

City Council

Agenda

Tuesday, August 18, 2026
Council Chambers
749 Main Street
6:00 PM

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

- You can call in to +1 719 359 4580 or 877 853 5247 (toll free) Webinar ID #876 9127 0986.
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting.

City Council considers written and oral comments equally. [Email comments to the Council](#) received after the packet is posted online and before 3pm the day of the meeting will be included in the Council addendum and provided to each Council member prior to the meeting. If you prefer to address Council in person, you may attend the meeting either in person or virtually.

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Public Comments on Items Not on the Agenda and Items on the Consent Agenda**

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

- 5. Consent Agenda**

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

- A. Resolution No. 75, Series 2026 — A Resolution Approving a First Amendment to the Business Assistance Agreement with Louisville Cyclery, LLC
- B. Resolution No. 76, Series 2026 — A Resolution Approving a First Extension and Amendment to Ice Rink Management and License Agreement with the Main Street Louisville Business Improvement District

6. Council Informational Comments and Committee Reports

7. City Manager's Report

8. Regular Business

- A. Resolution No. 77, Series 2026 — A Resolution Designating the Residence Located at 1013 La Farge Avenue a Historic Landmark to be Named the Giorzelli House and Approving a Historic Preservation Fund Grant
This will be the only reading of this item and final action may be taken.
There will be one round of public comment.
- B. Ordinance No. 1936, Series 2026 — An Ordinance Amending Title 17 of the Louisville Municipal Code Regarding Inclusionary Housing — 2nd Reading, Public Hearing (advertised City of Louisville website 07/31/2026)
The Public Hearing will be held and 2 rounds of public comment will be taken, along with Council questions and discussion. Final action may be taken on this item.
- C. Appointment of Two Council Members to Conduct Annual Evaluations of the Louisville Municipal Judge and Prosecuting Attorney

9. City Attorney's Report

10. Upcoming Agenda Items and Identification of Future Agenda Items

11. Adjourn

Resident Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the "raise hand" icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the City Clerk's Office](#) or call at 303.335.4574

A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o [email](#)

Subject: Resolution No. 75, Series 2026 — A Resolution Approving a First Amendment to the Business Assistance Agreement with Louisville Cyclery, LLC

Date: August 18, 2026

Prepared By: Vanessa Zarate, Economic Vitality Manager

Presented By: Vanessa Zarate, Economic Vitality Manager

Summary:

A Business Assistance Program incentive was approved for Louisville Cyclery in April 2021 for a 50% sales tax rebate for five years with a maximum rebate of \$58,000. At the time of the incentive approval, Louisville Cyclery was moving locations within Louisville and existing sales tax was used to set a baseline to determine the incremental increase in sales tax generation used to calculate qualifying rebates. It has since been discovered that some of the rebate calculations and payments did not account for the sales tax base and an overpayment of \$16,854.27 was made. The attached amendment to the agreement allows the business to keep the funds, as their agreement terminates this year (with their payment for 2025) and they are still under the maximum rebate (\$58,000) identified in the agreement.

Background / Prior Discussions:

The City of Louisville created the Business Assistance Program to support new, expanding, and relocating businesses in the City through fee and tax rebates. The incentives are paid out based on actual fees and taxes incurred and the BAP agreements are based on estimated costs and include a cap on total rebate eligibility. Additions or changes to the overall Business Assistance Program occur regularly as business needs are identified and evolve.

Louisville Cyclery received a BAP in April 2021 to support their relocation and expansion plans at a new location at 889 South Boulder Road. The BAP included a sales tax rebate, with a base sales tax identified as \$23,063 and any sales tax rebates limited to additional sales tax generated above the base.

Development Proposal:

N/A

Analysis:

At the beginning of every year, Economic Vitality and Finance work together to issue rebates for all active BAPs. The sales tax base was not clearly defined in the original

BAP agreement, leading to some rebates being paid without consideration of the sales tax base (\$23,053). As a result, the business received an overpayment of \$16,854.27.

The business did not receive a rebate in 2021 or 2024, but received a total rebate of \$23,944.10 since 2021. The rebates made in 2023 and 2025 did not account for the sales tax base. Their stated incentive rebate cap was \$58,000. With the overpayment, the business received less money than their stated incentive cap.

The agreement terminates this year and the business is not eligible for additional rebates following the last rebate payment made for 2025. The total rebates paid are under the maximum rebate (\$58,000) identified in the agreement. Since the overpayment was made due to an administrative error by the City, and payments are under the identified maximum rebate allowed, staff recommends that the agreement be amended to allow the business to retain the overpayment.

Council Work Plan:

This item is not identified in the City Council Work Plan.

Fiscal Impact:

This action will have fiscal impact to the City of \$16,854.27. Because the overpayment is within the budgeted cap of \$58,000, a budget amendment is not required.

Alternatives:

1. Approve the First Amendment to the BAP Agreement with Louisville Cyclery, allowing the business to retain an overpayment of \$16,854.27.
2. Not approve the First Amendment to the BAP Agreement with Louisville Cyclery. This would result in the City seeking reimbursement for the overpayment.

Recommendation:

Staff recommends that the City Council approve the BAP Amendment for Louisville Cyclery, allowing the business to retain an overpayment of \$16,854.27.

Attachments:

1. Resolution No. 75, Series 2026
2. Louisville Cyclery BAP First Amendment
3. BAP Louisville Cyclery April 2021

**RESOLUTION NO. 75
SERIES 2026**

**A RESOLUTION APPROVING A FIRST AMENDMENT TO BUSINESS ASSISTANCE
AGREEMENT WITH LOUISVILLE CYCLERY, LLC**

WHEREAS, by Resolution No. 28, Series 2021, the City Council approved a Business Assistance Agreement (the "Agreement") with Louisville Cyclery, LLC; and

WHEREAS, there has been proposed a First Amendment to the Agreement; and

WHEREAS, the City Council finds that the proposed First Amendment is consistent with and in furtherance of the business assistance policies of the City, and desires to approve the First Amendment and authorize its execution and implementation.

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

Section 1. The proposed First Amendment to Business Assistance Agreement between the City of Louisville and Louisville Cyclery, LLC (the "First Amendment") is hereby approved in essentially the same form as the copy accompanying this Resolution.

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

PASSED AND ADOPTED this _____ day of _____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

**FIRST AMENDMENT TO BUSINESS ASSISTANCE AGREEMENT
FOR LOUISVILLE CYCLERY, LLC IN THE CITY OF LOUISVILLE**

THIS FIRST AMENDMENT TO BUSINESS ASSISTANCE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, between the CITY OF LOUISVILLE, a Colorado home rule municipal corporation (the "City"), and LOUISVILLE CYCLERY, LLC, a Colorado limited liability company (the "Company").

WHEREAS, by Resolution No. 28, Series 2021, the City Council approved a Business Assistance Agreement (the "Agreement") with the Company in connection with the Company's expansion and relocation to 899 E. South Boulder Road; and

WHEREAS, the business assistance provided to the Company included a rebate of fifty percent (50%) of sales tax attributable to new retail sales generated at the new location, up to a maximum amount \$58,000; and

WHEREAS, pursuant to Chapter 3.24 of the Louisville Municipal Code, sales tax rebates are limited to the amount of sales tax collected by the City over and above a base amount negotiated and agreed to by the Company and the City; and

WHEREAS, the Council Communication accompanying Resolution No. 28, Series 2021, indicated that the sales tax base amount for the Agreement should be set at \$23,063 based on the sale tax generated at the Company's prior location within the City; and

WHEREAS, it was recently discovered that the rebates paid to the Company in 2023 and 2025 failed to include a deduction for the established sales tax base and that no rebate payment was made to the Company in 2024, which resulted in an overpayment to the Company of \$16,854.27 (the "Overpayment"); and

WHEREAS, the Agreement expired in April 2026, and the Overpayment exceeds the remaining rebate payments due to the Company; and

WHEREAS, despite the Overpayment, the total sales tax rebated to the Company is less than the \$58,000 cap set forth in the Agreement; and

WHEREAS, requiring the Company to return the Overpayment to the City may negatively impact the Company's finances and will not serve the purpose of the City's BAP program, which is to encourage the retention and expansion of sales tax generating businesses and employers; and

WHEREAS, the City Council finds it is in the best interest of the City to allow the Company to retain the Overpayment.

NOW THEREFORE, in consideration of the mutual promises set forth below, the City and Company agree as follows:

Section 1. The Agreement is amended by the addition of a new Section 17 to read as follows:

17. **Overpayment by City.** The parties acknowledge and agree that the sales tax rebate payments made to the Company during years 2023 and 2025 of the Agreement failed to include a deduction for the established sales tax base amount, which resulted in an overpayment to the Company of \$16,854.27 (the "Overpayment"). The Company will be allowed to retain the Overpayment, and in exchange therefor, the Company agrees that no additional rebate payments are due or shall be paid by the City to the Company under the Agreement.

Section 2. Except as amended by this First Amendment, the Agreement shall remain in full force and effect in accordance with its terms.

This First Amendment is effective as of the date first above written.

LOUISVILLE CYCLERY, LLC
a Colorado limited liability company

CITY OF LOUISVILLE

Greg Jones, General Manager

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

**SUBJECT: RESOLUTION NO. 28, SERIES 2021 – A RESOLUTION
APPROVING A BUSINESS ASSISTANCE AGREEMENT WITH
LOUISVILLE CYCLERY LLC FOR AN ECONOMIC
DEVELOPMENT PROJECT IN THE CITY OF LOUISVILLE**

DATE: APRIL 20, 2021

PRESENTED BY: MEGAN E. PIERCE, ECONOMIC VITALITY DIRECTOR

SUMMARY:

Staff requests City Council action on a proposed Business Assistance Package (BAP) for Louisville Cyclery LLC, which proposes to relocate its existing business within the City of Louisville.

DISCUSSION:

Greg Jones is the owner of Louisville Cyclery LLC, which currently operates at 1032 E. South Boulder Road. The business started in 1980 and has always been locally owned and operated. Due to a pending redevelopment project, the building which currently houses Louisville Cyclery has been sold and is anticipated to be demolished. Mr. Jones has been seeking new commercial space to keep the business close to Downtown and the South Boulder Road Corridor for a number of months. To learn more about the company, please visit their website: <https://www.louisvillecyclery.com/>.

Louisville Cyclery intends to lease space at 889 E. South Boulder Road. In the existing location, the shop occupies 2,500 SF and would be increasing to occupy 3,086 square feet. The owner intends to make minor renovations to the space in order to move the business to start operating by September 2021, though some more renovations may be undertaken over time. The anticipated renovations are estimated at \$200,000. Louisville Cyclery currently has 12 employees and hopes that with expanded space for operations, it will grow to 20 employees over the first five years in the new location. Average job salaries at the business are approximately \$40,000.

Louisville Cyclery LLC has not yet executed a lease on the proposed location. If assistance is approved, they would lease the space in May and start the process to relocate shortly thereafter. The applicant estimates that in the new store location, the business would generate \$7,631,375 in gross retail sales over the next five years. Between January 2016 and February 2021, Louisville Cyclery remitted \$146,410 in Retail Sales Tax to the City. Since the applicant is requesting Sales Tax rebates, staff calculated a base increment year; the business is only eligible for “new” Sales Tax generated due to its new location and expansion.

To establish a base increment year for rebate purposes, staff generally uses the year prior to BAP application. 2020, however, was an extremely unusual year for many small

businesses. Staff proposes to use the period of January 31, 2019 through February 28, 2020 as the base increment year for the Cyclery. The business remitted \$23,063 in Sales Tax Revenue over this period. Therefore, that amount is subtracted from the calculation of the 50% rebate remittance to ensure incentives are only associated with new revenues produced. Based on the applicant's gross retail sales projections, the City would receive \$228,941 in sales tax revenue over five years. Over the five years, the base increment (\$23,063*5) of \$115,315 would be subtracted—meaning the applicant would be eligible for 50% rebate of the remaining \$113,626.

Staff finds that the business meets the general criteria by which assistance may be granted in accordance with the Business Assistance Policy in Section 3.24 of the Louisville Municipal Code. The City's Business Assistance Program Criteria and Application are also attached as reference. The main criteria this project meets are:

- Retains basic jobs to the City;
- Retains existing Sales Tax to the City and creates new Sales Tax;
- Expands a current retail outlet; and
- Represents retail diversity.

Based on the estimates provided in Louisville Cyclery's application, staff recommends a 50% rebate of the Building Permit Fees and Construction Use Tax, in addition to a 50% rebate of new Sales Tax over a five-year period. As outlined in the attached Agreement, staff proposes the 50% rebates on Building Permit Fees and Construction Use Tax be capped at \$3,000 and the 50% rebate on Sales Tax be capped at \$58,000. Per the program Criteria, the rebates exclude the City's Open Space, Historic Preservation, and Recreation Center Taxes.

	Eligible project costs	\$ 200,000.00		
Building Permit Fee- 50%	Detail of Taxes	Amount Paid	Rebate %	Rebate Amount
	Building Permit Fee	\$ 1,600.00	50%	\$ 800.00
	Plan Review Fees	\$ 1,040.00	50%	\$ 520.00
	Subtotal	\$ 2,640.00		\$ 1,320.00

	Eligible project costs	\$ 200,000.00		
Construction Use Tax- 50%	Detail of Taxes	Amount Paid	Rebate %	Rebate Amount
	City Use- 3%	\$ 3,000.00	50%	\$ 1,500.00
	Open Space- .375%	\$ 375.00	N/A	\$ -
	Historic Preservation- .125%	\$ 125.00	N/A	\$ -
	Recreation Center- .150%	\$ 150.00	N/A	\$ -
	Subtotal	\$ 3,650.00		\$ 1,500.00

SUBJECT: RESOLUTION 28, SERIES 2021**DATE: APRIL 20, 2021****PAGE 3 OF 4**

New Retail Sales Tax- 50%	Detail of Taxes	Amount Paid	Rebate %	Rebate Amount
Base Increment Year	City Use- 3%	\$ 113,626.25	50%	\$ 56,813.13
1/31/19 - 2/28/20	Open Space- .375%	\$ 28,617.66	N/A	\$ -
\$23,063 per year for 5 years	Historic Preservation- .125%	\$ 9,539.22	N/A	\$ -
	Recreation Center- .150%	\$ 11,447.06	N/A	\$ -
	Subtotal	\$ 163,230.19		\$ 56,813.13

Based on these estimates, the City will receive \$169,520 in revenue from fees and taxes (net \$109,887 after proposed rebates). In addition to the caps on rebates outlined above, the Agreement provides that rebates on Sales Tax are limited to the five-year period or \$58,000, whichever occurs first. The Agreement is void if Louisville Cyclery LLC does not complete the project by August 30, 2022. If the business does not remain in Louisville for a period of five (5) years, the Agreement provides for a percentage of rebates received to be repaid to the City.

In 2019, the City approved four Business Assistance Agreements, including: JumpCloud, Inc.; Medtronic; 1882 Ventures, LLC; and Fresca Foods, Inc. In 2020, the City approved eight Business Assistance Agreements, including: Duda, Inc., Linmark, Inc. (Coal Creek Ace Hardware), Corvus Nidus, LLC (The Rose and Raven), Forge Nano, Inc., Loxo Oncology, Emergy Foods, COplex Sports, and Anhinga Co, (BearVault). So far in 2021, the City has approved new business assistance agreements with 824 South Inc., South Street Market, and EarthHero LLC.

FISCAL IMPACT:

Based on estimates, the City will receive \$169,520 in revenue from fees and taxes (net \$109,887 after proposed rebates). The total fiscal impact is anticipated to be \$59,633 over a five-year period.

PROGRAM/SUB-PROGRAM IMPACT:

The recommended Business Assistance Agreement supports the Economic Prosperity Program Goal to promote a thriving business climate that provides job opportunities, facilitates investment, and produces reliable revenue to support City services.

RECOMMENDATION:

Staff recommends City Council adopt the attached Resolution approving a Business Assistance Agreement with Louisville Cyclery LLC.

ATTACHMENTS:

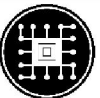
1. Resolution Approving Business Assistance Agreement
2. Business Assistance Agreement
3. Business Assistance Program Criteria and Application
4. Presentation

SUBJECT: RESOLUTION 28, SERIES 2021

DATE: APRIL 20, 2021

PAGE 4 OF 4

STRATEGIC PLAN IMPACT:

☒	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☒	 Vibrant Economic Climate	☐	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**RESOLUTION NO. 28
SERIES 2021**

**A RESOLUTION APPROVING A BUSINESS ASSISTANCE AGREEMENT
WITH LOUISVILLE CYCLERY LLC FOR AN ECONOMIC DEVELOPMENT
PROJECT IN THE CITY OF LOUISVILLE**

WHEREAS, the successful attraction and retention of quality development to the City of Louisville provides employment opportunities and increased revenue for citizen services and is therefore an important public purpose; and

WHEREAS, it is important for the City of Louisville to create and retain basic jobs and remain competitive with other local governments in creating assistance for occupancy of commercial space in the City; and

WHEREAS, Louisville Cyclery LLC is an existing, long-running business in Louisville that is seeking to relocate in its existing market area and expand its operations, which will add jobs and generating new Sales Tax revenue to the City; and

WHEREAS, the Business Assistance Agreement between the City and Louisville Cyclery LLC is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, pursuant the Constitution of the State of Colorado, and the Home Rule Charter and ordinances of the City of Louisville, the City has authority to enter into the proposed Business Assistance Agreement; and

WHEREAS, the City Council finds that the proposed Business Assistance Agreement is consistent with and in furtherance of the business assistance policies of the City, and desires to approve the Agreement and authorize its execution and implementation.

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

1. The proposed Business Assistance Agreement between the City of Louisville and Louisville Cyclery LLC (the "Agreement") is hereby approved in essentially the same form as the copy of such Agreement accompanying this Resolution.

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

3. City staff is hereby authorized to do all things necessary on behalf of the City to perform the obligations of the City under the Agreement, including but not limited to

funding and implementation of the Agreement in accordance with and upon performance of the terms thereof.

PASSED AND ADOPTED this 20th day of April, 2021.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

EXHIBIT A

Copy of Business Assistance Agreement

**BUSINESS ASSISTANCE AGREEMENT FOR
LOUISVILLE CYCLERY LLC IN THE CITY OF LOUISVILLE**

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2021, between the CITY OF LOUISVILLE, a Colorado home rule municipal corporation (the "City"), and LOUISVILLE CYCLERY LLC (the "Company"), a Colorado limited liability company.

WHEREAS, the City wishes to provide certain business assistance in connection with the Company's desire to expand its existing business, which has been operating in Louisville since 1980; and

WHEREAS, the Company will occupy 3,086 square feet of vacant commercial space at 889 E. South Boulder Road (the "Project Location") because its current space is likely to be redeveloped and growing the business requires additional space; and

WHEREAS, the Company will retain existing jobs within the City and hopes to add new jobs, as well as increase Sales Tax Revenue to the City with its expanded operations; and

WHEREAS, the City Council finds the execution of this Agreement will serve to provide benefit and advance the public interest and welfare of the City and its citizens by securing this economic development project within the City.

NOW THEREFORE, in consideration of the mutual promises set forth below, the City and Company agree as follows:

1. Building Permit Fee Rebates. The City shall rebate to the Company 50% of the building related permit fees for the Project, required under Louisville Municipal Code, section 15.04.050 and section 108.2 of the International Building Code as adopted by the City, for the period from execution of this Agreement and ending August 30, 2022.
2. Use Tax Rebate-Construction. The City shall rebate to the Company 50% of the Construction Use Tax on the construction materials for the Project, required under Louisville Municipal Code, section 3.20.300, excluding all revenues from the Open Space Tax, Historic Preservation Tax, and Recreation Center Tax for the Project, for the period from execution of this Agreement and ending August 30, 2022.
3. Sales Tax Rebates. The City shall rebate to the Company 50% of the Sales Tax revenues derived from the imposition of the City's 3.0% General Sales Tax (excluding the City's .375% Open Space Tax, the .125% Historic Preservation Tax, the .15% Recreation Center Tax, and any new sales

taxes) that is actually collected by the City and attributable solely to new retail sales generated by operation of the Project and occurring at the Project location. The rebates apply to the first five (5) years of its operation commencing on the first day of the month following the day the Company begins retail sales to the public from the Project Location ("the Commencement Date"). The five-year rebate period shall commence upon and run continuously from the Commencement Date.

4. Payment of Rebates; Cap; Inspection. The maximum amount of the rebates payable pursuant to Sections 1 and 2 above shall in no event exceed the calculation of 50% of the fees or taxes described in Sections 1 and 2 paid to the City and a not to exceed cap of three thousand dollars (\$3,000). The maximum amount of the rebates payable pursuant to Section 3 above shall in no event exceed the calculation of 50% of the taxes described in Section 3 above; provided, further that the total maximum amount of rebates payable pursuant to Section 3 shall in no event exceed fifty-eight thousand dollars (\$58,000). Sales Tax rebates pursuant to Section 3 shall terminate when the Company has received from the City the last rebate payment under this Agreement for five-year rebate period or when the Company has received \$58,000 in rebate payments, whichever first occurs. The building permit fee and construction use tax rebates in Sections 1 and 2 pertaining to each phase of the Project shall be paid by the City to Company within 120 days following issuance of the certificate of occupancy or final inspection for the applicable portion of the Project work, as reasonably determined by the City, subject to Sections 5 and 6 below. The Sales Tax rebate provided for in Section 3 above shall be paid by the City to Company in annual installments, on or before February 28 of the following year. At the end of each month, on or before the 20th of the following month, the Company shall be responsible to remit to the City its total monthly Sales/Use Tax payment on the appropriate Sales/Use Tax return form. All rebate payments will be remitted by the City to the Company at the address set forth in Section 8.
5. No Interest; Inspection and Disclosure of Records. No interest shall be paid on any amounts subject to rebate under this Agreement. Each party and its agents shall have the right to inspect and audit the applicable records of the other party to verify the amount of any payment under this Agreement, and each party shall cooperate and take such actions as may be necessary to allow such inspections and audits. The Company acknowledges that implementation of this Agreement requires calculations based on the amount of taxes collected and paid by the Company with respect to the term of this Agreement and issuance of rebate payment checks in amounts determined pursuant to this Agreement, and that the amounts of the rebate payment checks will be public information. The Company, for itself, its successors, assigns, and affiliated entities, hereby releases and agrees to hold harmless the City and its officers and employees from any and all liability, claims, demands, and expenses in any manner connected with any

dissemination of information necessary for or generated in connection with the implementation of rebate provisions of this Agreement.

6. Use of Funds; Future Fees. Funds rebated to the Company pursuant to this Agreement shall be used by the Company solely for obligations and/or improvements permitted under Louisville Municipal Code section 3.24.060 (as enacted by Ordinance No. 1507, Series 2007), which includes, but is not limited to, creation of new Sales Tax revenue and new basic jobs. The Building Permit Fee and Construction Use Tax rebates provided for under this Agreement are solely for construction activities and purchases for the Project during the periods stated in Sections 1-2, above. Any previous or subsequent purchases and construction activities shall be subject to payment without rebate of all applicable Building Permit Fees and Construction Use Taxes.
7. Effect of Change in Tax Rate. Any increase or decrease in the City General Sales, Construction Use, or Consumer Use Tax rate above or below the applicable tax rate on the date of execution of this Agreement shall not affect the rebate payments to be made pursuant to this Agreement; rather, the amount of the rebate payments will continue to be based upon the General Sales, Construction Use, or Consumer Use Tax rates applicable on the date of execution of this Agreement (excluding the City's 0.375% Open Space Tax, 0.125% Historic Preservation Tax, and 0.150% Recreation Center Tax). Any decrease in the City General Sales, Construction Use, or Consumer Use Tax rates shall cause the amount of the rebate payments made pursuant to this Agreement to be based on the applicable percentage of revenues actually received by the City from application of the tax rate affected (excluding said Open Space, Historic Preservation, Recreation Center, or future special Sales or Use taxes).
8. Entire Agreement; Notices. This instrument shall constitute the entire agreement between the City and the Company and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter. Contact information is as follows:

If to Company:

Louisville Cyclery LLC
Attn: Greg Jones, Owner
1032 E. South Boulder Road
Louisville, CO 80027
303-665-6343
greg@louisvillecyclery.com

If to City:

Louisville City Hall
Attn: Economic Vitality

749 Main Street
Louisville, CO 80027
303.335.4531
mpierce@louisvilleco.gov

9. Termination. This Agreement shall terminate and become void and of no force or effect upon the City if, by August 30, 2022, the Company has not completed the Project as described in the Company's application for business assistance (as evidenced by a successful final inspection for the Project); or should fail to comply with any City code.
10. Business Termination. In the event the Company, and/or its successors and assigns, ceases business operations in the City within five (5) years after the Certificate of Occupancy has been issued by the City for the Project, then in such event the Company shall pay to the City a portion of the total amount of Building Permit Fees, Construction Use Taxes, and Sales Taxes which were due and payable by the Company to the City but were rebated by the City. For each full year that the Company, and/or its successors and assigns, cease operations at the Project Location, the City shall receive back 10% of the foregoing amounts.
11. Subordination. The City's obligations pursuant to this Agreement are subordinate to the City's obligations for the repayment of any current or future bonded indebtedness and are contingent upon the existence of a surplus in sales and use tax revenues in excess of the sales and use tax revenues necessary to meet such existing or future bond indebtedness. The City shall meet its obligations under this Agreement only after the City has satisfied all other obligations with respect to the use of sales tax revenues for bond repayment purposes. For the purposes of this Agreement, the terms "bonded indebtedness," "bonds," and similar terms describing the possible forms of indebtedness include all forms of indebtedness that may be incurred by the City, including, but not limited to, general obligation bonds, revenue bonds, revenue anticipation notes, tax increment notes, tax increment bonds, and all other forms of contractual indebtedness of whatsoever nature that is in any way secured or collateralized by sales and use tax revenues of the City.
12. Annual Appropriation. Nothing in this Agreement shall be deemed or construed as creating a multiple fiscal year obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision, and the City's obligations hereunder are expressly conditional upon annual appropriation by the City Council, in its sole discretion. Company understands and agrees that any decision of City Council to not appropriate funds for payment shall be without penalty or liability to the City and, further, shall not affect, impair, or invalidate any of the remaining terms or provisions of this Agreement.

13. Governing Law: Venue; Dispute Resolution. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. This Agreement shall be subject to, and construed in strict accordance with, the Louisville City Charter and the Louisville Municipal Code. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court of Boulder County of the State of Colorado and in no other court or jurisdiction. In the event of a dispute concerning any provision of this Agreement, the parties agree that prior to commencing any litigation, they shall first engage in good faith the services of a mutually acceptable, qualified, and experienced mediator, or panel of mediators for the purpose of resolving such dispute. In the event such dispute is not fully resolved by mediation or otherwise within 60 days of a request for mediation by either party, then either party, as their exclusive remedy, may commence binding arbitration regarding the dispute through Judicial Arbiter Group. Judgment on any arbitration award may be enforced in any court of competent jurisdiction.
14. Legal Challenge; Escrow. The City shall have no obligation to make any rebate payment hereunder during the pendency of any legal challenge to this Agreement. The parties covenant that neither will initiate any legal challenge to the validity or enforceability of this Agreement, and the parties will cooperate in defending the validity or enforceability of this Agreement against any challenge by any third party. Any funds appropriated for payment under this Agreement shall be escrowed in a separate City account in the event there is a legal challenge to this Agreement.
15. Assignment. This Agreement is personal to the Company and the Company may not assign any of the obligations, benefits or provisions of the Agreement in whole or in any part without the express written authorization of the City Council of the City. Any purported assignment, transfer, pledge, or encumbrance made without such prior written authorization shall be void.
16. No Joint Venture. Nothing in this Agreement is intended or shall be construed to create a joint venture between the City and the Company and the City shall never be liable or responsible for any debt or obligation of Company.

This Agreement is enacted this _____ day of _____, 2021.

LOUISVILLE CYCLERY LLC
a Colorado Limited Liability Company

CITY OF LOUISVILLE

By: _____
Greg Jones
Owner

Ashley Stolzmann
Mayor

ATTEST:

Meredyth Muth, City Clerk



CITY OF LOUISVILLE

749 Main Street, Louisville, CO 80027 (303) 335-4533

BUSINESS ASSISTANCE CRITERIA

The City of Louisville recognizes the value of providing business assistance to aid companies in locating to the City and to encourage substantial expansion of existing businesses, in keeping with the overall economic development objectives. Recognizing that each business may vary in the type of assistance needed and each situation may differ; staff customizes all business assistance to the needs of the company and/or situation. Listed below is the general criteria by which assistance may be determined for each prospect.

Business Assistance Criteria

- Brings high quality development
- Retains basic jobs to the City
- Retains existing sales tax to the City
- Draws NEW customers, and is not expected to draw a large percentage of its business from existing business
- Creates new sales tax to the City
- Utilizes an existing building(s)
- Complements existing Louisville businesses (i.e. a buyer or supplier that serves an existing business in the City)
- Brings new basic jobs to the City, with average salaries above the County's average wage
- Represents job diversity in industry sectors and is part of a growing industry
- Brings a new retail outlet or expands a current retail outlet
- Represents retail diversity
- Brings a value added result to the City or a development within the City (i.e. moves the company's corporate headquarters to the City)
- The amount of the business assistance is a percentage of new revenue created by the relocation of this company to the City of Louisville, or the retention and/or expansion of a company within Louisville.
- Business assistance generally will not be available for a move from one Louisville location to another.

Assistance Package Process

A company may request, or staff may offer, business assistance from the City of Louisville. Staff uses the criteria listed above to determine whether to offer assistance from the City to the project. The following procedure is generally used in the implementation of business assistance to a project:

- If the prospect does not meet the criteria above, any assistance discussion discontinues

- Discussions occur with the prospective business concerning any specific assistance needed in the early phases of the development.
- A Business Assistance Request Application is completed and submitted by the company prior to a decision to locate in the City or to undertake substantial expansion (in the case of an existing business).
- The data from the business assistance form is analyzed by staff and a preliminary recommendation is made to the City Manager requesting assistance based upon income generation to the City, number of jobs, average salaries, job diversity, what direct and indirect benefits this company may bring to the City of Louisville, and consideration of the other criteria above. Staff will refer applicant to the preservation planner to determine actions related to the Historic Preservation Commission.
- Business Assistance may be in the form of building permit fee rebates, construction use tax rebates, and sales tax rebates (if applicable). All rebates will be based upon new dollars generated by the project at move-in and/or over the first 5 years of operation.
- Any sales tax business assistance is calculated on the City's 3% Sales Tax, Construction Use Tax, or Consumer Use Tax (not including Open Space Tax of 0.375%, Historic Preservation Tax of 0.125%, or Recreation Center Tax of 0.150%) unless the City considers a lesser amount to be appropriate.
- Following City Manager approval of an assistance offer, staff may follow either a one-step or two-step process.
 - One-Step: If the company agrees to use their name publicly, then staff prepares a business assistance agreement for formal Council consideration during a public meeting, or
 - Two-Step: If the company needs to remain confidential, then staff schedules a presentation before City Council to seek policy direction.
 - If Council's response is positive, staff prepares a letter to the project stating that the City is willing to offer a business assistance pending formal approval by City Council.
 - The company may go public with their announcement to relocate to the City or to substantially expand within the City.
 - Timed with the company's project nearing completion in the planning and/or building phase, staff recommends formal adoption of the business assistance. The timing of the formal adoption is used to ensure that the company has met the planning and development guidelines as outlined by the City.
 - At the time of formal adoption of the business assistance, Council authorizes the City Manager to fund and implement the Business Assistance Agreement. The agreement must be fully signed prior to any assistance.
- City staff monitors the completion of the agreement and makes sure all requirements of the agreement are met. Company provide assistance and information is needed to carry out the agreement.

Request Application

To formalize a request for assistance, please complete the Business Assistance Program Request Application. Please add additional pages or provide supplemental information to support your request. It is preferred that all documentation be submitted electronically to facilitate efficient review and processing. City Council consideration of requests will not be scheduled until complete application materials are on file.

Conclusion

The vast majority of businesses that locate to the City of Louisville do so without a formal business assistance offer. There are also other forms of assistance the prospect may take advantage of that are equally, if not more, beneficial to them. Most of these have to do with moving through the development process in a time sensitive manner. The City of Louisville believes assistance to be important in remaining competitive in attracting quality business and development to the City; and, it can be used as a tool in recruiting and retaining businesses to the City.

Using the criteria and procedures outlined in this memo, the City of Louisville will remain competitive, while safeguarding the funds used to assist prospects in their location decision.

Contact Information

For additional information on Louisville's Business Assistance Program, please contact Economic Vitality Director Megan E. Pierce at 303.335.4531 or mpierce@louisvilleco.gov.

Project Information

Name:

Location:

Size (square footage):

New Construction, Estimated Building Valuation (core and shell only):

Tenant Finish, Estimated Tenant Finish Cost (excluding furniture, fixtures, & equip):

Project will: ☐ Occupy existing space ☐ Construct new spaceProject is: ☐ Expansion ☐ Relocation

Determination Date for Project Location:

Desired Anticipation Date, Project Commencement:

Project Completion:

Other Locations Under Consideration:

Received Financial Incentives or Offers from any other Potential Locations? ☐ Yes ☐ No**Owner Contact Information**

Name of Business:

Current Business Address:

Phone:

Email:

President/CEO of Business:

Name of Applicant:

Applicant Title:

Company Profile

Describe Company's Core Products and/or Services:

Provide a General Company Background and History:

Company Website:

Primary Reason to Seek New Location/Relocation:

Employee and Payroll Information

Current Number of Employees (or at Move-In if New):

Projected Number of Employees within First Five (5) Years of Operation:

Total Annual Payroll (without Benefits) at Move-in:

Total Annual Payroll (without Benefits) at Five (5) Years:

Average Job Salary per Year:

Employee and Payroll Information

(Retail/Commercial Businesses) Gross Retail Sales Projections for First Year of Operation:

(Retail/Commercial Businesses) Gross Retail Sales Projections for First Five Years, per Year:

(All Businesses) Purchases Subject to Consumer Use Tax for First Year of Operation:

(All Businesses) Purchases Subject to Consumer Use Tax for First Five Years, per Year:

Please return the application to Megan Pierce, Economic Vitality Director: mpierce@louisville.gov



Business Assistance Package for Louisville Cyclery LLC

APRIL 20, 2021

MEGAN E. PIERCE, ECONOMIC VITALITY DIRECTOR



Louisville Cyclery LLC

- Greg Jones is the owner of Louisville Cyclery
- The Cyclery currently operates at 1032 E. South Boulder Road, where it has been in business since 1980
- Current building has been sold as a result of a pending redevelopment project; business wishes to expand its operations and stay within its Louisville market area



Project Background

- Current location is 2,500 square feet; proposed new location would allow business to occupy 3,086 square feet
- Louisville Cyclery employs 12 people and hopes to be able to grow to 20 employees with expansion
- Average job salary is \$40,000
- Likely to make some renovations over the first year at the new location, around \$200,000 in scope
- Additional store space will allow business to increase gross retail sales and produce additional revenue to City



Project Meets BAP Criteria

- Retains basic jobs to the City;
- Retains existing Sales Tax to the City and creates new Sales Tax;
- Expands a current retail outlet; and
- Represents retail diversity.



Proposed Assistance

- Proposed 50% rebate of Building Permit Fees and Construction Use Tax (for tenant finish work)
 - Capped at \$3,000
- Proposed 50% rebate on new Sales Tax over a five-year period
 - Capped at \$58,000
- Project must be completed by August 30, 2022
- Business must remain in Louisville for a period of five (5) years or a percentage of rebates received must be repaid



Financial Impact

- Rebates of Building Permit Fees and Construction Use Tax Total \$2,820, but are off-set by anticipated revenues of \$6,290
- Based on the estimates of retail sales provided by the applicant, the business would pay \$228,941 in Sales Tax over the five year period
 - Base increment for Sales Tax Calculation: \$23,063 for each of 5 years
 - Rebates estimated to be \$56,813
- Total impact over five years: \$59,633



Action Requested

*Adopt Resolution approving a Business Assistance Package
with Louisville Cyclery LLC*

Subject: Resolution No. 76, Series 2026 — A Resolution Approving a First Extension and Amendment to Ice Rink Management and License Agreement with the Main Street Louisville Business Improvement District

Date: August 18, 2026

Prepared By: Rob Zuccaro, Director

Presented By: Rob Zuccaro, Director

Summary:

Attached is a letter from the Main Street Louisville Business Improvement District (BID) requesting \$35,000 in additional funding for the 2025–2026 Old Town Skate ice rink operations. The request cites a funding shortfall that resulted in a financial loss for the contracted operator and insufficient funds to pay for the chiller rental required for the ice rink.

If Council approves the additional funding request, the attached resolution and amendment to the existing agreement with the BID would authorize the additional City funding.

Background / Prior Discussions:

By Resolution No. 77, Series 2025, the City approved an agreement with the BID authorizing it to operate the Old Town Skate ice rink at Steinbaugh Pavilion for the 2025–2026 season. The agreement included \$30,000 the City deposited with the BID to be used for the BID's management services and expenses, plus the use of the City's ice rink equipment, which was purchased by the City's Urban Renewal Authority. In addition, the City spent \$16,720.23 on items needed to support the ice rink, for a total of \$46,720.23 paid by the City to support the BID for the 2025–2026 season. The agreement required the BID to document its management fee and expenses in monthly reports to the City, and to return unused deposited funds to the City at the end of the term of the agreement. The BID entered into a separate contract with its selected operator, and the City was not a party to that agreement.

The City assumed responsibility for the ice rink in 2023 after the previous operator announced it would no longer continue operations. The City contracted directly with an operator for the 2023–2024 and 2024–2025 seasons before the BID assumed responsibility for operations during the 2025–2026 season.

Development Proposal:

N/A

Analysis:

The City is currently working with the BID on a new agreement for the upcoming 2026–2027 season. Staff anticipates that the agreement will include a request for a City contribution of \$90,000 to \$100,000, and may also include a revenue-sharing component. If approved, the requested additional funding for the 2025–2026 season, combined with the \$46,720.23 already paid to the BID, would bring the City's total contribution to \$81,720.23, which remains below the anticipated City contribution for the 2026–2027 season. However, this will be part of a larger budget discussion with Council to evaluate the City's contributions to various events.

