City of Louisville
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Historic Preservation Commission
Agenda
October 17, 2016
Council Chambers, 2nd floor of City Hall
City Hall, 749 Main Street
6:30 – 9:00 PM

I. Call to Order
II. Roll Call
III. Approval of Agenda
IV. Approval of Minutes - September 19th
V. Approval of Minutes – September 28th Joint Meeting
VI. Public Comments on Items Not on the Agenda
VII. Probable Cause Determination – 1034 LaFarge Avenue
VIII. Probable Cause Determination – 732 Grant Avenue
IX. **PUBLIC HEARING – 721 Grant Avenue Landmark/Grant/Alteration Certificate**
X. **PUBLIC HEARING – 301 East Street Demolition**
XI. Referral – Clementine Preliminary Plat/PUD
XII. Discussion – Historic Preservation Fund SWOT Analysis
XIII. Discussion/Direction – HPC/Historical Commission Joint Subcommittee
XIV. Committee Reports – Realtor Brochure
XV. Updates from Staff
- Historic Context
- Demolition Updates
- Upcoming Schedule

XVI. Updates from Commission Members
XVII. Discussion Items for future meetings
XVIII. Adjourn

City of Louisville
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Historic Preservation Commission

Meeting Minutes

September 19, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM

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Call to Order – Chairperson Haley called the meeting to order at 6:30 pm.

Roll Call was taken and the following members were present:

Commission Members Present:	Lynda Haley
	Peter Stewart
	Debbie Fahey
	Cyndi Thomas
	Chuck Thomas
Commission Members Absent:	Mike Koertje
	Jessica Fasick
Staff Members Present:	Lauren Trice, Planner II
	Susie Bye, Planning Clerk

Approval of Agenda:
Fahey made a motion to approve the September 19, 2016 agenda, seconded by **Stewart**. Agenda approved by voice vote.

Approval of Meeting Minutes:
Fahey made a motion to approve the August 15, 2016 minutes, seconded by **Cyndi Thomas**. The minutes were approved as written by voice vote.

Public Comments:
Seth White, Historic Preservation Board, 311 E. Chester Street, Lafayette, CO
I am a member of the Historic Preservation Board (HPB) of Lafayette. I am here to talk with you about an initiative happening in Lafayette, and also to solicit a bit of information and advice. In April, the HPB had a meeting and workshop with our City Council and during that meeting, we expressed concern about some things happening in Old Town Lafayette, especially during this current building boom. We are concerned at how easy it is for historic properties to be acquired, scraped flat, and replaced with large moderate construction that has nothing in common with the character of the existing neighborhood. In the end, the City Council expressed a certain level of support but said they needed to hear public comment. The HPB has had discussions internally about our priorities and we are about to schedule a series of meetings with the public. The goal will be to gather public input about historic preservation and come up with a clear plan of action, backed by public support, to create specific set of changes to Municipal Code in the name of historic preservation. In doing research, I found the City of Louisville has a lot of information regarding what the Historic Preservation Commission (HPC) has in place. I am impressed because I characterize your preservation efforts as 10-20 years ahead of Lafayette. It is my goal to play catch-up. You have an Overlay District that has been in place for 21 years. You have a

tax that has been in place for 8 years. You have a historic and preservation fund which is used for all sorts of things. You have a comprehensive preservation plan. I am here to see if one or more of you would like to donate your time to answer some questions and offer advice regarding what is in place in Louisville, how it is working, how it is not working, and obstacles you faced in implementing the program.
Haley says it is great that your HPB is working on this because Lafayette has great historic resources that are definitely endangered. We would be happy to be of assistance. Are we interested in creating a subcommittee?
Stewart says I would be interested in talking to you. **Chuck Thomas** says I can provide perspective from outside Louisville. **Haley** is interested.
White says this is my first foray into this and as a Board, this is our first move into affecting meaningful change in Lafayette. We welcome advice from our sister city.
Haley says you can watch our meetings online which might be helpful in seeing the process.
Trice says I ask you only meet with two or less members at any given time.

