

Historic Preservation Commission

Agenda

Monday, August 17, 2026
Council Chambers
749 Main Street
6:30 PM

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

- You can call in to +1 719 359 4580 or 833 928 4609 (toll free)
Webinar ID # 831 7647 9579
Passcode 724734
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting:

The Commission will accommodate public comments during the meeting. Anyone may also [email comments](#) prior to the meeting.

1. Call to Order & Roll Call

2. Approval of Agenda

3. 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.

4. Board Consent Agenda

The following items on the Consent Agenda are considered routine, and shall be approved, adopted, accepted, etc. by a motion of the Board unless a board member specifically requests an item be considered under "Regular Business". In such an event, the item shall be removed from the "Consent Agenda" and 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 Board Minutes in their proper order.

5. Board Informational Comments

6. Staff Report

7. Regular Business

- A. 613 Grant Avenue Alteration Certificate and Historic Preservation Fund Grant Request

B. Bungalow Architectural Type — Informational Presentation By Andy Johnson,
DAJ Design

8. Adjourn

Resident Information

If you wish to speak at the meeting in person, please fill out a sign-up card and present it to the 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 303.335.4574.

A 2 business day 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: 613 Grant Avenue Alteration Certificate and Historic Preservation Fund Grant Request

Date: August 17, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

The property was landmarked in 2016 and received a landmark bonus of \$1,000 but did not apply for any additional grant funding at that time. As per the current Historic Preservation Funding resolution, owners are eligible to request grant funds subject to the funding resolution in place at the time of landmark designation, which in this case is Resolution No. 2, Series 2012. This resolution allows a Focused Preservation and Restoration Grant of up to \$15,000 that does not have a funding time limit. The current application requests the following:

- A Focused Preservation and Restoration Grant of up to \$15,000.00

STAFF RECOMMENDATION:

- Approval of a Focused Preservation and Restoration Grant of up to \$15,000.00

Under the applicable funding resolution, the subject property is still eligible for a “Focused” grant up to \$15,000, which is limited to sustaining the existing form, integrity, and materials of a historic property (not broader rehabilitation work). Eligibility for this grant does not have an expiration date. Staff finds that there are eligible expenses in the grant request that qualify for the “Focused” grant category to support a maximum grant of \$15,000.00

Background / Prior Discussions:

HISTORICAL BACKGROUND:

Information from Bridget Bacon

The structure has a strong social significance due to its association with the Mudrock family. The Mudrock (formerly “Mudrak” and “Mudrack”) family from Slovakia owned this property and were residents of the house starting in 1903 until 1986. The Mudrock family has a long history in Louisville, and the family’s ownership extended until 1981. The parcel to the north, 625 Grant (Lots 4 & 5, Block 11), was also part of their property, with some Mudrock family members also residing in a house there starting at a later date.

A tax bill on the property for 1910 was donated to the Historical Museum by Tom

Mudrock, the great-grandson of John and Mary Mudrak. It shows the assessed value of the property to be \$130.00 and the property taxes to be \$6.89.

John Mudrock (1910-1993), who also grew up at 613 Grant, had a son, Phil Mudrock, who emerged from Louisville's strong baseball culture to be a professional baseball player from 1956 until 1965. Mudrock's Tap and Tavern on South Boulder Road is said to have been named in his honor, but is not owned by the family.

Cathy Fletcher and Sue Norris, the current owners of the property, have owned the home since 1986.

See the attached social history report for more information (Attachment No. 1)



613 Grant Avenue (1948 Assessor's Photo)



613 Grant – Prior to 1998 addition



613 Grant - 2016 Photo (Northeast corner)

ARCHITECTURAL INTEGRITY:

The house at 613 Grant Avenue was constructed in 1903 and was landmarked in 2016. The City's "[Stories in Places: Putting Louisville's Residential Development in Context](#)" identifies the home as a Classic Cottage architectural type. Defining characteristics seen on Classic Cottages in Louisville include the following:

- Hipped or pyramidal roof
- Flared eaves

- Central dormer
- Prominent partial- or full-width front porch
- Thick porch posts
- Simplified Doric columns
- Multiple dormers (High Style)

Several changes have been made to the structure since the 1948 Assessor's photo including enclosing the porch with windows, cladding the structure in asbestos siding, and the addition of a 2-story structure. The porch enclosure has maintained the porch supports and foundation. The 2-story addition is on the rear of the property, constructed in 1998, and has a minimal impact on the streetscape of Grant Avenue. There have been several other modifications to the structure, including a 2-story rear addition, since the 1950s.

HISTORIC STRUCTURE ASSESSMENT:

A Historic Structure Assessment (HSA) was completed in 2015 and paid for by the Historic Preservation Fund in the amount of \$900 (Attachment No. 3). Since 2015, the City's scope of work for HSA's has evolved and the level of detail and corresponding grant amounts have subsequently increased. As such, the Historic Structure Assessment from 2015 is limited in detail in comparison to contemporary HSAs, though it was approved by staff at that time. As per the HSA, the porch was identified to be in fair condition with an expected life span of 20-25 years, with the following description:

Some rot and sponginess at northeast porch window sill and north end of east sill has checks. Some minor deterioration of window stops at interior due to condensation. These are easily repaired with filling and repainting.

The recommendations for the porch treatment (Page 4) are as follows:

Owner reports that northeast corner had been jacked up and stabilized in the 1990s. It appears to be stable currently. Porch perimeter framing should be exposed to evaluate integrity of structural elements. It should be evaluated that porch foundations are appropriate. Spongy wood should be consolidated with epoxy consolidant with cracks and fissures filled with epoxy filling compound. At northeast corner of porch window sills where wood deterioration is most pronounced, exposure of underlying framing is advisable to assess condition.