The request letter from the BID includes a summary of costs and revenues for the 2025–2026 ice rink operations. The letter states that the additional funding would allow the BID to pay the outstanding \$19,809 balance for the chiller rental and provide the operator with a net gain of \$14,696 for managing the ice rink. The BID would also waive the \$8,000 Zamboni rental fee owed by the operator. Under the proposed agreement amendment, the BID will still be required to provide accounting of all deposited funds, and return any remaining amount to the City.

Council Work Plan:

This item supports the Economic Vitality priority in the 2026 City Council Work Plan. The ice rink helps activate and draw customers to the Downtown business district during the winter and holiday season.

Fiscal Impact:

The City has sufficient funds in the 2026 budget designated for ice rink operations to cover the request for additional funds for the 2025-2026 season and to cover the anticipated contract for the upcoming 2026-2027 season.

Alternatives:

- Approve the additional funding request in the amount of \$35,000.
- Approve additional funding at an alternative amount determined by City Council.
- Not approve the additional funding request.

Recommendation:

Staff does not have a recommendation on this item and is facilitating the BID's request to Council.

Attachments:

1. Resolution No. 76, Series 2026
2. 2026-08-07 First Extend and Amend to Ice Rink Agreement (clean)
3. Old Town Skate Request for Additional Funds

**RESOLUTION NO. 76
SERIES 2026**

**A RESOLUTION APPROVING A FIRST EXTENSION AND AMENDMENT TO ICE
RINK MANAGEMENT AND LICENSE AGREEMENT WITH THE MAIN STREET
LOUISVILLE BUSINESS IMPROVEMENT DISTRICT**

WHEREAS, the City has, through agreement with third-party vendors, operated an ice skating venue at 824 Front Street for many years; and

WHEREAS, for the 2025-2026 Winter Skating Season, the City and the Main Street Louisville Business Improvement District (the "BID") executed an Ice Rink Management and License Agreement (the "Agreement"), pursuant to which the BID managed operation of the rink; and

WHEREAS, the BID has requested the City provide additional funding for operation of the rink during the 2025-2026 Winter Skating Season, as set forth in the First Extension and Amendment to Ice Rink Management and License Agreement (the "First Amendment") that accompanies this resolution; and

WHEREAS, by this Resolution, the City Council desires to approve the First Amendment.

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

Section 1. The City Council hereby approves the First Extension and Amendment to Ice Rink Management and License Agreement for the 2025-2026 Winter Skate Season (the "First Amendment") in substantially the same form as the copy of such Agreement accompanying this Resolution.

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

PASSED AND ADOPTED this 18th day of August, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

**FIRST EXTENSION AND AMENDMENT TO ICE RINK MANAGEMENT AND
LICENSE AGREEMENT
2025-2026 Winter Skating Season**

THIS FIRST EXTENSION AND AMENDMENT TO ICE RINK MANAGEMENT AND LICENSE AGREEMENT (“First Amendment”) is made and entered into this _____ day of _____, 2026, by and between the CITY OF LOUISVILLE, a Colorado home rule municipality (the “**City**”), and the MAIN STREET LOUISVILLE BUSINESS IMPROVEMENT DISTRICT, a Colorado quasi-municipal corporation and political subdivision (“**BID**”).

WHEREAS, the City is the owner of certain real property located at 824 Front Street, Louisville, Colorado, commonly referred to as the Steinbaugh Pavilion, at which an annual wintertime temporary ice skating event has been held for several years (the “**Event**”); and

WHEREAS, by that Ice Rink Management and License Agreement for the 2025-2026 Winter Skating Season between the City and the BID dated October 7, 2025 (the “**Agreement**”), the City engaged the BID to manage and conduct the Event and granted the BID a revocable license to use and occupy the Steinbaugh Pavilion for the Event in accordance with the terms and conditions of th Agreement; and

WHEREAS, pursuant to Section 3.b.Vii of the Agreement, the BID contracted with another entity to perform all or portions of the BID’s Management Services under the Agreement; and

WHEREAS, pursuant to Section 5.a of the Agreement, on October October 23, 2025, the City deposited with the BID the sum of \$30,000.00 (the “**Deposited Funds**”), which funds were to be used by the BID for its performance of the Management Services and for its expenses related to the performance of the Agreement; and

WHEREAS, as shown in **Exhibit A** attached hereto, the City incurred additional expenses for equipment, materials and supplies for the Event in the amount of \$16,720.23; and

WHEREAS, pursuant to Sections 5.b and 5.c of the Agreement, the BID was to submit monthly invoices to the City for Management Services rendered and a detailed expense report for expenses incurred during the previous month, and any Deposited Funds remaining following completion or termination of the Agreement were to be returned to the City within sixty (60) days of such completion or termination; and

WHEREAS, monthly invoices and detailed expense reports were not submitted by the BID during the term, but the BID General Manager on July 29, 2026 provided the breakdown set forth in **Exhibit B** attached hereto, which shows \$1,881.82 of the City’s Deposited Funds remaining; and

WHEREAS, pursuant to Section 8 of the Agreement, term of such Agreement ended when the City-Owned Equipment was removed and stored, which occurred on or about March 1, 2026; and

WHEREAS, the BID has requested the City provide additional funding for the 2025-2026 Winter Skating Season in the amount of \$35,000.00 for the BID to pay its outstanding liabilities and provide a management fee to its subcontractor; and

WHEREAS, by this First Amendment, the City and the BID desire to extend and amend the Agreement to provide for additional funding from the City and closeout of the Agreement by the BID.

NOW, THEREFORE, in consideration of the covenants and mutual promises contained herein the parties agree as follows:

Section 1. Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of the Agreement.

Section 2. Section 5 of the Agreement is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

5. BID Compensation.

a. Deposit. On or before October 8, 2025, the City shall deposit with the BID the sum of **Thirty Thousand Dollars (\$30,000.00)** (“Deposited Funds”), which shall be used by the BID for its performance of the Management Services and for its expenses related to the performance of this Agreement. The BID shall place the Deposited Funds in a BID fund or account and shall separately account for such funds. The Deposited Funds shall be used to pay Management Services and Event costs as they become due. On or before September 15, 2026 the City shall deposit with the BID the sum of **Thirty-Five Thousand Dollars (\$35,000.00)** to close out all obligations incurred for the 2026-2026 Winter Skating Season (together with the funds deposited on or before October 8, 2025, the “Deposited Funds”). Except for the cost of Additional City-Owned Equipment and costs pre-approved by the City pursuant to Sections 4.b or 29, the foregoing amounts of compensation shall be inclusive of all City costs of whatsoever nature associated with the BID, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside contractor fees. Except as provided in Section 29, no City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.

b. Invoices. The BID shall submit a monthly invoice to the City for Management Services rendered and a detailed expense report for

expenses incurred during the previous month. The invoice shall document the Management Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The BID shall provide such additional backup documentation as may be reasonably required by the City. If the BID has incurred costs for pre-approved Additional City-Owned Equipment, the invoice shall include a detailed invoice for such Equipment. The City shall pay the invoice for Additional City-Owned Equipment within thirty (30) days of receipt unless the Additional City-Owned Equipment or the documentation therefor are unsatisfactory. In the event of non-payment, the City shall provide written documentation of why the invoice or documentation is unsatisfactory, and recommendations for a cure. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

c. Return of Deposited Funds. On or before October 1, 2026, the BID shall provide the City a final accounting of the Deposited Funds. ~~Any amounts remaining in the Deposited Funds following completion or termination of this Agreement at the end of the Term~~ shall be returned to the City within sixty (60) days ~~of such completion or termination.~~

Section 3. Section 8 of the Agreement is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

8. **Term; Renewal.** The term of this Agreement shall be from the date the City executes this Agreement (the "Effective Date") to October 1, 2026 ~~the removal and storage of City-Owned Equipment~~, unless sooner terminated pursuant to Section 18, below (the "Term"). Such termination will not affect any obligation of the City or BID that arises under this Agreement during the Term but is not fully performed as of the end of the Term. The BID's Management Services under this Agreement shall commence on the Effective Date, and the BID shall proceed with diligence and promptness so that the Equipment is delivered and the Management Services are provided in a timely fashion for the skating season to begin on November 21, 2025. The City and BID have the right to renew this Agreement for additional terms upon written mutual agreement.

Section 4. Except as set forth in this First Amendment, the Agreement shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

BID:
MAIN STREET LOUISVILLE BUSINESS IMPROVEMENT DISTRICT

By: _____

Title: _____

EXHIBIT A

Ice Rink Transactions

Posted Date	Effective Date	Journal Number	Fund	Object	Account Type	Amount	Comment
4/23/2026	3/31/2026	180	208	531100	E	117.19	mouse killer/traps/white paint
4/23/2026	3/31/2026	180	208	531100	E	3,862.50	storage unit for the ice rink
4/23/2026	3/31/2026	180	208	531100	E	1,500.00	shed removal from ice rink
1/20/2026	12/31/2025	193	208	531100	E	2,349.00	City Skate - Cabana/Labor & Su
12/09/2025	12/11/2025	32	208	531100	E	2,323.36	Reimbursement - City Skate Sup
11/18/2025	11/20/2025	61	208	531100	E	2,056.83	City Skate Rink Supplies - Con
11/18/2025	11/20/2025	61	208	531100	E	1,977.79	Lumber/Supplies for City Skate
12/16/2025	11/20/2025	179	208	531100	E	1,699.50	shed mover for the ice rink
12/16/2025	11/20/2025	179	208	531100	E	834.06	Ice rink material for contract
10/21/2025	10/23/2025	97	208	531100	E	30,000.00	BID Deposit - Ice Rink Mgmt. &
						46,720.23	

EXHIBIT B

BID's accounting of Deposited Funds

Main Street Louisville Business Improvement District 2025-26

Income

City Contract Receipt	\$ 30,000.00
-----------------------	--------------

TOTAL INCOME	\$ 30,000.00
--------------	--------------

Expense

Project Management	\$ 20,000.00
--------------------	--------------

Insurance	\$ 5,571.00
-----------	-------------

Annual Quickbooks Subscription	\$ 473.16
--------------------------------	-----------

Annual Google Business Subscription	\$ 210.12
-------------------------------------	-----------

Website-Design and Hosting	\$ 626.48
----------------------------	-----------

Social Media	\$ 600.00
--------------	-----------

Bank Fees	\$ 137.42
-----------	-----------

Minimum Bank Balance	\$ 500.00
----------------------	-----------

TOTAL EXPENSE	\$ 28,118.18
---------------	--------------

REMAINING FUNDS	\$ 1,881.82
-----------------	-------------

Main Street Louisville Business Improvement District

PO Box 311

Louisville, CO 80027

July 10, 2026

Dear City Council Members,

We are writing this letter to request additional funding for the Old Town Skate Ice Rink for this past, 2025-2026 season.

Background:

The Main Street Louisville Downtown Business Improvement District (BID) entered into an agreement in September 2025 with the City of Louisville to operate the Old Town Skate Ice Rink during the 2025-2026 season. At that time, the BID had a hand-shake agreement with long-time ice rink operator, Boulder Creek Events (BCE), to operate the ice rink and the BID would oversee operations and liaise as necessary with the City to ensure smooth, consistent and reliable operations.

Unfortunately, BCE backed out of operating and left the BID scrambling to find a new operator and to execute all the pre-production and installation planning. BCE did introduce the BID to Blue Line Sports and Entertainment, who agreed to take on the operations of the rink for the season. However, because of the last-minute nature of the arrangements, the BID needed to shoulder much of the installation expenses and enter into a rental agreement for the Chiller. The agreement between the BID and Blue Line stipulated that Blue Line would reimburse the BID for all expenses paid on behalf of the new operator, Blue Line. These expenses included the cost of the chiller rental, crane services for the chiller, and installation labor.

Season Operations Recap:

The Ice Rink was installed and opened on time and operated successfully for the season, including open skating hours, private rentals and Broomball. This, despite the unusually warm winter that made maintaining the ice very difficult and likely had a negative impact on community use. Unfortunately, ice rink operating expenses significantly exceeded revenues (see profit and loss statement below) and, as a result, Blue Line did not repay all of the money it owes to the BID and, in addition, has received no management compensation for their work on the project.

Blue Line Sports and Entertainment			
Old Town Skate Profit and Loss			
INCOME			
	Sales		
		Skating Entries	\$ 100,696.81
		Parties/Event Rentals	\$ 5,160.00
		Concessions	\$ 8,082.00
		Tips	\$ 5,275.95
		Sponsorship Income	\$ 3,737.50
	Total Sales		\$ 122,952.26
		Additional City Contribution	
TOTAL INCOME			\$ 122,952.26
EXPENSES			
	Installation		
		Installation Materials/Equipment	\$ 13,929.93
		Installation Labor	\$ 21,537.50
		Crane Services for Chiller	\$ 2,150.40
		Electrical for Chiller	\$ 270.00
	Total Installation		\$ 37,887.83
	Operations		
		Labor	\$ 50,700.00
		Materials and Equipment	\$ 1,782.78
		Insurance	\$ 1,500.00
		Additional Glycol	\$ 1,269.20
	Total Operations		\$ 55,251.98
	Rentals		
		Trane Chiller Rental	\$ 43,128.88
		Port-a-Potties	\$ 900.00
		Zamboni Rental	\$ 8,000.00
	Total Rentals		\$ 52,028.88
	Removal		
		Crane Service	\$ 855.00
		Electrical	\$ 232.50
		Removal Labor	\$ 5,000.00
	Removal Total		\$ 6,087.50
	Blue Line Sports and Entertainment Management Fees		
		Operations Manager	
		General Manager	
	Total Management Fees		\$ -
TOTAL EXPENSES			\$ 151,256.19
NET INCOME			\$ (28,303.93)
NOTES			
		Unpaid Invoices still due from Blue Line to BID	\$ 27,547.00
		Unpaid Invoices still due from BID to Trane (Chiller)	\$ 19,808.88

This statement includes all the income and expenses incurred for the operation of the ice rink for the season. However, Blue Line still owes the BID \$35,547 so if they were to pay those invoices, they would take a loss of \$28,304.

Also, it is important to note that the BID still owes Trane USA Inc. \$19,809 for the chiller rental and, at this time, has no way to pay that outstanding liability.

The BID requests that the City provide an additional \$35,000 in funding for ice rink operations for the 2025-2026 season. In addition, the BID will waive the \$8,000 zamboni rental fee due from Blue Line. The BID will then deduct the remaining \$27,547 due from Blue Line to the BID from this additional funding and pay the remaining \$7,453 to Blue Line. As a result, Blue Line will end up with a net gain of \$14,696 (management fee) and the BID will be able to pay its outstanding liabilities (see proposed P&L below).

Proposal with Additional City Funding					
Blue Line Sports and Entertainment					
Old Town Skate Profit and Loss					
INCOME					
Sales					
	Skating Entries	\$ 100,696.81			
	Parties/Event Rentals	\$ 5,160.00			
	Concessions	\$ 8,082.00			
	Tips	\$ 5,275.95			
	Sponsorship Income	\$ 3,737.50			
	Total Sales	\$ 122,952.26			
	Additional City Contribution	\$ 35,000.00	Proposed Additional Funding from the City		
TOTAL INCOME		\$ 157,952.26			
EXPENSES					
Installation					
	Installation Materials/Equipment	\$ 13,929.93			
	Installation Labor	\$ 21,537.50			
	Crane Services for Chiller	\$ 2,150.40			
	Electrical for Chiller	\$ 270.00			
	Total Installation	\$ 37,887.83			
Operations					
	Labor	\$ 50,700.00			
	Materials and Equipment	\$ 1,782.78			
	Insurance	\$ 1,500.00			
	Additional Glycol	\$ 1,269.20			
	Total Operations	\$ 55,251.98			
Rentals					
	Trane Chiller Rental	\$ 43,128.88			
	Port-a-Potties	\$ 900.00			
	Zamboni Rental		\$8,000 seasonal rental waived for 2025-26		
	Total Rentals	\$ 44,028.88			
Removal					
	Crane Service	\$ 855.00			
	Electrical	\$ 232.50			
	Removal Labor	\$ 5,000.00			
	Removal Total	\$ 6,087.50			
Blue Line Sports and Entertainment Management Fees					
	Operations Manager				
	General Manager				
	Total Management Fees	\$ -			
TOTAL EXPENSES		\$ 143,256.19			
NET INCOME		\$ 14,696.07			

\$14,696 for Blue Line is still an extremely low amount but they will accept it with the understanding that the City, BID and Blue Line will make every effort to move forward in good faith in the future with a more equitable financial agreement.

The BID is willing and interested in continuing its role in Old Town Skate in the future and feels strongly that keeping Blue Line as the operator is the best course of action at this time.

We, therefore, hope that City Council will approve this request, along with separate future funding requests so that the City of Louisville can continue to offer this wonderful and important amenity to the community.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenni Hlawatsch', with a stylized flourish at the end.

Jenni Hlawatsch

President

Main Street Louisville Business Improvement District

Subject: Resolution No. 77, Series 2026 — A Resolution Designating the Residence Located at 1013 La Farge Avenue a Historic Landmark to be Named the Giorzelli House and Approving a Historic Preservation Fund Grant

This will be the only reading of this item and final action may be taken. There will be one round of public comment.

Date: August 18, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

The following summarizes the application request:

- Landmark designation
- A Historic Preservation Fund Grant request of \$128,300, including “extraordinary circumstances” grant funding.

Historic Preservation Commission Recommendation

- Approval of the landmark designation and a landmark incentive bonus of \$7,700 and that the structure be named the Giorzelli House.
- Approval of a Historic Preservation Fund Grant of up to \$128,300, corresponding to the Tier 1 and Tier 2 grant categories outlined by Resolution 102, Series 2025.

Staff Recommendation:

- Approval of the landmark designation and a landmark incentive bonus of \$7,700 and that the structure be named the Giorzelli House.
- Approval of a Historic Preservation Fund Grant of up to \$128,300, corresponding to the Tier 1 and Tier 2 grant categories outlined by Resolution 102, Series 2025.

Background / Prior Discussions:

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

1013 La Farge shares an unusual history with several houses on the block that were

built by E.J. Di Francia as dowries for his daughters. E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. 1013 La Farge was sold by Maria Di Francia in 1928 to Joseph and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today. In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.

Please see the attached Social History Report (Attachment No. 2) for a more detailed history.



1948 Boulder County Assessor Card photo for 1013 La Farge Avenue



Street view of 1013 La Farge Avenue (July 2025, Courtesy of Ires ColoProperty)

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

At their meeting on July 20, 2026, the Historic Preservation Commission passed Resolution 11, Series 2026, recommending that the City Council approve the landmark designation at 1013 La Farge Avenue with an incentive grant in the amount of \$7,700.00 and that the structure be named the Giorzelli House. [LINK: July 20, 2026 Historic Preservation Commission meeting.](#)

Development Proposal:

The intent of the project is to preserve, rehabilitate, and restore the proposed landmark structure as per the recently completed Historic Structure Assessment (HSA). The scope of work includes adding a connecting single-story addition to the rear of the home. A narrative and renderings are provided in Attachment No. 2 and 3.

Analysis:

ARCHITECTURAL INTEGRITY

1013 La Farge is included in the [PaleoWest "100 Architectural Inventories for the City of Louisville" \(2023\)](#). Its description is as follows: *"1013 La Farge is a wood frame home that has a hipped roof with a roughly 5 x 5 ft flat area at the peak. A small front-gabled section extends east from the south end of the east side. An entry door is just north of this extension. A small porch runs from the main entry door to the northeast corner of the house. The porch has ornate historic wooden supports and a hipped roof. A small hipped-roof addition extends west from the rear (west) side of the house and has a hipped roof. A small entryway with its own hipped roof exists on the northwest corner of the house. The house has horizontal siding that appears to be either vinyl or aluminum. The house sits on a stacked stone foundation. 1013 La Farge has both double hung and fixed picture windows. Windows on the front-gabled extension and south side may be original...The entry door and all windows on the east and north sides, with the*

possible exception of two windows on the front-gabled extension, are post-1950 replacements. Windows on the south side may be original. A brick chimney at the roof peak has been replaced with a modern chimney. The house had wood siding in 1950 and now has vinyl or aluminum. According to the current tenant, the addition on the west side is not original but is historic. This addition is shown on the 1948 Boulder County Assessor card and confirms this report. However, the small hipped-roof entryway on the northwest corner of the house is not shown on the card and is therefore a post-1950 addition”.

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

(2018) identifies 1013 LaFarge as an example of a distinctive type of house present in Barclay Place: a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side. Four are located on the same block which include 1013, 1021, 1029, and 1040 La Farge Avenue. PaleoWest recommends 1013 La Farge Avenue for recording and further investigation because it may have the potential to yield further information about residential development and patterning in Louisville.

HISTORIC STRUCTURE ASSESSMENT:

A Historic Structure Assessment (HSA) was done for the property in 2025 and paid for by the Historic Preservation Fund in the amount of \$7,500 (Attachment No. 3). As per the HSA, the existing house at 1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained, but extensive foundation work is required to repair and replace foundations (page 20-22, 47) which is identified as a critical deficiency and is related to the grant request.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

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

Sec. 15.36.050. - Criteria for Designation

Staff analysis of the criteria is as follows:

Criteria	Meets Criteria?	Evaluation
1. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	1013 La Farge Avenue was constructed ca.1906-1909, making it approximately 119 years old.

1. a. <i>Architectural.</i> 1. <i>Exemplifies specific elements of an architectural style or period.</i> 2. <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3. <i>Demonstrates superior craftsmanship or high artistic value.</i> 4. <i>Represents an innovation in construction, materials or design.</i> 5. <i>Style particularly associated with the Louisville area.</i> 6. <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7. <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8. <i>Significant historic remodel.</i>	Yes	The home is a distinct example of a Pyramidal/Hipped-roof cottage with a small gabled-front.
1. b. <i>Social.</i> 1. <i>Site of historic event that had an effect upon society.</i> 2. <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3. <i>Association with a notable person or the work of a notable person.</i>	Yes	The social history of 1013 La Farge Avenue includes association with Italian immigrant history and ownership of two prominent families over a 120 year period.

1. c. <i>Geographic/environmental.</i> 1. <i>Enhances sense of identity of the community.</i> 2. <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	Yes	The building is recommended for further investigation because it may have the potential to yield further information about residential development and patterning in Louisville.
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> b. <i>Retains original design features, materials and/or character.</i> c. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> d. <i>Has been accurately reconstructed or restored based on historic documentation.</i>	Yes	The building has interesting character shaped by its social history and unique architectural type and social history. It retains some original features including siding. It has retained its original footprint.

ALTERATION CERTIFICATE APPROVAL

At their July 20, 2026 meeting, the Historic Preservation Commission approved a request for an Alteration Certificate with conditions. Alteration Certificate requests are intended to ensure that exterior alterations and additions to the historic property do not affect a property's historical integrity. Alteration Certificates are not required for routine maintenance, such as painting, but are required for exterior work that requires a building permit. The scope of work approved for the alteration certificate related to preservation and restoration of the historic structure is summarized below and detailed

in Attachment No. 4-6:

- Removal and replacement of non-historic windows with the following changes:
 - Increasing the number of windows on the east elevation from one to two
 - Reducing the size of the windows on the north elevation
 - Adding a new window on the south elevation
- Replacing front door with historically accurate new door
- Removing the northwest addition of the house (formerly an unenclosed porch that was modified to be enclosed)
- Removal and disposal of the metal siding and trim, to be replaced with historically accurate siding
- Removing the front porch deck and foundation (roof and columns to remain) and replacing with new.
- Replacing roof and gutters/downspouts
- Replacing soffits and fascia
- New construction of a single-story addition and deck at the rear of the home

The Historic Preservation Commission included the following conditions on the alternation certificate:

- The historic chimney shall be restored to match the 1948 Boulder County Assessor Card photo
- The window on the front of the home under the porch, and the easternmost window on the north side of the home shall match the location and size of the historic windows shown in the 1948 Boulder County Assessor Card photo.

GRANT REQUEST AND ELIGIBILITY:

Under the current Historic Preservation Fund (HPF) funding Resolution No. 102, Series 2025 (Attachment No. 7), the property is eligible for consideration of the following grant amounts:

Table 1: Residential Grant Amounts	
Type	Amount
Residential Landmark Incentive	\$7,700
Tier 1	
Residential (Matching)	\$63,000
Additional Structural Funds (Matching)	\$20,000
New Construction (Matching)	\$23,000
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Residential Property*	\$136,000*

* Total includes landmark incentive

+ Plus unlimited exceptional circumstances matching grant under Tier 3

+Total excludes HSA grant.

As per Resolution No. 102, Series 2025, grants and loans may be approved for any of the following categories of work, however, grant funds may not be used for interior improvements other than for protection, stabilization, or code-required work:

1. *Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.*
2. *Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code -*

- required work to make properties functional is appropriate.*
3. *Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*
 4. *Maintenance is the act or process of maintaining or preserving the form, features, and characters of a property as existing at the time of the work to maintain its historic character and condition. Approved work is limited to exterior work.*

Staff reviewed the Historic Preservation Fund grant request (Attachment No. 4-6) by evaluating whether each request line item qualified for grant funding as per the definitions of preservation, rehabilitation, and restoration above. Findings are summarized in Table 2:

Table 2. Preservation Grant requests			
	Requests	Analysis of Eligible Expenses	Grant Type
Item	Amount	Eligible	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests			
Demolition	\$28,200	Eligible	Tier 1
Site Grading and Drainage	\$3,525	Eligible	Tier 1
Framing Upgrades	\$60,512	Eligible	Tier 1
Envelope – Exterior Walls	\$36,425	Eligible	Tier 1
Exterior Appendages	\$16,156	Eligible	Tier 1
Roofing & Waterproofing	\$11,750	Eligible	Tier 1
Electrical	\$7,050	Eligible	Tier 1
Windows and Doors	\$34,075	Eligible	Tier 1
Exterior Details	\$2,938	Eligible	Tier 1

Insulation & Drywall	\$35,250	Eligible	Tier 1
<i>Total Tier 1 Eligible Residential Expenses</i>	<i>\$235,881</i> <i>Half of eligible expenses: \$117,940.50</i>		
Maximum Tier 1 Residential Grant Amount	\$63,000		
Tier 1 – New Construction Requests			
New Addition	\$23,000	Eligible	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 <i>(Note: Total addition cost: \$855,752)</i>		
Tier 1 – Structural Sub-Grant Requests			
Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
<i>Total Structural Eligible Expenses</i>	<i>\$141,167</i> <i>Half of eligible expenses: \$70,583.50</i>		
Maximum Residential Structural Grant Amount	\$20,000 (*\$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		
<i>Total Eligible Historic Grant</i>	<i>\$364,098</i>		

<i>Expenses</i>	
<i>Total Project Cost</i>	<i>\$1,232,800</i>
Total Recommended Grant (Tier 1 & Tier 2)	\$128,300

STAFF ANALYSIS:

The following is the detailed scope of work and description associated with the grant request, which staff find eligible to be considered for use of grant funds:

- *Demolition* - Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
- *Site Grading & Drainage* - Rough and final grade to provide proper slope away from the building.
- *Foundation* - Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
- *Framing* - Install necessary support beams, columns, joists, & additional floor supports per structure & code, for the relocation of house on a new foundation.
- *Exterior Envelope (Walls)* - New weather barrier & siding to match the historic siding.
- *Exterior Appendages* - Repair / replacement of covered front porch elements including the roof, columns, & floor.
- *Roofing and Waterproofing* - Replace flat roof area, replace gutters & downspouts, add roof venting per code.
- *Insulation and Drywall* - Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per Building Code.
- *Electrical* - New 200 Amp electrical panel & wiring
- *Windows & Doors* - Install of historically correct windows and doors in existing wood framed openings.
- *Exterior Details* - Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
- *House move* -Temporarily move the house then place the structure on a new foundation.

Staff find that there are enough eligible preservation, restoration, rehabilitation expenses to meet and exceed the Tier 1 maximum grant amounts, including sub-grants for additional structural work, as identified as a critical deficiency in the HSA and new construction.

Staff also find that the extensive foundation work and house move meets the definition of extraordinary circumstances under Tier 2 as defined in Resolution 102, Series 2025:

e. For purposes of Table 1 and Table 2, "extraordinary circumstances" shall mean additional grant funds are appropriate to:

- 1. Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or*
- 2. **Pay for vital structural work and building code compliance - related work that exceed Tier 1 grant amounts, if identified in an approved HSA.***

For these reasons, Staff recommend approval of Tier 1 and Tier 2 grant amounts for a total recommended grant of \$128,300.00 as per the corresponding grant categories in Resolution 102, Series 2025. A landmark bonus of \$7,700 would bring the total grant award to \$136,000; the maximum available funding for residential homes under Tier 1 and Tier 2.

Council Work Plan:

N/A

Fiscal Impact:

The current fund balance is approximately \$2.6M and staff find that there are adequate funds to support the recommended total grant amount.

Alternatives:

Landmark Designation:

- Approve the local landmark designation if found to meet the review criteria for designation.
- Not approve the local landmark designation if found to not meet the review criteria for designation.

Grant Request:

- Approve a Preservation and Restoration Grant of up to \$128,300 as per the HPF funding resolution categories if found to meet the funding criteria and eligibility for incentive grants.
- Approve an alternative grant amount based on the funding criteria and eligibility for incentive grants.
- Not approve the grant if found that the request does not meet the criteria and eligibility for incentive grants.

Recommendation:

- Approval of Resolution No. 77, Series 2026, approving the Landmark Designation and an incentive bonus of \$7,700 and a Historic Preservation Fund

Grant of up to \$128,300 as per the corresponding categories in Resolution No 102, Series 2025:

- Residential Grant (Tier 1) - \$63,000
- Structural Sub-Grant (Tier 1) - \$20,000
- New Construction Grant (Tier 1) - \$23,000
- Extraordinary Circumstances grant (Tier 2) - \$22,300

Attachments:

1. Resolution No. 77, Series 2026
2. Social History Report
3. Historic Structure Assessment (HSA) (2011)
4. Application
5. Project Narrative
6. Grant Request Chart
7. Resolution 102, Series 2025
8. HPC Resolution 9, Series 2026 (Landmark)
9. HPC Resolution 10, Series 2026 (Alteration Certificate)
10. HPC Resolution 11, Series 2026 (Grant Request)
11. Staff Presentation 1013 La Farge Avenue

**RESOLUTION NO. 77
SERIES 2026**

**A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 1013 LA FARGE
AVENUE A HISTORIC LANDMARK TO BE NAMED THE GIORZELLI HOUSE AND
APPROVING A HISTORIC PRESERVATION FUND GRANT**

WHEREAS, there has been submitted to the City Council an application requesting a landmark eligibility determination and a preservation and restoration grant for a historical residential structure located at 1013 La Farge Avenue on property legal described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place, City of Louisville, County of Boulder, State of Colorado; and

WHEREAS, 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;

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

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

WHEREAS, the City Council finds the residence at 1013 La Farge Avenue meets the criteria set forth in Section 15.36.050.A.1.a of the Louisville Municipal Code for architectural significance because of the architectural integrity that is representative of the built environment in 1900s Louisville; and

WHEREAS, the City Council finds the residence at 1013 La Farge Avenue meets the criteria set forth in Section 15.36.050.A.1.b of the Louisville Municipal Code for social significance because it exemplifies the cultural, political, economic, or social heritage of the community considering its association with various Louisville families and Louisville's cultural heritage; and

WHEREAS, the City Council finds this architectural and social significance justifies the approval of the historic landmark application; and

WHEREAS, the City Council finds the repairs to the existing structure to be funded by the preservation and restoration grant will assist in the preservation of the Giorzelli House, and the requested grant for the same should be approved.

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

Section 1. The proposed historic landmark application for the residence located at 1013 La Farge Avenue is hereby approved and is hereby designated a historic landmark to be known as the Giorzelli House.

Section 2. As a historic landmark, the Giorzelli House is eligible for incentives offered by the City for historic landmarks, including a \$7,700 landmark incentive grant that is hereby approved by the City Council.

Section 3. The City Council hereby approves the historic preservation fund grant application for the Giorzelli House in the amount of **\$128,300**, for work as described in **Exhibit A** attached hereto and incorporated herein by this reference.

Section 4. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 18th day of August, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

EXHIBIT A

Table 1. Historic Preservation Fund Grant		
	Requests	Grant Type
Item	Amount	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests		
Demolition	\$28,200	Tier 1
Site Grading and Drainage	\$3,525	Tier 1
Framing Upgrades	\$60,512	Tier 1
Envelope – Exterior Walls	\$36,425	Tier 1
Exterior Appendages	\$16,156	Tier 1
Roofing & Waterproofing	\$11,750	Tier 1
Electrical	\$7,050	Tier 1
Windows and Doors	\$34,075	Tier 1
Exterior Details	\$2,938	Tier 1
Insulation & Drywall	\$35,250	Tier 1
Total Tier 1 Eligible Residential Expenses	\$235,881 Half of eligible expenses: \$117,940.50	
Maximum Tier 1 Residential Grant Amount	\$63,000	
Tier 1 – New Construction Requests		
New Addition	\$23,000	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 (Note: Total addition cost: \$855,752)	

Tier 1 – Structural Sub-Grant Requests			
Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
<i>Total Structural Eligible Expenses</i>	\$141,167 <i>Half of eligible expenses: \$70,583.50</i>		
Maximum Residential Structural Grant Amount	\$20,000 (* \$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		
<i>Total Eligible Historic Grant Expenses</i>	\$364,098		
<i>Total Project Cost</i>	\$1,232,800		
Total Recommended Grant (Tier 1 & Tier 2)	\$128,300		



1013 La Farge Ave. History

Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

Year of Construction: 1906

Summary: 1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families. The unique architectural style and "sister" homes are also referenced in the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context."

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this building is located.

Di Francia Family Ownership, 1905-1928

The following summary of DiFrancia family ownership is excerpted from a report written by Bridget Bacon in 2016 on 1029 LaFarge which shares the history of 1013 LaFarge since the initial purchase of property by Eusebio Di Francia included Lots 5-8, Block 4 of Barclay Place. Additional information on 1013 La Farge is added to this report.

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge,

years ago told the current owners of 1045 La Farge that the three small houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in 1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Maria Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

A look at census records and directories shows that the three houses were rented out to other families, sometimes for years at a time to one family, before Maria Di Francia sold them in the 1920s. The family has also confirmed that they were rented out. The houses would have brought in rental income before the plan could be in place for other Di Francia daughters to marry and live in them.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.

Residents of 1013 La Farge:

1013 La Farge was sold by Maria Di Francia in 1928. Prior to that, census and directory records show several rental tenants between 1906 when the house was built, until its sale in 1928. The 1910 Census shows James Kilker, his wife May, and son Sydney living at 1013 Main. Kilker was of Irish descent and was listed as an overseer at one of the coal mines. Photos from the Museum's collection identifies him as being on the 1913 Fire Hose Team as the lead man.



James Kilker is the lead man in front, c. 1913.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. Later directories indicate that she may have also lived at 1029 La Farge before it was sold in 1921.

Pictured right: Margaret Di Francia and Camillo Domenico wedding portrait c. 1912.

By 1918, Thomas and Bessie Clift are listed in the city directory as renting at 516 La Farge (another early address for 1013 La Farge). Thomas was working as an engineer at the Sentinel Mine and a photo from the Museum's collection indicates that he also served as Town Marshal at some point. By the 1920 census, the Clifts have moved from La Farge and are living on Jefferson.

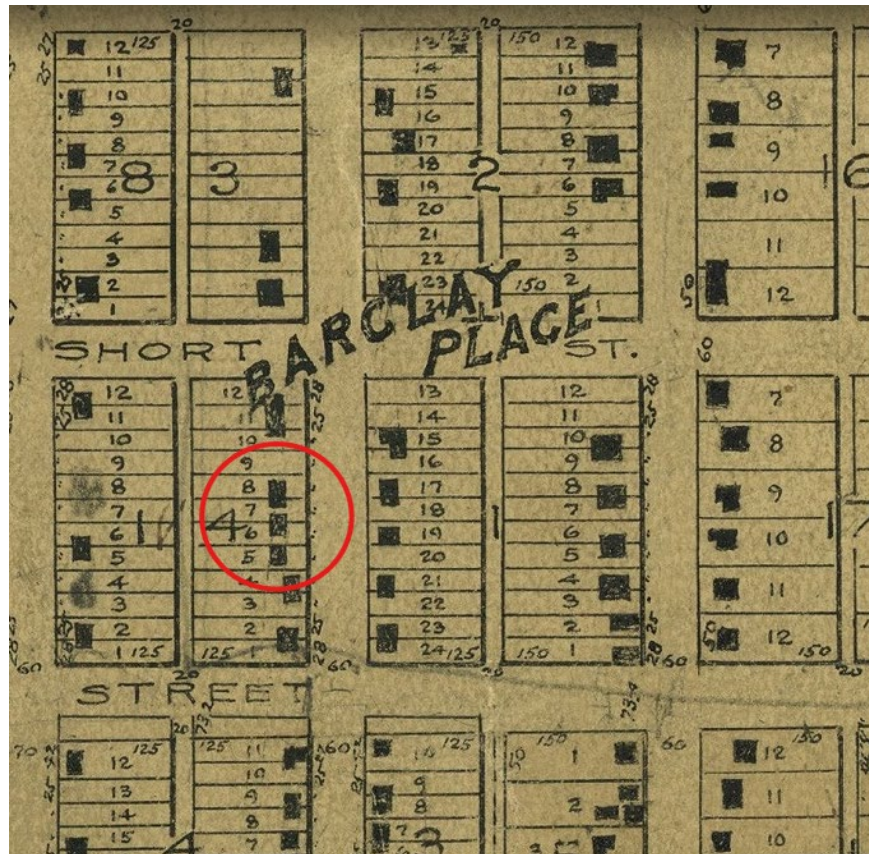
Charles Liley, his wife Rose Fenolia Liley, and their three sons – William, Louis, and Kenneth rented the house at 1013 La Farge in the 1920s and Charles worked as a superintendent at a coal mine. Charles was born in Lafayette to English parents William and Mary Ann Liley. William came to the US first in 1886 to work as a coal miner. Mary Ann came to the US in 1887.