Probable Cause Determination – 1029 LaFarge Avenue
A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1029 LaFarge Avenue.

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:
Trice presents from Power Point.
LOCATION

- The property is located on LaFarge Avenue on the west side of the 1000 block between South Street and Short Street.

- It is one of three buildings that have very similar form and were constructed during the same time period.

HISTORY

- Circa 1906
- Boulder County-1935 (Remodel?)
- DiFrancia built houses for his daughters' dowries
- Beretta family 1920s-1960s
- Continuous Italian ownership 1905-1983

ARCHITECTURE

- Rectangular form
- Hipped roof, projecting gable
- Side-entry partial porch
- Wall with square columns
- Clad in stucco
- Original window openings/surrounds
- Transom window above door
- Two brick chimneys without corbeling
- 2-story garage along alley

COMPARISON OF 1021 AND 1029 LAFARGE AVENUE HOUSES

- 1021 has Victorian porch, 1029 has Craftsman porch
- 1021 has wood siding, 1029 has stucco
- 1029 transom window remains
- 1021 has fixed window
- 1021 has decorative shingles in gable
- 1029 has chimney

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

- Louisville Italian residents from 1905-1983
- DiFrancia Family and Beretta Family

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

- Vernacular structure with decorative Victorian and Craftsman details
- One of three structures built with the same form

Staff Recommendations:
Staff recommends finding there is probable cause to believe the building may be eligible for landmarking making the property eligible for up to $900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

Commission Questions of Staff: None

Applicant Presentation:
Mireya VanAmee,1029 LaFarge Avenue, Louisville, CO
Originally, I thought it would a great idea because across the street, two of the houses have been knocked down and ugly houses appeared. I love my little house and it is very sweet. My

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daughter is concerned because this is her inheritance. If it is historically preserved, would it be harder for her to sell because they can't knock it down? Is that true?
Haley says a new owner can add onto the house and to the property even if a portion is "saved". They couldn't destroy the house. If they moved in, they probably like the character of the house. If they wish to add on, they can still do that. There will be some restrictions as far as building, but the HPC would work with them.
Chuck Thomas says the limitations imposed by landmarking do not detract from the value of the property. Depending on your perspective, it actually enhances it. The structure is potentially of historic value. You can build onto it in a way that is sensitive to the structure and create a large structure that suits modern needs, and yet still preserve the architectural integrity of the original structure. I do not see it as a detriment other than it is easy to scrape a lot and start over. In my experience, historic preservation has been a "plus" overall.
Haley says your house is part of the street with three houses of character. We have an example on 1145 Main Street which was landmarked and then sold. An addition was then built.
Trice says I would be happy to speak with your daughter if she has specific questions.
VanAmee says once it is landmarked, can you un-landmark it?
Haley says it would not be easy because it is a legal decision with a larger entity than us.
VanAmee says hearing the history of the house tonight is interesting. I thought it was built in 1935, but now I hear 1906.
Cyndi Thomas says to touch on the point of value, there are other landmarked houses in Louisville that then added on. It does work and I think it does not impact value.

Public Comment in Favor: None.

Public Comment Against: None.

Closed Public Hearing and Discussion by Commission:
Stewart says regarding the probable cause question, I think there is clear architectural integrity to the house as is and potential individual landmark. Additionally, there is the potential of a district too. That whole side of the street, the entire block, is attractive in addition to the three houses. I am support of finding probable cause.

Fahey makes a motion to find probable cause to believe the structure at 1029 LaFarge Avenue may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code based on architectural integrity and social history, seconded by **Stewart**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	n/a
Jessica Fasick	n/a
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 5-0.

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Pre-filing Conference – **625 Lincoln Avenue**

Staff Report of Facts and Issues:
This project was approved for a History Structure Assessment last month.

Applicant Presentation:
Peter Hamlington and **Barbara Hamlington**, owners, 625 Lincoln Avenue, Louisville, CO
Andrew Johnson, DAJ Design, 922-A Main Street, Louisville, CO

Johnson presents. I have done my review of the structure and have provided Staff with a preliminary report. It is included in your packet tonight. Here are some highlights.

