservation Tax (HPT) is nearing the halfway point of its life (unless extended), we feel that it is an appropriate time to develop a loan program.

Ballot Issue 2A, adopted by Louisville voters in 2008, specifically authorized funding from the Historic Preservation Fund (HPF) for “grants and low interest loans to preserve and rehabilitate eligible properties”. This was followed by Council Resolution No. 20 (2009), which stated in §3 that uses of the HPF would include:

“ii. Low-interest loans to fund the restoration and rehabilitation of existing resources. The loans shall be administered by the City or a designee appointed by City Council, with loan payments returning to the HPF. Loans shall be evidenced by a loan agreement, guaranteed by the borrower (with individual guarantees as the City may in its discretion require), and secured by a lien on the property. The loan may provide for default and acceleration of the loan if the completed work is not contemplated by the conditions of the loan. Further, if the work is not completed in compliance with the conditions of the loan, the loan amount shall be returned forthwith, with interest. Any costs in collecting the loan upon default shall be charged to the HPF;”

Clear authority exists to establish an HPF loan program, and perhaps was even anticipated by the voters when the Historic Preservation Tax was established.

For the long-term health of the HPF, we think it is time to strongly consider a loan program. Unless the tax is extended by the voters, or other sources of funding are found, the HPF will quickly deplete upon the sunset of the tax, particularly with major projects like the Grain Elevator. A revolving loan fund would allow the HPF to survive even without additional funding and maximize the number of property owners that can be helped, and in perhaps greater amounts. In many cases, particularly large projects, loans might be a more appropriate method of funding than grants, since it requires a greater commitment from the property owner. A combination of grants and loans may be a more effective package of assistance than only grants for some projects.

There are many examples of successful revolving loan programs for historic funding which can be consulted. The Colorado Historical Foundation (CHF) offers below-market loans for historic preservation purposes, generally between \$100,000 and \$750,000.

<http://www.cohf.org/revolvingloanfund.html> The CHF program has existed for about nine years and has issued 13 loans. CHF partners with the Colorado Housing & Finance Authority (CHFA), which does the financial analysis, loan servicing and collection (and charges a 1%

origination fee). Interest rates vary by project and borrower, but have ranged from 2 - 7%. Mr. Ittelson, the Executive Director of CHF, is happy to offer advice as we go forward, and CHF would be interested in partnering with us on projects, though their requirements may be more stringent than our requirements, as their seed money came from the State Historical Fund.

The City of Fort Collins, Colorado, offers a limited Rehabilitation Loan Program for local landmarks. <http://www.fcgov.com/historicpreservation/applications.php> Amounts of up to \$7,500.00 may be borrowed at 0% interest. No monthly payments are due, but any remaining balance is due if the property is transferred or sold. Loans are provided only on a reimbursement basis once eligible work has been completed, and are subject to a 50% match requirement. Loans are approved by the City's Landmark Preservation Commission, and are administered by Funding Partners. <http://www.fundingpartners.org/>

There are many other examples of historic preservation revolving loan funds, including in Providence, RI (<http://www.revolvingfund.org/about.php>), Virginia (<http://www.apva.org/revolvingfund/>), Savannah, GA (<http://www.myhsf.org/revolving-fund/>), New Jersey (<http://www.njht.org/dca/njht/programs/rlf/>), Dubuque, Iowa (<http://www.cityofdubuque.org/index.aspx?NID=773>), New Mexico (<http://www.nmhistoricpreservation.org/programs/mainstreet.html>), Oregon (<http://www.oregonlaws.org/ors/358.666>) and other communities. A very local successful revolving loan program, though not for historic preservation, is the Boulder County EnergySmart program. <http://www.energysmartyes.com/> Although the program encompasses more than just loans, low-interest loans for qualifying energy improvements to residential and commercial structures is a major component of EnergySmart. <https://elevationscu.com/energyloans>

One issue that may have held up consideration of the loan program in the past was concern about staff time and expertise in administering loans. However, more research has indicated that other programs rely on outside entities, such as CHFA or Finding Partners, to handle the more technical aspects of the loans. There are a number of entities that could provide this service, including potentially local banks.