EXISTING CONDITIONS

The 2015 Historic Structure Assessment provided direction for additional exploratory work to determine the porch structural condition. Exploratory work was conducted by the applicant's contractor in spring/summer 2026, which found the porch foundations and framing in need of repair (Photos 1-2). To supplement the HSA, the architect/agent for the request provided additional information on the existing conditions related to the scope of work and grant request:

Porch Condition ... *The porch was enclosed (windows installed) [but it was] after*

1945 and likely prior to 1955... The existing fiberboard shingles cover the historic sawn-wood shingles. The fiberboard is in poor condition. Raimo Construction opened an exploratory section of wall at the northeast corner. A visual inspection revealed rotting wood furring that is covering a damaged concrete porch wall.

Window Condition *The windows are assumed to be 70 to 80 years old and have acquired historic significance, i.e. elements contributing to the historic character of the house. They are mostly fixed wood windows but there are couple of swing casement types...*

The proposed window restoration treatment, detailed in the development proposal section, is expected to bring the windows into better function and usability.

Photos are included below of the existing conditions for the porch and windows (Photos 1-5).



Photo 1 of the exploratory opening, 2026



Photo 2 of the exploratory opening, 2026



Photo 3 of Porch Windows, 2026



Photo 4 of Porch Windows, 2026



Photo 5 of Porch Windows, 2026

Development Proposal:

The scope of work the applicant is planning for the property is described in detail in Attachment No. 3 and No. 4. The following is a summary of the work associated with the front porch and corresponding windows:

Porch preservation and repair:

- Shingle replacement
- Remove existing siding on the exterior of the front porch below the existing windows
- Deconstruct any framing necessary to assess and identify any issues with the existing foundation
- Repair and re-support existing foundation as needed
- Reframe areas of existing porch as necessary
- Install new Hardie panel straight edge siding on porch exterior below the existing windows
- Remove and dispose of all construction waste and debris

Porch window restoration treatment:

- Restore and protect deteriorated historic windows
- retain the original wood frames & support systems
- Repair glass units not properly set in wood stops
- Restore windows for smooth operation
- Repair or replace hardware with like type and material
- Weatherize windows to make as energy efficient as possible and seal to reduce air leaks
- Replace materials beyond repair to match the original windows in in color, texture and profile.

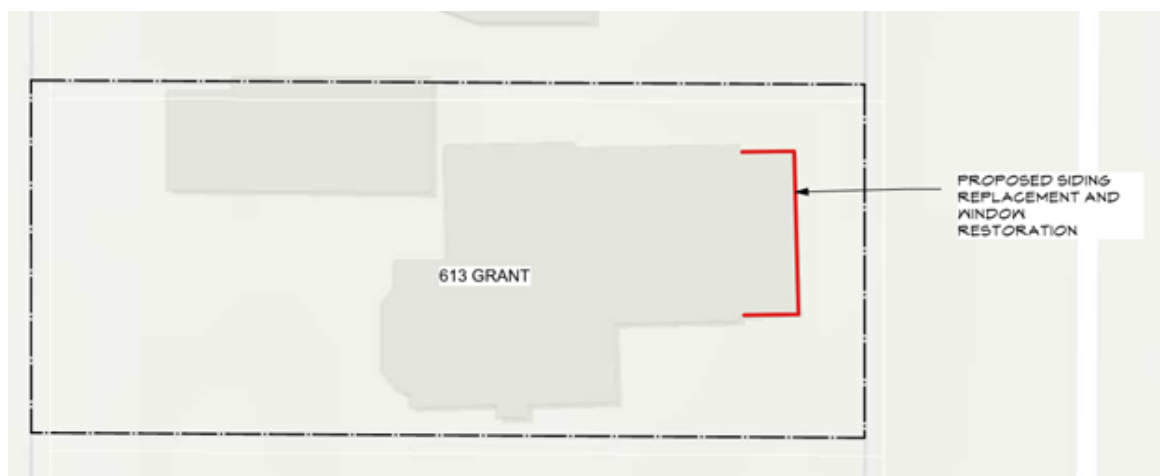


Image 1: Proposed location of scope of work on the historic home.

Analysis:

ALTERATION CERTIFICATE REQUEST:

The applicant is applying for an Alteration Certificate. 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 work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the property and its historic integrity.

The scope of work related to porch rehabilitation, preservation, and restoration for the historic structure is summarized below and detailed in Attachment No. 3 and Attachment No. 4. Alteration certificates only apply to exterior work:

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

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

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

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

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

Criteria and Standards	Met?	Evaluation
<i>1. The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The project will improve the historic quality and character of the building and preserve the landmarked home.
<i>2. The architectural style, arrangement, texture, and material used on the existing and proposed structures</i>	Yes	The project includes preservation and restoration of windows and the existing

<i>and their relation and compatibility with other structures.</i>		historic style of the enclosed porch.
<i>3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The size of the home is to be maintained, with the work limited to the enclosed porch.
<i>4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	Yes	There are no proposed accessory structures or enclosed porches.
<i>5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	Yes	The effect of the work enhances the architectural features of the structure upon which such work is done including repairing and replacing siding to match and restoring the windows.
<i>6. The condition of existing improvements and whether they are a hazard to public health and safety.</i>	N/A	There are no known hazards to public health and safety.
<i>7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	The proposal will maintain the existing use of the property.
<i>8. a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The proposal does not affect the continued and historic residential use of the structure.
<i>8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The project restores and replicates historic elements and features through original or matching materials.