Some priorities that came out of the report are fairly major and some are somewhat minor. The foundation is in really good shape. I crawled into the crawl space to look around. There is some tuck point that needs to happen. There is some parge coat missing from the outside of the foundation. The grading is an issue so it is difficult to see all of the foundation. Most of the foundations I've seen around Old Town have this issue.

The roof rafters in the attic are amazing. There is one broken one that has been repaired. It needs to be addressed. The interesting thing about the roof structure is there is a false ceiling that is about 8'. I have the exact measurements in my report. There is a 16" plenum gap but there is no mechanical run. There is some structure I would typically expect to see in the attic that I don't see. I presume it was done to deal with some structural issues and decided to cover it all up. I presume this ceiling can come out. I think it is important that it does so we can discover what the structure is, what shape it is in, and restore the ceilings to their original height. That is not typically a historic preservation issue since it is on the inside. I do feel that with the

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structure not being fully identified in terms of what shape it is, I think it is important that further study happens if the ceiling does come out.

The siding and trim are wood. It had been taken care of around 2006 or 2007. It is in reasonable shape for the age of the home, but is showing signs of needing repair and rehab.

The front street elevation has a lot of its original character but there are some added things that have come in over the years. The south side shows the additive process of the house. The north side of the house was originally connected to the neighbor because at one time, this was all one property. The south of the neighboring house maintained the windows that presumably were original to the house. The north side of 625 Lincoln lost one window and the other window was removed for the pass through.

Johnson describes the outline of the original house and additions. The section between the houses is flat. There are no evident drainage issues, but there may be given that the slope from the back to the front is shallow.

There are five types of siding on the house but one original. The second siding is the pre-1948 construction on the north. This occurred when the connection to the neighboring house was replaced the siding with wood composite siding next to the 4", 2 ½" lap siding. There is old original siding also meets up with a newer, wood lap siding when the window was removed. East siding and front porch is the most original and identifiable in terms of the old photo versus what is new. The original construction is intact. The sixth siding is in the porch gable. The porch columns are in decent shape but they sit on top of 2" x 10" with decorative trim edging. The connection between the column and the rim beam is not adequate and needs re-enforcing. The concrete bases are in reasonably good shape. I don't find a reason to replace them; however, that can be discussed.

Almost all of the original molding and trim is intact, and worth repairing and restoring.

There is some ghosting of the original windows. In the original photo, the windows are quite different. It looks like a single hung or double hung and has the height expected. The door is taller than what is shown in the existing photo. I think it had a transom.

On the south elevation, there is a window with what I believe is original trim or the oldest version. On the north elevation, there is a ghost window which was sided over. The property line is about 1' off the neighboring house so there is some room with this property but it is out of compliance.

Windows and doors are a big part of the project. I think removing the composite siding and going back to what is original, at least pre-1948 which is all the information we have on the house, we will do our best to restore the wood siding so it can last decades longer.

Barbara Hamlington, 625 Lincoln Avenue, Louisville, CO
I want to confirm some things that Andy discussed about the house. At our last meeting with HPC, my husband mentioned that we had come from a slightly cookie cutter neighborhood from the 1990s. We moved here specifically to have a house with character and to preserve that character. The windows and the doors will be replaced by something as close to original as possible. We are willing to invest that money and will probably go down the grant route to get support for that.