Charles and Rose married around 1915. Rose was born in Colorado and grew up in Louisville with her four siblings. Rose Fenolia's parents were Baptist and Louisa Buffo Fenolia. They came from Italy in 1873 and 1880 where Baptist found work in the coal mines. Charles and Rose Liley moved to Frederick after 1928.



Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1906 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, County Assessor records show the construction of the other two houses at 1021 and 1029 as falling between 1920 and 1935. These dates are likely in error since E.J. Di Francia died in 1918 and had already purchased the lots for all three houses in 1905. The date of construction for 1013 La Farge is likely the earliest and most accurate date of construction for all three buildings. The Drumm's Wall Map of 1909 also shows three houses built on site, further evidence that the Boulder County dates of construction for 1021 and 1029 are incorrect.



1909 Drumm's Wall Map showing Lot 5, Block 4 and two similar houses on Lots 6-8.

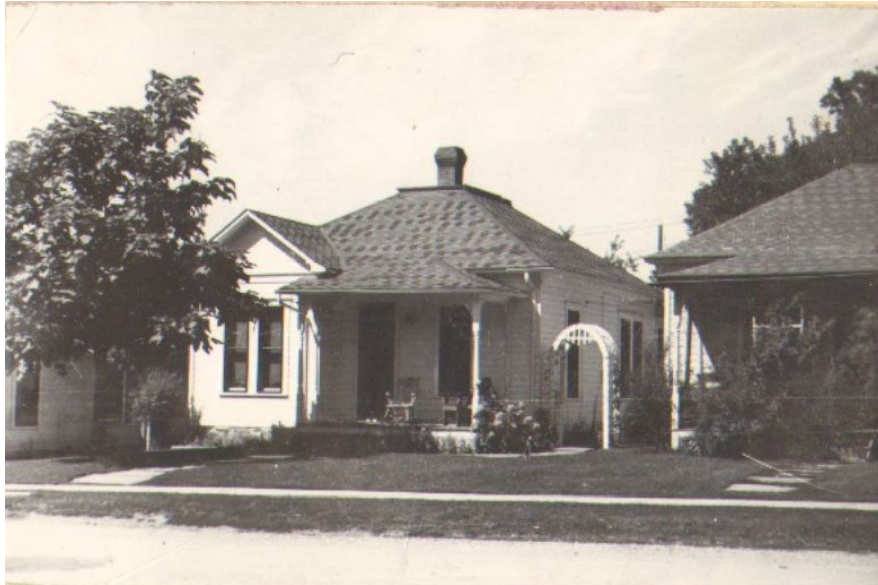
Giorzelli/ Enrietto/ DiSalle Family Ownership, 1928-2025

In 1928, Maria di Francia sold 1013 La Farge to Joseph Giorzelli (1897-1953) and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville with Joseph actually living just down the street at 1000 La Farge. Stella Bottinelli's family lived a few blocks away on Front Street. They married in 1925 and their daughter, June, was born in 1926.

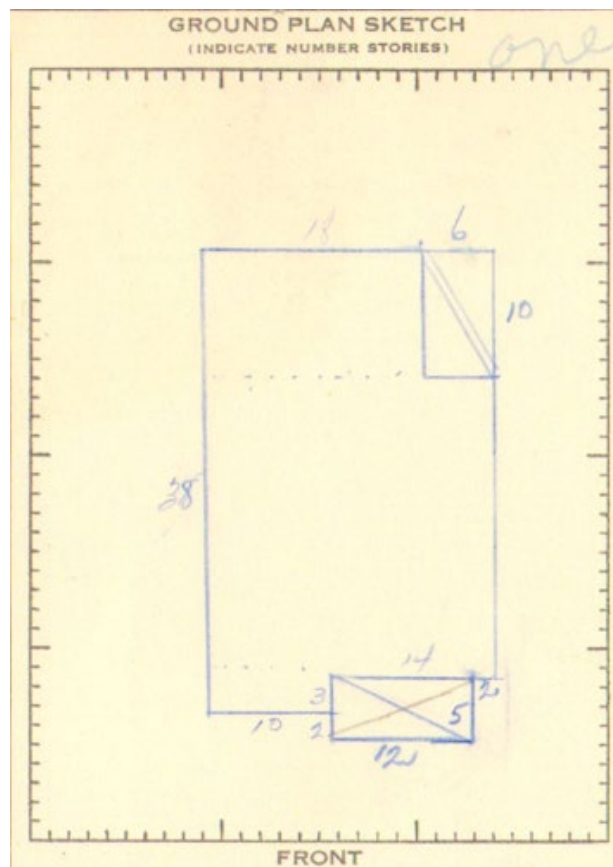
Both the Giorzelli and Bottinelli families were early residents in Louisville. Peter and Antonia Giorzelli came to the US from northern Italy in 1892. In the 1910 census, Peter was working as a coal miner, and had built the first house on the block at 1000 La Farge in 1903. He and Antonia raised their three children, John (1888-1935), Joseph, and Emma (1899-1951) on La Farge.

Right: 1978 Louisville Times feature on the Giorzelli Family.





1948 Boulder County Assessor Card photo and floorplan for 1013 La Farge.





Stella Bottinelli's parents, Angelo (1875-1952) and Maria (Mary) Corone Bottinelli (1875-1939) came to the US from Milan, Italy in 1903 with their oldest son Atilio (Tealie). They moved to Louisville where Angelo worked in the coal mines and where Stella and her younger brother Charlie were born.

Left: Angelo Bottinelli family, with Stella as a small child; 1978 Louisville Times article.

Census records and City Directories from 1930 and later show Joseph Giorzelli working as a clerk for the Columbine mine and Crown Mine, as a foreman for street construction in 1940, and with stockroom supply for Esquire magazine in 1950. He was also first elected as Town Treasurer in 1926 and continued in that position in 1928, and again in 1952. Joseph Giorzelli died suddenly after a surgery in 1953.

After Joseph's death, Stella Giorzelli went to work at Neodata until 1971, remained active in the St. Louis Church, local Louisville events and card clubs and gained a reputation for being an excellent storyteller.

She was featured several times in the Louisville Times over the years. In 1998, she regaled community members with stories about Louisville during a Downtown Business Association event. Her granddaughter Missy Diehl also noted in another article upon June's death in 2006, "I think everyone remembers her being a great storyteller. The kids on the block loved it when granny would baby-sit us."

In 1955, Stella Giorzelli signed a joint tenancy deed with her daughter, June Enrietto for 1013 La Farge and began using the property for rental income. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. Some of those include:

- 1955- Mr. and Mrs. Dave Kerr
- 1958 – Margaret Dover Sneddon and Robert Sneddon
- 1961 – Mrs. and Mrs. Charles Kranker (formerly living at 1013 La Farge)
- 1975 – Diane and Ron Buffo
- 1989 – Ted and Christine Ryan Chavez

While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today.



1013, 1021, and 1029 La Farge in 1999.

Current Ownership

In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.



Current assessor photo of 1013 LaFarge.

Recent Architectural Analysis

This section is excerpted from a report written by Bridget Bacon in 2022 on the history of 1021 La Farge and is also relevant to 1013 La Farge.

According to the 2018 report “Stories in Places: Putting Louisville’s Residential Development in Context” ([Microsoft Word - Final Louisville Residential Context 111918 \(louisvilleco.gov\)](#)) written by PaleoWest Archaeology for the City of Louisville, “A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue” (p. 134).

The Residential Context Report featured this photo of 1021 La Farge and its two “sister” homes on its cover:



The Residential Context Report also states: “[T]he houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal- or hipped-roof main portion and a small, front-gabled room on the side. . . . All of these houses date between 1903 and 1912. PaleoWest recommends . . . further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company’s coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910–1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarroe 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies’ house plans (Doug Conarroe personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar” (page 151).

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

HISTORIC STRUCTURAL ASSESSMENT

1013 LaFARGE AVENUE, LOUISVILLE, COLORADO

September 23, 2025



Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

This Project was paid for by the Louisville Preservation Fund grant.

TABLE OF CONTENTS

1013 LaFARGE PAGE - 1



1.0 INTRODUCTION.....	3
1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS	3
1.2 BUILDING LOCATION.....	4
2.0 HISTORY AND USE	5
2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY	6
2.2 FLOOR PLANS.....	16
2.3 PROPOSED USE	16
3.0 STRUCTURE CONDITION ASSESSMENT	17
3.1 SITE.....	17
3.2 STRUCTURAL SYSTEM	20
3.3 ENVELOPE – EXTERIOR WALLS	26
3.4 ENVELOPE – ROOFING & WATERPROOFING.....	31
3.5 WINDOWS & DOORS	34
3.6 EXTERIOR DETAILS.....	37
3.7 MECHANICAL SYSTEMS	40
3.8 ELECTRICAL SYSTEMS.....	42
4.0 ANALYSIS AND COMPLIANCE	45
4.1 HAZARDOUS MATERIALS	45
4.2 MATERIALS ANALYSIS	45
4.3 ZONING CODE COMPLIANCE	45
5.0 PRESERVATION PLAN	47
5.1 PRIORITIZED WORK	47
5.2 PHASING PLAN	50
5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION	52
6.0 PHOTOGRAPHS AND ILLUSTRATIONS.....	53
 ADDENDUM: GFE STRUCTURAL HISTORIC STRUCTURE ASSESSMENT.....	 55

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted a Historic Structural Assessment for the structure located at 1013 LaFarge Avenue, Louisville, Colorado to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code. Therefore, the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.



The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1013 LaFarge visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected 1013 LaFarge Avenue on August 28th, 2025, with GFE Structural. The weather for the site visit was warm with overcast skies. Adequate access to the basement and attic were available, though not all areas were entirely visible.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

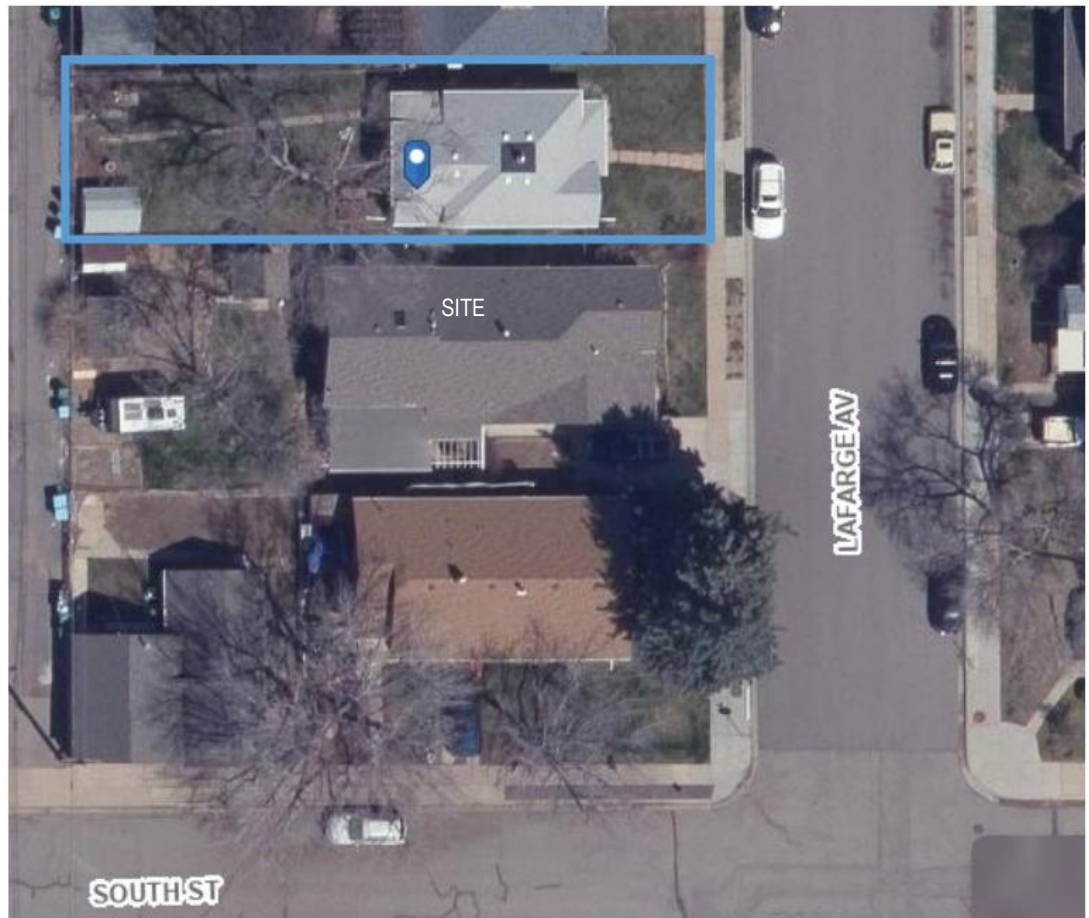
Jesse Sholinsky, P.E.
GFE Structural
PO Box 20708
Boulder, CO 80308
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," September 15, 2025.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION

Lot 5 & South 8 feet of Lot 6 Block 4, Barclay Place

2.0 HISTORY AND USE

The following report was written by Gigi Yang of the Louisville Historical Museum.

1013 LaFarge History

Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

Year of Construction: 1906



Summary: 1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families. The unique architectural style and "sister" homes are also referenced in the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context."

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this building is located.

Di Francia Family Ownership, 1905-1928

The following summary of DiFrancia family ownership is excerpted from a report written by Bridget Bacon in 2016 on 1029 LaFarge which shares the history of 1013 LaFarge since the initial purchase of property by Eusebio Di Francia included Lots 5-8, Block 4 of Barclay Place. Additional information on 1013 La Farge is added to this report.

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge, years ago told the current owners of 1045 La Farge that the three small houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in

1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Maria Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

A look at census records and directories shows that the three houses were rented out to other families, sometimes for years at a time to one family, before Maria Di Francia sold them in the 1920s. The family has also confirmed that they were rented out. The houses would have brought in rental income before the plan could be in place for other Di Francia daughters to marry and live in them.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.



Residents of 1013 La Farge:

1013 La Farge was sold by Maria Di Francia in 1928. Prior to that, census and directory records show several rental tenants between 1906 when the house was built, until its sale in 1928. The 1910 Census shows James Kilker, his wife May, and son Sydney living at 1013 Main. Kilker was of Irish descent and was listed as an overseer at one of the coal mines. Photos from the Museum's collection identifies him as being on the 1913 Fire Hose Team as the lead man.



James Kilker is the lead man in front, c. 1913.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. Later directories indicate that she may have also lived at 1029 La Farge before it was sold in 1921.

Pictured right: Margaret Di Francia and Camillo Domenico wedding portrait c. 1912.

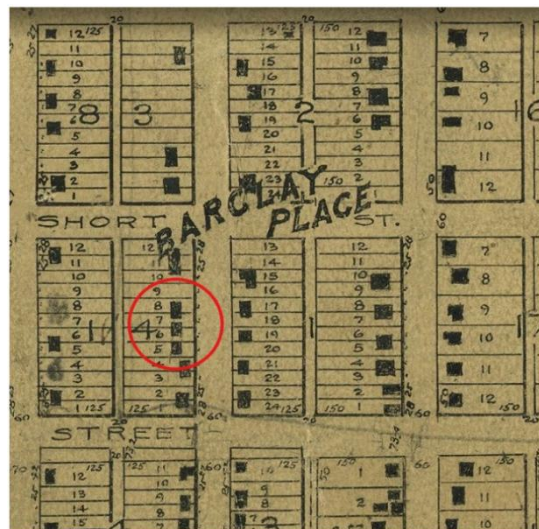
By 1918, Thomas and Bessie Clift are listed in the city directory as renting 516 La Farge (another early address for 1013 La Farge). Thomas was working as an engineer at the Sentinel Mine and a photo from the Museum's collection indicates that he also served as Town Marshal at some point. By the 1920 census, the Clifts have moved from La Farge and are living on Jefferson.

Charles Liley, his wife Rose Fenolia Liley, and their three sons – William, Louis, and Kenneth rented the house at 1013 La Farge in the 1920s and Charles worked as a superintendent at a coal mine. Charles was born in Lafayette to English parents William and Mary Ann Liley. William came to the US first in 1886 to work as a coal miner. Mary Ann came to the US in 1887.

Charles and Rose married around 1915. Rose was born in Colorado and grew up in Louisville with her four siblings. Rose Fenolia's parents were Baptist and Louisa Buffo Fenolia. They came from Italy in 1873 and 1880 where Baptist found work in the coal mines. Charles and Rose Liley moved to Frederick after 1928.

Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1906 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, County Assessor records show the construction of the other two houses at 1021 and 1029 as falling between 1920 and 1935. These dates are likely in error since E.J. Di Francia died in 1918 and had already purchased the lots for all three houses in 1905. The date of construction for 1013 La Farge is likely the earliest and most accurate date of construction for all three buildings. The Drumm's Wall Map of 1909 also shows three houses built on site, further evidence that the Boulder County dates of construction for 1021 and 1029 are incorrect.



1909 Drumm's Wall Map showing Lot 5, Block 4 and two similar houses on Lots 6-8.

Giorzelli/ Enrietto/ DiSalle Family Ownership, 1928-2025

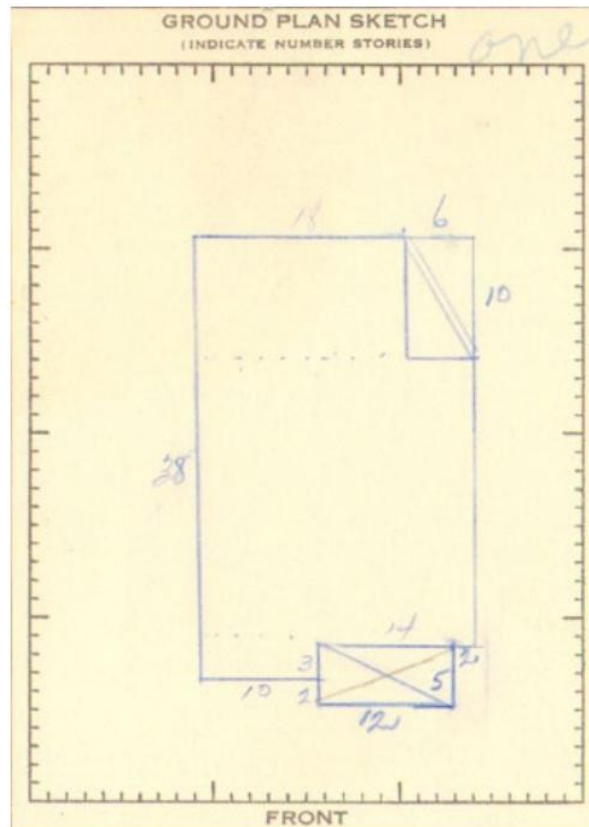
In 1928, Maria Di Francia sold 1013 La Farge to Joseph Giorzelli (1897-1953) and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville with Joseph actually living just down the street at 1000 La Farge. Stella Bottinelli's family lived a few blocks away on Front Street. They married in 1925 and their daughter, June, was born in 1926.

Both the Giorzelli and Bottinelli families were early residents in Louisville. Peter and Antonia Giorzelli came to the US from northern Italy in 1892. In the 1910 census, Peter was working as a coal miner, and had built the first house on the block at 1000 La Farge in 1903. He and Antonia raised their three children, John (1888-1935), Joseph, and Emma (1899-1951) on La Farge.

Right: 1978 Louisville Times feature on the Giorzelli Family.



1948 Boulder County Assessor Card photo and floorplan for 1013 La Farge.



Stella Bottinelli's parents, Angelo (1875-1952) and Maria (Mary) Corone Bottinelli (1875-1939) came to the US from Milan, Italy in 1903 with their oldest son Atilio (Tealie). They moved to Louisville where Angelo worked in the coal mines and where Stella and her younger brother Charlie were born.

Left: Angelo Bottinelli family, with Stella as a small child; 1978 Louisville Times article.

Census records and City Directories from 1930 and later show Joseph Giorzelli working as a clerk for the Columbine mine and Crown Mine, as a foreman for street construction in 1940, and with stockroom supply for Esquire magazine in 1950. He was also first elected as Town Treasurer in 1926 and continued in that position in 1928, and again in 1952. Joseph Giorzelli died suddenly after a surgery in 1953.

After Joseph's death, Stella Giorzelli went to work at Neodata until 1971, remained active in the St. Louis Church, local Louisville events and card clubs and gained a reputation for being an excellent storyteller.

She was featured several times in the Louisville Times over the years. In 1998, she regaled community members with stories about Louisville during a Downtown Business Association event. Her granddaughter Missy Diehl also noted in another article upon June's death in 2006, "I think everyone remembers her being a great storyteller. The kids on the block loved it when granny would baby-sit us."

In 1955, Stella Giorzelli signed a joint tenancy deed with her daughter, June Enrietto for 1013 La Farge and began using the property for rental income. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. Some of those include:



- 1955 – Mr. and Mrs. Dave Kerr
- 1958 – Margaret Dover Sneddon and Robert Sneddon
- 1961 – Mrs. and Mrs. Charles Kranker (formerly living at 1013 La Farge)
- 1975 – Diane and Ron Buffo
- 1989 – Ted and Christine Ryan Chavez

While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today.



1013, 1021, and 1029 La Farge in 1999.

Current Ownership

In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.



Current assessor photo of 1013 LaFarge

Recent Architectural Analysis

This section is excerpted from a report written by Bridget Bacon in 2022 on the history of 1021 La Farge and is also relevant to 1013 La Farge.

According to the 2018 report “Stories in Places: Putting Louisville’s Residential Development in Context” ([Microsoft Word – Final Louisville Residential Context 111918 \(louisvilleco.gov\)](#)) written by PaleoWest Archaeology for the City of Louisville, “A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue” (p. 134).

The Residential Context Report featured this photo of 1021 La Farge and its two “sister” homes on its cover:

Stories in Places:
Putting Louisville’s Residential Development in Context
Boulder County, Colorado





The Residential Context Report also states: “[T]he houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal – or hipped-roof main portion and a small, front-gabled room on the side.... All of these houses date between 1903 and 1912. PaleoWest recommends.... further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company’s coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910-1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarroe 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies’ house plans (Doug Conarroe personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar” (page 151).

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

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1013 LaFarge Avenue was constructed around 1906 and is a typical early-1900's wood frame vernacular house of the Louisville area. The house closely resembles two neighboring houses to the north and was built around the same time as those houses, all three under a single owner. The primary façade faces east towards LaFarge avenue and the original form is apparent when viewed from the street. There are three small additions all to the rear of the house. These additions were constructed early in the lifespan of the house, all three prior to 1948. The house footprint, form, and size are unchanged since 1948.

In 2025 the house is clad in steel siding, but evidence exists indicating that the original painted wood siding is beneath the current siding. Some of the windows are in original locations and are the original size though a few of the windows are replacements that do not match the original sizes. There are two exterior doors that are in original locations, but the doors are replacements. Other elements that have been added over the years include an asphalt shingle roof, gutters, and trim. The foundation appears to be original as is the floor, wall, and roof structure.

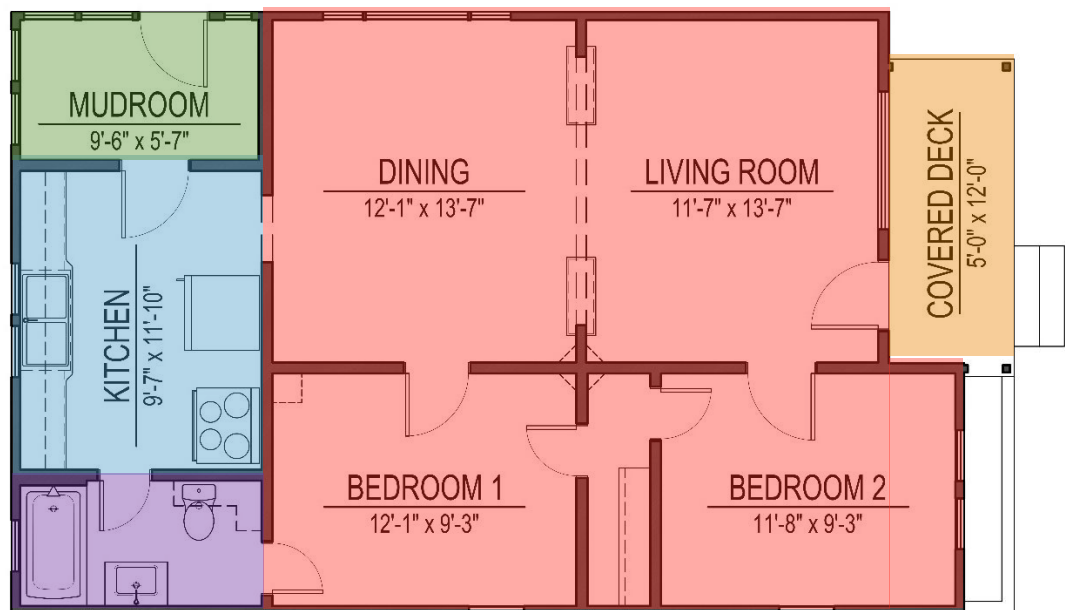
1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of this report. There is sufficient evidence that the original wood siding and any other original features like trim work and original window sizes still exist beneath the current steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

1013 LaFarge is not listed on the National, State, or Local Register.

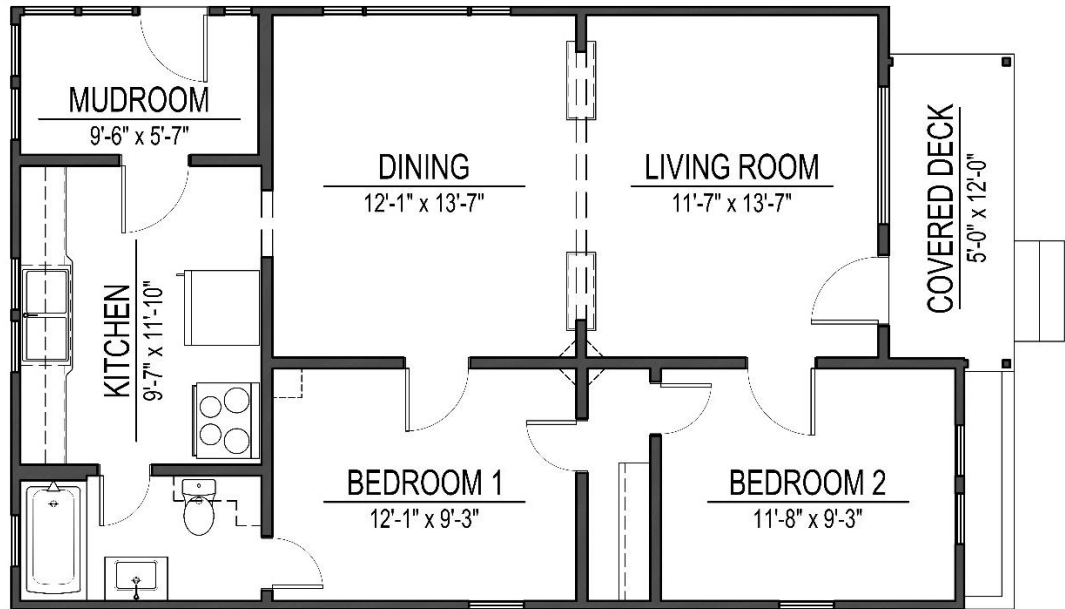


Primary Changes Occurring Over Time:

- Original house (RED): ca. 1906, on site by 1909
- Covered Deck (ORANGE): ca. 1906
- West Addition (BLUE): Unknown, prior to 1948
- Bathroom Addition (PURPLE): Unknown, prior to 1948
- Mudroom Addition (GREEN): Unknown, prior to 1948
 - Originally an enclosed porch
 - Fully enclosed and finished:
- Metal Siding: After 1948
- New Asphalt Roof: Unknown, likely ca. 1980
- : 2018



2.2 FLOOR PLANS



Main Level Floor Plan

2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

1013 LaFarge is set on a typical lot in downtown Louisville that is approximately 33 feet wide by 125 feet deep, running lengthwise in the east-west direction and totaling approximately 4,135 sf. The property is bordered on the east by LaFarge Avenue, on the west by an alley, and by residential properties on the north and south. The property is enclosed along the north, west, and south sides by chain-link fences installed at an unknown date.

Approximately one quarter of the lot is covered by the footprints of the house and a shed in the southwest property corner. The house sits in the eastern half of the lot, approximately 25 feet from the east property line. There is a sandstone paver walkway from the public sidewalk at LaFarge Avenue. The sandstone walkway also leads around the north side of the house to a mudroom entrance in the northwest corner of the house. There is also a concrete walkway from the west side of the house to the alley.

Most of the site is grass with some areas of wood mulch. There is a large maple tree central on the property and another mature tree at the west end of the property. There are shrubs along the north property line and vines growing along the chain-link fences throughout. Additionally, there are small ground-cover plantings adjacent to the house at the northeast corner.



Looking west from the northwest corner of the house.

Condition Evaluation:

Overall, the landscape features are in good condition. The large trees appear to be well maintained and healthy. The small shrubs and vines along the property lines appear to be well managed and do not encroach upon the house. There is some smaller landscaping adjacent to the house foundation, but this is minimal, well established, and does not appear to pose a threat to the house structure.



Looking west from above LaFarge Avenue.

Recommendations:

1. Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
2. Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches to eliminate the risk of damage to the structure.

GRADING

Description:

Overall, the site is relatively flat with a slight downward slope to the east. Grading around the house appears to drain away from the foundation, though minimally in most areas. Grading around the house is also highest at the northwest corner where finish materials meet grade and lowest in the southeast corner. There are landscaping features including pavers, ground covers, and a brick planter that make it difficult to determine the height of the foundation relative to grade along the north and east sides of the house. The foundation is exposed in the southwest corner and along the length of the south wall. The top of the foundation on the south side sits a minimum of four inches above grade.

Condition Evaluation:

The overall site grading is in poor condition. It is important that the grading around the house should be a minimum of six inches below the top of the foundation and slope away from the foundation for at least the first five feet. Due to the nature of the lot, it is difficult to meet these requirements without a large amount of regrading or lifting the building and pouring a new foundation.



The effects of poor grading are difficult to determine in one site visit, and some areas require deconstructive investigation. Landscaping and siding would need to be partially removed to determine the height of the foundation relative to grade in some areas along the west, north, and east sides of the house. Evidence of water infiltration into the crawlspace and basement was not observed. However, not all areas are visible and therefore structural damage may be present in the non-visible areas and require further investigation.



Grade is highest at the northwest corner of the house where finish materials are in contact with grade.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess all areas of pooling water.
2. The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
3. Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of six inches below the top of the foundation and slope away from the foundation for at least the first five feet. Coordinate slope with a licensed geotechnical engineer.
4. The house foundation should be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
5. The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.

PARKING

Description:

There is no on-site parking, nor any evidence of on-site parking having existed in the past. Additionally, building records do not indicate that there was ever a garage associated with this site.

1013 LaFarge is roughly a 33-foot-wide lot with parking available on the street.

Condition Evaluation:

We do not have a condition evaluation at this time as there is no on-site parking.

Recommendations:

No recommendations at this time.

3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The house foundation was observed from beneath the main floor within a dug-out basement area and in various locations outside of the house. What is referred to as 'basement' in this report does not meet the minimum height to be considered as such, but the term is used for the clarity of this report. Access to the basement is through an interior wood stair beneath a floor hatch in the mudroom. This part of the house is the northwest addition that was originally constructed as a porch. Stairs to a basement may have existed prior to this addition, but the original location could not be determined and may have been removed with any of the house additions.

The foundation consists of crawlspaces and basements built of varying depths and materials. The variation in depths and materials correspond with additions to the original house. There is crawlspace at the perimeter with a small basement area centrally located north to south and at the west end of the original construction, where it meets the kitchen. The basement area is not original and would have been dug out to accommodate a coal-fired furnace, typical of many houses throughout Louisville. Building records state that in 1976, work was to be done that included "additional excavating of crawl space – crawl space is surrounded by unsupported earthen walls and is hazardous due to possible spall off or collapse of walls." However, it does not appear that this work was ever completed as the shear-cut walls are still unsupported with several areas of spalling and undermining.

The original house foundation is constructed of stacked stone, approximately 1'-6" tall but possibly extending further below grade to an unknown depth. The presence of an original footing could not be determined without deconstructive investigation. The west side of the original foundation was removed when the kitchen addition was added. The kitchen is a very early addition with a foundation constructed of stacked stone that is indistinguishable from the original house foundation.

The bathroom addition has a poured concrete foundation. This part of the house is entirely over a shallow crawlspace with limited access. The depth and thickness of the poured concrete foundation wall could not be determined nor the presence of a footing. The south foundation wall of the kitchen abuts the bathroom addition with some of the stone wall being removed to run plumbing lines.



Original stone foundation undercut by sluffing soil.

The mudroom addition also has a poured concrete foundation. This area is also inaccessible and there is limited visibility of this foundation from the exterior as the steel siding runs to grade in the northwest corner of the house. The depth and thickness of the mudroom concrete foundation wall could not be determined but is likely similar in construction to the bathroom addition foundation and the front porch foundation. The front porch foundation is poured concrete that is probably not original and may have been poured at the same time as either the bathroom addition, the mudroom addition, or both.

The floor in the basement is a poured concrete slab of unknown thickness. There is also dirt throughout the basement floor from sluffing of the basement walls. The dirt on the floor covers the concrete slab in many areas and it is difficult to determine the extent of the concrete slab.

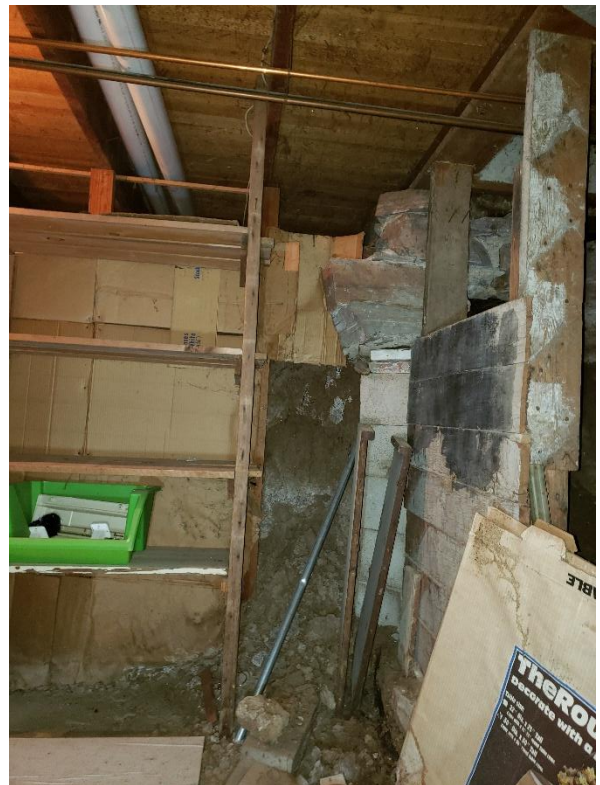


Condition Evaluation:

The entire foundation is in fair to poor condition and a large portion of the construction was not visible or discoverable without destructive testing or the removal of soil along the perimeter of the building. However, the non-visible areas are likely constructed in a manner similar to those areas that are exposed. Further analysis should be done to determine the full extent of the foundation and the size and construction of any footings beneath grade.

There are several areas where the basement was dug out directly beneath or near to the original crawlspace depth foundation walls. These areas are not properly supported and undermine the original foundations. Some of these locations have sheer cut soil where sluffing has occurred, completely undermining the foundation, particularly along the north and south walls of the original house.

The poured concrete floor in the basement is in poor condition. Large cracks were observed and the extent, thickness, and reinforcement of the slab could not be determined without deconstructive investigation. Several columns that support the main floor and roof bear directly on the concrete slab and likely do not have any footings.



Attempt at soil retention using wood framing and cardboard.

Finally, there is no waterproofing or insulation at any of the foundation walls.

Recommendations:

1. The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
2. A licensed structural engineer and contractor should be contracted to evaluate and repair the existing stone foundation walls. This work could include tuck-pointing of the existing stone and/or the systematic removal and replacement with a modern concrete wall.
3. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
4. Retaining walls and foundation repair is necessary to address the areas where the foundation has been undermined by sheer cut soil to create the basement area. Work with a licensed structural engineer for further evaluation and a design strategy that will likely include the construction of new retaining walls. The soil cut portion should be temporarily braced until a retaining wall can be designed and built.
5. Alternatively, the foundation walls (including the perimeter and interior walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - a. A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. Once returned, the location of the house on the site should not vary from the current, historic location.
6. New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
7. Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.



Exterior view of transition from stone foundation (left) to concrete foundation (right).

FLOOR & CEILING SYSTEMS

Description:

The main floor framing is visible from within the basement with visibility to most, but not all areas. Some of the crawlspace areas have limited access for evaluation, but it is likely that these areas are constructed in a similar manner to those areas that are visible. The framing techniques and materials vary to some extent, indicating the different phases of construction and changes that were made to support sagging floors and the dig out of the basement. Overall, the floor framing further supports the construction timeline as outlined above.



The original house floor framing is constructed of 2x8 floor joists at 24-inches on-center spacing spanning in the north-south direction for the entire width of the house. The floor joists bear on the original foundation walls with 2x sill plates and rim boards. The floor joists are notched to the depth of the sill plate. There are three beam lines within the basement area that support the original floor joists. The beam lines stop at the west end of the original house and at the east end where the basement transitions to crawlspace. The floor joists within the crawlspace are supported by various stacked materials and 1x boards that are in-line with the three beam lines. The north beam line is constructed of a double 2x6 beam supported by wood columns. The center beam line is two flat 2x8's that are supported by a wood column and two steel adjustable pipe columns. All the columns bear directly on the concrete slab floor and do not appear to have footings. The center beam line also supports the main floor bearing wall which supports the ceiling joists above. The south beam line is constructed of 2x4's at each joist that together somewhat act as a retaining wall for the soil though this is primarily accomplished by the use of cardboard.



Wood and steel columns bear on the concrete slab floor.