8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The requests do not include conjectural features or other features that create a false sense of history.
8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	The porch was constructed after 1945 but likely before 1955, and has acquired historic significance in its own right.
8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	Yes	Existing distinctive features including the windows are proposed to be restored to match the architectural style.
8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	Historic features will be repaired or replaced including windows and siding.
8. g. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	N/A	Damaging techniques are not proposed for use on this project.

8. h. <i>Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
8. i. <i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i> [1]	Yes	Exterior alterations to the porch only are intended to restore and rehabilitate this portion of the historic home.
8. j. <i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	N/A	There are no new additions.

Staff find that the changes made will not result in a loss of the character of the historic building and that the request meets the standards of Section 15.36.120.

GRANT REQUEST AND ELIGIBILITY:

The applicant is also applying for a Historic Preservation Fund (HPF) grant. The current HPF funding Resolution No. 102, Series 2025 (Attachment No. 8) limits grants to the grant eligibility criteria of the resolution in place at the time of landmark designation:

Section 12. Time limits and procedures.

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.

Therefore, grants available to this property are governed by Resolution No. 2, Series 2012.

Grants Available Under Resolution No. 2, Series 2012

The following sections summarize available grants under the applicable funding resolution at the time of landmark designation as per Resolution No. 2, Series 2012:

Section 3. Flexible grants for preserving, restoring, rehabilitating, or protecting landmarked property:

a. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$5,000 for residential structures and up to \$65,000 for commercial structures. These grants are available for the following purposes....:

This application is not eligible for this grant due to the 18-month expiration on eligibility.

Section 5. Focused preservation and/or restoration grants with matching funding requirements:

a. In addition to being eligible for the grants listed elsewhere in this Resolution, a property declared a landmark pursuant to Chapter 15. 36 of the Louisville Municipal Code is eligible for a grant from the Historic Preservation Fund in the amount of up to \$100,000 for commercial structures and up to \$15,000 for residential structures activities described in this Section, or a series of grants totaling \$100,000 for commercial structures and up to \$15,000 for residential structures.

c. Grants specified in this section may only be used for preservation and/or restoration projects: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property. None of the funding awarded pursuant to this section may be used for any actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.

Staff finds that the following items in the proposed scope of work are eligible for consideration under this grant along with the estimated total cost of the improvements:

Eligible Items for Porch Restoration and Preservation:

- Deconstruction & Material Disposal - Materials & Labor - \$2,750.00
- Install Exterior Siding & Miscellaneous Repairs - Materials & Labor - \$8,500.00
- Window restoration, labor and materials - \$5,650.00
- Porch Foundation Repair - \$6,000.00
- Framing - Materials & Labor - \$2,600.00
- Painting Exterior Porch (after repairs) - \$4,500.00

Total eligible work = \$30,000.00

Half of eligible work = \$15,000.00

Staff finds that this application is eligible for this matching grant up to a maximum of \$15,000 as the proposed porch restoration work is eligible under the focused

preservation and restoration grant category as per Section 5 of Resolution No. 2, Series 2012.

Council Work Plan:

The requested Alteration Certificate and Historic Preservation Fund Grant request is not a Council Work Plan item.

Fiscal Impact:

The current fund balance is approximately \$2.6M and staff find that there are adequate funds to support the recommended total grant of \$15,000.00.

Alternatives:

Grant:

- Approve a Focused Preservation and Restoration Grant of up to \$15,000.00
- Not approve the grant requests if found to not be eligible.

Alteration Certificate:

- Approve the Alteration Certificate
- Not approve the Alteration Certificate

Recommendation:

Approval of Resolution No. 12, Series 2026, approving the Alteration Certificate.

Approval of Resolution No. 13, Series 2026, recommending approval to the City Council for a Focused Preservation and Restoration Grant of up to \$15,000.00.

Attachments:

1. 1. Social History Report 613 Grant Ave
2. 2. Historic Structure Assessment 613 Grant
3. 3. Grant Table
4. 4. Contractor Estimate
5. 5. Resolution 2012-02
6. 6. Resolution 2025-102
7. 7. Alteration Certificate
8. 8. Grant Resolution
9. 9. Staff Presentation



613 Grant Avenue History

Legal Description: Lots 6 & 7, Block 11, Pleasant Hill Addition

Year of Construction: 1903

Summary: The Mudrock (formerly “Mudrak” and “Mudrack”) family from Slovakia owned this property and were residents of the house starting in 1903. The family’s ownership extended until 1981. The parcel to the north, 625 Grant (Lots 4 & 5, Block 11), was also part of their property, with some Mudrock family members also residing in a house there starting at a later date.

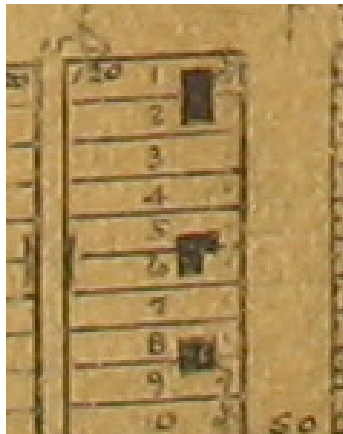
Development of the Pleasant Hill Addition; Date of Construction

The subdivision in which this house is located, Pleasant Hill Addition, was platted in 1894. It was developed by Orrin Welch, the half-brother of Charles C. Welch, the man who started the Welch Mine and played a prominent role in the founding of Louisville.