We have drafted a potential resolution for your review, outlining the bare bones of our vision of a revolving loan program. We look forward into entering into a discussion with you regarding how you envision the program might work, and fleshing out details. Particular details which need to be discussed, and for which we would like your direction, include:

- 1) Whether or not a standard interest rate should be applied, or whether the interest rate would be determined at the time of the approval.
- 2) The length of time in which loans could be outstanding.
- 3) Whether loans could only be awarded within a given range (i.e. \$5000 to \$50,000), or whether the amount should be determined on a case-by-case basis with no presumptive range, or perhaps as a percentage of the value of the property.
- 4) Whether the City would require a subordination agreement with any mortgage holders.
- 5) If the recipient of the loan defaults, how would enforcement of the lien be handled?

Thank you for your consideration of this important tool for the preservation of the character of our community.

RESOLUTION NO. _____, SERIES 2013

(HPC draft 2-15-15)

**A RESOLUTION ESTABLISHING A REVOLVING LOAN PROGRAM
WITHIN THE HISTORIC PRESRVATION FUND TO ENCOURAGE
LANDMARK DESIGNATIONS OF HISTORIC PROPERTIES IN THE
CITY OF LOUISVILLE**

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

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

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

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

WHEREAS, City Council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund, with provision for low-interest loans; and

WHEREAS, the City Council by Resolutions No. 20, Series 2009, No. 20, Series 2010, and No. 2, 2012, created provisions related to the administration and uses of the Historic Preservation Fund; and

WHEREAS, revolving loan funds have been used effectively nationwide for the preservation of historic structures and neighborhoods;

WHEREAS, the utility and life of the Historic Preservation Fund will be extended by a revolving loan program;

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

The following provisions shall be enacted:

Section 1. Creation of a Revolving Loan Program

- a. A revolving loan program shall be created, utilizing funds from the Historic Preservation Fund as supplemented by private and public donations and grants, interfund loans, and any other appropriate source. This program shall be used to provide low-interest loans for the purposes of the preservation, restoration, rehabilitation and protection of properties which are landmarked pursuant to Louisville Municipal Code Chapter 15.36 or subject to a conservation easement to preserve the character of historic Louisville.
- b. As soon as practicable, City Staff will prepare and issue a request for proposals (RFP) for entities to administer the loans from this program. This RFP shall be reissued as often as necessary to ensure that the loan program is effective for the life of the Historic Preservation Fund.
- c. City Staff and the Historic Preservation Commission shall develop applications, informational brochures and other materials necessary to develop the program.

Section 2. Loans from the Revolving Loan Fund

- a. Loan applications shall be submitted to City Staff and shall be subject to a public hearing by the Historic Preservation Commission before final action is taken by City Council.
- b. Loan amounts may be requested in conjunction with grants from the Historic Preservation Fund, subject to limitations established in City Council Resolution, Series 2012. The Historic Preservation Commission may recommend a mixture of loans and grants from the Historic Preservation Fund, even if the applicant solely requested one type of assistance. City Council may also decide to award a mixture of loans and grants, regardless of the type of assistance requested in the application.
- c. Loans may be awarded in amounts between \$_____ and \$_____. Interest rates shall be determined at the time of the award, but shall be below the prevailing market rate. [Note: I'm not sure we want to restrict either the amount of the loan or the interest rate, or if this is the appropriate language, but we should probably at least have this discussion.]
- d. As provided by Section 3.b.ii of City Council Resolution No. 20, Series 2009:
 - i. All loan payments shall return to the Historic Preservation Fund.
 - ii. A loan agreement is required for all loans, which may include a provision for default and acceleration if the completed work is not as contemplated by the conditions of the loan.

- iii. If the work is not completed in compliance with the conditions of the loan, the loan amount shall be due forthwith, with interest.
 - iv. A lien shall be filed against the subject property.
 - v. Costs of collecting any loan shall be charged to the Historic Preservation Fund.
- e. Receipt of any loans, grants or other incentives shall require that the structure be landmarked pursuant to Louisville Municipal Code Chapter 15.36, or if not eligible for landmarking, that the owner grant the City a conservation easement to preserve the outside appearance of the structure or other historic attributes of the structure or site.

PASSED AND ADOPTED this _____ day of _____, 2013.

Robert P. Muckle, Mayor

Nancy Varra, City Clerk

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Reconnaissance Survey/Austin Niehoff HSA/Jefferson Place

Date: **March 18, 2013**

The Reconnaissance Survey is now underway and a public kick-off meeting was held on March 7. The project is still on track for completion by the end of June. The Austin-Neihoff Historic Structure Assessment is nearing completion; final recommendations will be submitted to the State soon. The State is currently reviewing a draft of the Jefferson Place Survey.