The bathroom addition floor framing is constructed of 2x4 joists running north-south at 16-inches on-center spacing. These joists bear on a double sill plate on the south foundation wall. The bearing of these joists on the north end could not be determined due to limited access.

The mudroom addition was originally constructed as a deck and has 2x6 floor joists running north-south at 16-inches on-center spacing. These floor joists also bear on a sill plate on the concrete foundation wall and appear to bear on the stone foundation wall to the south.

Floor sheathing of the original house, the kitchen addition, and the bathroom addition is constructed of 1x3 tongue-and-groove hardwood. This sheathing would have been the original finish flooring though it has since been covered by additional layers of finish flooring. The 1948 Boulder County Assessor's card indicates that the house did not have a subfloor at that time and likely never did. The floor sheathing in the mudroom addition is 1x6 tongue-and-groove hardwood. This sheathing likely replaced the original deck boards when this part of the house was enclosed. Apart from the original wood flooring, it does not appear that any of the wood framing elements are nailed to one another.

There is no insulation at the main floor rim joist nor in the floor cavity of the crawlspace. The basement and crawlspace areas do not appear to be conditioned spaces.

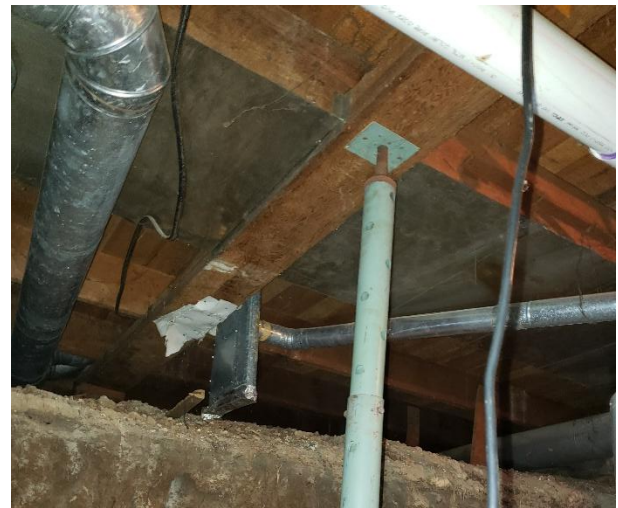
Condition Evaluation:

The floor joists throughout are in fair condition and are typical construction for houses built around the same time in the Louisville area. The joist sizing and spacing do not meet minimum IRC code requirements for today's standards. The main level floor felt like homes of this era, and no significant areas of bulging or sagging were observed.

The beams supporting the floor joists are in poor condition. The spacing and sizing of the beams are not adequate for the current loads that they are supporting. The beams are not properly attached to their supports nor extend the full length of the floor system. The beam sizing, spacing, and spans do not meet minimum IRC code requirements for today's standards.

The various beam supports are in poor condition as well. The beam supports consist of wood and various stacked materials and it is unclear if any of these elements are supported by footings. There are also similar floor joist supports that do not appear to have footings, are not properly attached, and are therefore in poor condition.

The floor sheathing appears to be in fair condition. The sheathing appears to be performing adequately, but the extent of the sheathing and the number of layers on top of the sheathing could not be determined. The floor sheathing does meet minimum IRC code requirements for today's standards and appears to be performing adequately.



Steel column supporting a flat wood beam.

Recommendations:

1. The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
2. The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists are over spanned per current IRC code. New floor joists could be sistered to the existing floor joist or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
3. It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
4. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
5. New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
6. Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.

ROOF FRAMING SYSTEMS

Description:

Access to view the roof framing is through an interior attic hatch in the ceiling of the original house. However, not all areas of the roof framing were visible from this location. The northwest and southwest additions as well as the front deck roofs do not have attic spaces and therefore some assumptions have been made as to the construction based on the available information. It is likely that the non-visible portions of the roof are constructed in a similar manner to those that are visible, as common materials and techniques are found on many houses built around the same time in the Louisville area.



The roof framing of the original house and the kitchen addition both form hip roofs. The kitchen addition roof is framed over the original house roof. Additionally, there is an original east facing gable. The construction method of these roofs is 2x4 rafters at 24-inches on-center and 2x4 ceiling joists at 16-inches on-center spacing. The ceiling joists run north-south and are spliced on a main level bearing wall. The ceiling joists extend beyond the main level walls to form the roof overhangs. The ceiling rafters are tapered and bear on a 1x4 plate that sits on top of the ceiling joists. The hip beams are 2x4 with vertical 1x4 supports on the north hip beams of the original roof. The top of the original roof does not have a ridge beam but is boxed out with 2x8's that are flush with the bottom of the joists and extends up with a flat roof. The flat roof is covered with wood sheathing and a metal finish.

The northwest and southwest additions and the front porch roofs all likely have similar framing materials and techniques as what is described above but these areas were not visible. The rafters of the front porch roof extend into the main roof attic space and are 2x4's that are sistered to the main roof rafters.

The roof sheathing observed in the attic is constructed of a layer of 1x skip sheathing with widths varying from six to twelve inches and roughly a two-inch gap between boards. The skip sheathing is the original sheathing and there is also an additional layer of OSB sheathing on top of the skip sheathing. The OSB sheathing was likely added at some point when the roofing was replaced. It is likely that the non-visible roof areas have similar sheathing construction and materials.

Where observed, the insulation in the attic is blown-in cellulose roughly the depth of the 2x4 ceiling joists but in several areas, there is less than this. It could not be determined if there is roof insulation in the northwest or southwest additions.

Condition Evaluation:

The roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. Several roof areas were minimally assessed due to limited access to observe the structural members. These roofs appear to be constructed using similar materials and techniques as those areas observed and appear to be performing adequately. The uppermost flat roof of the original house is in poor condition. This area is not properly supported and does not appear to have a minimum slope for drainage.

The attic insulation is in poor condition as it appears to be providing a minimal insulation R-value that does not meet current code standards.



Hipped roof framing with a central brick chimney.

Recommendations:

The roof and ceiling structure is not to current code standards. Since Louisville did not likely have a building code at the time of construction, we are unable to determine if it was built to a code or engineered. The original roof is built to a similar standard of other buildings typical of this type and age.

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



1. Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
2. Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
3. Diagonal braces and purlins are needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
4. Additional beams are needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.
5. Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
6. It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.
7. The above-mentioned recommendations are for the visible portions of the roof. However, we assume that the roof framing in the non-visible areas may be built in a similar way and would need the repairs as mentioned above.



1x skip sheathing with a layer of osb sheathing. Rafters bear on a 1x plate on top of the ceiling joists.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original wood siding appears to be attached directly to the wall framing, as seen in the attic and it is noted on the 1948 Boulder County Assessor's card that there is no wall sheathing. The wall insulation type could not be determined, if any exists. It is likely that there is minimal to no insulation in the original house walls.

It appears that several of the interior framed walls are load bearing for the roof above and that they are supported by beams and walls in the basement as described above. Further analysis of these walls should be completed prior to their removal or modification.



Gable end wall seen in the attic.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 9 ½ feet tall which is at the upper height limit for 2x4 wood stud construction. Furthermore, the insulation type and R-value within the walls cannot be determined without deconstructive investigation. It is likely that there is minimal to no wall insulation.

Recommendations:

1. Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added, including the interior walls as several of these walls appear to be load bearing. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
2. Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.

EXTERIOR FINISHES

Description:

The entire house is clad in painted steel siding. It is unclear when this siding was applied but it was commonly added to houses in the Louisville area in the late 1970's to early 1980's. Building records indicate a 'general repair' to the house in 1980, but no further information could be found. It is possible that the steel siding was part of the work done to the house in 1980. The steel siding covers the original house and all additions but is not found on the shed in the southwest property corner. The steel siding is in contact with grade at some locations and runs up to the bottom of the roof eaves.



Steel siding was commonly applied on top of existing siding, oftentimes with a layer of half-inch foam beneath. Layers of siding beneath the current steel siding could not be determined without deconstructive investigation. It is likely that the original wood siding still exists throughout the house. There also might be different types of wood siding used on the additions than that used on the original house. The 1948 Boulder County Assessor's card indicates that the siding at that time was 'woodboard'. The original siding was likely painted wood shiplap siding with a Dutch-cove profile. There is one area on the covered front deck where there is an attached column and there is a gap between the attached column and the steel siding. Small sections of Dutch-cove wood shiplap siding can be seen at this location. Additionally, it is possible that sometime around the middle of the 20th century, a layer of stucco siding was added on top of the original wood siding. This has been found to be the case for several houses throughout Louisville but there is no evidence of this at 1013 LaFarge at this time.



Original wood shiplap siding behind metal siding and an attached column.

Condition Evaluation:

The steel siding is in fair condition as no missing or damaged panels were observed. The paint is chipped in several areas which is typical of metal siding from this time period. The condition of the original siding, or any additional siding beneath the steel siding cannot be determined without deconstructive investigation.

Recommendations:

Further investigation is required to determine all siding types beneath the steel siding. Investigative deconstruction is recommended in an inconspicuous area to determine if wood siding exists beneath the steel siding. If so, it is recommended that the current siding be removed from the entire house. There may also be additional layers of siding on top of the original wood siding that should be removed. If layers of stucco or composite siding exist, they should be tested for asbestos prior to removal. With the removal of siding layers, it is likely that original wood siding will be exposed throughout the entire house and various types of original wood siding may exist depending on the date of construction. Repair, refinish, or replace the original wood siding.



Chipped paint finish common for metal siding.

EXTERIOR MASONRY

Description:

There is a brick planter box attached to the east side of the house that is two feet deep and extends to the eastern edge of the covered front deck. The brick appears to be supported by a concrete foundation of unknown depth. There also appears to be a layer of sheet metal between the house and the dirt within the planter but it could not be determined how far down this extends or the condition and termination of the sheet metal. The brick planter box is not original, and the date of construction could not be determined, though it appears to be at least 40 years old. There is no other exterior masonry on the house in 2025.



A brick chimney is visible in the 1948 Boulder County Assessor's card image. The brick chimney is centered on the main hipped roof. Part of this chimney can be seen in the attic and there is evidence of the chimney extending down into the main floor walls. The chimney does not extend into the basement and the part of the chimney that was above the roof was removed at an unknown date. There is also a second brick chimney seen in the attic that extends down to the wall separating the kitchen and original house. This chimney was also removed above the roof.

Condition Evaluation:

The brick planter box is in poor condition. There are cracks throughout the brick, and it could not be determined how the brick is supported or attached to the house. Additionally, it could not be determined if there is proper waterproofing where the planter box meets the house to prevent damage to the house walls and foundation. Nor could it be determined how the planter box is drained to remove water away from the house.



Remnants of a brick chimney above the kitchen seen in the attic.

Recommendations:

1. The brick planter box should be removed. The house siding, structural wood elements, and foundation at this location should be assessed by a licensed structural engineer after removal. It is possible that wood rot or foundation damage is present due to poor drainage.
2. Consider adding a faux brick chimney above the roofline that matches the chimney seen in the 1948 Boulder County Assessor's card image. The chimney location can be determined from the historic image as well as evidence of the original chimney in the attic and main floor walls. Additionally, there are several examples of similar chimneys found throughout Louisville.



Dirt in the planter box is adjacent to the house wall. A layer of sheet metal is seen possibly protecting the house from moisture.



A large crack running the full height of the brick planter box.

EXTERIOR APPENDAGES

Description:

A covered deck is attached to the front of the house facing east that is roughly five feet deep and twelve feet wide. The covered front deck is seen on the 1948 Boulder County Assessor's card and is likely original.

There is no access beneath the front deck to observe the structure, and the deck floor is covered with outdoor carpet. There are holes in the carpet that reveal some of the structure of the deck, but not all areas are visible. The deck appears to be constructed of 2x4 framing on top of a concrete foundation. The foundation thickness, depth, and presence of any footing could not be determined. The deck has a top layer of ½-inch plywood on top of wood planks. The wood planks might be original, but the plywood is not. The wood planks appear to be attached to 2x4 joists based on site measurements, but the joists and any support beams are not exposed for analysis. There are concrete steps on the east side of the deck that access a sandstone walkway to LaFarge Avenue. The original deck likely had wood steps in the same or similar location as the current concrete steps.

The deck is entirely covered with a hipped roof supported by painted turned wood columns. The foundation support of the columns could not be determined due to the finish materials of the deck. The columns and roof structure appear to be original. There is no access to the front deck roof structure, but it is likely framed with 2x4 joists and rafters with similar construction techniques observed in the attic of the main house roof. The porch roof soffit is vinyl panels that are not original but the original soffit, likely beadboard, may be present beneath the vinyl.

Finally, there is a painted wood privacy screen attached to north side of the front deck that is not original and was likely added within the last 50 years.

Condition Evaluation:

Overall, the covered front deck is in fair condition, but our assessment is limited. Access to observe the roof and deck structure is necessary for a full analysis and this will involve deconstructive investigation.

The carpet floor is well worn with several tears and is beyond the expected lifespan for such material. There is some water damage at the base of the wood columns, likely caused by prolonged water retention within the carpet and poor drainage of the deck surface.



Concrete deck foundation, wood framing, and carpet over plywood with concrete steps.

Recommendations:

1. Remove the carpet floor from the deck and remove the layer of plywood sheathing. The layer of wood deck boards is likely in poor condition and should also be removed. Once all of the floor layers have been removed, the deck structure should be observed by a licensed structural engineer with further recommendations given for proper support of the deck and front deck roof. Repairs to the deck framing and foundation are likely.
2. The deck floor should be replaced with wood or composite wood-look boards after all other structural items have been addressed.
3. The concrete stairs on the east side of the deck should be replaced with wood or composite wood-look stairs in the same location.
4. The painted wood privacy screen on the north side of the deck should be removed.
5. The painted wood columns should be further analyzed by a licensed structural engineer once finish materials of the deck floor and roof have been removed. The columns should be inspected for rot at their base and special attention should be given to the support of the columns and how they are attached at the base and capitol. If it is determined that the columns need to be replaced, identical painted, turned wood columns should be used.
6. The vinyl soffit of the front porch roof should be removed. The original soffit may exist beneath the vinyl and should be repaired or replaced. If the original soffit does not exist, painted beadboard should be used and several examples throughout Louisville can be found. The roof structure should also be observed by a licensed structural engineer at this time. It is likely that repairs similar to those recommended for the main house roof will be required.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The house roof is covered with an asphalt composite shingle roof. Building records show that in 2003 roofing layers were removed and a new asphalt composite shingle roof was installed. The current asphalt shingle roof was installed in 2018, likely replaced due to hail damage as was common throughout Louisville at that time. The 1948 Boulder County Assessor's card indicates that the roof at that time was asphalt, and the original roof was likely wood shingles.

There is painted metal drip edge throughout the roof that appears to have been added in 2003 with some areas appearing to have been added in 2018.

There are four mushroom style roof vents at the upper part of the hipped roof of the original house. There are also two mushroom style vents on the hipped roof of the west addition. The mushroom style vents appear to have been installed in 2003. The roofs over the northwest addition, southwest addition, and covered front deck do not appear to be vented. There is a gable end vent at the east facing gable. This vent is constructed of horizontal slats in the metal siding. A larger gable end vent that was likely original can be seen in the attic at this location. Low roof and soffit venting were not observed.

Condition Evaluation:

The asphalt composition shingle roof is in good condition and still within the expected lifespan of such a roof. The roof venting does not appear to be adequate for the amount of attic space and lacks low roof venting.

Recommendations:

Roof venting should be increased with the addition of low and high venting as required by code.

SHEET METAL FLASHING

Description:

Metal flashing is not visible anywhere on the house but it is possible that there is flashing beneath the steel siding. Flashing is likely in areas where the lower roofs meet the upper roofs or where roofs meet the exterior wall face.

Condition Evaluation:

The condition of metal flashing, if any is present, is indeterminable at this time.



Asphalt roofing on the entire house with mushroom style vents.



Recommendations

Metal flashing should be assessed after the metal siding, and any subsequent siding has been removed and the original wood siding is exposed. Metal flashing may need to be added or replaced upon further inspection.

PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction period and construction methods used, it is unlikely that a perimeter foundation drain exists.

Recommendations

A perimeter foundation drain should be installed with the installation of a new foundation (see above foundation recommendations). A new perimeter foundation drain shall adhere to all current City of Louisville building codes.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found throughout the house. Gutters are located at the end of all roof eaves in appropriate locations and of appropriate lengths for adequate water collection. Some of the gutters have metal standoffs while other locations do not.

Painted 2x3 downspouts are located throughout and appear to be an adequate amount for proper drainage where located. There is a round downspout that drains the covered front deck roof. This downspout is buried in the brick planter box and daylights at the base of the brick wall. It appears that the 2x3 downspouts were added sometime after 2012 and replaced round downspouts in the same locations. Downspouts have downspout extensions at most locations.



Painted k-style gutters and 2x3 downspouts are located throughout.

Condition Evaluation:

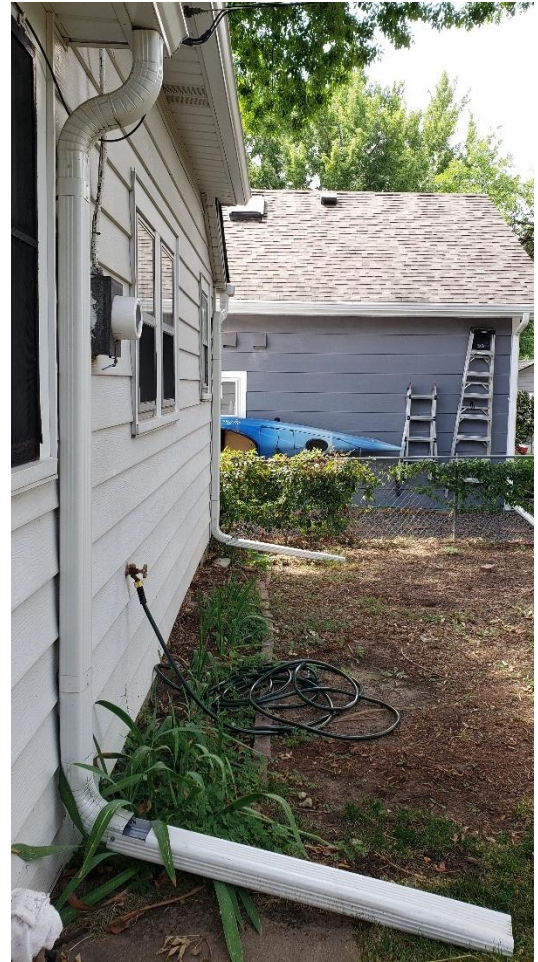
The gutters are in good condition and most of the downspouts are in good condition. The round downspout on the east side is in poor condition as it is rusted where it is buried in the brick planter box. Additionally, there are two locations where there are no downspout extensions to direct water away from the house foundation. Gutters can be difficult to assess outside of significant rain or snow events, but they appear to be properly attached, and no visible signs of leaking were present.

Recommendations:

1. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
2. The buried round downspout should be replaced as it is rusting and drains water near the front deck foundation.
3. The gutters and downspouts are not historic. Consider replacing the gutters with half-round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.



Round downspout buried in brick planter.



Downspouts with extensions.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a full-lite aluminum storm door. The front door has a single lower panel and three divided single-pane glass windows in the upper 1/3 of the door. The front door is not original but is in the same location as the front door seen in the 1948 Boulder County Assessor's card image which is likely the original front door location. The front door style from 1948 cannot be determined but was likely a painted or stained wood door, typical to similar houses from the same timeframe in the Louisville area.

There is a side entrance door on the north side of the house that accesses a small mudroom and laundry area. This door is a six-panel painted wood door with an aluminum 3/4 storm door. This door location was likely added when this area that was originally a deck was enclosed. The door location is likely original to when this area was enclosed but the door slab is a replacement that appears to have been added in the last 20 years.

There is an interior door that separates the mudroom from the kitchen. This door is a painted wood door with a 1/3 glass panel and three panels below and one panel above the glass. This was likely an exterior door at this location or possibly moved from another exterior door location at some point.

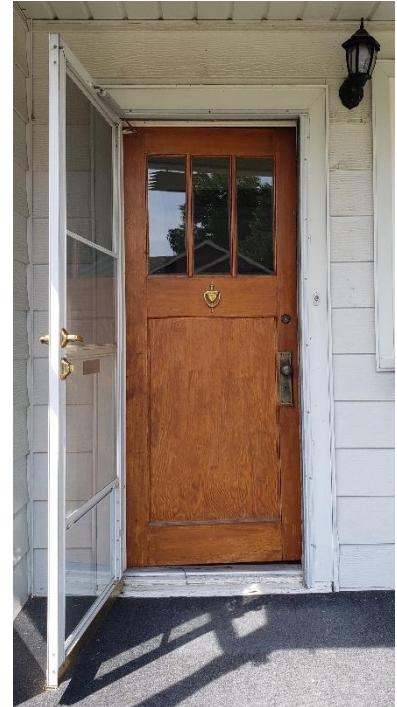
Condition Evaluation

The front door is in fair condition. The door works properly and appears to create an acceptable seal. However, the stained wood door has signs of weathering in the wood finish. The front aluminum storm door is in good condition and has likely prolonged the lifespan of the wood door.

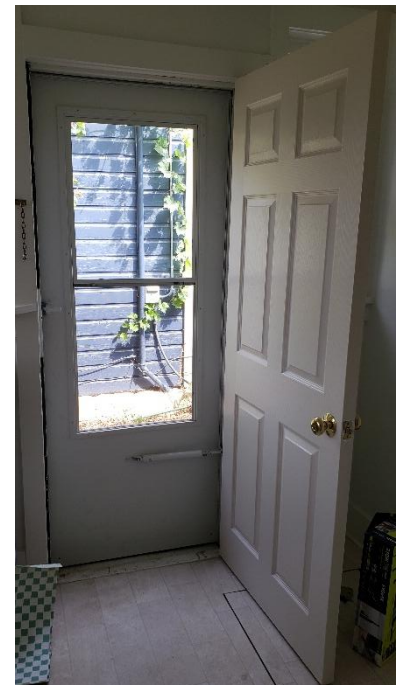
The north entrance door and aluminum storm door are in good condition. These doors work properly and create acceptable seals.

Recommendations:

Both doors should be replaced with painted or stained wood doors. The door style from 1948 cannot be determined. However, there are numerous examples of historic wood doors from the same timeframe throughout the Louisville area including the front door on the house located at 1021 LaFarge. The interior door between the kitchen and mudroom is also an example of a door that was previously an exterior door on this house. Work with a licensed architect and the historic preservation committee to select an appropriate front door style that matches the period of significance. The north door should also be replaced with an appropriate style for the period of significance but does not need to match the style chosen for the front door.



Wood front door and storm door.



North side door and storm door.

WINDOWS

Description:

There are various window sizes and styles throughout the house that indicate the different phases of construction and various remodels. Where the original windows have been removed or modified, evidence of the original locations and sizes still exists in the 1948 Boulder County Assessor's card image, ghosting in the walls, and in the house located at 1021 LaFarge.

The original windows are tall and narrow single-hung wood windows with counterweights. These windows are found on the original house. The original windows would have all been the same size with paired windows in the east facing gable. The east facing window under the covered front deck was replaced with an aluminum window with double-pane glass. The replacement window modified the original window opening at this location and is wider and not as tall as the original window. The original windows on the north side of the house were also removed. One of these windows was not replaced and the opening was framed in. Two windows were replaced with a larger opening consisting of two wood single-hung windows with a center picture window.

There are two single-hung wood windows with counterweights on the west wall of the kitchen. These windows are likely original to this addition but are smaller than the windows found on the original house. The kitchen windows have a 3-panel divided lite in the top pane.



Original wood windows with counterweights.

There are five double-hung wood windows in the mudroom that are of similar size to the kitchen windows and have a 3-panel divided lite in the top pane. However, these windows have pin-stops as opposed to counterweights. These windows are likely original to when this area was enclosed.

There is a single-hung vinyl window in the bathroom that is also similar in size to the kitchen windows and has a 3-panel divided lite top pane. This is a replacement window that appears to have been added in the last thirty years. The original window in this location likely matched either the windows in the kitchen or the mudroom but likely experienced increased deterioration due to moisture within the bathroom.

Nearly all the operable windows have aluminum storm and screen windows that are not original. The windows in the mudroom have wood framed screen windows with exterior hangers that may be original to when this addition was enclosed.



Condition Evaluation:

Overall, the windows are in poor condition except for the vinyl window in the bathroom which is in fair condition as it is the newest window. Operation was not tested but most of the windows appear to be minimally operable if at all. The ropes were cut for several of the weighted windows and the stop-pins were painted over in the mudroom limiting their ease of operation. The wood windows have reached the end of their expected lifespan and do not perform well thermally.

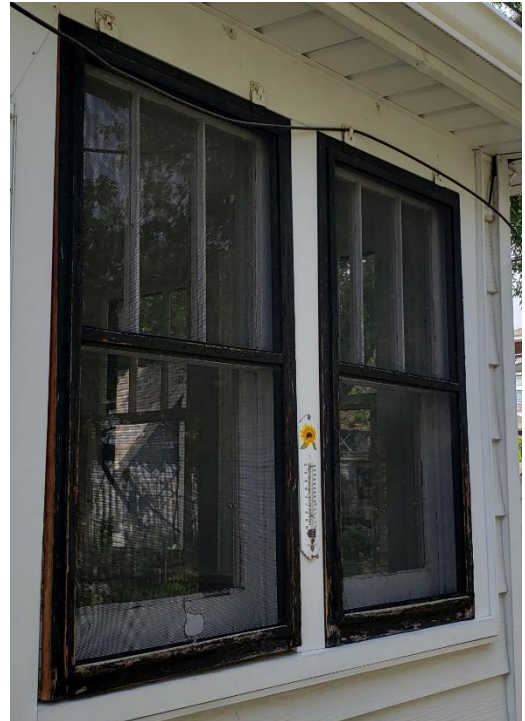
The wood and aluminum storm and screen windows are also in poor condition. These windows are also beyond their expected lifespan as the wood, aluminum, and screens all have damage from exposure to sun and moisture.

Recommendations:

1. Remove the aluminum and wood storm and screen windows from all windows. Consider replacing these with new wood storm windows with minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
2. The large windows on the north and east sides should be removed and replaced. Replacement windows should match the original window size and style as found elsewhere in the original house. Original window locations can be determined when the original wood siding is exposed as well as from the interior ghosting and using 1021 LaFarge as a reference. This recommendation is for a total of four replacement windows.
3. The original wood windows should be fully restored. New components will likely need to be used, and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation. Alternatively, the original windows could be replaced with new aluminum clad wood or fiberglass windows. New windows should match the existing size, operation, and locations of all original windows. This recommendation is for a total of eleven windows.
4. The window in the bathroom should be replaced with a new unit that matches the size and style of the existing unit, unless further evidence is revealed indicating a different size or style original unit at this location. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.



Replacement windows and aluminum storm windows.



Wood framed screens on mudroom windows.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

The soffits throughout the entire house are painted vinyl panels with a v-groove profile. The vinyl soffits are not original and were likely added at the same time as the steel siding, probably around 1980. The original soffits cannot be determined at this time but most likely would have been painted wood boards. There might have been some locations that had exposed rafter tails, possibly at the northwest and southwest additions. The current vinyl soffits were likely added on top of the original soffits or exposed rafter tails.

The fascia throughout the entire house is painted sheet metal that was probably added in 1980 and applied directly to the original fascia. The original fascia was probably painted wood with the possibility that some locations did not have fascia where there were exposed rafter tails. The roof eaves are a combination of both plumb-cut and square-cut rafter ends and some of the eaves are boxed-out while others are not. It is possible that these variations in roof eave treatment are original and pertain to the different phases of construction. However, the roof eaves may have been altered when the house was wrapped in steel and vinyl around 1980.

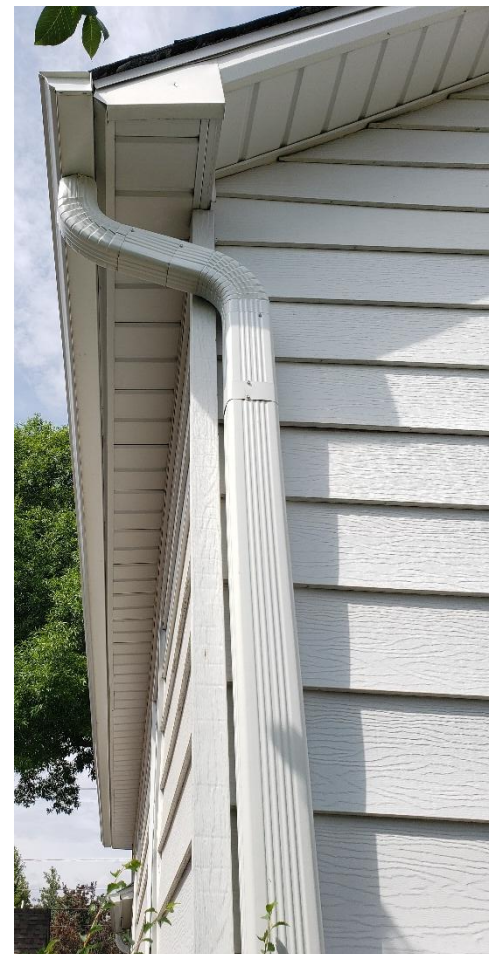
Condition Evaluation:

The soffits and fascia throughout the original house and the additions are in good condition. The painted metal and vinyl were probably applied around 1980 and are still within the expected lifespan, especially as gutters are in place to protect from water damage. The fascia behind the gutters is difficult to analyze as it is minimally exposed but is likely in a similar condition. Painted metal drip edge is present throughout that was likely added at the same time as the asphalt shingle roof which also adds to the protection of the soffit and fascia from water damage.

The metal and vinyl soffit and fascia are not original. The original soffit and fascia, probably painted wood, likely still remains but requires deconstructive investigation to analyze the condition.

Recommendations:

The vinyl soffit and metal fascia should be removed throughout. Any original wood soffit and fascia beneath should be analyzed and the original sizes and locations should be determined. Scrape, repair, refinish, or replace all original wood roof elements.



V-groove soffit panels and metal wrapped fascia.

TRIM

Description:

All the corner trim is standard painted steel siding trim that is 2 ½-inches wide. There is also standard painted steel j-trim that captures the steel siding at the base, top, and sides of the siding. J-trim captures the steel siding where it meets the edges of the window and door trim.

The window and door trim are painted metal panel that appears to be wrapped around the original wood trim. The window and door trim are various sizes and styles that indicate the different phases of construction and the alterations to windows that were made.

The original trim cannot be determined at this time. The original trim would have been painted wood. It is probable that the original window and door trim remains except in the locations where the original windows were replaced. It is also likely that the original corner trim and possibly frieze boards remain beneath the steel siding. However, some of the original trim might have been removed around 1980 in order to apply the current steel siding. The house located at 1021 LaFarge has many similar features to 1013 LaFarge and the trim found at 1021 LaFarge may indicate what the original trim looked like.

Condition Evaluation:

Overall, the painted metal trim is in fair condition throughout the house as some of the trim is bent and there are areas of exposed metal. The presence and condition of any original wood trim pieces cannot be determined without deconstructive investigation. It is likely that some of the original trim still remains and is probably in fair to poor condition due to the age of the house and the expected lifespan of exterior wood elements.

Recommendations:

The painted metal trim should be removed along with the steel siding. The original wood trim likely remains beneath the siding though some pieces may be missing. Determine the extent and condition of any remaining original wood trim. Missing pieces of original trim should also be determined, and the sizes and locations should be apparent in 'ghosting' on the original wood siding. Repair, replace, or restore all original painted wood trim elements.



Typical metal corner trim.



Metal wrapped window trim & typical j-trim.

ORNAMENTATION

Description:

There are painted wood decorative brackets on the front porch columns. These brackets appear in the 1948 Boulder County Assessor's card image and may be original. In 2025, no other ornamentation exists on the house.

The 1948 Boulder County Assessor's card image also appears to show Victorian shingles in the east facing gable, but the image is not clear enough to determine the style. There are similar shingles in the gable end at 1021 LaFarge. 1021 LaFarge also has decorative brackets at the east facing gable that may have existed at some time on 1013 LaFarge, but this cannot be determined.

Condition Evaluation:

The decorative brackets on the front deck are in poor condition. One of the brackets is nearly entirely missing and several of the other brackets are broken.

Deconstructive investigation is required to determine if any other decorative elements remain beneath the steel siding. It is likely that there is shingle siding in the east facing gable end and possible that other decorative elements exist or 'ghosting' exists of elements that were removed.

Recommendations:

1. The decorative brackets should be replaced with new brackets that match the current profile.
2. Further investigation into other decorative elements such as shingle siding should be done after the removal of the steel siding. Such decorative elements may still be present and will require further analysis, or there may be 'ghosting' of elements that were removed and further research into these items will be required.



Decorative painted wood brackets.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired furnace located in the basement. The gas line enters the basement from the north with the meter located approximately at the midway point of the north side of the house. The furnace is direct-vented through PVC pipe to the south side of the house. The furnace was not dated but appears to have been installed within the past 20 years. The furnace sits on the concrete slab floor in the basement with adequate space for servicing and a condensate pump on the floor. Galvanized metal ductwork runs throughout the basement and crawlspace to floor and wall registers on the main floor.

The 1948 Boulder County Assessor's card indicates that heating at that time was 'coal', which is typical of the Louisville area for that time. A coal furnace was likely located in the basement but a coal storage room was not found.

Cooling was not observed and likely has not existed in the past.

Condition Evaluation:

The heating system appears to be in good condition but was not tested during the site visit. There is no record of when the furnace was installed, but it looks like it is no more than 20 years old.

Recommendations:

1. Continue to perform routine maintenance on the furnace to prolong the lifespan.
2. If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 40-gallon gas-fired water heater sits on the concrete slab floor in the basement. The water heater is atmospherically vented into the chimney and through the roof. The water heater is dated as installed in 2006. Water enters the house from the north side, and the meter is in the basement. The water delivery system is copper that runs throughout the basement to the main floor fixtures. The waste lines are abs plastic to a main line that is cast iron where it exits the house. The sewer line exits the house on the west side to the main line in the alley. Building records indicate that in 2019 sewer repair was done from the house to the alley. The records state: '75 foot pipe burst in 2-way cleanouts.' Records also state that the sewer depth is three feet at the house and 9'-5" at the city main. Additionally, there is no fire sprinkler system in the house.



Gas furnace that sits on the concrete basement floor.

Condition Evaluation:

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

Recommendations:

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



Copper supply lines and abs plastic waste lines to the main cast iron waste line in the basement.



40-gallon gas-fired water heater in the basement.



The water heater vent enters the chimney in the attic.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in overhead from electrical lines running in the alley to the west. The electrical meter is located on the west exterior of the house. The electrical panel is located inside the mudroom on a wall that was an exterior wall prior to this area being enclosed. The electrical panel is a 100-amp panel that looks to be at least 50 years old. The 1948 Boulder County Assessor's card states that lighting is electric, indicating that power was brought to the house prior to this time.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house requirements but will likely need to be upgraded for any future improvements. The electrical panel is also an older model that likely does not meet current code standards and is beyond the expected lifespan.

Recommendations:

1. The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
2. Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.

ELECTRICAL DISTRIBUTION SYSTEM

Description

The electrical distribution throughout the house is cloth-sheathed wiring that runs throughout the attic and basement. There is likely cloth sheathed wiring in the walls as well, but deconstructive investigation is required to determine the extent. The wiring is also visible at the electrical panel.

Condition Evaluation:

The electrical distribution was not fully tested during the site visit but appears to be in working condition. The presence of cloth-sheathed wiring could present a fire hazard and is therefore in poor condition. The full extent of wiring throughout the house could not be determined due to finish materials and therefore our analysis is limited.



Electrical meter on the west side of the house.



Electrical panel in the mudroom.

Recommendations:

Determine the extent of the cloth-sheathed wiring throughout the house and remove and replace with new wiring to current codes.

LIGHTING

Description

There is an exterior sconce light next to the front door that is on an interior switched circuit. The light fixture is not original but may be in an original location. There is also a flood light fixture at the northwest corner of the house, near the north side entrance. This light fixture also appears to be on an interior switched circuit but was not tested. This light fixture is not historic nor in a historic location.



Cloth-sheathed wiring in the attic.

Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. Neither of the exterior light fixtures are historic but the light near the front door may be in a historic location.

Recommendations:

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



Sconce light at the front door.



Flood light in the northwest house corner.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint. Asbestos testing results show that asbestos is present in the bottom layer of sheet vinyl flooring in the kitchen and mudroom. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

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

Legal Description:

Lot 5 & South 8 feet of Lot 6 Block 4, Barclay Place
City of Louisville, County of Boulder, State of Colorado

Year Built (Main House):

ca. 1906

Lot Dimensions:

Approx. 33' x 125'

Lot Size:

4,135 sf (Boulder County Records)

Zoning:

[RM](#) (one residential unit per 3,500 sf)

Property is subject to the [Old Town Overlay Zoning District Regs](#)

Areas of levels in square feet (sf):

First (above ground) finished area: 828 sf (M)

Front Porch (covered): 60 sf (M)

Shed 96 sf (R)

Allowable Building Height (from existing grade):

Primary Structure: 27'

Accessory Structure: 20'

Lot Coverage:

Existing:	1,026 sf	24%	House, Porch and Shed
Allowable:	1,600 sf	N/A	574 sf remain
Preservation:	1,757 sf	42.5%	731 sf remain
Landmark:	1,964 sf	47.5%	938 sf remain

Floor Area Ratio:

Existing:	911 sf	22%	First Floor and Shed
Allowable:	1,999 sf	N/A	1,088 sf remain
Preservation:	2,067 sf	50%	1,156 sf remain
Landmark:	2,274 sf	55%	1,363 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	14'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (interior lot line):	5'	
Accessory Rear:	3'	
Accessory Side:	3'	



5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

One or more of the following indicate a critical deficiency:

1. *Advanced deterioration has resulted in failure of the building element, feature, or space, or will result in its failure if not corrected within two years.*
2. *Accelerated deterioration of adjacent or related building materials has occurred as a result of the feature or element's deficiency.*
3. *The feature or element poses a threat to the health and/or safety of the user.*
4. *The feature or element fails to meet a code/compliance requirement.*



- The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of six inches below the top of the foundation and slope away from the foundation for at least the first five feet. Coordinate slope with a licensed geotechnical engineer.
- The house foundation should be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
- The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.
- The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
- A licensed structural engineer and contractor should be contracted to evaluate and repair the existing stone foundation walls. This work could include tuck-pointing of the existing stone and/or the systematic removal and replacement with a modern concrete wall.
- Retaining walls and foundation repair is necessary to address the areas where the foundation has been undermined by sheer cut soil to create the basement area. Work with a licensed structural engineer for further evaluation and a design strategy that will likely include the construction of new retaining walls. The soil cut portion should be temporarily braced until a retaining wall can be designed and built.
- Alternatively, the foundation walls (including the perimeter and interior walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
- A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. Once returned, the location of the house on the site should not vary from the current, historic location.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.