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor’s Office website both give 1903 as the date of construction of this house. Boulder County is sometimes in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, the fact that the year given is so specific (unlike many other estimated dates given for Louisville houses such as “1900” or “1910”), along with the fact that the original family was living in the house at the time of the 1948 assessment and could have given the correct information, suggests that this date is correct. In addition, it is known that the Mudrock family arrived in Louisville in 1903. A deed of trust (like a mortgage) for the Mudrock property was recorded with Boulder County in 1904, and this would have followed the warranty deed. However, the warranty deed whereby John Mudrak purchased the parcels at 613 and 625 Grant from Orrin Welch was not recorded until 1905, though its effective date would have had to precede the deed of trust chronologically. No records were found that would contradict the 1903 date of construction. For these reasons, the date of construction is assumed to be 1903.

The house appears on the 1909 Drumm’s Wall Map of Louisville (which showed main buildings, not secondary buildings or outbuildings on a parcel), though the house is shown as straddling lots 5 and 6 instead of being situated solely on lots 4 and 5. An excerpt of this map is shown below. Assuming that the map is accurate as to the location of the house, it is possible that the house was shifted slightly to

the south when the family added a house on the north side of their property, which eventually was given the address of 625 Grant.



Mudrock Family Ownership, 1903-1981

John “Mudrak” was born in what is now Slovakia in about 1868. Mary Mudrak was born in Slovakia in about 1872. They married in about 1888. Their son, John George, was born in 1890, and another son, Paul, was born in 1893. Records show that the family was from Lucka, Slovakia, which is along the southern border near Hungary. For purposes of this report, John and Mary, who were the first generation of Mudrocks to live in Louisville, will be referred to by their original last name of “Mudrack” to distinguish them from later generations of the family. Their son, John George, will be referred to as “John G.” to distinguish him from his father and his son, also both named John.

In the 1890s, the family came to the U.S. It is believed that John, the father, arrived first in about 1891, and that he went back for his family. By 1899, the entire family was in the U.S. According to the obituary of John G., the family lived first in Pennsylvania, then moved to Rock Springs, Wyoming, then came to Louisville in 1903. The 1900 census shows the family to be living in Northside, Sweetwater, Wyoming, where John Mudrak worked as a coal miner. A third child, Michael, was born that year in Wyoming.

After the family came to Louisville, two more children, Mary and George, were born.

John G. Mudrock went to work in the mines at age 10, according to his wife, and worked as a coal miner for about 40 years. He retired in about 1941 from the Industrial Mine, according to the family. He also operated a gas station in Louisville and worked for an elevator company in Denver. He married Anna Kochan in Louisville in 1909. Anna Kochan was born in 1890 in New York to Slovak parents. She and her family moved among mining camps in Colorado when she was young. She and John G. met in Rockvale, Colorado, where he had been working.

In 1909, John and Mary Mudrak conveyed ownership of 613 Grant to their son, John G. Mudrock. This was the same year of his marriage. (By a deed recorded in 1950, John G. then transferred ownership of 613 Grant to both himself and his wife, Anna.)

A tax bill on the property for 1910 was donated to the Historical Museum by Tom Mudrock, the great-grandson of John and Mary Mudrak. It shows the assessed value of the property to be \$130.00 and the property taxes to be \$6.89.

Two of John and Mary Mudrak's sons, Michael and Paul, served in World War I. Their names are on the World War I memorial in the Louisville Cemetery.

John Mudrak died in 1918 at the age of about 50, and Mary Mudrak died in 1939 at the age of about 67.

John G. and Anna Mudrock's son, Albert, served in the Navy in World War II. Albert's son, Tom Mudrock, in 2014 donated a photo of Albert Mudrock during his World War II service on the porch steps of 613 Grant, as shown here:



A photo of the house taken by the Boulder County Assessor in 1948, during the Mudrock ownership, appears here:



GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)

One

8

14

8

18

12

39

22 1/2

20 1/2

24 1/2

3 1/2

7

7

FRONT

Anna Mudrock also was quoted as saying, “We used to bring a bucket of water in from the hydrant every morning and put a dipper in it to drink from. Everybody used the same dipper. Not like today. We’ve got to have a glass for this one and a glass for that one.”

Later, when the Mudrock family built a house at 625 Grant, it was said by the family to have been a combination of an old house with a new addition. It is conceivable that the house that John G. Mudrock built behind 613 Grant that was described in the interview with Anna was moved to 625 Grant and formed the original part of that house. Evidence suggests that there was a house at 625 Grant with its own address by around 1915-1920. (It was remodeled in 1950.) This then became the home of John and Mary Mudrak, the parents, and their other children, while 613 Grant continued to be the home of John G. and Anna Mudrock. In 1943, following the death of Mary Mudrak, John G. Mudrock as the administrator of his mother’s estate conveyed ownership of 625 Grant to Anna, who then in 1947

conveyed ownership to their son, Albert Mudrock. Albert Mudrock and his wife, Cleo, lived at 625 Grant for many years and raised their children there.

John G. Mudrock died in 1963. At that time, Anna Mudrock became the sole owner of 613 Grant. Her son, Albert, continued to live with his family next door at 625 Grant.

While it is not known whether the sections of Lincoln and Grant south of Pine had so many Slovaks and other Eastern European families to constitute an actual ethnic enclave, there were at least 12 other houses in this neighborhood besides the two Mudrock houses at 613 and 625 Grant that were associated with Eastern European families.