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Commission Questions of Applicant:
Stewart asks about the windows. On your priority list is replacing the windows and doors. Does that mean repairing them or completely taking them out?
Johnson says there are no original windows except one. The bathroom window is by visual appearance the oldest window in the house. Everything else has had aluminum clad wood windows, aluminum windows, and now vinyl. It is in the original structure and is painted shut. All of the windows will be replaced.
Stewart says the question is, are you going in the right direction and does this approach seem appropriate for the property regarding the windows and siding.
Johnson says it is still to be determined. From my discussions with the owners, there is a lot of emotional investment in the home. It has a great presence on the street and the scale is wonderful. I think the owners have a lot of appeal to keep the character on Lincoln Avenue. The preservation program, whether landmarking or landmarking with grant to do some work on the home, is still being discussed.
Stewart says I support the windows replacement. I support your recommendations for siding, repair, and replacement.
Trice says the windows you are planning to replace or add back in the ghosting, does it work with the existing floor plan? **Johnson** says yes.
Haley says I like the restoration of the two front windows and the taller front door.
Chuck Thomas asks will you replicate a transom above the door. I am in support of this.
Johnson says the proportions look better. The house seems to want to have that balance of symmetry that was there.
Trice says I want to remind the applicants that we have the Revolving Loan Program which is available to you if you match out your grant funds.

Discussion/Direction – Historic Structure Assessment Pending List
At the previous meeting, there was a request to discuss the progress on Historic Structure Assessment grant approvals. In 2014, Resolution No. 02, Series 2014 passed allowing HSA grants to be approved prior to landmarking. Below is a summary of those approvals:

- 31 HSA grants approved prior to landmarking
  - 13 completed and reimbursed (5 under approved grant amount)
  - 3 pending drafts
  - 15 incomplete
  - 4 HSAs resulted in landmarking
  - 0 HSAs resulted in demolition
- 6 HSAs conducted after landmarking (most landmarked prior to 2014)

The complete spreadsheet of Historic Structure Assessment grant approvals since January 2014 and Resolution No. 2, Series 2014 are attached.

Cyndi Thomas says I think it would be interesting to understand the reasons why people didn't move forward. Maybe it's a survey.
Trice says I think people may be confused about the process, so it might be helpful to have the discussion. They may be unsure how to work with an architect or perhaps don't have the money up front. It would be helpful to know what the hold-up is.
Haley says perhaps we can call them as Commission members. We shouldn't talk about their specific project but ask them what the next step is.
Trice says it can be appropriate and I don't see any issues with you reaching out to them.

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Stewart says a personal approach to call and follow up and see if they need help or assistance might be good. It would be beneficial for property owners to know they are not alone if they are unsure what to do.
Haley says one question I have heard is "who do I get?"
Trice says we have a packet with the scope of work and outlines the process.
Chuck Thomas says I am willing to volunteer. We need to design a phone questionnaire that lists the things to be covered. One question is after going through the process to a certain point, why did they stop? Is it confusion on the process or too daunting?
Trice says I have had some responses where they were concerned they would not be reimbursed unless they landmarked. We need clarification that you get reimbursed whether you landmark or not.
Fahey says we should approach it in a very positive way so instead of asking them why didn't you do it, it's more how can we help you or would you like our assistance in some way. We can also ask them what their experience was getting it to that point.
Trice says for those approved before March 2016, we have an updated list of prequalified professionals.

Discussion/Direction – Administrative Review Progress
At the previous meeting, there was a request to discuss the Administrative Review procedure for Historic Preservation Demolition Permits. In December 2015, Ordinance 1709, Series 2015 creating an administrative review process for certain demolition permits. Below is the language from the Louisville Municipal Code Section 15.36.200(D):

1. The following building permit applications are eligible for administrative review:
a. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.
b. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.
c. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

Since December 2015, 41% of demolition permits went through the administrative process and 64% of demolitions permits were released in 3 days or less. The following a breakdown of the 2016 demolition permits:

Process	***# of Reviews***	***Avg # of Days Until Release***
Administrative	14	1
Subcommittee	18	10
Hearing	2	n/a

Attached is a complete list of the 2016 demolition permits including the type of project.

Stewart says I'm not completely clear on the criteria for approval of doors and windows and siding replacement in Administrative Review.