- The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The brick planter box should be removed. The house siding, structural wood elements, and foundation at this location should be assessed by a licensed structural engineer after removal. It is possible that wood rot or foundation damage is present due to poor drainage.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- Determine the extent of the cloth-sheathed wiring throughout the house and remove and replace with new wiring to current codes.

SERIOUS DEFICIENCY

One or more of the following indicate a serious deficiency:

1. *Deterioration, if not corrected within two to five years, will result in failure of the feature or element.*
 2. *Deterioration of a feature or element, if not corrected within two to five years, may pose a threat to the health and/or safety of the user.*
 3. *Deterioration of adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.*
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess all areas of pooling water.
 - Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
 - Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.
 - The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists are over spanned per current IRC code. New floor joists could be sistered to the existing floor joist or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
 - It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
 - New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
 - Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.
 - Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
 - Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
 - Diagonal braces and purlins are needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
 - Additional beams are needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.



- Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- The above-mentioned recommendations are for the visible portions of the roof. However, we assume that the roof framing in the non-visible areas may be built in a similar way and would need the repairs as mentioned above.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added, including the interior walls as several of these walls appear to be load bearing. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
- Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Further investigation is required to determine all siding types beneath the steel siding. Investigative deconstruction is recommended in an inconspicuous area to determine if wood siding exists beneath the steel siding. If so, it is recommended that the current siding be removed from the entire house. There may also be additional layers of siding on top of the original wood siding that should be removed. If layers of stucco or composite siding exist, they should be tested for asbestos prior to removal. With the removal of siding layers, it is likely that original wood siding will be exposed throughout the entire house and various types of original wood siding may exist depending on the date of construction. Repair, refinish, or replace the original wood siding.
- Remove the carpet floor from the deck and remove the layer of plywood sheathing. The layer of wood deck boards is likely in poor condition and should also be removed. Once all of the floor layers have been removed, the deck structure should be observed by a licensed structural engineer with further recommendations given for proper support of the deck and front deck roof. Repairs to the deck framing and foundation are likely.
- The deck floor should be replaced with wood or composite wood-look boards after all other structural items have been addressed.
- The concrete stairs on the east side of the deck should be replaced with wood or composite wood-look stairs in the same location.
- The painted wood privacy screen on the north side of the deck should be removed.
- The painted wood columns should be further analyzed by a licensed structural engineer once finish materials of the deck floor and roof have been removed. The columns should be inspected for rot at their base and special attention should be given to the support of the columns and how they are attached at the base and capitol. If it is determined that the columns need to be replaced, identical painted, turned wood columns should be used.
- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- The buried round downspout should be replaced as it is rusting and drains water near the front deck foundation.
- The gutters and downspouts are not historic. Consider replacing the gutters with half-round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- Both doors should be replaced with painted or stained wood doors. The door style from 1948 cannot be determined. However, there are numerous examples of historic wood doors from the same timeframe throughout the Louisville area including the front door on the house located at 1021 LaFarge. The interior door between the kitchen and mudroom is also an example of a door that was previously an exterior door on this house. Work with a licensed architect and the historic preservation committee to select an



appropriate front door style that matches the period of significance. The north door should also be replaced with an appropriate style for the period of significance but does not need to match the style chosen for the front door.

- Remove the aluminum and wood storm and screen windows from all windows. Consider replacing these with new wood storm windows with minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- The large windows on the north and east sides should be removed and replaced. Replacement windows should match the original window size and style as found elsewhere in the original house. Original window locations can be determined when the original wood siding is exposed as well as from the interior ghosting and using 1021 LaFarge as a reference. This recommendation is for a total of four replacement windows.
- The original wood windows should be fully restored. New components will likely need to be used, and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation. Alternatively, the original windows could be replaced with new aluminum clad wood or fiberglass windows. New windows should match the existing size, operation, and locations of all original windows. This recommendation is for a total of eleven windows.
- The window in the bathroom should be replaced with a new unit that matches the size and style of the existing unit, unless further evidence is revealed indicating a different size or style original unit at this location. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.
- The vinyl soffit and metal fascia should be removed throughout. Any original wood soffit and fascia beneath should be analyzed and the original sizes and locations should be determined. Scrape, repair, refinish, or replace all original wood roof elements.
- The painted metal trim should be removed along with the steel siding. The original wood trim likely remains beneath the siding though some pieces may be missing. Determine the extent and condition of any remaining original wood trim. Missing pieces of original trim should also be determined, and the sizes and locations should be apparent in 'ghosting' on the original wood siding. Repair, replace, or restore all original painted wood trim elements.
- The decorative brackets should be replaced with new brackets that match the current profile.
- Further investigation into other decorative elements such as shingle siding should be done after the removal of the steel siding. Such decorative elements may still be present and will require further analysis, or there may be 'ghosting' of elements that were removed and further research into these items will be required.

MINOR DEFICIENCY

One or more of the following indicate a minor deficiency:

1. *Standard preventive maintenance practices and building conservation methods have not been followed.*
 2. *A reduced life expectancy of affected or related building materials and/or systems will result.*
 3. *A condition exists with long-term impact beyond five years.*
- Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
 - Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches to eliminate the risk of damage to the structure.
 - If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
 - It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.
 - Consider adding a faux brick chimney above the roofline that matches the chimney seen in the 1948 Boulder County Assessor's card image. The chimney location can be determined from the historic image as well as evidence of the original chimney in the attic and main floor walls. Additionally, there are several examples of similar chimneys found throughout Louisville.



- The vinyl soffit of the front porch roof should be removed. The original soffit may exist beneath the vinyl and should be repaired or replaced. If the original soffit does not exist, painted beadboard should be used and several examples throughout Louisville can be found. The roof structure should also be observed by a licensed structural engineer at this time. It is likely that repairs similar to those recommended for the main house roof will be required.
- Roof venting should be increased with the addition of low and high venting as required by code.
- Metal flashing should be assessed after the metal siding, and any subsequent siding has been removed and the original wood siding is exposed. Metal flashing may need to be added or replaced upon further inspection.
- A perimeter foundation drain should be installed with the installation of a new foundation (see above foundation recommendations). A new perimeter foundation drain shall adhere to all current City of Louisville building codes.
- Continue to perform routine maintenance on the furnace to prolong the lifespan.
- If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.
- Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.
- Consider installing new exterior lighting that complies with Dark Sky regulations.
- Removal of siding may reveal original light fixture locations apparent in the original wood siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with full cutoff, high-efficiency units.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

Since the author of this report has no control over the cost of labor, materials, equipment, the contractor's method of determining prices, or market conditions, opinions of probable costs, as provided herein, are made on the basis of our experience with similar project types and represent our best judgement as design professionals familiar with the rehabilitation and construction industry. The author of this report cannot and does not guarantee that proposals, bids, or the construction costs will not vary from our opinions of probable costs.

The allowance for general conditions provides for the General Contractor's mobilization, temporary facilities, builders risk insurance, and contingencies. General Contractor overhead includes indirect costs such as permits, Worker's Compensation, insurances, and supervision. Contingency (for construction) provides for uncovered existing conditions, weather delays, and other unforeseen conditions.



• Site	
○ Associated Landscape Features	N/A
○ Grading	\$5,000
○ Parking	N/A
• Structural System	
○ Foundation Systems	\$60,000
▪ Temporarily lift house	\$30,000
○ Floor & Ceiling Systems	\$20,000
○ Roof Framing Systems	\$10,000
• Envelope – Exterior Walls	
○ Exterior Wall Construction	\$10,000
○ Exterior Finishes	\$35,000
○ Exterior Masonry	\$3,500
○ Exterior Appendages	\$1,500
• Envelope – Roofing & Waterproofing	
○ Roofing Systems	\$3,000
○ Sheet Metal Flashing	N/A
○ Perimeter Foundation Drainage	\$3,500
○ Drainage System, Gutters & Downspouts	\$12,500
○ Skylights / Cupolas	N/A
• Windows & Doors	
○ Doors	\$3,000
○ Windows	\$25,000
• Exterior Details	
○ Soffit & Fascia	\$7,500
○ Trim	\$8,500
○ Ornamentation	\$2,500
• Mechanical Systems	
○ Heating & Air-Conditioning	\$40,000
○ Water Service, Plumbing, & Sewer Utilities	\$10,000
• Electrical Systems	
○ Electrical Service & Panels	\$5,000
○ Electrical Distribution System	\$20,000
○ Lighting	\$500
• Hazardous Materials	
○ Asbestos Removal	\$20,000

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



West Façade, 2025



1948 Boulder County Assessor's Card Image



Southwest Corner, 2025



Northwest Corner, 2025



Durable.
Sustainable.
Reliable.

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

September 18, 2025

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the residence at 1013 LaFarge Avenue, Louisville, CO on August 28, 2025 to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On September 18, 2025 we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use if unsupported foundation excavations can be stabilized until proper repair or replacement can be completed. Please note that in general much of the construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

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

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville and is only mentioned for completeness of this report.

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



Durable.
Sustainable.
Reliable.

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

Summary and Limitations:

A. Summary:

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

B. Limitations:

1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of the report does not provide the building's current or future owners with a guarantee, certification, or warranty of future performance. Acceptance and use of this report do not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

Jesse Sholinsky, P.E.





PRESERVATION & RESTORATION GRANT APPLICATION

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

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

GENERAL INFORMATION

Site Address: _____

Owner Name: _____

Owner Phone: _____

Owner Email: _____

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

FILLING OUT THE GRANT TABLE ON PAGE 2

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

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

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

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

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

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

GRANT TABLE

1	2	3
Title of Line Item	Total Cost of Line Item	Check box if work will be completed prior to hearing.
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
Total Project Cost:		
Half of total:		← Total Grant Request
If Total Grant Request is greater than the maximum allowed, you must first meet with staff as part of the application process.		

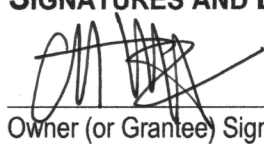
The Property Owner (or Grantee) hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended as reimbursements of up to half of actual expenses and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All projects are subject to zoning and building code review and approval of a grant does not constitute building permit approval.
- E. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- F. Unless the conditions of approval provide otherwise, disbursement of grant or rebate funds will occur after completion of the project and shall be accompanied by proof of payment. Reimbursements are processed as payments to the Property Owner or Grantee.
- G. The incentive funds may be considered taxable income and Applicant should consult a tax professional if they have questions.
- H. The grant application will be reviewed in accordance with all relevant City policy, including but not limited to the categories of eligible expenses described below.

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

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

SIGNATURES AND DATES

 
Owner (or Grantee) Signature Date

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

CITY USE ONLY – INTAKE VERIFICATION

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

Qualifying Items	Total Budget	Qualifying for Tier 1	Qualifying for Tier 2	Qualifying for Tier 3	Grant Request	Grant Match by Owner	Grant % of Total	Scope of Work
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$28,200	0.00%	Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
Site Grading & Drainage	\$3,525	\$3,525	\$0	\$0	\$1,763	\$1,763	50.00%	Rough and final grade to provide proper slope away from the building.
Foundation	\$106,167	\$40,000	\$66,167	\$0	\$40,000	\$66,167	37.68%	Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
Framing	\$60,512	\$60,512	\$0	\$0	\$20,000	\$40,512	33.05%	Install necessary support beams, columns, joists, & additional roof supports per structure & code for the relocation of house on a new foundation.
Envelope - Exterior Walls	\$36,425	\$36,425	\$0	\$0	\$18,213	\$18,213	50.00%	New weather barrier & siding to match the historic siding.
Exterior Appendages	\$16,156	\$16,156	\$0	\$0	\$8,078	\$8,078	50.00%	Repair / replacement of covered front porch elements including the roof, columns, & floor.
Roofing & Waterproofing	\$11,750	\$11,750	\$0	\$0	\$4,240	\$7,510	36.09%	Replace flat roof area, replace gutters & downspouts. Add roof venting per code.
Electrical	\$7,050	\$7,050	\$0	\$0	\$0	\$7,050	0.00%	New electrical panel & wiring per code.
Windows & Doors	\$34,075	\$34,075	\$0	\$0	\$17,038	\$17,038	50.00%	Install of historically correct windows and doors in existing wood framed openings
Exterior Details	\$2,938	\$2,938	\$0	\$0	\$1,469	\$1,469	50.00%	Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
Insulation & Drywall	\$35,250	\$35,250	\$0	\$0	\$0	\$35,250	0.00%	Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.
House Move	\$35,000	\$0	\$35,000		\$17,500	\$17,500	50.00%	Temporarily move the house then place the structure on a new foundation.
Total Historic Project	\$377,048	\$247,681	\$101,167	\$0	\$128,300	\$248,749	34.03%	
Residential Landmark Incentive	-	-	-	-	\$7,700	-	-	
Non-Historic	\$855,752	-	-	-	-	-	-	Items not qualifying for historic grant funding.
Total Proposed Project	\$1,232,800	-	-	-	\$136,000	\$248,749	-	
Percent of total project funded by the Historic Preservation Fund:					11.03%			



Essex Developments, LLC

1360 Horizon Ave Ste 112 • Lafayette, CO 80026-9037
Custom Home Construction and Remodeling

Job Address:
1013 Lafarge Ave
Louisville, CO 80027

Print Date: 5-27-2026

Historic Restoration Estimate: 1013 LaFarge Ave

This estimate includes the material and labor costs associated with the historic restoration, structural reinforcement, and integration of the above specified residence. This estimate is provided based on the plans and requirements submitted by DAJ Design Architects. Some assumptions were made as to the required structural work as a set of stamped structural drawings is yet to be provided. The structural assumptions are based on our working experience and knowledge of historic structures throughout Louisville and conversations with the architect and structural engineer about this specific project. The scope of work includes the preparation of the house for selective demolition; the temporary moving and resetting operations of the house; a new concrete foundation; structural framing improvements and reinforcement of the floor, walls, and roof; the partial restoration of the existing roof; the restoration and/or replacement of the original shiplap siding; the structural drywall and shear wall installation; electrical upgrades per code requirements; replacement of the historic windows and front door and associated structural reinforcement; the restoration of the historic front porch; and the associated restoration work required to preserve and integrate the historic structure within the overall project.

03 - LAND & SITE IMPROVEMENT

Items	Description	Price
Demolition of Existing House 03.20 - Demolition Labor	Includes labor and equipment for partial demolition and removal of existing historical house and existing foundation systems per plans and project requirements.	\$28,200.00
Final Grading 03.05 - Excavation	Includes labor and material allowance for final grading associated with new historical foundation work per plans and civil requirements.	\$3,525.00

04 - FOUNDATION & BASEMENT

Items	Description	Price
New Foundation 04.46 - Foundation	Includes labor and material for new foundation work associated with historical restoration per plans and structural requirements.	\$106,167.13
House Move 04.46 - Foundation	Includes labor and material allowance for moving the existing historical house off of its current foundation and resetting the structure onto the new foundation per plans and structural requirements.	\$35,000.00

05 - FRAMING

Items	Description	Price
Framing Labor for Existing House 05.00 - Frame Labor	Includes labor for structural framing modifications and reinforcement of the existing historical house per plans and structural requirements	\$35,250.00
Framing Lumber for Existing House 05.05 - Frame Lumber	Includes framing material for structural framing modifications and reinforcement of the existing historical house per plans and structural requirements.	\$25,262.50
Front Porch Restoration 05.15 - Siding Labor	Includes labor and material allowance for restoration of the existing historical front porch per plans and restoration requirements. Scope includes column refurbishing, porch decking replacement, soffit restoration, and integration of new materials to match existing historical conditions and detailing.	\$16,156.25
Historical Siding Restoration 05.15 - Siding Labor	Includes labor and material allowance for restoration and repair of existing historical siding per plans and restoration requirements.	\$39,362.50

06 - ROOFING

Items	Description	Price
Historical Roofing Rework 06.00 - Roofing	Includes labor and material allowance for roofing rework associated with the historical house restoration per plans and existing site conditions.	\$3,525.00
Gutter Material and Installation 06.25 - Gutters & Downspouts	Includes labor and material allowance for gutter and downspout systems associated with the historical restoration per plans and existing architectural conditions. Scope includes fabrication, installation, and integration of gutters, downspouts, hangers, outlets, and associated drainage components required for the restored structure.	\$8,225.00

08 - ELECTRICAL

Items	Description	Price
New Electrical Panel 08.00 - Electrical	Includes labor and material allowance for new electrical panel installation serving the existing historical house per electrical plans and applicable code requirements.	\$7,050.00

10 - INSULATION & DRYWALL

Items	Description	Price
Drywall for Existing House 10.05 - Drywall	Includes labor and material allowance for new drywall installation at the existing historical house per plans and structural shear requirements.	\$35,250.00

13 - WINDOWS & DOORS

Items	Description	Price
Historical Window Replacement 13.00 - Windows Materials	Includes labor and material allowance for replacement windows at the existing historical house per plans.	\$29,375.00
Historical Front Door 13.10 - Exterior Doors	Includes labor and material allowance for replacement of the existing front door assembly at the historical house per plans and restoration requirements.	\$4,700.00

Total price: \$377,048.38

Please review this proposal/agreement and let me know what questions you have. To accept the terms, please sign, date and return a copy.

Thank you.

Sincerely,
Doug Ryder
Essex Developments, LLC

Signature: _____ Date: _____

I confirm that my action here represents my electronic signature and is binding.

OWNER

_____	_____	_____
Signature	Name	Date

May 29, 2026

Jess Daniels
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1013 LaFARGE HISTORIC PRESERVATION APPLICATION

Dear Ms. Daniels,

Please find our historic preservation application for 1013 LaFarge Ave. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of 1013 LaFarge have elected to preserve their home in as close to its known historic condition as possible with minor modifications. Below are the objectives for our application:

Objectives

- Requesting Landmark status for the property.
- Requesting grant funding for historic preservation, rehabilitation, and restoration.
- Requesting an alteration certificate for the following:
 - 2 windows on the east elevation instead of one
 - Reduced size of the windows on the north elevation
 - Removal of the northwest corner of the house, formerly an unenclosed porch that was modified to be enclosed.
 - Additional window on the south elevation
 - Single-story addition and deck at the rear of the house

The residential property at 1013 LaFarge Avenue was constructed around 1906 and is a typical early-1900's wood frame vernacular house of the Louisville area. The house closely resembles two neighboring houses to the north and was built around the same time as those houses, all three under a single owner. The primary façade faces east towards LaFarge Avenue and the original form is apparent when viewed from the street. There are three small additions all to the rear of the house. These additions were constructed early in the lifespan of the house, all three prior to 1948. The house footprint, form, and size are unchanged since 1948.

In 2026 the house is clad in steel siding, but evidence exists indicating that the original painted wood siding is beneath the current siding. Some of the windows are in original locations and are the original size though several of the windows are replacement windows that do not match the original sizes. There are two exterior doors that are in original locations, but the doors are not original. Other elements that have been added over the years include an asphalt shingle roof, gutters & downspouts, and trim. The foundation appears to be original as is the floor, wall, and roof structure.

1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of the HSA report. There is sufficient evidence that the original wood siding and any other original features like trim work and original window sizes still exist beneath the current steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Proposed Work for Grant Application



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

- Demolition
 - removal and disposal of metal siding & trim
 - removal and disposal of non-historic windows and doors
 - removal and disposal of two chimney remnants in the attic
 - removal and disposal of front porch (deck and foundation only, roof and columns to remain)
 - removal and disposal of the northwest addition that was previously a porch
 - removal and disposal of the foundation as part of temporarily moving the house
- Site grading and drainage
 - provide adequate slope away from all sides of the house and provide adequate drainage from gutter & downspout system
 - the house will be set on a new foundation that is set higher than the current foundation to facilitate proper drainage
- Foundation
 - new concrete foundation as designed by a licensed structural engineer
 - new damp-proofing
 - new perimeter drain & sump pump per code
- Framing
 - add necessary support beams, columns, joists, and additional roof supports as designed by a licensed structural engineer and prescribed by code
 - add necessary window and door framing as designed by a licensed structural engineer and prescribed by code
- Envelope - Exterior Walls
 - replace all historic wood siding with new historically accurate siding
 - new weather barrier
- Exterior Appendages
 - replace the front deck framing, foundation, and stairs
 - repair the front deck columns and roof
- Roofing & Waterproofing
 - replace the historic flat roof area of the main roof
 - replace gutters and downspouts
- Electrical
 - replace the main electrical panel per code
 - replace electrical wiring per code
- Windows & Doors
 - install new historically accurate windows in historic locations
 - replace the front door with a historically accurate door
- Exterior Details
 - replace soffits and fascia
 - repair and/or replace window and door trim, frieze board, skirt board, & corner trim
- Insulation & Drywall
 - insulate entire house to current building code
 - install 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment as specified by a licensed structural engineer and per code
- House Move
 - temporarily move the house for installation of a new foundation
 - place the house on the new foundation in the same historic location

The below table outlines the 1013 LaFarge project costs as determined by a Louisville licensed general contractor and based on similar historic preservation projects. Also included are the grant requests and percentage of the project covered by the grant request.

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Qualifying for Tier 1	Qualifying for Tier 2	Qualifying for Tier 3	Grant Request	Grant Match by Owner	Grant % of Total
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$28,200	0.00%
Site Grading & Drainage	\$3,525	\$3,525	\$0	\$0	\$1,763	\$1,763	50.00%
Foundation	\$106,167	\$40,000	\$66,167	\$0	\$40,000	\$66,167	37.68%
Framing	\$60,512	\$60,512	\$0	\$0	\$20,000	\$40,512	33.05%
Envelope - Exterior Walls	\$36,425	\$36,425	\$0	\$0	\$18,213	\$18,213	50.00%
Exterior Appendages	\$16,156	\$16,156	\$0	\$0	\$8,078	\$8,078	50.00%
Roofing & Waterproofing	\$11,750	\$11,750	\$0	\$0	\$4,240	\$7,510	36.09%
Electrical	\$7,050	\$7,050	\$0	\$0	\$0	\$7,050	0.00%
Windows & Doors	\$34,075	\$34,075	\$0	\$0	\$17,038	\$17,038	50.00%
Exterior Details	\$2,938	\$2,938	\$0	\$0	\$1,469	\$1,469	50.00%
Insulation & Drywall	\$35,250	\$35,250	\$0	\$0	\$0	\$35,250	0.00%
House Move	\$35,000	\$0	\$35,000		\$17,500	\$17,500	50.00%
Total Historic Project	\$377,048	\$247,681	\$101,167	\$0	\$128,300	\$248,749	34.03%
Residential Landmark Incentive	-	-	-	-	\$7,700	-	-
Non-Historic	\$855,752	-	-	-	-	-	-
Total Proposed Project	\$1,232,800	-	-	-	\$136,000	\$248,749	-
Percent of total project funded by the Historic Preservation Fund:					11.03%		

In summary, the requested grant amount is \$128,300. This amount would fund 34.03% of the historic preservation part of the project. The grant and landmark incentive would fund 11.03% of the total project costs.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Proposed Work for Alteration Certificate

The 1948 Boulder County Assessor's card photograph shows window locations and sizes that do not exist in 2026. There appears to have been a single window on the east facade next to the front door. This window was removed and a larger window was added at an unknown date. Our alteration proposal is for two windows at this location that match the historic window sizes found throughout the house instead of a single window. This alteration allows for more light into the home that is provided by the current window but in a manner that matches the historic windows found throughout the house in order to create better compatibility with the historic house.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM



EXISTING EAST ELEVATION



HISTORIC EAST ELEVATION



PROPOSED EAST ELEVATION

Previously, there were also three windows on the north side of the house that all appear to match the size and style of the remaining historic windows. These windows were removed at an unknown time and there is currently a single large window opening in approximately the same location as two of the original windows. Our alteration proposal is to restore all three of the north side historic window locations. However, the original windows were tall windows with low sill heights. Low sill heights make use of space difficult in modern houses, and there are privacy concerns given the close proximity of the neighboring house to the north. Therefore, while we propose restoring the historic window locations, we are also proposing to reduce the size of all three windows to be equal to half the size of the original single-hung windows.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

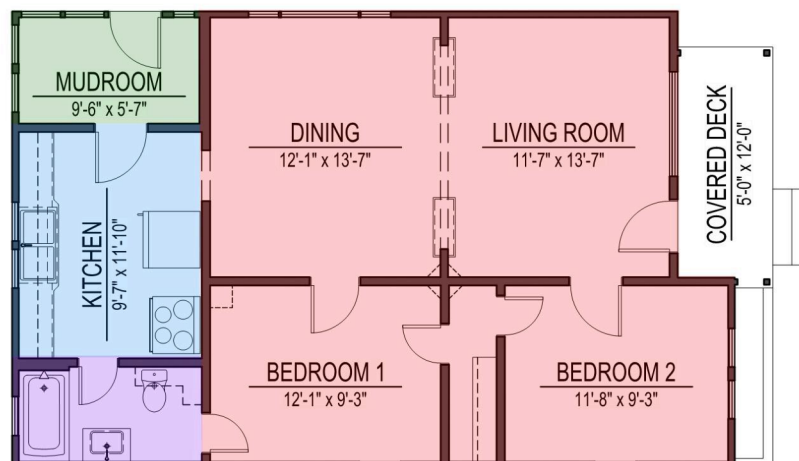


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

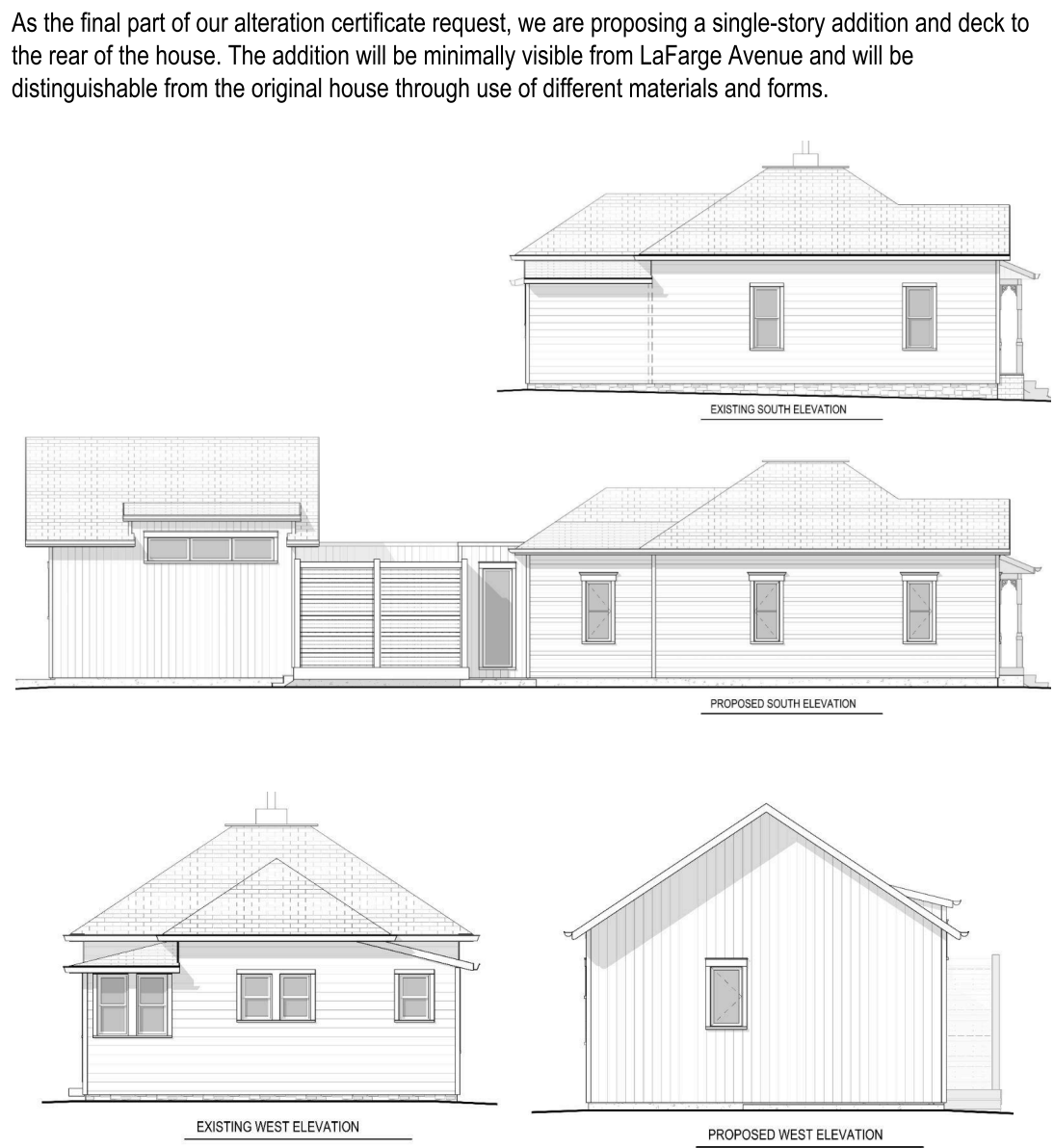
The project includes a single-story addition to the rear of the house. In order to connect the new construction with the historic house, we are proposing to remove the northwest corner of the house. This part of the house was an early addition that was originally constructed as a porch that was enclosed after 1948. This part of the house is minimally visible from LaFarge Avenue and is not original.



The southwest corner of the house was an early addition as well. Our intent is to keep this part of the house as it was added prior to 1948. However, this addition was constructed with a lower roof than the rest of the house. The lower ceiling in this part of the house limits the use of the space by 2026 standards. Therefore, our proposal is to reconstruct the roof over this part of the house at a higher elevation to match that of the rest of the house. The roof form and slope will be reconstructed to match the historic roof, but with a taller plate height. Additionally, it is unknown if this addition included any original windows as there is currently no evidence. We also propose adding a window on the south side of this addition to match the historic window size and styles found throughout the house. Furthermore, there would have been a trim piece where the southwest addition met the original house and we propose adding this back as part of the restoration.

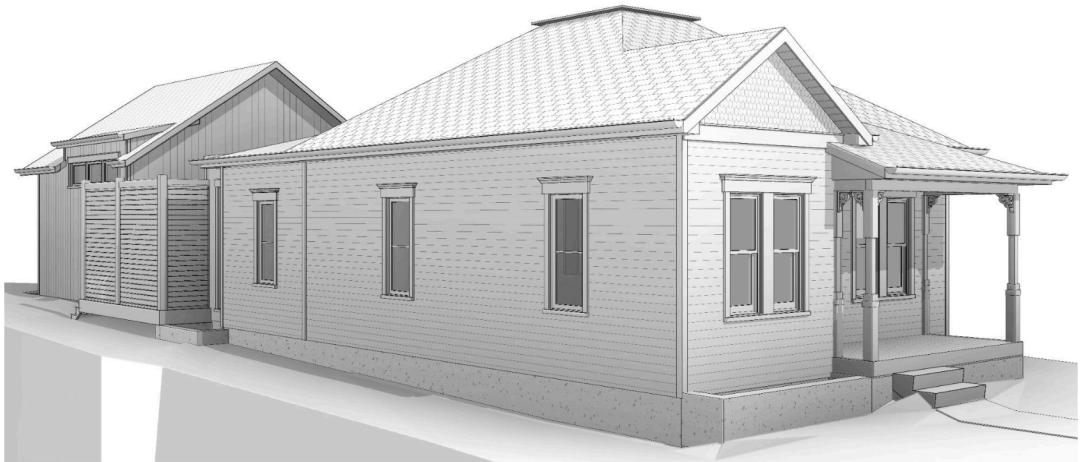


922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

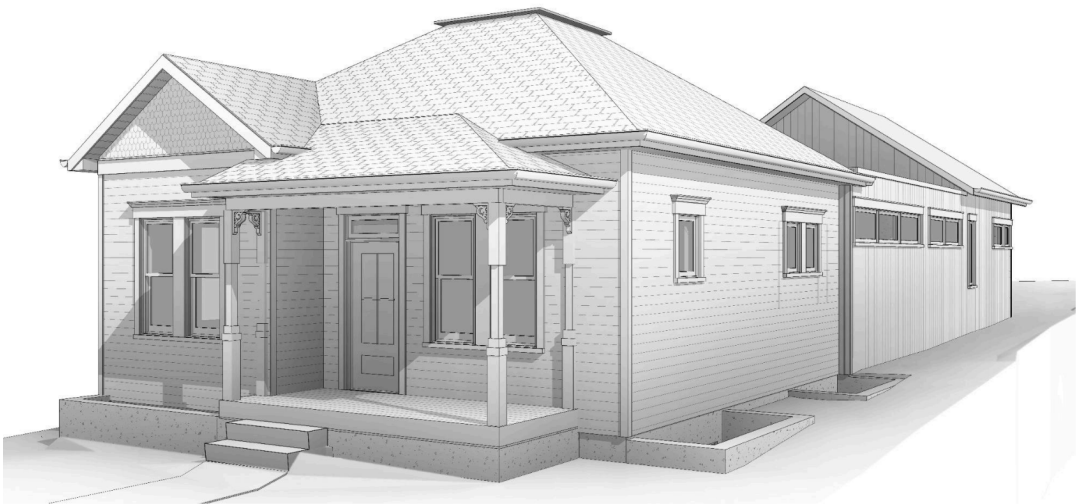




922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM



SOUTHEAST HOUSE PERSPECTIVE



NORTHEAST HOUSE PERSPECTIVE

Warm regards,

Andy Johnson, AIA

Qualifying Items	Total Cost	Tier 1 Request			Tier 2 Request	Tier 3 Request	Total Grant Request for Item	Grant % of Total Cost	Grant Match by Owner	Scope of Work
		Residential	Additional Structural Funds	New Construction	Extraordinary Circumstances	Exceptional Circumstances				
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$28,200	Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
Site Grading & Drainage	\$3,525	\$705	\$0	\$0	\$0	\$0	\$705	20.00%	\$2,820	Rough and final grade to provide proper slope away from the building.
Foundation	\$106,167	\$21,000	\$10,000	\$0	\$10,300	\$0	\$41,300	38.90%	\$64,867	Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
Framing	\$60,512	\$12,566	\$10,000	\$0	\$0	\$0	\$22,566	37.29%	\$37,946	Install necessary support beams, columns, joists, & additional roof supports per structure & code for the relocation of house on a new foundation.
Envelope - Exterior Walls	\$36,425	\$7,285	\$0	\$0	\$0	\$0	\$7,285	20.00%	\$29,140	New weather barrier & siding to match the historic siding.
Exterior Appendages	\$16,156	\$3,231	\$0	\$0	\$0	\$0	\$3,231	20.00%	\$12,925	Repair / replacement of covered front porch elements including the roof, columns, & floor.
Roofing & Waterproofing	\$11,750	\$2,350	\$0	\$0	\$0	\$0	\$2,350	20.00%	\$9,400	Replace flat roof area, replace gutters & downspouts. Add roof venting per code.
Electrical	\$7,050	\$1,410	\$0	\$0	\$0	\$0	\$1,410	20.00%	\$5,640	New electrical panel & wiring per code.
Windows & Doors	\$34,075	\$6,815	\$0	\$0	\$0	\$0	\$6,815	20.00%	\$27,260	Install of historically correct windows and doors in existing wood framed openings
Exterior Details	\$2,938	\$588	\$0	\$0	\$0	\$0	\$588	20.00%	\$2,350	Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
Insulation & Drywall	\$35,250	\$7,050	\$0	\$0	\$0	\$0	\$7,050	20.00%	\$28,200	Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.
House Move	\$35,000	\$0	\$0	\$0	\$12,000	\$0	\$12,000	34.29%	\$23,000	Temporarily move the house then place the structure on a new foundation.
Residential Landmark Incentive	-	-	-	-	-	-	\$7,700	-	-	
Total Historic Project	\$377,048	\$63,000	\$20,000	\$0	\$22,300	\$0	\$105,300	27.93%	\$271,748	Historic House Only
Non-Historic	\$855,752	-	-	\$23,000	-	-	\$23,000	2.69%	\$832,752	Addition Only
Total Proposed Project	\$1,232,800	\$63,000	\$20,000	\$23,000	\$22,300	\$0	\$128,300	10.41%	\$1,104,500	Historic House & Addition

**RESOLUTION NO. 102
SERIES 2025**

**A RESOLUTION MODIFYING AND INCREASING INCENTIVES UTILIZING THE
HISTORIC PRESERVATION FUND**

WHEREAS, historic properties and buildings of character in the City of Louisville (the "City") are major contributors 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 the City; and

WHEREAS, at the November 4, 2008 election, the voters approved Ballot Issue 2A to levy a one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville through December 31, 2018; and

WHEREAS, at the November 2, 2010 election, the voters approved Ballot Issue 2D to levy a permanent use tax of 3.50%, which superseded the City's then-current use tax, of which one-eighth of one percent (1/8%) of the use tax was dedicated to historic preservation purposes consistent with Ballot Issue 2A; and

WHEREAS, at the November 7, 2017 election, the voters approved Ballot Issue 2F, which extended the expiration date of the temporary sales tax of one-eighth of one percent for historic preservation from December 31, 2018 to December 31, 2028; and

WHEREAS, by Ordinance No. 1544, Series 2008, and Ordinance No. 1743, Series 2017, the City Council imposed the tax approved by the voters, established the Historic Preservation Fund ("HPF"), and codified the financial incentives set forth within Ballot Issues 2A (2008), 2D (2010), and 2F (2017); and

WHEREAS, Resolution No. 20, Series 2009, Resolution No. 20, Series 2010, Resolution No. 2, Series 2012, and Resolution No. 2, Series 2014, the City Council adopted provisions related to the administration and uses of the HPF and established grant programs and incentives to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character; and

WHEREAS, by Resolution No. 4, Series 2014, and Resolution No. 21, Series 2016, the City Council established a revolving loan program within the HPF to encourage landmark designations and rehabilitation of historic properties in the City of Louisville; and

WHEREAS, by Resolution No. 17, Series 2019, the City Council combined all previously adopted incentives into a single resolution and increased certain incentives; and

WHEREAS, by Resolution No. 25, Series 2025, the amounts available for Historic Structure Assessment (HSA) grants were increased from \$4,000 to \$7,500 for residential properties and from \$9,000 to \$10,000 for commercial properties; and

WHEREAS, a core value of the City's Comprehensive Plan is promotion and preservation of the City's history and cultural heritage, particularly the City's mining and agricultural past; and

WHEREAS, increasing incentives for historic preservations will promote and strengthen another core value of the City's Comprehensive Plan, which is to promote unique commercial areas and distinctive neighborhoods, recognizing the diversity of commercial areas and neighborhoods by establishing customized policy and tools to ensure that each maintains its individual character, economic vitality, and livable structures; and

WHEREAS, the City Council desires to increase the maximum amounts of certain Historic Preservation incentives to best serve the City's core values, as set forth herein.