In 1980, Anna Mudrock died at the age of 90. In 1981, 613 Grant was sold to Barbara Glinsky. In 1984, Barbara Glinsky sold the property to Catherine Fletcher. By 1986, both Cathy Fletcher and Sue Norris were the owners of 613 Grant. They are still the current owners today.

In terms of later generations of Mudrocks connected to this property, Albert Mudrock married Cleo Damiana in 1945. Cleo Mudrock was a much-loved resident who worked for the City of Louisville for many years and served as City Clerk for three years. Louisville's Cleo Mudrock Park is named for her. John Mudrock (1910-1993), who also grew up at 613 Grant, had a son, Phil Mudrock, who emerged from Louisville's strong baseball culture to be a professional baseball player from 1956 until 1965, according to his Wikipedia entry. Mudrock's Tap and Tavern on South Boulder Road is said to have been named in his honor, but is not owned by the family.

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

**613 GRANT STREET LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT
6 JULY 2015**



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Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: 613 Grant St., principal building

A - New
B - Good

C- Fair
D - Poor

Date: 7/6/2015

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
A SUBSTRUCTURE																
A1	Foundations/ Basement		Basement foundation walls are poured concrete. Crawl space foundation walls that are visible for approximately 8 inches above interior and exterior grades are also poured concrete. Where wall thickness are visible, they are 8 inches.	At west end of north wall there is extensive cracking (Exhibit D). It is possible that this is either a foundation wall that does not extend below the frost line (as would be expected for this vintage house) or it is a leveling course poured on top of a rubble foundation (also which would be expected for this vintage house). In general foundations are in very good condition and the structure appears to be stable.		X					X					
A2	Floor Construction		Floor joists are 7-5/8 x 1-1/2 @ 24" south to north with floorboards laid direct. Later new finish floor running parallel to joists is installed over original floor. In original portion of house, living area is Douglas Fir flooring and bedrooms are carpet over maple flooring. Original flooring underneath is probably Douglas Fir as would be expected for this vintage house , but is not visible.	Subsequent to original construction, a heavy timber beam was placed under the continuous interior walls running the length of the house (demising the bedrooms) (Exhibit C). Offset from that a stub wall supports the floor joists in the kitchen (Exhibit B). Consequently, the floor construction does not manifest a lot of bounce.		X					X					

B SHELL																
B1	Roof Construction		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
			Attic is not accessible so framing is not visible. Roof form is steep hipped roof (Exhibits A and E) with short ridge and low pitch shed roof fake dormer on east facing (street) pitch. Dormer is overframed. Wall shingles are sheet metal. It is likely that framing is 2x4 rafters @24 inches o.c. and collar ties as would be expected for a house of this vintage. Front porch also has low pitch shed roof with bead board ceiling. Unknown if porch originally had a finished ceiling or exposed rafters.	Owner indicates that when 2 story addition was built at rear of house in 1998, the original attic had additional insulation installed. This can create structural problems because the framing is undersized for the snow loads and by insulating, snow loads remain on the roof for longer durations. It is generally required to reinforce roof framing in this type construction prior to applying greater R value insulation. However, there are no visible indications of structural failure.		X					X					

B2	Roofing		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
			Asphalt shingles and aluminum gutters (Exhibit H).			X				X						

B3	Exterior Walls		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
	1st Floor		2x4 framing. Framing not visible but assumed spacing is 16 inches as would be expected for this vintage house. Siding is fiber cement shingle, probably with asbestos fiber, as would be expected for a house of this vintage. Siding is not original. World War II photo indicates siding as the original siding with Dutch drop siding flanking the entry door and wood shingles on the porch walls.			X					X					
	2nd floor		NA													

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: 613 Grant St., principal building

A - New
B - Good

C- Fair
D - Poor

Date: 7/6/2015

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
B4	Exterior Windows		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
	Basement		NA													
	1st Floor		Original double hung (except for one window at west end of north wall), with fixed upper sash and pin adjusted lower sash.			X					X					
	2nd floor		NA													
	Trim		Jamb & head - approx. 1" thk x 2 1/2" wide wood, proud of stucco by approximately/ 1/4". Subsill - 1 1/8" thk flat & 1 1/2" thk (outside face) sloped.			X					X				Maintain good paint coverage to avoid deterioration.	
B5	Exterior Doors		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
			The front entry door is possibly original. It has a plywoodpanel but this was an early use of plywood (door panels) in the early part of the 20th century beofe it saw wider application as a structural building application (Exhibit K). The porch was not originally enclosed so its door is not the subject of this assessment. The rear addition has the only exterior doors other than the front entry door.			X					X					
B6	Roof Openings		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
	(Skylights, Chimneys & Access Hatches		There is a light tube added where a flue once existed (Exhibit E). The flue was not original to the house.		X						X					

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: 613 Grant St., principal building