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

Section 1. Historic Preservation Fund.

There exists a Historic Preservation Fund ("HPF") in the City of Louisville, as established by Ordinance 1544, 2008 and amended by Ordinance 1743, 2017.

- a. The HPF shall be funded by:
 - i. Proceeds from the 1/8% sales tax established by 2008 Louisville Ballot Issue 2A and Ordinance 1544, Series 2008 and extended by Louisville Ballot Issue 2F and Ordinance 1743, Series 2017;
 - ii. Proceeds from the allocation of 1/8% use tax for historic preservation, as established by Louisville Ballot Issue 2D and Ordinance 1575, Series 2010;
 - iii. Private and public donations, bequests, grants and funding from other sources made to the City for historic preservation purposes;
 - iv. Interfund loans from the City of Louisville; if approved by ordinance; and
 - v. Earnings on such amounts as may be deposited in the HPF.

b. The City of Louisville Historic Preservation Commission (the "Commission") shall make recommendations regarding expenditures from the HPF, but final action shall be taken by City Council by resolution, provided that after January 1, 2019, any expenditure of funds outside historic Old Town Louisville is approved by the affirmative vote of not less than five members of the entire City Council. The HPF should be managed to achieve maximum preservation of historic structures and the character of historic Louisville.

c. The Commission shall annually submit to the City Council an annual workplan and may supplement, modify, or update this document throughout the year as necessary.

d. As further detailed in the Sections below, the uses of the HPF shall be consistent with the following funds or purposes:

- i. Administrative Funds;
- ii. Contingency/Emergency Reserve Funds;
- iii. Sales and Use Tax Proceeds to Support the Operations and Maintenance of the Louisville Museum Campus;
- iv. Acquisitions Funds; and
- v. Incentives for Historic Preservation, to Preserve Character, and for New Construction, including grants and loans.

Section 2. Administrative Funds.

Administrative Funds shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to:

a. Historical building surveys, other site surveys or reconnaissance-level or intensive-level historic and architectural surveys;

b. Staff to support the Commission and City activities in administering programs funded by the tax, including, but not limited to, interns, preservation planners, staff to conduct research for demolition review functions by the Commission and to assist vendors in conducting historic preservation surveys, and other support staff;

c. Plaques or other designations to honor structures that are landmarked or add to the character of historic Louisville;

d. Public outreach and education efforts; and

e. Funding of public-private partnerships for preservation of buildings of historic significance.

Section 3. Contingency/Emergency Reserve Funds.

On an annual basis twenty-five percent (25%) of the previous year's 1/8% sales tax revenue shall be set as the Contingency/Emergency Reserve. These funds shall be accessed only for incentives or acquisitions that become necessary due to exigent circumstances, upon the recommendation of the Commission and approval of City Council. "Exigent circumstances" for purposes of this section shall mean that the Commission has determined, with concurrence of City Council, that without urgent action, significant damage will be done to the historic fabric or character of Louisville.

Section 4. Operation and Maintenance for the Louisville Museum Campus.

Each year no more than twenty percent (20%) of the net annual City fiscal year proceeds of the one-eighth percent sales and use tax for historic preservation shall be transferred from the HPF to the City's General Fund to be used for the operation and maintenance of the Louisville Museum Campus.

Section 5. Acquisitions Funds.

Use of Acquisition funds of the HPF shall include, but not be limited to:

a. The purchase of historic properties or properties which contribute to the historic character of Louisville. These properties, if eligible, shall be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, the City Council shall consider the financial risk, but the City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefore, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF; and

b. The purchase of conservation easements to protect the appearance of structures that contribute to the character of historic Louisville. Easements funded by the City may be held solely by the City or jointly with another governmental entity or a third-party non-profit preservation organization.

Section 6. Grant program to conduct Historic Structure Assessments (HSAs) of eligible structures.

Prior to any structure being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement, or approval of grants for preserving, restoring, rehabilitating, or protecting a landmark property, the property will undergo a historic structure assessment (HSA) to develop a preservation plan to establish priorities for the maintenance of the property.

a. At a regular meeting, the Commission shall review the building history, application, and other relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking under the criteria in § 15.36.050 of the Louisville Municipal Code. If probable cause is not found by the Commission, an HSA grant will not be issued. If probable cause is found by the Commission, the owner of the property shall be eligible for a Historic Structure Assessment (HSA) grant in an amount up to \$7,500 for residential properties and \$10,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting the HSA. A finding of probable cause is solely for purposes of action on the HSA grant request and does not guarantee any outcome at subsequent hearings by the Commission or City Council.

b. The maximum grant amounts may be increased up to \$10,000 for residential properties and \$15,000 for commercial properties upon a demonstration by the applicant that the additional grant amount is needed due to extraordinary circumstances relating to building size, condition, architectural details, or other unique conditions compared to similar Louisville properties.

c. All grants are approved subject to the City's HSA process. The HSA shall be conducted by qualified consultants that are approved by the City prior to commencing the assessment. The primary consultant must be an architect licensed in the State of Colorado, and unless waived by the Historic Preservation Commission for good cause, a structural engineer licensed in the State of Colorado must contribute to all pertinent parts of the assessment. Qualified consultants in other specialty areas, such as mechanical and electrical systems, should be utilized as needed for a thorough and complete assessment. The primary consultant must have significant experience in the field of historic preservation and must be familiar with and able to apply The Secretary of the Interior's Standards for the Treatment of Historic Properties.

d. The City shall establish minimum standards and scopes of work for assessments and make such available to the consultants prior to commencing the assessment. The City shall be provided with a copy of any completed assessment for which grant funds are awarded and verify that the assessment meets the established standards and follows the scope of work prior to providing reimbursement of the grant funds awarded.

e. An exception to the requirement for an HSA prior to landmarking or the establishment of a conservation easement may be granted by the Commission for good cause.

Section 7. Qualifying Work for Grant and Loan Programs.

Grants and loans may be approved for any of the following categories of work; however, grant funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

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

b. **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

c. **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

d. **Maintenance** is the act or process of maintaining or preserving the form, features, and characters of a property as existing at the time of the work to maintain its historic character and condition. Approved work is limited to exterior work.

Section 8. Grants for preserving, restoring, rehabilitating, or protecting landmarked property.

a. For a period of 36 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or from the establishment of a conservation easement, the owner of the property may be eligible for a grant from the HPF in the amount set forth in Table 1 for residential structures and Table 2 for commercial structures.

b. The landmarking bonus is an unmatched incentive grant. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. Except for applicants whose household income is at or below 120% Area Median Income ("AMI"), as calculated by the United States Department of Housing and Urban Development ("HUD") ("Income Qualified Applicants") who have applied for grant funds to perform maintenance, the remaining grants shall be conditioned based on the applicant matching at least one hundred percent (100%) of the amount of

the grant with expenditures or an equivalent value of approved in-kind services for approved work based on the completed HSA and deemed eligible for a grant from the HPF. Income Qualified Applicants will not be required to provide matching funds or approved in-kind services for maintenance work. Eligible work will fall under the preservation, rehabilitation, or restoration, and maintenance for Income Qualified Applicants, categories as described above.

d. Applicants must complete the work covered by any grants and submit their reimbursement requests within 60 months of the landmark declaration or the establishment of a conservation easement. Upon a showing of good cause, the above timeline may be extended with approval of a subcommittee consisting of a designated staff person and two randomly selected members of the Commission. If the request for timeline extension is not approved unanimously, the request shall be forwarded to the full Commission for consideration at a public meeting.

Table 1: Residential Grant Amounts	
Type	Amount
Residential Landmark Incentive	\$7,700
Tier 1	
Residential (Matching)	\$63,000
Additional Structural Funds (Matching)	\$20,000
New Construction (Matching)	\$23,000
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Residential Property*	\$136,000⁺

* Total includes landmark incentive

+ Plus unlimited exceptional circumstances matching grant under Tier 3

+Total excludes HSA grant.

Table 2: Commercial Grant Amounts	
Type	Amount
Commercial Landmark Incentive	\$77,000
Tier 1	
Commercial (Matching)	\$232,000
New Commercial Construction (Matching)	\$111,000
<i>(Tier 1 Subtotal)</i>	<i>\$343,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$80,000
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$423,000</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Commercial Property*	\$500,000⁺
OR	
Conservation Easement	\$77,000

* Total includes landmark incentive

+ Plus unlimited exceptional circumstances matching grant under Tier 3

+ Total excludes HSA grant.

e. For purposes of Table 1 and Table 2, “extraordinary circumstances” shall mean additional grant funds are appropriate to:

- i. Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or
- ii. Pay for vital structural work and building code compliance-related work that exceed Tier 1 grant amounts, if identified in an approved HSA.

f. For purposes of Table 1 and Table 2, “exceptional circumstances” must meet all of the following criteria:

- i. Demonstrate exceptional architectural style or social history contributing to the historic fabric of Louisville; and
- ii. Demonstrate exceptional uniqueness in the City; and
- iii. Demonstrate that, without the additional grant funds, the project is not financially viable; and
- iv. Demonstrate a gap in funding for the project to be financially feasible.
- iv. HPF funds are available, after taking into consideration other priorities and obligations (including encumbered funds).

Section 9. Residential new construction grants.

Owners of landmarked property or property with an established conservation easement on which additions to existing residential structures are proposed are eligible for matching grants as set forth in Section 8, Table 1 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks in a manner that protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning.

Section 10. Residential Structural Grant.

Residential properties that require extensive stabilization work that exceeds Tier 1 funding amounts as set forth in Section 8, Table 1 may apply for additional funds for structural work. The condition warranting additional funds must be detailed/justified in an approved Historic Structure Assessment (HSA). Eligibility is for the historic home only and not foundation or stabilization work for new construction.

Section 11. Commercial new construction grants.

Owners of landmarked property or property with an established conservation easement on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants as set forth in Section 8, Table 2 for new commercial construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks in a manner that, a protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must limit building height to two stories and have a floor area ratio (FAR) 20% below what is allowed by zoning.

Section 12. Time limits and procedures.

a. To be considered for incentives funding, the owner must complete an application and submit it to the Community Development Department, together with sufficient building plans, if appropriate. Applications may be submitted at any time. Applications shall initially be reviewed by City staff, followed by a recommendation to the Commission. The Commission shall make a recommendation to City Council for final action. Any recommendation by the Commission may be to grant some, all, or none of the requested incentives. If the Commission recommendation is to grant the requested incentives in whole or part, it shall also forward recommendations regarding the terms of an agreement which must be met for receipt of the incentives. All recommendations are subject to approval, rejection and/or modification by City Council, and City Council may return recommendations for further information or review. All incentives are subject to budgetary requirements and considerations, including review of amounts currently and foreseeably available in the HPF and appropriation in the discretion of City Council. Applications for incentive and grant funds must be received by the Community Development Department within 36 months of the date a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement. Following the second anniversary of landmarking or establishment of a conservation easement, if no application has been filed for incentive and grant funds for the property, City staff shall provide a courtesy notice to the owner reminding them of the upcoming deadline for filing such applications.

b. Reimbursement requests for completed work approved for grant funding must be received within 60 months of a property being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement.

c. Upon a showing of good cause, the above timeline for work not started or completed may be extended with approval of a subcommittee of the Historic Preservation Commission consisting of a designated staff person and two randomly selected members of the Commission. If the request for timeline extension is not approved unanimously, the request will be forwarded to the full Commission for consideration at a public meeting.

d. Any time extensions due to extraordinary circumstances that exceed the 36-month cap for grant applications or the 60-month cap for reimbursement requests may require an update to the existing HSA described in Section 7 if the necessary work has changed in that time period or if the applicants are proposing work not identified in the HSA. If deemed necessary, this update will be completed at the expense of the applicant.

e. Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval. Such owners may also apply for additional grants through the extraordinary circumstances process described above.

f. The Commission will review all complete grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny, or return a proposal to the Commission for further information.

g. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the Commission and approved by City Council, including approval by not less than five members of City Council for grants outside Old Town Louisville.

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

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

considering such factors as the nature, extent and useful life of the work, the time it was completed, the appreciated or depreciated value of the work, and such other factors as determined relevant.

Section 13. Incentive grants to encourage conservation easements on properties which contribute to the character, historical or architectural merit in Downtown Louisville and which are not eligible to be landmarked.

a. For a period of 18 months from when a property is designated by the City Council as a structure of merit, the owner of the property shall be eligible for a grant from the HPF as set forth in Section 8, Table 2. These grants are available for:

- i. Preserving, rehabilitating, restoring or protecting the property.
- ii. Offsetting costs of preserving the structural merit of a building that is being expanded pursuant to Sections 17.16.280 and 17.28.050 of the Louisville Municipal Code.
- iii.

b. Grant funding may only be expended for the activities listed in this section for those portions of a property designated to be a structure of merit.

Section 14. Loans from the Revolving Loan Program.

a. The historic preservation revolving loan program shall be used to provide low-interest loans for the purposes of preservation, restoration, rehabilitation and protection of properties that are landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code or subject to a conservation easement to preserve the character of historic Louisville. All loans shall be funded solely from those funds held within the HPF for such purposes, and all loans shall be expressly contingent upon the availability of funds. Additionally, low-interest loans may be provided to Income Qualified Applicants for the purpose of maintaining a landmarked home.

b. The City Manager is authorized to issue requests for proposals and enter into contracts for entities to administer the loans from this program.

c. The City Manager is authorized to adopt written rules for the administration of the loan program, the provisions of which shall be consistent with Ballot Issues 2A, 2D and 2F and City ordinances and resolutions implementing the Ballot Issues.

d. Complete loan request applications shall be submitted to the Community Development Department and shall be reviewed by the Commission at a public meeting. The Commission shall provide its recommendation on the application before final action is taken by City Council. Final action on loans awarded to property outside historic Old Town Louisville shall be approved by at least five Council Members.

e. Loan requests applications may be submitted and considered in conjunction with grants from the HPF, respecting the grant limitations established herein. The Commission may recommend a mixture of loans and grants from the HPF even if the applicant requested only one type of assistance, and also may recommend one type of assistance where a mixture is requested. City Council may also decide to approve any one or a mixture of loans and grants regardless of the number or types of assistance requested in the request application. A mixture of loans and grants awarded to property outside historic Old Town Louisville shall be approved by not less than five Council Members.

f. Loans shall be at least \$2,500. There is no specific loan limit, but the Commission and City Council shall consider the following in setting a loan amount:

g. HPF funds are available, after taking into consideration other priorities and obligations (including encumbered funds).

h. The necessity of the work to be performed for the preservation or rehabilitation of the structure, or maintenance of the structure for those income-qualified applicants, and how the proposed work fits into the approved HSA recommendations;

i. The availability of other funding sources.

j. Interest rates shall be equal to 2% below the Wall Street Journal Prime Rate as reported on the date of city acceptance of a complete application, not to go below 1%. Any fees for loan processing shall also be established at the time of the award. The loan repayment schedule shall also be established at the time of the award; provided, however, that all loans shall include a due-on-sale clause providing that any outstanding balance on the loan shall be paid in full upon sale or transfer of the property.

k. In connection with the processing of loan requests, the City may require such information as is reasonably necessary to determine the state of title to and encumbrances upon the subject property, the creditworthiness of the proposed borrower(s), and other matters relevant to loan award and repayment criteria. The City or loan program administrator may require applicants provide written consents to obtain such information.

l. Receipt of any loans, grants or other incentives shall require that the structure be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code, 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.

m. Loan funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

Section 15. Repeal and Reenactment; Effective Date. Resolution No. 17, Series 2019 and Resolution No. 24, Series 2025 are hereby repealed.

PASSED AND ADOPTED this 16th day of December 2025.



Christopher M. Leh, Mayor

ATTEST:



Genny Kline, City Clerk



**RESOLUTION NO. 9
SERIES 2026**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY
LOCATED AT 1013 LA FARGE AVENUE.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical property located at 1013 LaFarge Avenue, legally described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place, City of Louisville, State of Colorado; and

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

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

WHEREAS, 1013 LaFarge Avenue (the Di Francia House) has social significance because it exemplifies the cultural, political, economic, or social heritage of the community considering its association with various Louisville families and Louisville's cultural heritage; and

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

WHEREAS, the HPC finds that these and other characteristics specific to the Di Francia House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

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

1. The application to landmark the property at 1013 La Farge Avenue be approved for the following reasons:
 - a. Architectural integrity has been largely maintained over time.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$7,700.00
3. With the amendment that the structure be named the Di Francia House.

PASSED AND ADOPTED this 20th day of July, 2026.



Sloane K. Whidden

Sloane Whidden, Chairperson

**RESOLUTION NO. 10
SERIES 2026**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE HOUSE
LOCATED AT 1013 LA FARGE AVENUE FOR EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 1013 La Farge Avenue, on property legally described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC held a properly noticed public hearing on the proposed alteration certificate on July 20, 2026, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

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

Does hereby approve the application for an alteration certificate for 1013 La Farge Avenue as described in the Staff Report with the following condition:

- The historic chimney shall be restored to match the 1948 Boulder County Assessor Card photo, and the window on the front of the home under the porch, and the easternmost window on the north side of the home shall match the location and size of the historic windows shown in the 1948 Boulder County Assessor Card photo.

PASSED AND ADOPTED this 20th day of July, 2026.



Sloane K. Whidden

Sloane Whidden, Chairperson

**RESOLUTION NO. 11
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
FOCUSED PRESERVATION AND RESTORATION GRANT FOR THE DI FRANCIA
HOUSE LOCATED AT 1013 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Di Francia House, a historic residential structure located at 1013 La Farge Avenue on property legally described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place, City of Louisville, State of Colorado; and

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

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

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

1. The Historic Preservation Commission recommends the City Council approve a historic preservation fund grant for the Di Francia House in the amount of **\$128,300** as described in the attached Exhibit A.

PASSED AND ADOPTED this 20th day of July 2026.



Sloane K. Whidden

Sloane Whidden Chairperson

EXHIBIT A

Table 2. Preservation Grant requests		
	Requests	Grant Type
Item	Amount	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests		
Demolition	\$28,200	Tier 1
Site Grading and Drainage	\$3,525	Tier 1
Framing Upgrades	\$60,512	Tier 1
Envelope – Exterior Walls	\$36,425	Tier 1
Exterior Appendages	\$16,156	Tier 1
Roofing & Waterproofing	\$11,750	Tier 1
Electrical	\$7,050	Tier 1
Windows and Doors	\$34,075	Tier 1
Exterior Details	\$2,938	Tier 1
Insulation & Drywall	\$35,250	Tier 1
Total Tier 1 Eligible Residential Expenses	\$235,881 Half of eligible expenses: \$117,940.50	
Maximum Tier 1 Residential Grant Amount	\$63,000	
Tier 1 – New Construction Requests		
New Addition	\$23,000	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 (Note: Total addition cost: \$855,752)	
Tier 1 – Structural Sub-Grant Requests		

Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
<i>Total Structural Eligible Expenses</i>	<i>\$141,167</i> <i>Half of eligible expenses: \$70,583.50</i>		
Maximum Residential Structural Grant Amount	\$20,000 (*\$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		
<i>Total Eligible Historic Grant Expenses</i>	<i>\$364,098</i>		
<i>Total Project Cost</i>	<i>\$1,232,800</i>		
Total Recommended Grant (Tier 1 & Tier 2)	\$128,300		

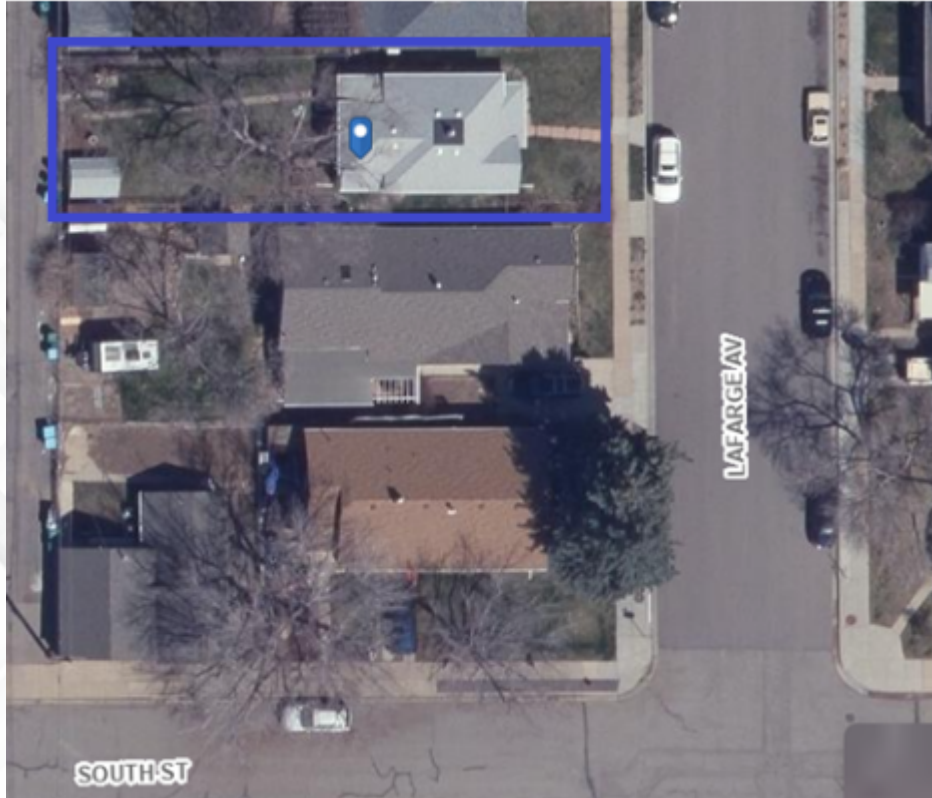


1013 La Farge Avenue Landmark Designation and Historic Preservation Fund Grant Request

Approval of Resolution No. 77, Series 2026, approving the Landmark Designation and an incentive bonus of \$7,700 and a Historic Preservation Fund Grant of up to \$128,300 as per the corresponding categories in Resolution No 102, Series 2025

City Council, Tuesday, August 18, 2026

Jess Daniels, Senior Planner, AICP



Site Location

1013 La Farge Avenue

Summary

REQUEST

- Landmark designation
- A Preservation and Restoration Grant request of \$128,300, including "extraordinary circumstances" grant funding.

STAFF AND HPC RECOMMENDATION

- Approval of the landmark designation and a landmark incentive bonus of \$7,700, to be named the Giorezlli House
- Approval of a Historic Preservation Fund Grant of up to \$128,300, corresponding to the Tier 1 and Tier 2 grant categories outlined by Resolution 102, Series 2025.

Conditions Over Time



1948 Boulder County Assessor Card photo for 1013 La Farge Avenue



Street view of 1013 La Farge Avenue (July 2025, Courtesy of Ires ColoProperty)

Background

PaleoWest “Stories in Places” Putting Louisville’s Residential Development in Context

- Example of distinctive type of house in Barclay Place
 - Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side.
 - Four located on same block (1013, 1021, 1029, and 1040 La Farge Avenue)

Historic Structure Assessment

- Potential to be restored to a high degree of architectural integrity
- Extensive foundation work is required to repair and replace foundations (related to grant request)

Analysis - Landmark Criteria

✓ Age

- Ca. 1906-1908 approximately 119 years old.

✓ Social Significance

- Italian immigrant history
- Ownership of two prominent families over a 120 year period

✓ Architectural Integrity

- Distinct example of Pyramidal/Hipped-roof cottage/small gabled-front

✓ Physical Integrity

- Noted for its high integrity in Stories in Place
- Maintained historic footprint

Landmark Criteria

Age

- Ca.1906-1908 approximately 119 years old.

Physical Integrity

- Distinct example of Pyramidal/Hipped-roof cottage with a small gabled-front type of home
- Recommended for recording/future investigation

Social Significance

- Italian immigrant history
- Ownership of two prominent families over a 120 year period

Maximum Residential Grant Amounts

Resolution No. 102, Series 2025

Table 1: Residential Grant Amounts	
Type	Amount
Residential Landmark Incentive	\$7,700
Tier 1	
Residential (Matching)	\$63,000
Additional Structural Funds (Matching)	\$20,000
New Construction (Matching)	\$23,000
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Residential Property*	\$136,000*

* Total includes landmark incentive

+ Plus unlimited exceptional circumstances matching grant under Tier 3

+Total excludes HSA grant.

Grant Request – Scope of Work

- Demolition - Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
- Site Grading & Drainage - Rough and final grade to provide proper slope away from the building.
- Foundation - Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
- Framing - Install necessary support beams, columns, joists, & additional floor supports per structure & code, for the relocation of house on a new foundation.
- Exterior Envelope (Walls) - New weather barrier & siding to match the historic siding
- Exterior Appendages - Repair / replacement of covered front porch elements including the roof, columns, & floor.
- Roofing and Waterproofing - Replace flat roof area, replace gutters & downspouts, add roof venting per code.
- Electrical - New 200 Amp electrical panel & wiring
- Windows & Doors - Install of historically correct windows and doors in existing wood framed openings and new windows
- Exterior Details - Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim
- House move -Temporarily move the house then place the structure on a new foundation

Grant Request – Tier 1 (Residential)

Table 2. Preservation Grant requests

Table 2. Preservation Grant requests			
	Requests	Analysis of Eligible Expenses	Grant Type
Item	Amount	Eligible	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests			
Demolition	\$28,200	Eligible	Tier 1
Site Grading and Drainage	\$3,525	Eligible	Tier 1
Framing Upgrades	\$60,512	Eligible	Tier 1
Envelope – Exterior Walls	\$36,425	Eligible	Tier 1
Exterior Appendages	\$16,156	Eligible	Tier 1
Roofing & Waterproofing	\$11,750	Eligible	Tier 1
Electrical	\$7,050	Eligible	Tier 1
Windows and Doors	\$34,075	Eligible	Tier 1
Exterior Details	\$2,938	Eligible	Tier 1
Insulation & Drywall	\$35,250	Eligible	N/A

- **Total costs: \$235,882**
 - **Half of eligible expenses: \$117,940.50**
- **All items eligible**
- **Maximum Tier 1 Residential Amount: \$63, 000**

Grant Request – Tier 1 (New Construction)

Tier 1 – New Construction Requests			
New Addition	\$23,000	Eligible	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 (Note: Total addition cost: \$855,752)		

- **Total costs: \$855,752**
 - **Half of eligible expenses: \$427,876**
- **Amount requested: \$23,000**
- **Maximum New Construction Amount: \$23,000**

Grant Request – Tier 1 (Structural) & Tier 2 (Extraordinary Circumstances)

Tier 1 – Structural Sub-Grant Requests			
Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
Total Structural Eligible Expenses	\$141,167 Half of eligible expenses: \$70,583.50		
Maximum Residential Structural Grant Amount	\$20,000 (*\$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		

- **Maximum Tier 1 Structural Sub-grant: \$20,000**
 - Eligible expenses exceeds structural sub-grant
- **Maximum Tier 2 Extraordinary Circumstances: \$23,000**
 - **Tier 2 (Extraordinary Circumstances):**
...vital structural work and building code compliance -related work that exceed Tier 1 grant amounts, if identified in an approved HSA.
 - Extensive foundation repair and replacement identified in HSA

Staff Analysis

- Eligible preservation, restoration, rehabilitation expenses meet and exceed the Tier 1 maximum grant amounts, including sub-grants for additional structural work, as identified as a critical deficiency in the HSA and new construction.
- The extensive foundation work and house move meets the definition of extraordinary circumstances under Tier 2 as defined in Resolution 102, Series 2025:
 - e. For purposes of Table 1 and Table 2, "extraordinary circumstances" shall mean additional grant funds are appropriate to:
 - Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or
 - Pay for vital structural work and building code compliance -related work that exceed Tier 1 grant amounts, if identified in an approved HSA.**

Grant Request Summary

- Total Project Cost \$1,232,800
- Total request: \$128,300
- Total Eligible Historic Grant Expenses: \$364,098
- Total Recommended Grant (Tier 1 & Tier 2): \$128,300
 - Residential Grant (Tier 1) - \$63,000
 - Structural Sub-Grant (Tier 1) - \$20,000
 - New Construction Grant (Tier 1) - \$23,000
 - Extraordinary Circumstances grant (Tier 2) - \$22,300

Staff Recommendation

- Approval of Resolution No. 77, Series 2026, approving the Landmark Designation with an incentive bonus of \$7,700, that the structure be named the Giorzelli, and approval of a Historic Preservation Fund Grant of up to \$128,300 as per the corresponding categories in Resolution No 102, Series 2025:
 - Residential Grant (Tier 1) - \$63,000
 - Structural Sub-Grant (Tier 1) - \$20,000
 - New Construction Grant (Tier 1) - \$23,000
 - Extraordinary Circumstances grant (Tier 2) - \$22,300

Subject: Ordinance No. 1936, Series 2026 — An Ordinance Amending Title 17 of the Louisville Municipal Code Regarding Inclusionary Housing — 2nd Reading, Public Hearing (advertised City of Louisville website 07/31/2026)

The Public Hearing will be held and 2 rounds of public comment will be taken, along with Council questions and discussion. Final action may be taken on this item.

Date: August 18, 2026

Prepared By: Jeff Hirt, Planning Manager
Rob Zuccaro, Director

Presented By: Jeff Hirt, Planning Manager
Rob Zuccaro, Director

Summary:

The purpose of this item is to present targeted updates to the City's Inclusionary Housing Ordinance (IHO) in Chapter 17.76 of the Louisville Municipal Code. The proposed amendments are intended to improve the ordinance's effectiveness and increase the likelihood that affordable housing units are delivered as part of new development. These updates respond to City Council direction and are being advanced in the near term ahead of a more comprehensive development code update scheduled to begin in 2026 that will further evaluate and update the IHO.

Background / Prior Discussions:

The City adopted the IHO in 2021 to address Louisville's housing affordability challenges and align with the Boulder County Regional Housing Partnership goals. Since that time, these challenges have intensified as the gap between housing costs and household incomes has widened. The median home price in Louisville now exceeds \$800,000, making homeownership unattainable for approximately 75 percent of local households. In addition, about 40 percent of renter households are housing cost burdened, and rents in Louisville are increasing faster than in Boulder County overall (see Housing Plan, p. 3).

[Louisville Housing Plan](#)

City Council adopted the Louisville Housing Plan in May 2024, which documents Louisville's housing affordability challenges and identifies actions to address them. The Housing Plan states three primary goals:

1. Increase Residential Development Opportunities;
2. Expand and Maintain Access to Affordable Housing; and

3. Diversify Louisville's Housing Stock.

This item implements Housing Plan Action Items 1.2 and 3.3 that call for updates to the Inclusionary Housing Ordinance.

The City has several related initiatives, policies, and partnerships that support updates to the IHO, including:

- **Comprehensive Plan Update (2026):** Adopted in March 2026, the updated plan identifies areas where additional residential development may be appropriate. While future development will require separate review and public hearings, the plan establishes a framework for accommodating residential growth. These IHO updates are intended to better position the City to capture affordable housing opportunities as that growth occurs.
- **City Housing and Community Goals:** The Housing Plan also outlines broader goals related to inclusivity, sustainability, transportation connectivity, and regional housing partnerships (Housing Plan, p. 2).
- **Proposition 123 Commitment:** The City's 2023 Proposition 123 commitment makes Louisville eligible for State funding to support affordable housing, including a goal of creating 77 new affordable units by the end of 2026 (Resolution 54, Series 2023). Based on current development activity, the City does not anticipate meeting this target; however, Proposition 123 is based on a good faith effort standard that considers progress toward housing production and implementation of supportive policies. The City has taken several actions to advance these goals, including adoption of the Comprehensive Plan update, initiation of a broader development code update, and these proposed IHO updates, and intends to reaffirm its commitment while maintaining eligibility for future funding opportunities.
- **Boulder County Regional Housing Strategy:** The City is a participant in the 2017 Boulder County Regional Housing Strategy, which established a goal that 12 percent of Louisville's housing stock be permanently affordable by 2035 (Resolution 58, Series 2017). Current estimates indicate that less than 5 percent of the City's housing stock is deed-restricted affordable.
- **Intergovernmental Agreement (IGA):** The City maintains an IGA with the City of Boulder for administration of the IHO (Resolution 13, Series 2024). Staff anticipate engaging with Boulder to extend this agreement in the near term.

Development Code Update

The City is also preparing to begin a comprehensive update of the Development Code and is in the final stages of consultant selection. The consultant contract and project scope will be presented to City Council in the near term. The project will include multiple opportunities for City Council discussion and direction, including early in the process to establish priorities and policy direction. A comprehensive evaluation of the Inclusionary Housing Ordinance is explicitly included in the scope, and the consultant team will include housing policy expertise to evaluate the IHO in greater depth than is intended

through these targeted near-term amendments.

Summary of Existing IHO

[Louisville Municipal Code \(LMC\) Chapter 17.76](#) requires new residential development to include 12% of its housing units as permanently affordable through a deed restriction. Within this 12 percent requirement, half of the units must be affordable to households earning less than 60 percent AMI and the remainder to households earning less than 80 percent AMI, regardless of unit type.

Developers have other options for IHO compliance with City Council approval besides building the units onsite. They can pay a fee in lieu of the 12%, with the fee codified in the IHO by owner (\$9.24 per square feet) or renter (\$4.72 per square feet) occupied units. There are also options for offsite construction of affordable housing, land dedication for affordable housing, and alternative agreements.

Most surrounding cities have IHOs including Superior, Lafayette, Boulder, Broomfield, and Longmont (*see Attachment 3, Peer City IHO Summary*). Each of these communities have unique IHOs with different percentages of units, AMI ranges, fee in lieu amounts, and incentives.

Since adoption of the Louisville IHO in 2021, no residential projects have been approved for onsite affordable housing units meeting IHO requirements. The first Planned Unit Development (PUD) approved that was subject to the IHO requirements is the 36-unit East Street Village project at 533 East Street. City Council approved the fee in lieu option for that development in October 2024 and the City is starting to receive the IHO fee in lieu for each unit as building permit applications are submitted.

City Council Discussion February 4, 2025

City Council last discussed potential updates to the Inclusionary Housing Ordinance on February 4, 2025. At that meeting, staff presented a targeted framework to improve the ordinance and implement recommendations from the Louisville Housing Plan, including updates to the fee-in-lieu, expanded AMI eligibility ranges, and a package of incentives for projects that provide affordable housing.

City Council provided the following direction, which forms the basis for the proposed ordinance amendments:

- *AMI Eligibility*: Update the AMI ranges for households eligible under the Inclusionary Housing Ordinance as presented.
- *Onsite Affordable Housing Incentives*: Focus incentives for projects that provide affordable units onsite, including increases in allowable density and building height, reductions in required parking, and reductions in applicable development fees.
- *Excluded Incentives*: Do not include incentives related to reductions in required public land dedication under LMC Section 16.16.060 or additional flexibility in meeting energy code requirements.
- *Fee in Lieu*: Update the fee-in-lieu to reflect current local market conditions using

the City's existing methodology, while evaluating impacts on development economics and overall project affordability.

Planning Commission Public Hearing

On May 15, 2026, the Planning Commission unanimously recommended approval of the proposed ordinance with no conditions. During its discussion, the Planning Commission expressed support for providing greater administrative flexibility to periodically update the fee-in-lieu amounts without requiring a future ordinance amendment. Staff agree with this recommendation and have incorporated corresponding revisions into the proposed ordinance.

The Planning Commission did not consider the proposed building height incentive, which has been added by staff for City Council consideration. The rationale for this proposed incentive is discussed in the Analysis section below.

Fee Analysis Update Since Planning Commission.

Following the Planning Commission public hearing, staff updated the fee-in-lieu analysis using the most recent available market data, including updated HUD Area Median Income (AMI) limits, residential sales prices, rental rates, and other market inputs used in the City's adopted fee methodology. These updates refine the calculated fee amounts but do not modify the underlying methodology or policy framework considered by the Planning Commission.

City Council First Reading

City Council considered Ordinance No. 1936 on first reading on July 28, 2026, approved the ordinance with amendments, and advanced the ordinance to second reading and public hearing. Council raised several questions regarding potential refinements, which are summarized in the Analysis section below. No additional policy amendments were incorporated at first reading.

Public Comments

No public comments have been received on the current ordinance as of the date of this staff report. Staff did receive one public comment on an earlier draft of the ordinance that was publicly released in February 2025 before that item was subsequently withdrawn (see Attachment 5).

Development Proposal:

The proposed ordinance updates the City's Inclusionary Housing Ordinance (IHO) in Chapter 17.76 and implements recommendations from the Louisville Housing Plan by updating income eligibility, introducing new development incentives, and recalibrating fees to better support the production of affordable housing. The table below provides the specific components of the ordinance included in Attachment 2.