A - New
B - Good

C- Fair
D - Poor

Date: 7/6/2015

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
B7	Porches		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
			Coved profile porch walls clad in cement fiber siding. Was originally wood shingle clad (Exhibits I and J). Concrete structural floor currently covered with carpet. Porch was enclosed subsequent to WWII, with mostly fixed windows but 2 casements on east side and on the south side, doors were added. Windows follow floor slope. See comments in "Roof" section above .	Some rot and sponginess at northeast porch window sill and north end of east sill has checks. Some minor deterioration of window stops at interior due to condensation. Thease are easilly repaired with filling and repainting. Owner reports that northeast corner had been jacked up and stabilized in the 1990s. It appears to be stable currently			X				X				Porch perimeter framing should be exposed to evaluate integrity of structural elements. It should evaluated that porch foundations are appropriate. Spongy wood should be consolidated with epoxy consolidant with cracks and fissures filled with epoxy faring compound. At northeast corner of porch window sills where wood deterioration is most pronounced, exposure of underlying framing is advisable to assess condition.	\$2,000
B8	Exterior Trim/Ornamentation		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
			Trim is flat and simple. Most trim original trim is covered by subsequent cement fiber siding (Exhibits I and J)	Trim has roughness and paint coagulation as would be expected for this vintage house (Exhibit F).		X					X					
C	Site															
C1	Site Drainage		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations	Approximate Cost*
			Site slopes to northeast with steeper drop to east and shallower drop to west.	Northwest corner and west end of north wall form low spot (Exhibit G).		X							X		This area should have an area drain installed that gravity flows to daylight to the east.	\$500

*Notes:

- Estimated costs assume no lead or asbestos present.
- Lead testing is noted for every area that includes a potential source of lead paint. A series of 3 tests, one for each of the sources of old paint (windows, doors, siding), would likely provide all the testing needed for the entire project.

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT



Exhibit A



Exhibit B

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT

Exhibit C



Exhibit D

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT



Exhibit E



Exhibit F

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT

Exhibit G

Exhibit H

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT



Exhibit I



Exhibit J

613 GRANT ST, LOUISVILLE, CO
HISTORIC STRUCTURE ASSESSMENT

Exhibit K

Fletcher-Norris Project - 613 Grant Ave. - Preliminary Estimated Costs - 05-18-2026		
Description of Work - Repair Front Porch		Preliminary Estimated Costs
Deconstruction & Material Disposal - Materials & Labor		\$ 2,750.00
Foundation Repair		\$ 6,000.00
Framing - Materials & Labor		\$ 2,600.00
Install Exterior Siding & Misc. Repairs - Materials & Labor		\$ 8,500.00
Painting - Exterior of Porch - Materials & Labor		\$ 4,500.00
Total Estimated Project Costs (Raimo):		\$ 24,350.00
Front Porch Window Restoration		
Spiegel Restoration - labor and materials		\$ 5,650.00

Raimo Construction, Inc.
Quality Building

May 4th, 2026

Cathy Fletcher & Sue Norris
613 Grant Ave.
Louisville, CO 80027

Estimate

Description: Estimated costs for repairs to existing front porch, as discussed with Owners, at home located at 613 Grant Ave., Louisville.

This estimate includes but is not limited to the following:

- Remove existing siding on the exterior of the front porch below the existing windows.
- Deconstruct any framing necessary to assess and identify any issues with the existing foundation.
- Repair and resupport existing foundation as needed.
- Reframe areas of existing porch as necessary.
- Install new Hardie panel straight edge siding on porch exterior below the existing windows.
- Repair and adjust existing wood windows as needed.
- Paint exterior of existing front porch.
- Remove and dispose of all construction waste and debris.

This estimate does not include any permit fees necessary for the work detailed above or the cost of any City, County or State fees or taxes related to the work described. This estimate also does not include the cost of any other work not specifically estimated.

Raimo Construction, Inc. proposes to complete this project according to the following terms:

- The work completed by Raimo Construction, Inc. will be billed on a Time and Materials basis with the hourly rates as follows:

Master Builder:	\$125.00 per hour	Skilled Laborer:	\$40.00 per hour
Carpenter:	\$ 85.00 per hour	Administrative:	\$50.00 per hour

plus, the cost of all materials provided by the Contractor, necessary for the completion of the Work.

- Any work performed by a subcontractor hired and supervised by Raimo Construction, Inc. will be completed on a Cost-Plus nineteen-percent basis. The Owners will be billed for the invoiced amount from each subcontractor plus nineteen percent (19%).

Estimated Project Cost: \$24,350.00 - Includes Materials & Labor

If you have any questions about this estimate or the construction process, please contact me at your convenience.

Thank you for your time and consideration.

Bill Raimo, President
Raimo Construction, Inc.

127 Shale Ridge Rd. - Berthoud, CO - 80513 - (303) 818-1425

**RESOLUTION NO. 2
SERIES 2012**

A RESOLUTION ESTABLISHING ADDITIONAL INCENTIVES FROM THE HISTORIC PRESRVATION FUND TO ENCOURAGE HISTORIC LANDMARK DESIGNATIONS AND NEW BUILDINGS OF CHARACTER FOR RESIDENTIAL AND COMMERCIAL PROPERTIES IN THE CITY OF LOUISVILLE AND TO FACILITATE THE ASSESSMENT OF PROTECTED STRUCTURES

WHEREAS, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the City's economic prosperity and quality of life; and,

WHEREAS, the Louisville 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 contribution to the unique character of the City; and

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

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

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

WHEREAS, Resolution No. 20, Series 2009, authorized the creation of a grant program to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character;

WHEREAS, Resolution No. 20, Series 2010, authorized the creation of incentives to assist property owners in the rehabilitation and restoration of historic properties;

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

In order to further facilitate and enhance the implementation of Resolution 20, Series 2009, and Resolution No. 20, Series 2010 the following provisions shall be enacted:

Section 1. Incentive program to encourage owners of historic structures and buildings of character to seek designations as landmarks or structures of merit:

- a. An incentive of \$10,000 shall be awarded to commercial property owners whose properties are declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, with the intended protections for landmarks pursuant to that chapter.
- b. An incentive of \$10,000 shall be awarded to commercial property owners whose properties are designated a Structure of Merit and who grant a conservation easement approved by the Louisville City Council. A property subject to a conservation easement is also subject to requirements for alteration certificates.
- c. While property owners are encouraged to enhance and preserve the historic character of their property, incentives made under this section have no conditions other than landmark status or designation as a structure of merit.