Table 2: Summary of Proposed Changes to Inclusionary Housing Ordinance

Category	Existing Regulations	Proposed Regulations
Area Median Income (AMI) Requirements	12% of units required to be affordable, with 50% of those units at ≤60% AMI and 50% at ≤80% AMI, regardless of tenure	12% of rental units at ≤80% AMI and 12% of for-sale units up to 120% AMI, distinguishing between rental and ownership housing.
Residential Density Incentives	None	Allow up to a 20% density bonus for projects that provide onsite affordable housing. Projects that provide 100% onsite affordable rental housing (all units ≤80% AMI, averaging ≤60% AMI) may be eligible for up to a 30% density bonus.
Building Height Incentive	None	City Council may approve up to one additional story or 15 feet (whichever is less) for projects providing onsite affordable housing, subject to consistency with adopted plans and policies.
Development Fee Waivers	None	Waive zoning-related development review fees (e.g., rezoning, PUD, subdivision) for projects providing onsite affordable housing.
Parking Requirements	2 spaces per unit [1]	Eliminate minimum parking requirements for all residential units (market-rate and affordable) within projects that provide onsite affordable housing.
Fee in Lieu of Onsite Affordable Housing Units	\$9.24/SF for market-rate ownership units; \$4.72/SF for market-rate rental units	Maintain existing methodology and update inputs to reflect current market conditions: \$19.08/SF for ownership units and \$4.73/SF for rental units.

[1] Parking is currently not required for multifamily development with >50% affordable housing in accordance with HB 24-1304 and City Council Ord. 1897, Series 2025.

Analysis:

The following analysis evaluates the primary elements of the proposed Inclusionary Housing Ordinance (IHO) updates and how they are intended to improve development feasibility and affordable housing outcomes. Each subsection addresses a key component of the ordinance, including affordability targets, development incentives, and the fee-in-lieu option.

Regional Affordable Housing Context

The Boulder County Regional Housing Partnership established a goal that 12 percent of the region's housing stock be permanently affordable by 2035. Based on 2023 Boulder County Regional Housing Partnership data, the share of housing that is deed-restricted affordable varies considerably among participating communities:

Jurisdiction	Permanently Affordable Share
Boulder	8.3%
Erie	0.1%
Lafayette	9.2%
Longmont	6.2%
Louisville	4.1%
Superior	0.0%

Regional Goal 12.0% by 2035

Louisville remains below the regional 12 percent goal, reinforcing the need for policies that both increase affordable housing production and improve the likelihood that affordable units are delivered as development occurs.

Area Median Income (AMI) Updates

The Louisville Housing Plan identifies a growing disparity between housing costs and household incomes in Louisville. The Financially Attainable Housing Summary Attachment provides updated 2025 income thresholds and illustrative housing costs for one-, two-, and four-person households at several Area Median Income (AMI) levels, including 60 and 80 percent AMI. The attachment is intended to provide current context for the income levels addressed by the proposed ordinance and the housing costs those households may reasonably support.

For example, a two-person household at 60 percent AMI earns approximately \$72,300 annually and has an affordable monthly housing cost of approximately \$1,808, which is generally below prevailing market rents in Louisville. At 80 percent AMI, the same household size earns approximately \$96,400 and has an affordable monthly housing

cost of approximately \$2,410, which is more closely aligned with current market rents. For ownership, even a two-person household at 80 percent AMI has an illustrative attainable home price of approximately \$289,000–\$337,000, substantially below typical Louisville home prices. These examples illustrate how housing affordability and the affordability gap vary across AMI levels and housing tenure.

For example, in 2025 a one-person household at 60 percent AMI earns approximately \$63,300 annually, compared with \$84,400 at 80 percent AMI. For a two-person household, those thresholds are approximately \$72,300 and \$96,400, respectively. These differences illustrate the tradeoff between targeting deeper affordability and maintaining the financial feasibility of producing affordable units onsite.

Under these conditions, the current IHO creates a significant “affordability gap”—the difference between what the market can support in rents or sale prices and the lower, restricted prices required for affordable units. This gap must be absorbed within the project, directly affecting development feasibility.

The larger this gap, the more difficult it is for a project to “pencil,” as developers must offset the difference through other means such as design changes, reduced land costs, or lower returns. Under the existing ordinance, this gap is particularly challenging for ownership units at lower AMI levels.

The proposed AMI updates address this issue by better aligning affordability requirements with both market conditions and the economics of different housing types. The ordinance would require:

- 12 percent of rental units at 80 percent AMI, and
- 12 percent of for-sale units up to 120 percent AMI

This approach ties affordability requirements to tenure, recognizing that rental and ownership housing serve different income levels and operate under different financial constraints. Rental housing is generally better suited to serve lower-income households, while ownership housing is more feasible at moderate income levels. However, units at 60 percent AMI are often not feasible to deliver without subsidy.

Setting rental units at 80 percent AMI reflects a balance between serving demonstrated housing needs and maintaining project feasibility, as it reduces the affordability gap that must be absorbed by the project. This approach also aligns with current affordable housing funding structures, where traditional Low-Income Housing Tax Credit (LIHTC) programs typically target households at or below 60 percent AMI, while income-averaging provisions allow units up to 80 percent AMI, provided the overall project averages 60 percent AMI or below.

Overall, these changes reduce the financial burden imposed by the ordinance while increasing the likelihood that affordable units are actually delivered as part of new

development.

Residential Density Incentive

The proposed ordinance allows a 20 percent increase in the maximum residential density for projects that provide onsite affordable housing that meets the IHO requirements. This density bonus applies to the total number of units permitted on a site, rather than only to market-rate units. The proposal also includes a corresponding increase in allowable lot coverage of up to 20 percent for projects that provide onsite affordable housing, which provides additional flexibility to accommodate increased density within site design constraints.

Under this approach, the density bonus is applied first to establish a new maximum unit count, and the Inclusionary Housing Ordinance (IHO) requirement is then applied to that total. This results in an increase in both the number of market-rate units and the number of affordable units.

For example, if a site is permitted 100 units under current zoning:

- The 20 percent density bonus increases the total allowable units to 120 units
- The IHO requirement (12 percent) is then applied to the 120 units
- This results in approximately 14 affordable units and 105 market-rate units

The net effect is to increase both total housing supply and the number of affordable units, while also improving project feasibility. By allowing additional units, the density bonus increases overall project revenue, which helps offset the cost of providing affordable housing. This approach is consistent with the Louisville Housing Plan (Action Item 1.2), which identifies density bonuses as a key strategy to support onsite affordable housing production, while maintaining the ordinance's affordability goals.

In addition to the base density incentive, the proposed ordinance includes an enhanced density bonus for projects that provide 100 percent onsite affordable rental housing. These projects may receive up to a 30 percent increase in total allowable density, provided all units are affordable to households earning no more than 80 percent AMI and the average affordability across all units does not exceed 60 percent AMI. This structure is intended to align with common income-averaging approaches and support projects dedicated entirely to long-term affordability.

Importantly, the density bonus does not override other development standards or review processes. Projects must still comply with applicable zoning, design standards, and infrastructure requirements, and are subject to site-specific review to address potential impacts related to compatibility, access, and public services.

Building Height Increase Incentive

The proposed ordinance would allow a limited building height incentive for projects that

provide onsite affordable housing, subject to geographic limitations. Specifically, City Council may approve an increase of up to one additional story or 15 feet, whichever is less, where the project includes the required onsite affordable housing units and the increase is found to be consistent with the City's adopted plans and policies, including the Comprehensive Plan. The incentive would not apply within the Old Town Overlay District or the Downtown Louisville Core Area.

This incentive was not included in the ordinance reviewed by the Planning Commission. Following recent City Council discussions regarding affordable housing and building height, staff determined that it would be appropriate to include this incentive for City Council's consideration as part of the proposed ordinance.

Additional building height can improve the feasibility of affordable housing projects by allowing development to occur vertically rather than expanding building footprints. This added flexibility can make it easier to accommodate open space, landscaping, stormwater facilities, parking, and internal circulation while improving overall site design. Although the incentive may allow additional dwelling units in some circumstances, staff expects its primary benefit to be increased design flexibility and improved project feasibility.

Importantly, the proposed ordinance does not create an automatic entitlement to additional building height. Rather, it preserves City Council's discretion to evaluate each request on a case-by-case basis and approve a height increase only where it is determined to be appropriate and consistent with the City's adopted plans and policies. Staff believes this approach appropriately balances the goal of encouraging affordable housing with the need to ensure compatibility with surrounding development.

The height incentive would apply only to buildings that include units that meet the inclusionary housing ordinance definition of affordable. Existing contextual standards, including overlay districts and adopted design guidelines, would continue to govern building form, massing, and compatibility.

Below are some of the specific areas where building height increases could apply:

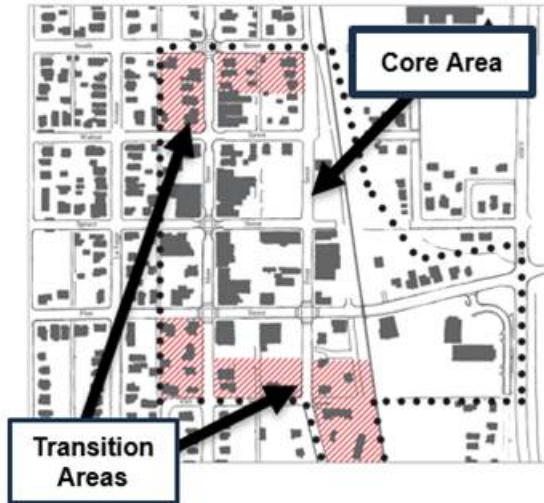
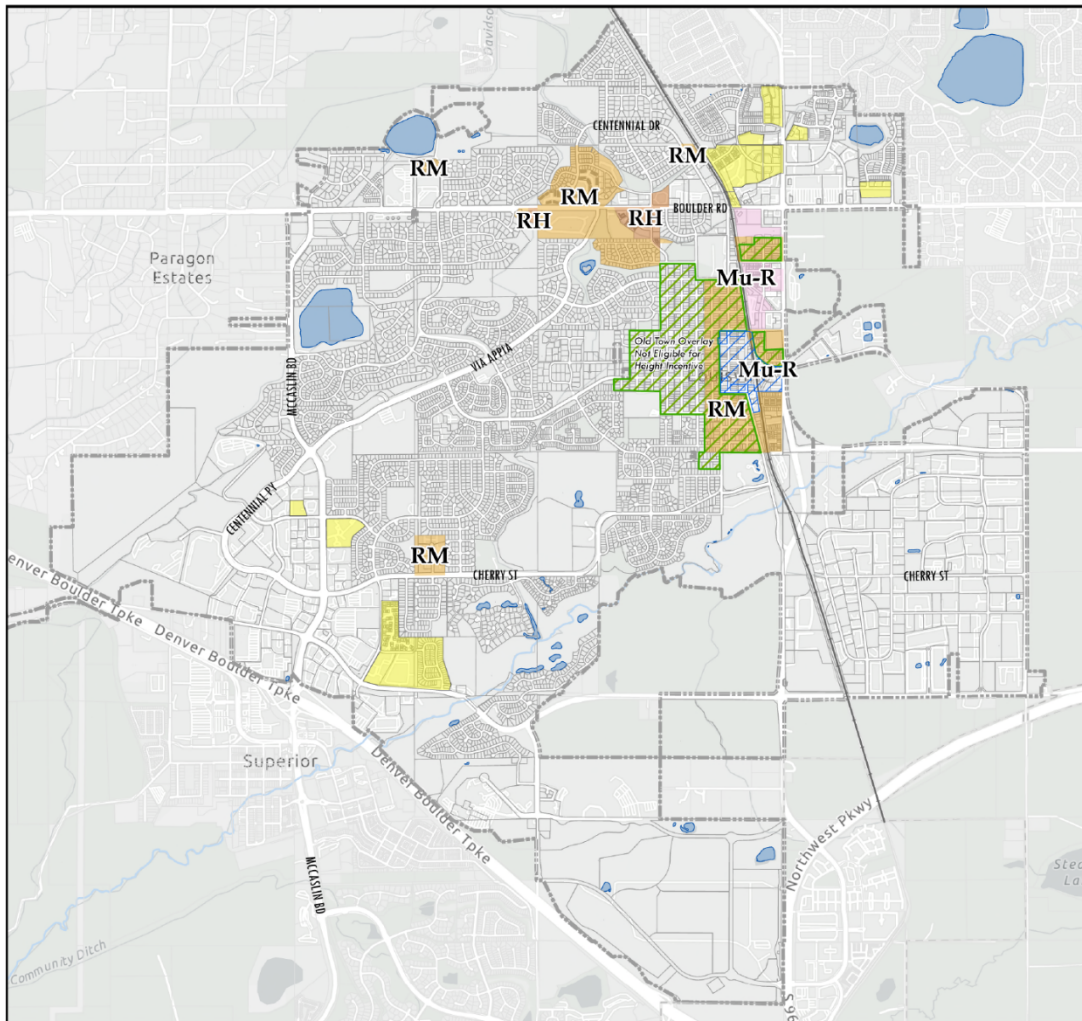


Figure 1: Downtown Design Handbook Transition Areas (shown in red cross hatching)

- *Downtown Louisville (Community Commercial – CC Zone District):* The incentive could apply within the Downtown Design Handbook Transition Areas (shown in red cross-hatching in Figure 1), where the current maximum height is two stories. Projects providing onsite affordable housing could be considered for an increase to three stories. **The incentive would not apply within the Downtown Core Area.**
- *Residential Medium (RM) Zone District (Outside Old Town):* The RM zone district is concentrated along South Boulder Road near Via Appia and in smaller areas reflecting existing multifamily or attached residential development. These areas currently allow buildings up to 35 feet (approximately three stories). With the proposed incentive, buildings containing affordable housing could reach up to 50 feet, accommodating a four-story building.
- *Mixed Use Residential (MU-R) Zone District:* In MU-R areas, including Downtown East Louisville (DELO), multifamily residential is allowed by right with a current maximum height of 45 feet or three stories. The proposed incentive would allow buildings containing affordable housing to reach up to 60 feet or four stories. The DELO area is outside of the area defined as Downtown Louisville.
- *Planned Unit Developments (PUDs) and General Development Plans (GDPs):* Many PUDs and GDPs establish site-specific height limits throughout Louisville, including larger commercial and mixed-use areas such as portions of the McCaslin Boulevard corridor. Under the proposed ordinance, City Council may consider an increase of up to one additional story for qualifying projects that provide onsite affordable housing, subject to consistency with the City's adopted plans and policies and all other applicable development standards and approvals.

Areas of Louisville Eligible for Inclusionary Housing Ordinance Building Height Incentives Allowing Multifamily Residential



Legend

Downtown Louisville
Only Transition Areas of Downtown Louisville are eligible for height incentive

Old Town Overlay District

General Development Plan Areas Allowing Multifamily Residential Uses

Zoning District

Mixed Use Residential
 Residential High Density
 Residential Medium Density

Parking Reduction

The proposed ordinance would eliminate minimum parking requirements for residential projects that provide onsite affordable housing that meets the IHO requirements. This applies to all residential units within the project, including both market-rate and affordable units.

Current regulations require two parking spaces per dwelling unit. The Housing Plan identifies parking reductions as one of the most effective tools for improving development feasibility, as parking—particularly structured parking—is a significant cost

driver.

The City has also recently adopted targeted parking reductions in response to State legislation (HB 24-1304), which eliminates parking requirements for certain affordable housing projects in transit areas. The proposed ordinance builds on this by providing broader flexibility for all projects that include onsite affordable housing.

In practice, most projects are still expected to provide parking to meet market demand. Eliminating minimum requirements does not eliminate parking, but instead allows developers to determine appropriate parking levels based on project context and feasibility.

Eliminating minimum parking requirements does not exempt projects from review of site-specific impacts. Proposed developments will continue to be evaluated through the City's development review process for issues such as site access, internal circulation, emergency access, and potential impacts on surrounding streets and neighborhoods.

Parking regulations will also be further evaluated as part of the comprehensive development code update beginning in 2026.

Fee in Lieu Updates

The proposed update recalibrates the fee-in-lieu to reflect current market conditions while maintaining the City's existing methodology. The update incorporates the most recent available market data, including HUD Area Median Income (AMI) limits, residential sales prices, rental rates, financing assumptions, and other market factors used in the adopted fee methodology. A more comprehensive review of the fee structure is anticipated as part of the broader development code update.

While the proposed ordinance increases the onsite rental affordability requirement to 80 percent AMI to improve project feasibility, staff recommend maintaining the rental fee-in-lieu methodology calibrated to 60 percent AMI. Staff believe this approach better supports the ordinance's overall objective of encouraging construction of onsite affordable housing by maintaining a stronger incentive to provide affordable units rather than pay the fee in lieu. It also continues to align the fee structure with the City's broader affordable housing objectives for lower-income households.

While the updated fee represents an increase, it is not borne in a single way or passed directly to tenants or buyers. Instead, it becomes one of several factors influencing project feasibility.

Because rents and sale prices are constrained by the market, developers cannot fully pass these costs through. Instead, they are typically absorbed through a combination of:

- **Value Engineering** – Adjustments to reduce construction costs, such as smaller units, simpler designs, or fewer amenities.
- **Land Value Adjustments** – Lower land prices over time as regulatory costs are

factored into acquisition.

- **Reduced Profit Margins** – Developers may accept lower returns, within financing limits.
- **Simplified Operations** – Projects may reduce ongoing costs, such as amenities or services, to offset higher upfront costs.
- **Partial Cost Pass-Through** – A limited portion of costs may be reflected in rents or sale prices, constrained by market conditions.

This framework reflects how inclusionary housing requirements function in practice: costs are distributed across multiple components of a project rather than borne by a single party.

Table 1: Fee in Lieu Amount Estimates Scenarios

Residential Development Scenario	Total Fee in Lieu Estimate with Recommended Updates	
	Current	Proposed
40 Rental Units, Median Unit Size 1,000 Square Feet	\$188,800 Total, \$4,720/unit	\$189,200 Total, \$4,730/unit
40 For Sale Units, Median Unit Size 2,200 Square Feet	\$813,120 Total, \$20,328/unit	\$1,679,040 Total, \$41,976/unit

Consistent with comments from the Planning Commission, staff have also proposed revisions to allow the City Manager to annually update the fee-in-lieu administratively using the City Council-adopted methodology and current market data. This approach keeps the fee calibrated to changing market conditions without requiring future ordinance amendments, while preserving City Council's authority over the underlying methodology.

Consistency with [Comprehensive Plan](#) and [Housing Plan](#)

The proposed Inclusionary Housing Ordinance updates are consistent with the City's Comprehensive Plan, including:

- Goal LU 1 – Increase Residential Development Opportunities (Strategy LU 1.5)
- Goal LU 2 – Expand and Maintain Access to Affordable Housing (Strategies LU 2.3, LU 2.4, LU 2.5, LU 2.6, and LU 2.7)
- Goal LU 3 – Diversify Louisville's Housing Stock (Strategy LU 3.3)

The proposal is also consistent with the Louisville Housing Plan, including Goal 2 – Expand and Maintain Access to Affordable Housing.

The proposed ordinance supports adopted policies by improving the effectiveness of the City's inclusionary housing requirements, improving alignment with current market conditions, and incorporating targeted incentives to increase the feasibility of residential development. The proposal is intended to expand housing opportunities across a range of income levels while increasing the likelihood that affordable units are delivered as part of new development. The proposed ordinance advances the City's goals of increasing housing supply, improving access to affordable housing, and supporting mixed-income communities.

Potential Second Reading Amendments for City Council Consideration

When considering the ordinance on first reading, City Council raised several questions regarding potential additional refinements to the proposed ordinance. The ordinance attached to this report reflects the version adopted by City Council on first reading.

The following items are presented for Council consideration and could be incorporated through second reading amendments if Council determines that additional changes are appropriate following the public hearing.

“Like for Like” Standards

The existing IHO requires that the design and materials used for affordable units be “equivalent in quality” to market-rate units. Council discussed whether this standard could provide greater flexibility to reduce construction costs while continuing to ensure that affordable units are durable, compatible with the overall development, and not visibly distinguished as lower-quality housing.

One option would be to revise the standard to require like-for-like unit types, exterior appearance, durability, and overall quality, while expressly allowing differences in interior finishes, fixtures, appliances, or other features that do not materially affect durability or integration of the affordable units.

Enhanced Density Bonus

The ordinance advanced on first reading provides a 20 percent residential density bonus for projects that satisfy their IHO obligation through onsite affordable units. It also provides an enhanced density bonus of up to 30 percent for projects consisting of 100 percent affordable rental housing, provided all units are affordable at or below 80 percent AMI and the project averages no more than 60 percent AMI.

Council questioned whether the enhanced bonus should be structured more broadly at first reading, including whether the separate requirement that all units be affordable at or below 80 percent AMI is necessary if the project is already required to average no more than 60 percent AMI. The current provision uses a very specific eligibility structure

- 100 percent rental affordability combined with both an 80 percent AMI ceiling and a 60 percent project average - and does not provide an intermediate incentive for projects that substantially exceed the basic 12 percent onsite requirement but are not 100 percent affordable.

Potential approaches include:

- Providing the 30 percent bonus where a project exceeds the minimum onsite requirement by a specified amount, such as providing at least 20 percent of all units as IHO-compliant affordable units;
- Tying the enhanced bonus to deeper affordability rather than a 100 percent affordable project structure; or
- Extending the enhanced bonus to qualifying ownership as well as rental projects.

Expedited PUD Review

Council also questioned whether expedited development review could provide an additional incentive for onsite affordable housing. Under the City's existing expedited PUD process, qualifying projects may proceed directly to final PUD review rather than completing both preliminary and final PUD review, reducing the number of required public hearings.

One potential amendment would explicitly make projects that satisfy their IHO obligation through onsite affordable housing eligible for expedited PUD review. This could also be coordinated with the City's implementation of Proposition 123 fast-track approval requirements.

Previously Approved Projects / Fee-in-Lieu

Under the existing ordinance, the applicable fee-in-lieu is determined when a building permit is submitted. As a result, previously approved projects that have not yet obtained all building permits would become subject to the increased fee for future permits once the updated fee becomes effective. East Street Village is an example: the project was approved using the existing fee structure and has been paying the current fee as individual building permits are submitted.

Council could amend the ordinance to provide that projects with an approved final PUD before the effective date of the new fee remain subject to the fee in effect at the time of PUD approval, provided the PUD remains valid. PUDs are valid for three years, and may be granted extensions. Because PUD approvals are subject to existing expiration requirements, this approach would provide an extended period during which the fees in effect at the time of PUD approval are applied without it being an indefinite exemption.

Rental AMI — 80% vs. 60%

The ordinance advanced on first reading would allow required onsite rental units at up to 80 percent AMI. As shown in the Financially Attainable Housing Summary attachment, the difference between 60 and 80 percent AMI is meaningful across household sizes; for example, the 2025 income thresholds for a one-person household

are approximately \$63,300 and \$84,400, respectively. The updated fee analysis also indicates that, under current market conditions, calculated affordable rents at 80 percent AMI are close to prevailing market rents. Council could therefore consider retaining the existing 60 percent AMI standard for onsite rental units to target deeper affordability. The proposed rental fee-in-lieu would continue to be calibrated to 60 percent AMI.

This comparison represents current market conditions and may change over time. Reducing the onsite rental standard to 60 percent AMI would also widen the affordability gap between restricted and market rents, increasing the cost borne by a project and potentially reducing the feasibility of providing affordable units onsite.

Council Work Plan:

This item implements the 2026 City Council Work Plan items to continue implementation of the Louisville Housing Plan and update the Inclusionary Housing Ordinance.

Fiscal Impact:

The proposed ordinance is anticipated to have mixed fiscal impacts. Updated fee-in-lieu amounts would increase revenue available to support affordable housing programs and projects when developers elect that compliance option, while proposed fee waivers for projects providing onsite affordable housing could reduce limited development review fee revenue on a project-specific basis. On balance, staff anticipate these impacts would be relatively modest and are intended to support the broader policy goal of improving the feasibility and likelihood of affordable housing production, while potentially contributing to additional residential investment and housing supply over time.

Alternatives:

1. Approve the proposed ordinance as presented, which includes amendments made prior to adoption on first reading.
2. Approve the proposed ordinance with second reading amendments to incorporate additional modifications.
3. Defer consideration of the proposed ordinance and instead evaluate potential Inclusionary Housing Ordinance updates comprehensively through the broader development code update process beginning in 2026.
4. Decline to approve the proposed ordinance.

Recommendation:

Approve Ordinance No. 1936, Series 2026

Attachments:

1. 2026-07-28 Ordinance No. 1936 Series 2026 (as adopted on first reading)
2. IHO PC Reso 3 Signed
3. IHO Peer City Research
4. IHO Updated Fee Analysis 7.22.26
5. Public Comment
6. Financially Attainable Housing Summary (2025)
7. CC Presentation - IHO 8.18.26 2nd

**ORDINANCE NO. 1936
SERIES 2026**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE
REGARDING INCLUSIONARY HOUSING**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the Colorado Supreme Court has recognized that both the State of Colorado and municipal governments have a significant interest in maintaining the quality and quantity of affordable housing throughout the state; and

WHEREAS, Colorado statutes require municipalities to include within their comprehensive plans provisions that will promote affordable housing; and

WHEREAS, the City Council finds the provisions of this ordinance address the following housing policies of the City’s Comprehensive Plan:

Goal LU 1 . Increase Residential Development Opportunities

Strategy LU 1.5. Support housing types and locations that advance social equity by expanding access to affordable, accessible, and diverse homes for households with a range of needs and incomes.

Goal LU 2 . Expand and Maintain Access to Affordable Housing

Strategy LU 2.3. Review and update the City’s inclusionary housing requirements to continue to meet community housing goals and reflect current market conditions.

Strategy LU 2.4. Identify and pursue funding and incentive opportunities, including grants, fee reductions, or density bonuses to encourage affordable housing development and preservation.

Strategy LU 2.5. Evaluate potential impacts of new and existing City rules or policies (such as building codes, development standards, and fee structures) on housing affordability before adoption to avoid unintended cost increases.

Strategy LU 2.6. Continue to support the Boulder County Regional Housing Partnership goal of having 12% of all homes be permanently affordable by 2035 and continue to pursue local policies and partnerships that help Louisville contribute to this target.

Strategy LU 2.7. Apply and strengthen requirements or incentives for providing onsite affordable units in new residential or mixed-use developments.

Goal LU 3 . Diversify Louisville's Housing Stock

Strategy LU 3.3. Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities.

WHEREAS, by Resolution No. 58, Series 2017, adopted on November 6, 2018, the City endorsed the Boulder County Regional Housing Partnership, which recommends a goal of ensuring twelve percent (12%) of the housing inventory will be permanently affordable to low-, moderate-, and middle-income households by 2035; and

WHEREAS, the City Council finds a diverse housing stock within the City is necessary to serve people of all income levels; and

WHEREAS, based upon its review and consideration of housing studies, reports and analysis, the City Council on June 15, 2021 adopted Ordinance No. 1809, Series 2021, which enacted a new Chapter 17.76 of the Louisville Municipal Code establishing inclusionary housing requirements; and

WHEREAS, the City Council adopted the Louisville Housing Plan in May 2024, which identifies strategies to expand access to affordable housing and includes recommendations to evaluate and update the City's inclusionary housing requirements to better align with current market conditions and community housing goals; and

WHEREAS, based on continued challenges to housing for very low-, low- and moderate-income households, the City Council finds the amendments set forth herein are reasonable and necessary to provide continuing housing opportunities for such households and to help maintain a diverse housing stock that allows people to have better access to jobs and upgrade their economic status; and

WHEREAS, because remaining land appropriate for residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low-, moderate-, and middle-income residents and working people, particularly since new housing, in the absence of interventions, tends to be large and expensive, which both reduces opportunities for more affordable housing and contributes to a general rise in prices for all housing in the community, thus exacerbating the scarcity of affordable housing within the City; and

WHEREAS, based on the foregoing findings, and in furtherance of the public health, safety, and welfare of the community, the City Council desires to adopt the amendments to the City's inclusionary housing requirements set forth herein.

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

Section 1. Section 17.76.020 of the Louisville Municipal Code is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

Sec. 17.76.020 Inclusionary housing requirements.

A. Because land appropriate for residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units that are affordable to low, moderate and middle income households. All development of market-rate housing should therefore include affordable housing, and the City Council finds that 12 percent (12%) is the reasonable proportion at this time, given economic indicators and community need.

B. For purposes of this chapter, "affordable" shall mean dwelling units that are restricted to ownership or rental by those persons meeting the income qualifications as set forth in section 17.76.070. A minimum of ~~half~~ twelve percent (12%) of rental units ~~the affordable housing shall be affordable,~~ limited to those households at or below 80 percent (80%) of the area median income ("AMI"), ~~with the remainder limited to those persons between 60 percent and 80 percent AMI and a minimum of twelve percent (12%) of for sale units shall be affordable, limited to those households earning up to one hundred twenty percent (120%) AMI,~~ as calculated by the United States Department of Housing and Urban Development ("HUD")

Section 2. Section 17.76.050.B.1 of the Louisville Municipal Code is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

Sec. 17.76.050 Options to satisfy requirements.

B. Fee in lieu. A developer may pay a fee in lieu of providing affordable units.

1. **Amount.** The City Council finds that studies performed by municipalities within the vicinity of the City reasonably calculates the impact to the City, including the City's finances and the welfare of the City's residents, of market-rate dwelling units being developed in the City. Accordingly, the fee in lieu is set initially at ~~\$9.24~~ \$19.08 per square foot of finished market-rate for-sale housing, and ~~\$4.72~~ \$4.73 per square foot of finished market-rate rental housing. The fee in lieu of providing any required fraction of a unit shall be pro-rated based on its proportional share (fractional quantity divided by total number of units required) of the amount of fee in lieu that

would be required for the whole development. The City Manager shall periodically ~~recalculate~~ update the fee in lieu using the methodology adopted by the City Council and the most current available market data ~~and present the recalculation to the City Council.~~

Section 3. Chapter 17.76 of the Louisville Municipal Code is hereby amended by the addition of a new Section 17.76.055 to read as follows:

Sec. 17.76.055 Incentives for On-Site Affordable Units.

The following incentives are available only to projects and buildings that fully satisfy the affordable housing requirements of this Chapter by providing the required on-site affordable housing units:

1. Residential Density. For any project eligible under this Section:
 - a. The maximum residential density as set forth in Section 17.12.040 of this Code, or established in any GDP or PUD approved pursuant to this Title that addresses residential density, may be increased by twenty percent (20%).
 - b. The maximum lot coverage as set forth in Section 17.12.040 or Section 17.12.050 of this Code, or established in any GDP or PUD approved pursuant to this Title that addresses residential density, may be increased by twenty percent (20%).
 - c. Notwithstanding subsection (a) above, a residential development in which one hundred percent (100%) of the dwelling units are provided as on-site affordable rental housing units in compliance with this Chapter shall be eligible for the maximum lot coverage increase provided in subsection (b) and shall instead be eligible for an increase in maximum residential density of up to thirty percent (30%), provided that:
 - i. All affordable rental units are restricted to households earning no more than eighty percent (80%) of area median income ("AMI"); and
 - ii. The average affordability level across all dwelling units does not exceed sixty percent (60%) of area median income ("AMI").

2. Reduced Parking. No minimum vehicle parking shall be required for any residential uses in a project that is eligible for incentives under this Section.
3. Development Fee Waivers. For projects eligible for incentives under this Section, the City shall waive zoning-related development review fees, including but not limited to rezoning, Planned Unit Development (PUD), subdivision, and site plan application fees, as identified in the City's adopted Development Review Fee Schedule. This waiver shall apply only to applications necessary to implement the on-site affordable housing component of the project and shall not apply to subsequent amendments or applications that do not add or modify affordable housing units, unless otherwise approved by the City Manager or designee.
4. Building Height. For any project eligible under this Section:
 - a. The maximum building height set forth in Section 17.12.040, any building height requirements set forth in adopted design standards and guidelines, or established in any GDP or PUD approved pursuant to this Title that addresses building height, may be increased by City Council to include an additional one (1) story or fifteen feet (15'), whichever is less, provided that the building contains the required on-site affordable housing units and City Council finds the increase to be consistent with the City's adopted plans and policies, including the Comprehensive Plan.
 - b. The building height incentive authorized in subsection (a) shall not apply to properties located within the Old Town Overlay District as established in Section 17.12.050 of this Code.
 - c. The building height incentive authorized in subsection (a) shall not apply to properties located within Core Area of Downtown Louisville, as governed by the Community Commercial (C-C) zoning district and the Design Handbook for Downtown Louisville.

Section 4. Section 17.12.040 of the Louisville Municipal Code is hereby amended by the addition of a new footnote 12 to read as follows:

17.12.040 Yard and Bulk Requirements.

FOOTNOTES

12. Projects eligible for incentives pursuant to Section 17.76.055 may receive the residential density, lot coverage, and other incentives provided in that Section, including the additional residential density bonus available for qualifying one hundred percent (100%) affordable rental developments.

Section 5. Section 17.12.050.A of the Louisville Municipal Code is hereby amended by the addition of a new footnote 12 to read as follows:

17.12.050 Yard and Bulk Requirements; Old Town overlay district.

A. Conflicting requirements; affordable housing exception. Within the area designated on the zoning district map as the Old Town overlay district, the regulations of this section shall apply in addition to any other applicable section of this title. To the extent that a specific yard and bulk requirement set forth in this section establishes a standard or requirement which conflicts with a yard and bulk requirement set forth in any other applicable section of this title, the specific requirement in this section shall control. Notwithstanding the foregoing, the density and lot coverage incentives set forth in Section 17.76.055 shall be available for projects and buildings developed within the Old Town overlay district.

Section 6. Section 17.14.060, Table 3 (Mixed Use Zoning Districts Dimensional and Bulk Standards), of the Louisville Municipal Code is hereby amended by the addition of a new note 4 to read as follows:

17.14.060 Dimensional and bulk standards.

Notes to Table 3:

4. Projects eligible for incentives pursuant to Section 17.76.055 may receive the residential density, lot coverage, and other incentives provided in that Section, including the additional residential density bonus available for qualifying one hundred percent (100%) affordable rental developments..

Section 7. Section 17.20.010.F of the Louisville Municipal Code is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

Sec. 17.20.010 Parking requirements.

F. Notwithstanding any parking requirements contained in the City's adopted design standards and guidelines or previously approved development plans, including Planned Unit Developments ("PUDs") and

General Development Plans (“GDPs”), off-street parking shall not be required for new multi-unit or multifamily residential developments, ~~or~~ for adaptive reuse developments in which residential dwelling units occupy fifty percent (50%) or more of the total floor area, or for any residential uses in a project that provides on-site affordable housing pursuant to Chapter 17.76 of this Code.

Section 8. Section 17.20.020.A of the Louisville Municipal Code is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

Sec. 17.20.020 Parking standards designated for each use.

A. Residential Uses:

1. For one-family dwellings and two-family dwellings with separate driveways, two spaces per dwelling unit (driveway and garage or carport areas defined as off-street parking space);
2. For multifamily dwellings containing three or more dwelling units, except as provided in Section 17.20.010.F, two spaces per dwelling unit;
3. For a residential hotel, roominghouse or boardinghouse, one space per guest accommodation;
4. For housing restricted to the aged, disabled, etc., one-half space per unit;
5. For dormitories and other lodging facilities and rooms for unmarried students, three spaces per four occupants;

Section 9. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares it would have passed and approved this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 10. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as

well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 11. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 12. Any person convicted of violating this ordinance may be punished as set forth in 1.28.010 of the Louisville Municipal Code, as may be amended but which currently provides violations shall be punished by a fine of not more than \$2,650.00, as shall be adjusted for inflation on January 1, 2014 and on January 1 of each year thereafter, or by imprisonment not to exceed 364 days, or by both such fine and imprisonment.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED THIS ____ DAY OF _____, 2026.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

**PUBLIC HEARING AND SECOND READING WILL BE THE ____ DAY OF
_____, 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET,
LOUISVILLE, CO 80027.**

**PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS ____ DAY
OF _____, 2026.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen M. Kelly, City Attorney

**PLANNING COMMISSION RESOLUTION NO. 3
SERIES 2026**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING
TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING THE
INCLUSIONARY HOUSING ORDINANCE**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”);

WHEREAS, the Colorado Supreme Court has recognized that both the State of Colorado and municipal governments have a significant interest in maintaining the quality and quantity of affordable housing throughout the state; and

WHEREAS, Colorado statutes require municipalities to include within their comprehensive plans provisions that will promote affordable housing; and

WHEREAS, the Planning Commission finds the provisions of this ordinance address the following housing policies of the City’s Comprehensive Plan:

Goal LU 1 . Increase Residential Development Opportunities

Strategy LU 1.5. Support housing types and locations that advance social equity by expanding access to affordable, accessible, and diverse homes for households with a range of needs and incomes.

Goal LU 2 . Expand and Maintain Access to Affordable Housing

Strategy LU 2.3. Review and update the City’s inclusionary housing requirements to continue to meet community housing goals and reflect current market conditions.

Strategy LU 2.4. Identify and pursue funding and incentive opportunities, including grants, fee reductions, or density bonuses to encourage affordable housing development and preservation.

Strategy LU 2.5. Evaluate potential impacts of new and existing City rules or policies (such as building codes, development standards, and fee structures) on housing affordability before adoption to avoid unintended cost increases.

Strategy LU 2.6. Continue to support the Boulder County Regional Housing Partnership goal of having 12% of all homes be permanently affordable by 2035 and continue to pursue local policies and partnerships that help Louisville contribute to this target.

Strategy LU 2.7. Apply and strengthen requirements or incentives for providing onsite affordable units in new residential or mixed-use developments.

Goal LU 3 . Diversify Louisville's Housing Stock

Strategy LU 3.3. Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities.