Section 2. Grant program to conduct structural assessments of protected structures:

- a. Any structure that is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or which is declared a Structure of Merit by the Historic Preservation Commission, shall undergo a building assessment to develop a preservation plan to establish priorities for the maintenance of the property.
- b. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or declared a Structure of Merit by the Historic Preservation Commission, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$900 for residential properties or up to \$6,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting a building assessment as described in this Section.
- c. The assessment shall be conducted by a qualified consultant under contract with the City, or by a qualified consultant of the owner's choosing.

- d. An exception to the requirement for a building assessment may be granted by the Historic Preservation Commission for good cause.

Section 3. Flexible grants for preserving, restoring, rehabilitating, or protecting landmarked property:

- a. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$5,000 for residential structures and up to \$65,000 for commercial structures. These grants are available for the following purposes:
 - i. Preservation and restoration: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property, including preliminary measures to protect and stabilize the property. Up to 10% of a grant may be used for one-time actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.
 - ii. Rehabilitation: These projects include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project. This category also includes the restoration of a property to a specific, significant point in its history.
 - iii. Pre-development: These projects include assessments of past and present historical features of a property for the purpose of properly and adequately documenting these characteristics. This includes assessing the physical condition of any existing historic features. Grants for this purpose will be available to individuals desiring to do restoration and renovation projects.
- b. Grant funding may only be expended for the activities listed in this section for landmarked portions of a property.

Section 4. 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 Historic Preservation Fund in the amount of up to \$50,000. 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 Section 17.16.280 and 17.28.050 of the Louisville Municipal Code.
- 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 5. Focused preservation and/or restoration grants with matching funding requirements:

- a. In addition to being eligible for the grants listed elsewhere in this Resolution, a property declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code is eligible for a grant from the Historic Preservation Fund in the amount of up to \$100,000 for commercial structures and up to \$15,000 for residential structures activities described in this Section, or a series of grants totaling \$100,000 for commercial structures and up to \$15,000 for residential structures.
- b. In addition to being eligible for the grants listed elsewhere in this Resolution, a property designated by the City Council as a structure of merit is eligible for a grant from the Historic Preservation Fund in the amount of up to \$75,000 for commercial structures activities described in this Section.
- c. Grants specified in this section may only be used for preservation and/or restoration projects: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property. None of the funding awarded pursuant to this section may be used for any actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.
- d. All grants authorized under this Section shall be conditioned 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 that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.

Section 6. New construction grants:

Owners of property on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants of up to \$75,000 total from the Historic Preservation Fund in order to limit mass, scale, and number of stories; to preserve setbacks, to preserve pedestrian walkways between buildings; and to utilize materials typical of historic buildings, above mandatory requirements.

Section 7. Maximum grant amounts and procedures:

- a. The maximum combined amount of incentive and grant funding from the Historic Preservation Fund that any property may receive is limited to the following:
 - i. \$21,900 per property for a landmark residential structure
 - ii. \$181,000 per property for a landmark commercial structure
 - iii. \$141,000 per property for a designated commercial structure of merit
 - iv. \$75,000 for any new commercial construction project that limits the mass, scale, and number of stories; preserves setbacks, preserves pedestrian walkways between buildings; and utilizes materials typical of historic buildings, above mandatory requirements.
- b. These limitations may be exceeded upon recommendation of the Historic Preservation Commission and approval by City Council upon a showing of extraordinary circumstances. Any grant exceeding the above limitations shall be conditioned 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 that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.
- c. The Historic Preservation Commission will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny or return a proposal to the HPC for further information.

- d. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council.
- e. In addition to the procedures outlined herein, the administration of grants shall be in compliance with all applicable procedures in Resolution No. 20, Series 2009.

PASSED AND ADOPTED this 3RD day of January 2012.



Nancy Varra
Nancy Varra, City Clerk

Robert P. Muckle
Robert P. Muckle, Mayor

**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. 12
SERIES 2026**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE HOUSE
LOCATED AT 613 GRANT 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 613 Grant Avenue on property legally described as Lots 6-7 Block 11 Pleasant Hill, 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 August 17, 2026, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

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

Does hereby recommend approval of the application for an alteration certificate for 700 Pine Street as described in the Staff Report:

PASSED AND ADOPTED this 17th day of August, 2026.

Sloane Whidden, Chairperson

**RESOLUTION NO. 13
SERIES 2026**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
FOCUSED PRESERVATION AND RESTORATION GRANT FOR THE MUDROCK
HOUSE LOCATED AT 613 GRANT AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Unger House, a historic residential structure located at 613 Grant Avenue on property legally described as Lots 6-7 Block 11 Pleasant Hill, City of Louisville, State of Colorado; and

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the focused preservation and restoration grant application for the Mudrock House, in the amount of **\$15,000** as per the funding resolution in effect at the time of landmarking for work described in the attached Exhibit A.

PASSED AND ADOPTED this 17th day of August 2025.

Sloane Whidden Chairperson

EXHIBIT A

Table 1. Historic Preservation Fund Grant requests		
Requests		Analysis
Per Resolution No. 2, Series 2012		
Description	Amount	Focused Preservation and/or Restoration
Deconstruction & Material Disposal - Materials & Labor	\$2,750.00	Eligible
Install Exterior Siding & Miscellaneous Repairs - Materials & Labor	\$8,500.00	Eligible
Window restoration, labor and materials	\$5,650.00	Eligible
Porch Foundation Repair	\$6,000.00	Eligible
Framing - Materials & Labor	\$2,600.00	Eligible
Painting Exterior Porch (after repairs) -	\$4,500.00	Eligible
<i>Total Eligible Work: \$30,000</i> <i>Half of Eligible Work: \$15,000</i>		
Total Recommended Focused Preservation and Restoration Grant	\$15,000.00	



Historic Preservation Commission – Regular Meeting

August 17, 2026



7. A 613 Grant Avenue

Alteration Certificate and Historic
Preservation Fund Grant Request

Summary

REQUEST

- Focused Preservation and Restoration Grant of \$15,000.000

STAFF RECOMMENDATION

- Focused Preservation and Restoration Grant of \$15,000.000

Conditions Over Time



613 Grant Avenue (1948 Assessor's Photo)



613 Grant Avenue Recent Photo

Reports and Designations

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

- Classic Cottage type

Landmark Designation

- 2016

Historic Structure Assessment

- Completed in 2016
- Limited in detail
- Recommended further exploration of porch (fair condition)
- Contractor completed some exploration in 2026 (photos included)

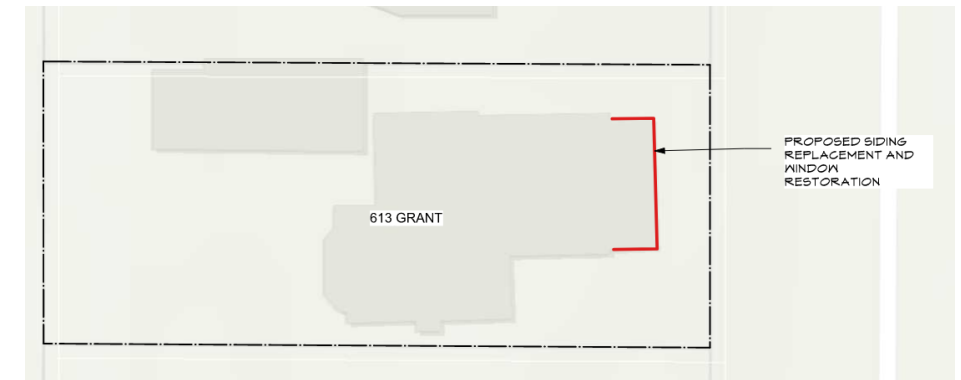
Alteration Certificate Request

Porch preservation and repair:

- Shingle replacement
- Remove existing siding on the exterior of the front porch below the existing windows
- Deconstruct any framing necessary to assess and identify any issues with the existing foundation
- Repair and re-support existing foundation as needed
- Reframe areas of existing porch as necessary
- Install new Hardie panel straight edge siding on porch exterior below the existing windows
- Remove and dispose of all construction waste and debris

Porch window restoration treatment:

- Restore and protect deteriorated historic windows
- retain the original wood frames & support systems
- Repair glass units not properly set in wood stops
- Restore windows for smooth operation
- Repair or replace hardware with like type and material
- Weatherize windows to make as energy efficient as possible and seal to reduce air leaks
- Replace materials beyond repair to match the original windows in in color, texture and profile.



Alteration Certificate Request – Staff Analysis

- Louisville Municipal Code: Sec. 15.36.120. - Criteria to review an Alteration Certificate
- Meets all relevant criteria and would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which to the historical designation;
- Visually compatible with designated historic structures located on the property (design, finish, material, scale, mass and height)

Grant Request & Analysis

- Resolution No. 2, Series 2012 applies (Landmarked in 2016)
- Eligible for \$15,000 “Focused Preservation and Restoration grant”
 - *...measures directed towards sustaining the existing form, integrity, and materials of a historic property...*

Eligible Items:

- Deconstruction & Material Disposal - Materials & Labor - \$2,750.00
- Install Exterior Siding & Miscellaneous Repairs - Materials & Labor - \$8,500.00
- Window restoration, labor and materials - \$5,650.00
- Porch Foundation Repair - \$6,000.00
- Framing - Materials & Labor - \$2,600.00
- Painting Exterior Porch (after repairs) - \$4,500.00

Total eligible work = \$30,000.00

Half of eligible work = \$15,000.00

Staff Recommendation

- Approval of Resolution No. 12, Series 2026, approving the Alteration Certificate.
- Approval of Resolution No. 13, Series 2026, recommending approval to the City Council for a Focused Preservation and Restoration Grant of up to \$15,000.00.

Staff Updates

- Next Regular Historic Preservation Commission Meeting: September 21, 2026 at 6:30 PM

Commissioner Updates

Historic Preservation Commission

End of Item

Historic Preservation Commission

Subject: Bungalow Architectural Type — Informational Presentation By Andy Johnson, DAJ Design

Date: August 17, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

Bungalow Architectural Type - Informational Presentation by Andy Johnson, DAJ Design

Background / Prior Discussions:

The Bungalow architectural type is the most common home type in Louisville, and the clipped gable style is a specific building type that is unique to Louisville in comparison to the broader Boulder County area. Local architect, Andy Johnson from DAJ Design, will provide a 15 minute presentation with information and background on this unique architectural style for informational purposes.

Development Proposal:

N/A

Analysis:

N/A

Council Work Plan:

N/A

Fiscal Impact:

N/A

Alternatives:

N/A

Recommendation:

None.

Attachments:

None