WHEREAS, by Resolution No. 58, Series 2017, adopted on November 6, 2018, the City endorsed the Boulder County Regional Housing Partnership, which recommends a goal of ensuring twelve percent (12%) of the housing inventory will be permanently affordable to low-, moderate-, and middle-income households by 2035; and

WHEREAS, the City Council finds a diverse housing stock within the City is necessary to serve people of all income levels; and

WHEREAS, based upon its review and consideration of housing studies, reports and analysis, the City Council on June 15, 2021 adopted Ordinance No. 1809, Series 2021, which enacted a new Chapter 17.76 of the Louisville Municipal Code establishing inclusionary housing requirements; and

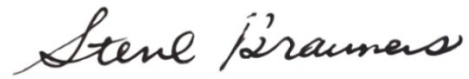
WHEREAS, the City Council adopted the Louisville Housing Plan in May 2024, which identifies strategies to expand access to affordable housing and includes recommendations to evaluate and update the City's inclusionary housing requirements to better align with current market conditions and community housing goals; and

WHEREAS, based continued challenges to housing for very low-, low- and moderate-income households, the City Council finds the amendments set forth herein are reasonable and necessary to provide continuing housing opportunities for such households and to help maintain a diverse housing stock that allows people to have better access to jobs and upgrade their economic status; and

WHEREAS, because remaining land appropriate for residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low-, moderate-, and middle-income residents and working people, particularly since new housing, in the absence of interventions, tends to be large and expensive, which both reduces opportunities for more affordable housing and contributes to a general rise in prices for all housing in the community, thus exacerbating the scarcity of affordable housing within the City; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an ordinance amending Louisville Municipal Code to address the inclusionary housing ordinance.

PASSED AND ADOPTED this 14th day of May, 2026.



By:

Steve Brauneis, Chair
Planning Commission



Attest: _____

Cullen Choi, Secretary
Planning Commission

Inclusionary Housing Ordinance Peer City Research

City	Projects Subject to IHO	% Affordable	IHO Affordability Definition (AMI)	Incentives for Affordable Housing	Fee in Lieu Amounts
Boulder	All new residential units.	25% for all new residential development >= 5 units 20% for all new residential development < 5 units	120% AMI for townhouses and single family 100% AMI for condos 50-60% AMI for rental units	- Affordable projects are eligible for height increases through discretionary site review process for buildings with more than 40 percent of units and floor area for permanently affordable units, the amount of the increase is discretionary and in accordance with the comprehensive plan. (Boulder Code 9-2-4) 5-10 DU/acre bonus in one zone district for projects that provide 30-40% of units as affordable. (Boulder Code 9-8-4) - No incentives for paying a higher inclusionary housing fee in lieu; but there are incentives for paying 1.43 the rate of the nonresidential development housing fee. - Affordable housing projects able to get fee waivers (sales, use tax), although those have not been effective incentives according to City of Boulder staff. - No parking reductions for affordable housing.	\$47 per square foot for developments with >= 2 units over 18,000 square feet. - Sliding scale downward with less floor area, with single family lots paying \$15 per square foot.
Broomfield	Projects with: > 25 for sale residential units > 5 rental residential units	- Rental Projects: 20% - For Sale Projects: 12%	- Rental: 60-80% AMI by unit types - Owner: 90-100% AMI	- Onsite affordable housing: 50% reduction in permit fees, use taxes, service fees. - Reduced parking for units meeting IHO requirements by # of bedrooms (e.g., 2 spaces vs 3 for a 3 bedroom unit). - No building height or density bonuses.	\$165,669/ownership unit \$106,635/rental unit (effective January 2025) <i>Note: fees not calculated on SF basis, but for a 2,200 SF home it is \$75/SF, for a 1,200 rental unit it is \$89/SF.</i>
Lafayette	All new residential units are subject to affordable housing development fee	No requirement for units, only affordable housing development fee.	120% AMI included in definition of "Affordable housing unit" 80% AMI ("Permanently affordable dwelling unit) for any dwelling units to exceed Residential Growth Management cap (Charter Sec. 6.10)	None	\$1 per square foot Affordable housing development fee required for all residential and nonresidential development not providing affordable housing on site per IHO. (Sec. 28-10)
Louisville – Current	All new residential units that are part of a planning approval (e.g., PUD, plat) are subject to inclusionary requirements.	12%	60-80% AMI	None	\$9.24 per square feet of ownership units \$4.72 per square foot of rental units
Louisville – Proposed	All new residential units that are part of a planning approval (e.g., PUD, plat) are subject to inclusionary requirements.	12%	- Rental Projects: 12% of units for <80% AMI - For Sale Projects: 12% of units for <120% AMI	Building height (1 story/15') and residential density (20-30% depending on level of affordability) incentives for onsite affordable housing.	\$19.08 per square feet of ownership units \$4.73 per square foot of rental units

Updated 7/22/26

Inclusionary Housing Ordinance Peer City Research

City	Projects Subject to IHO	% Affordable	IHO Affordability Definition (AMI)	Incentives for Affordable Housing	Fee in Lieu Amounts
Longmont	All new residential units that are part of a a planning approval (e.g., PUD, plat) are subject to inclusionary requirements. Exemptions for ADUs, adding one unit to an existing building.	12%	“Affordable” for purposes of IHO: < 80% AMI for owner occupied units; < 50% AMI for rental units “Attainable” for purposes of fee reductions: 80-120% AMI for owner occupied units - Optional agreement to reduce # of affordable units required to provide “middle tier” housing defined as 80-120% AMI	- Fee reductions for affordable housing exceeding IHO minimums and “attainable” housing (water, sewer); 25% of units affordable = cash in lieu of water rights received. - Rental units > 20 DU/acre exempt from IHO requirements - For projects meeting minimum 12% IHO requirements: 20% density increase 1 story/15' Increased building height 20% reduction in minimum lot size, lot width - Parking reductions are allowed so that only one space is required per affordable housing unit. - No incentives for paying a higher fee in lieu.	\$13.50 per square foot of ownership units \$5.93 per square foot of rental units (in City Code)
Superior	New residential >10 units must provide units on site, residential <10 units can pay fee in lieu.	15%	80% AMI max, owner or renter	None	Not established yet

2026 Inclusionary Housing Fee Assessment Update Analysis

Louisville Sales Data				
Type	Single Family	Townhome/Condo	Total	Weighted Average
Median Home Price	\$912,500	\$460,000	-	\$827,500
Number of sales	255	60	315	-
Average finished sf	2,518 sf	1,438 sf	2,312 sf	2,312 sf
Price per sf	\$362.39	\$319.88	-	\$354.29
Affordability Assumptions – For Sale Units in Louisville				
AMI – 3 person household	\$81,360 – 60% AMI	\$108,480 – 80% AMI	\$135,600 – 100%AMI	\$162,720 – 120%AMI
Affordable Price				
Affordable Monthly Payment (33%)	\$2,237.40	\$2,983.20	\$3,729	\$4,474.80
Affordable principal and interest (80% of payment)	\$1,789.92	\$2,386.56	\$2,983.20	\$3,579.84
HOA dues, property taxes, insurance (20% of payment)	\$447.48	\$596.64	\$745.80	\$894.96
Mortgage interest rate	6.49%	6.49%	6.49%	6.49%
Maximum mortgage	\$283,480	\$377,973	\$472,466	\$566,959
Maximum affordable price (5% down)	\$298,400	\$397,866	\$497,333	\$596,799
Fee Development, For Sale Units				
100% - 120% Gap: \$827,500 - \$547,066	\$280,434			
80% - 120% Gap: \$827,500 - \$497,333	\$330,168			
80% - 100% Gap: \$827,500 - \$447,600	\$397,901			
60% - 80% Gap: \$827,500 - \$348,133	\$479,367			
Median Home Size	2,076 Sq Ft			
100% - 120% Cost Per Sq Ft	\$135.08			
80% - 120% Cost Per Sq Ft	\$159.04			
80% - 100% Cost Per Sq Ft	\$191.67			
60% - 80% Cost Per Sq Ft	\$230.90			
100% - 120% Affordable Housing Fee (12%)	\$16.20			
80% - 120% Affordable Housing Fee (12%)	\$19.08			
80% - 100% Affordable Housing Fee (12%)	\$23			
60% - 80% Affordable Housing Fee (12%)	\$27.70			

Affordability Assumptions, For Rent Units in Louisville					
2-bedroom unit	Market Rental Rate	60% AMI	80% AMI	100% AMI	120%AMI
Monthly rent amount	\$2,261	\$2,034	\$2,712	\$3,390	\$4,068
X Months/Year	12	12	12	12	12
Annual Rent Amount	\$27,132	\$24,408	\$32,544	\$40,680	\$48,816
X Gross Rental Multiplier	12.7	12.7	12.7	12.7	12.7
Rental Unit Value	\$344,576.40	\$309,981.6	\$413,308.80	\$516,636	\$619,963.20
Fee Development, For Rent Units					
	60% AMI	80% AMI	100% AMI	120% AMI	
Gap	\$34,594.80	\$(68,732.40)	\$(172,059.60)	\$(275,386.80)	
Median Unit Size	878	878	878	878	
Cost per sf	\$39.40	\$78.28	\$195.97	\$313.65	
12% for Affordable Housing Requirement	\$4.73	\$(9.39) *	\$(23.52) *	\$(37.63) *	
- Residential sales transaction data were obtained from the Boulder County Assessor's publicly available Recent Sales database. - Market rent data were obtained from the <i>Apartment Vacancy & Rent Report: First Quarter 2026, Denver Metro</i>, the Apartment Association of Metro Denver - Maximum AMI limits as identified in the 2025 Colorado Housing and Finance Authority (CHFA) Income Limits and Maximum Rents *Maximum rent identified in the 2025 Colorado Housing and Finance Authority (CHFA) Income Limits and Maximum Rents exceeds the median market rent					

----- Forwarded message -----

From: **tamar krantz** <tamarkrantz@gmail.com>

Date: Tue, Feb 10, 2026 at 4:51 PM

Subject: Questions on ammendments to our Inclusionary Housing Ordinance

To: Planning <Planning@louisvilleco.gov>

Cc: Steve Brauneis <stevebrauneis@hotmail.com>, Diana Langley
<dlangleyle@louisvilleco.gov>

Dear Planning Commissioners,

Thanks for doing your part to promote affordable housing in Louisville.

Clearly this revision to our Inclusionary Housing Ordinance (IHO) will promote overall residential growth, but it will move us farther from our 2017 Boulder County Regional Housing Strategy goal of 12%. According to your packet, our current deed-restricted affordable percentage is only 5%. This IHO will likely lower that.

What happened to the incentives in exchange for increased inclusionary housing? A year ago, City Council provided direction to support incentives for projects that provide affordable units onsite. However, they were in favor of doing this for projects that included 20% or more of the units and total square footage in compliance with the IHO. We already have two projects in the pipeline that will build 12% according to the existing IHO. This proposed density bonus effectively lowers the inclusionary percent from 12% to 10% because the IHO doesn't apply to the bonus units. If our goal is truly to create a more income-diverse community, we need to go beyond 12%. These incentives could do that. Please go back to the plan to apply bonuses for projects that meet the 20% threshold.

Can you evaluate this IHO in conjunction with the proposed increases in baseline density and heights envisioned by the Comp Plan? Previous analysis from Feb 2025 explained that most of our city allows a maximum of 3 stories and 20 units per acre in high density residential areas. The exceptions where 30 units per acre and 4 stories are allowed are minimal and it is clear where heights may be increased to 4 or 5 stories in exchange for affordability. The comp plan envisions up to 4 to 5 stories and 30 to 40 units per acre. If yard and bulk requirements are updated to reflect the comprehensive plan, what will become the baseline? Can the IHO state that the maximum with the bonus will not exceed what is in the comp plan? Can you add this project to Engage Louisville, to allow more public awareness? I don't know if the public is ready for 6 story buildings and 52 units per acre (40 x 1.3 in the case of 100% affordability).

Please consider other priorities besides affordability. I really appreciate that the staff report states that the added building height flexibility can reduce site constraints and make it easier to accommodate open space, landscaping, stormwater facilities, and internal circulation. These incentives have monetary value that can promote our affordability goals. Once they are “used” for this purpose, they cannot be used to promote sustainability measures. It might be useful to add some constraints within this ordinance so that height increases don’t lead to increased parking lot footprints. Other measures could be added to ensure that the flexibility results in designs with good open space, landscaping, stormwater facilities, and internal circulation.

Should the IHO include a provision for a full evaluation of the fee-in-lieu? The increased fee of \$38,104/unit in exchange for building a 2,200 square foot unit is still so low that it creates a disincentive for onsite affordable units.

Finally I am concerned that increasing the for sale units threshold to 120% AMI could lead to disappointment as it closes the gap between affordable and market rate. This [Denver Post Story](#) talks about a high affordable housing vacancy rate. Though it discusses the issue that affordable rents are close to market rate rents, I would assume the vacancy problem could be worse for for-sale units. Also the IHO is needed most by those at the lowest income levels.

Lastly, why the inclusion of section 12, with punishments?

I hope that you will answer these questions in your meeting on Thursday.

Sincerely,

Tamar Krantz,

Louisville

--

Tamar Krantz

She/her

Financially Attainable Housing by Household Size and Area Median Income - Boulder County, 2025

	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
1-Person Household						
Annual household income	\$31,650	\$52,750	\$63,300	\$84,400	\$105,500	\$126,600
Affordable monthly housing cost ¹	\$791	\$1,319	\$1,583	\$2,110	\$2,638	\$3,165
Illustrative attainable home price ²	\$95k-\$111k	\$158k-\$185k	\$190k-\$222k	\$253k-\$295k	\$317k-\$369k	\$380k-\$443k
2-Person Household						
Annual household income	\$36,150	\$60,250	\$72,300	\$96,400	\$120,500	\$144,600
Affordable monthly housing cost ¹	\$904	\$1,506	\$1,808	\$2,410	\$3,013	\$3,615
Illustrative attainable home price ²	\$108k-\$127k	\$181k-\$211k	\$217k-\$253k	\$289k-\$337k	\$362k-\$422k	\$434k-\$506k
4-Person Household						
Annual household income	\$45,180	\$75,300	\$90,360	\$120,480	\$150,600	\$180,720
Affordable monthly housing cost ¹	\$1,130	\$1,883	\$2,259	\$3,012	\$3,765	\$4,518
Illustrative attainable home price ²	\$136k-\$158k	\$226k-\$264k	\$271k-\$316k	\$361k-\$422k	\$452k-\$527k	\$542k-\$633k

Example occupations and approximate affordability (1-person household basis)

Occupation	Median salary ³	Approx. AMI	Housing/mo. ⁴	Home price ⁵
Cashier	\$37,500	36%	\$938	\$112k-\$131k
Medical Assistant	\$48,400	46%	\$1,210	\$145k-\$169k
Mechanic	\$57,000	60%	\$1,599	\$192k-\$224k
Firefighter	\$79,390	75%	\$1,985	\$238k-\$278k
Elementary School Teacher	\$80,640	76%	\$2,016	\$242k-\$282k
Mechanical Engineer	\$124,360	118%	\$3,109	\$373k-\$435k

Occupation	Median salary ³	Approx. AMI	Housing/mo. ⁴	Home price ⁵
Nurse Practitioner	\$138,820	132%	\$3,470	\$416k-\$486k
Aerospace Engineer	\$151,570	144%	\$3,789	\$455k-\$530k
Pharmacist	\$164,240	156%	\$4,106	\$493k-\$575k
Software Developer	\$164,560	156%	\$4,114	\$494k-\$576k
Dentist	\$180,440	171%	\$4,511	\$541k-\$632k

¹ Affordable monthly housing cost assumes no more than 30% of gross household income is spent on housing; for renters, this includes rent and tenant-paid utilities. ² Illustrative attainable home prices are estimated at approximately 3.0-3.5 times annual household income; actual purchasing power varies with interest rates, down payment, taxes, insurance, HOA costs, debt, and underwriting. ³ Occupation wages are median annual wages from U.S. Bureau of Labor Statistics/CareerOneStop May 2025 estimates for the Boulder, CO Metro Area where available; Colorado estimates are used where a current Boulder-area estimate was not available. ⁴ Occupation housing cost uses the same 30% affordability assumption. Approximate AMI compares the occupation salary with the 2025 1-person 100% AMI of \$105,500. ⁵ Occupation home-price ranges use the same illustrative 3.0-3.5 times annual income assumption.

Sources: HUD/CHFA 2025 Boulder County income limits; U.S. Bureau of Labor Statistics Occupational Employment and Wage Statistics / CareerOneStop; calculations by City of Louisville staff.

City Council Public Hearing

August 18, 2026

**Targeted updates to the City's Inclusionary
Housing Ordinance**

Purpose

- Targeted updates to Inclusionary Housing Ordinance (IHO)
- Intended to improve the effectiveness of the ordinance and increase the likelihood that affordable housing units are delivered with new development
- Interim updates ahead of broader development code and IHO evaluation beginning in 2026

Housing Affordability Context

- Louisville housing costs continue to rise faster than incomes
- Median home price now exceeds \$800,000
- Approximately:
 - 75% of households cannot afford to purchase a home
 - 40% of renters are housing cost burdened
 - “Affordable housing” generally means housing costs less than 30% of household income



Exhibit 15: Average Home Sales Price, Louisville and Comparison Geographies, 2023

Source: Redfin

\$550K	\$580K	\$681K	685K	\$754K	\$831K	\$912K
Longmont	Lafayette	Boulder County	Erie	Superior	Louisville	Boulder

While home sales prices rose dramatically across all comparison jurisdictions in Boulder County from 2012 to 2023, Louisville experienced the second highest rate of increase behind Longmont.⁶ Over the time period, the average home price in Louisville increased by about \$473,000, or 132%.

Exhibit 16: Change in Average Home Sales Price, Louisville and Comparison Geographies, 2012-2023

Source: Redfin

	2012	2023	\$ Change	% Change
Longmont	\$226,000	\$550,000	\$324,000	143%
Louisville	\$358,000	\$831,000	\$473,000	132%
Boulder	\$420,000	\$912,000	\$492,000	117%
Erie	\$315,000	\$685,000	\$370,000	117%
Boulder County	\$314,000	\$681,000	\$367,000	110%
Lafayette	\$281,000	\$580,000	\$299,000	107%
Superior	\$409,000	\$754,000	\$387,000	106%

Existing IHO Framework

- New residential development must provide 12% deed-restricted affordable units
- Current affordability split:
 - $\frac{1}{2}$ of units $\leq 60\%$ AMI
 - $\frac{1}{2}$ of units $\leq 80\%$ AMI
- Alternative compliance options (fee in lieu, offsite construction, etc.)

Policy Context

- Louisville Housing Plan (2024)
- Comprehensive Plan (2026)
- Proposition 123 commitment
- Boulder County Regional Housing Partnership goal (12%)



Regional Affordable Housing Context

% of Housing Units Deed Restricted Affordable

- Boulder: 8.3%
- Lafayette: 9.2%
- Longmont: 6.2%
- Louisville: 4.1%
- **Regional goal: 12% by 2035**

Why Update Now?

- Current ordinance has not produced onsite affordable units
- Comprehensive Plan supports targeted residential growth
- Opportunity to better position the City to capture affordable housing as development occurs
- Broader Development Code Update is beginning soon and will include a more comprehensive IHO review

Proposal Overview

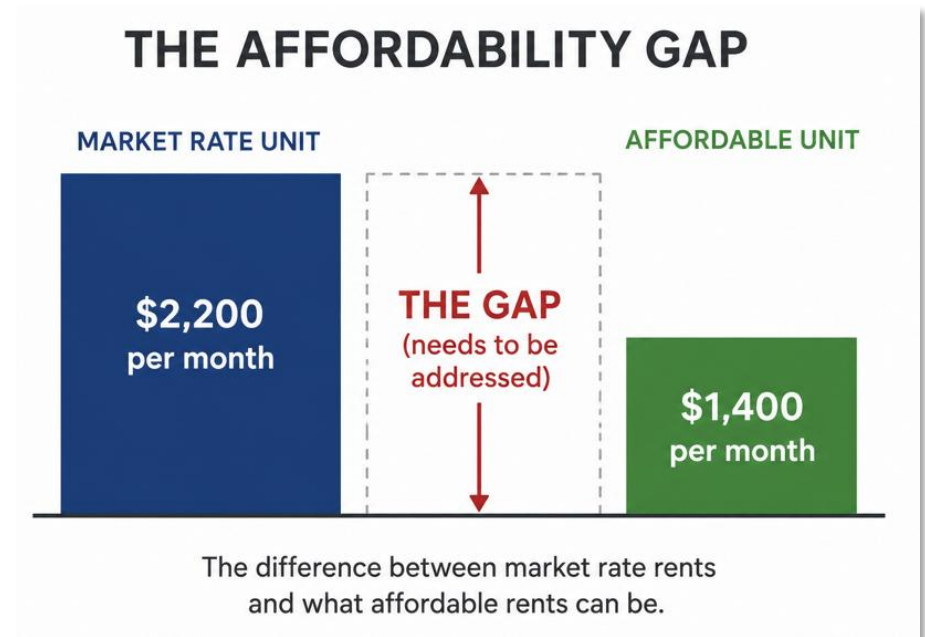
Improve project feasibility through:

- Updated Area Median Income (AMI) requirements
- Density incentives
- Building height incentive
- Parking flexibility
- Development fee waivers
- Updated fee-in-lieu amounts

Proposal Details – AMI

- Requirements tied to tenure type
- Rental units: 12% at $\leq 80\%$ AMI
- Ownership units: 12% up to 120% AMI
- Analysis:
 - Improves project feasibility
 - Better aligns with current market conditions
 - Reflects current affordable housing financing structures

AMI = Area Median Income



Proposal Details – Density

The City **may** allow:

- 20% increase in allowable residential density for projects providing onsite affordable housing
- 20% increase in allowable lot coverage
- 30% density bonus for:
 - 100% affordable rental projects
 - All units $\leq 80\%$ AMI
 - Average $\leq 60\%$ AMI

Proposal Details – Density

Analysis:

- Improves project feasibility by increasing allowable development capacity
- Aligns with Housing Plan Action Item 1.2
- Enhanced bonus aligns with income-averaging affordable housing financing structures
- Important: Projects still subject to standards addressing traffic, access, infrastructure, neighborhood compatibility

Proposal Details – Density

100 Unit Project Example

Scenario	Total Units Allowed	Affordable Units Required (12%)	Market-Rate Units
Existing Zoning Allowance	100	12	88
With 20% Density Bonus	120	15	105

Proposal Details – Parking Reductions and Fee Waivers

- Eliminate minimum parking requirements for residential projects providing onsite affordable housing
- Waive zoning-related development review fees
- Analysis:
 - Housing Plan identifies parking reductions as an effective feasibility tool
 - Fee reductions modestly reduce upfront development costs
 - Projects still reviewed against standards addressing neighborhood impacts

Proposal Details: Fee-in-Lieu

- Maintain existing methodology
- Rental fee remains calibrated to 60% AMI to continue encouraging onsite affordable housing
- City Manager authorized to update fees annually using Council-adopted methodology and current market data
- Update fee amounts to reflect current market conditions:
 - Rental: \$4.72 → \$4.73/SF
 - Ownership: \$9.24 → \$19.08/SF

Proposal Details: Fee-in-Lieu

Analysis

- Costs generally absorbed through multiple project factors rather than directly passed to residents
 - Value engineering
 - Land value adjustments over time
 - Reduce profits
 - Partial pass through to rents/sale prices

Building Height Incentives

For City Council consideration (not part of Planning Commission vote):

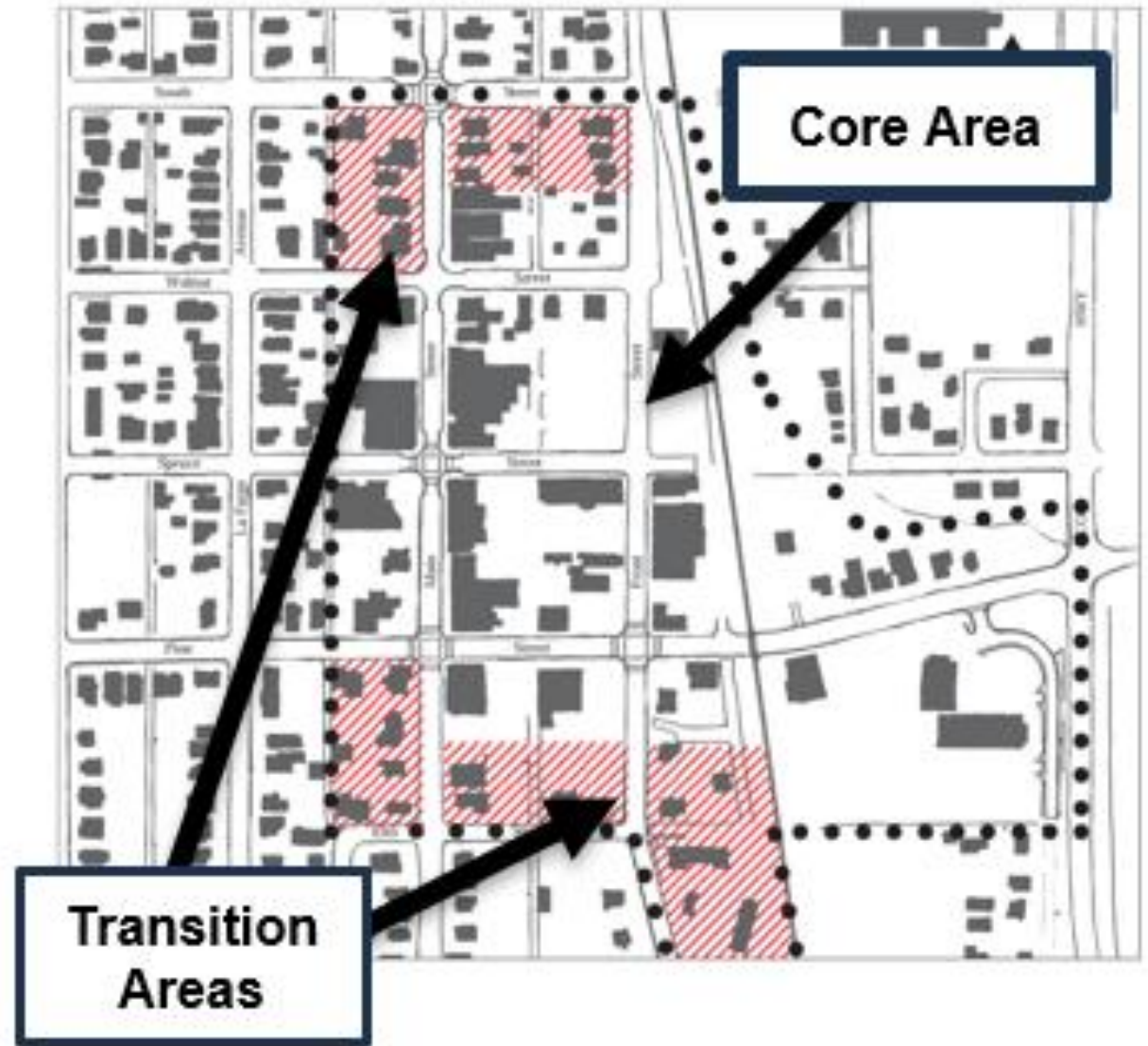
- City Council may approve up to one additional story or 15 feet
- Projects must provide onsite affordable housing fully complying with IHO
- Must be consistent with adopted plans, including the Comprehensive Plan
- Does not apply in: Old Town Overlay, Downtown Core

Building Height Incentives

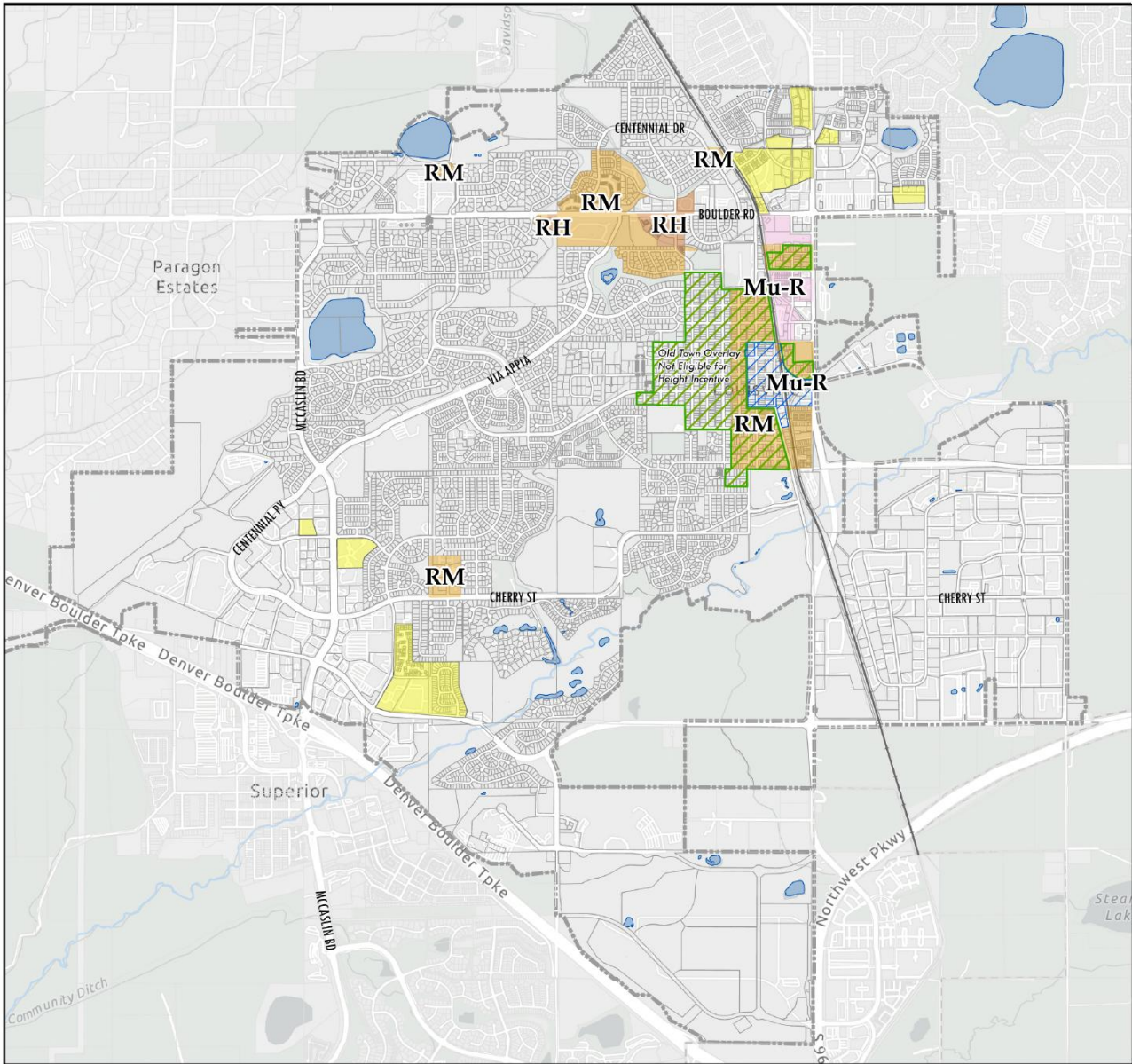
Analysis

- Supports affordable housing feasibility and design flexibility
- Allows projects to build vertically instead of expanding footprints
- Not automatic - City Council retains discretion on every request
- Requests evaluated case-by-case for consistency with adopted plans and compatibility

Building Height Incentives



Building Height Incentives



Legend

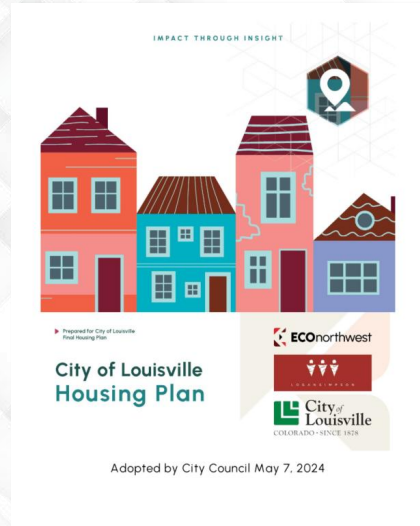
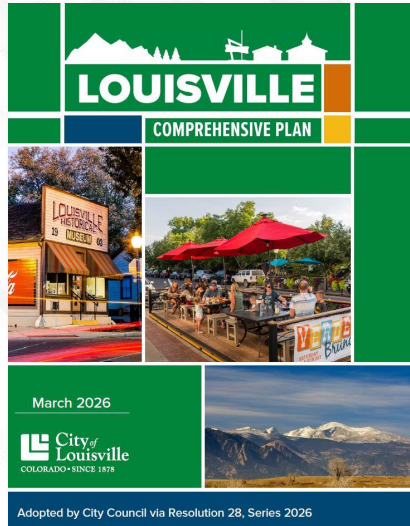
 Downtown Louisville
Only Transition Areas of Downtown Louisville are eligible for height incentive

 Old Town Overlay District

 General Development Plan Areas Allowing Multifamily Residential Uses

Zoning District
 Mixed Use Residential
 Residential High Density
 Residential Medium Density

Consistency with Adopted Plans



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

Planning Commission

- May 15, 2026 – unanimous recommendation of approval, no conditions
- Support for more flexibility to administratively update fees without ordinance change (change made)
- No consideration of building height incentive
- Fee updated since May with new market data

Ordinance Refinements

From what was in City Council packet:

- For sale units “up to” 120% AMI (not just between 80-120% AMI)
- Incentives only apply if onsite units **fully** comply with IHO
- Enhanced density bonus projects can also use the lot coverage bonus

Potential Amendments

- “Like for like” standards
- Enhanced density bonus structure
- Expedited PUD review
- Previously approved projects / fee-in-lieu
- Rental AMI: 80% vs. 60%

Potential Amendment — Like for Like

- Issue raised
 - Existing IHO requires affordable units to use design/materials equivalent in quality to market-rate units
 - Concern: language may be read too rigidly and increase costs unnecessarily
- Potential amendments:
 - Focus standard on exterior compatibility, durability, construction quality
 - Allow differences in interior finishes, fixtures, appliances, etc (City already is not reviewing this)

Potential Amendment — Enhanced Density Bonus

- Current proposal:
 - 20% density bonus for projects satisfying IHO onsite
 - 30% density bonus only for 100% affordable rental projects with all units $\leq 80\%$ AMI, average $\leq 60\%$
- Potential amendments:
 - Allow 30% bonus for projects exceeding minimum onsite requirement
 - Example: at least 20% onsite affordable units
 - Apply to ownership as well as rental
 - Consider relying on average affordability rather than both 80% cap and 60% average

Potential Amendment — Expedited PUD Review

- Issue raised: Could faster review better incentivize onsite affordable housing?
- Current process:
 - Some qualifying projects may use expedited PUD review, but not a guarantee
 - Expedited review can reduce process from preliminary + final PUD to final PUD only
- Potential amendment:
 - Make projects satisfying IHO onsite automatically eligible for expedited PUD review
 - Needs to be coordinated with Prop. 123 fast-track requirements

Potential Amendment — Previously Approved Projects / Fee-in-Lieu

- Issue raised: Fee is assessed at building permit
- Previously approved projects may face higher fees for future permits after adoption
- Example:
 - East Street Village approved under current fee structure
 - Permits are being pulled over time
- Potential amendment:
 - Exempt projects with approved final PUDs before effective date; apply fee in place at time of PUD approval while PUD remains valid

Potential Amendment — Rental AMI: 80% vs. 60%

- Current proposal:
 - Required onsite rental units: $\leq 80\%$ AMI
 - Rental fee-in-lieu remains calibrated to 60% AMI
- Issue raised:
 - Current data shows 80% AMI rents are close to market rents
- Potential amendment:
 - Retain existing 60% AMI standard for required onsite rental units
- Key tradeoff: Better targets deeper affordability but widens affordability gap and may make onsite production less feasible

Council Options

- Adopt ordinance as is
- Adopt ordinance with amendments
- Defer to Development Code Update

Staff Recommendation

Staff recommends approval of Ordinance 1936, Series 2026 regarding Inclusionary Housing because it:

- Improves alignment with current market conditions
- Supports feasibility of residential development
- Increases likelihood affordable units are delivered

Subject: Appointment of Two Council Members to Conduct Annual Evaluations of the Louisville Municipal Judge and Prosecuting Attorney

Date: August 18, 2026

Prepared By: Genny Kline, City Clerk

Presented By: Genny Kline, City Clerk

Summary:

City Council evaluates appointed officials that report directly to Council on an annual basis. This includes the Municipal Judge and Prosecuting Attorney.

The Municipal Judge is currently in the first year of a two-year contract, expiring December 31, 2027. The contract for the Prosecuting Attorney terminates upon resignation or removal by Council.

The Council will need to choose two members to evaluate the work of the Municipal Judge and Prosecuting Attorney. The council members chosen will need to visit the Municipal Court during one of the following sessions:

- Tuesday, September 8
- Monday, October 26
- Tuesday, November 10

Complete evaluation materials for the Prosecuting Attorney and Municipal Judge, including the evaluations of the two council members, will be considered by the full Council at an Executive Session on Tuesday, December 1.

Background / Prior Discussions:

Reviewing the Municipal Judge and Prosecuting Attorney during the performance of their duties is a long-standing annual process.

Development Proposal:

N/A

Analysis:

As noted, annual evaluations of the Louisville Municipal Judge and Prosecuting Attorney have been done in previous years. Council may want to consider if they wish to

continue with this process, if it is best practice or if the process needs to be evaluated and revised.

Judge Thrower also serves as the Municipal Judge for several other municipalities: Superior, Estes Park, Mead, Nederland, Dacono, Castle Rock and Larkspur. Of those municipalities, Estes Park is the only other municipality that conducts a formal review of the Judge. That process is overseen by a third-party Human Resources Consultant.

Prosecuting Attorney McCarthy also provides services for several other municipalities. Louisville and one other municipality are the only ones where she is appointed. For the other municipalities, she works under the City Attorney's Office. She is not evaluated by any of the other municipalities that she works for.

Council Work Plan:

The Municipal Court is a Core Service of the Louisville City Government, providing a justice system that is fair, effective, and efficient.

Fiscal Impact:

Not applicable. There is no fiscal / budget impact for this item.

Alternatives:

Council may determine an alternate way to conduct the annual reviews of the Municipal Judge and Prosecuting Attorney and provide staff direction regarding that alternative.

Recommendation:

Appoint two council members to observe and evaluate the Municipal Judge and Prosecuting Attorney.

Attachments:

None