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Trice says we don't have anything for siding. If there is no change in the opening and I find there has been a building permit on those windows since 1955, then I send doors and windows to subcommittee. The same applies to roofs.
Stewart says if they take out a double hung window and put in a casement, would that get approved through the process.
Trice says if the double hung was put in place after 1955.
Stewart says what if it is a double hung before 1955, then what happens?
Trice says it goes to subcommittee.
Stewart says one of the things we have discussed, but perhaps not decided, was to have an administrative review process for things built before 1955. We could come up with criteria for windows and doors and siding.
Trice says to clarify, this is all for buildings constructed before 1955.
Stewart asks do we get a lot of replacement of doors and windows and siding before 1955?
Trice says not usually. **Stewart** says then it may not be a burden to go to subcommittee.
Trice says many times, you can visually tell it was replaced after 1955. I may not have the permit to back it up.
Cyndi Thomas asks if you have any general public feedback for us based on the people who have gone through this process and how they felt it went.
Trice says people really like the administrative particularly for re-roofs, which is the majority of what we are reviewing. It moves pretty quickly, sometimes within zero days of release. That has been a successful administrative process. There may be some confusion since this process is still new for a lot of people. We ask them if they have any record of it being replaced after 1955. It usually comes from the building permit records.
Haley says at this point, the windows are not a burden to Staff. If they were a burden, what would be the process to go about that?
Trice says it would be another change in Section 15.36.200 and we would develop criteria to review the windows.
Stewart says we should annually review this to see if it is a priority.
Chuck Thomas says it does not seem to be a pressing need at this point.

Discussion/Direction – Review 2016 Goals
The Historic Preservation Commission set goals for 2016 in February. The Commission requested to touch base on these goals and the progress on the Preservation Master Plan implementation.

2016 Goals:

- Update handouts to provide talks to interested Realtors, Contractors and Architects.
  - Commissioner Haley and Commissioner Cyndi Thomas are working on this item
- Create list of interested Realtors, Contractors and Architects
  - Realtors – Stauffer, ReMAX, Louisville Realty Associates
- Farmer's Market Booth - Completed
  - Three Saturdays, involved four HPC members, and generated interest in landmarking
- Preservation Month - Completed
  - Ribbon Cutting
  - Recognize former commission members - Invited to Ribbon Cutting

Update on the Preservation Master Plan implementation discussion
Chuck Thomas asks if we have had any interest in the revolving loan fund.
Trice says she has talked about it with many people, but no one has gotten to that point.

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Stewart asks about the Immediate in our list. It is gratifying to see things checked off already. Which ones are we working on and which ones have we not started?
Trice says all the ones that have words in them are ones we are working on. Some of them are ones we will always be working on.
Chuck Thomas says so the "modify the ordinance to generate administrative rule-making procedures and notification processes" has not be worked on?
Trice says that has become less of a priority. It is more of a technical issue and it hasn't come up. It was discussed during the Preservation Master Plan. Our new director, Rob Zuccaro, has not found it to be a priority in his interpretation.
Chuck Thomas says "assess and improve landmark alteration certificate criteria" has also not been worked on.
Trice says if we want to head up a subcommittee to start working on that, we can. It is looking at the alteration certificate criteria to see if they are working, see how we can better clarify them, explain them to people, but also rewrite them in the code if that is necessary. There is confusion from property owners about alteration certificate criteria.
Stewart says that in the past, we have gotten landmark alteration certificates where none of us had seen it before. It could be a very complex project with many nuances. The desire was that we could consider a subcommittee meeting with them first before they came to HPC. If you see a project coming through that is very complex, can you suggest it go through a subcommittee without us making a policy about it? **Trice** says I don't know.
Trice says the "develop preservation forum for local building professionals" is what we are working on with the realtors.
Trice says I want to point out in the Long-Term is "study issues related to sustainability and historic buildings". I am serving on a Partners in Energy board being run by Xcel to come up with a sustainability energy plan for Louisville. If anyone is interested in the work happening with that, I am happy to share information.
Fahey says I would be very interested. Anything you can let me know would be great. People don't realize that sustainability is not just reducing your Xcel energy bill; it is also reusing that window instead of throwing it away and getting a new one. There are many ways to be sustainable. I have a question about two Intermediate items to be worked on in September. I wonder about the story map. Is that in process?
Trice says there is a link to it. It is in draft form currently. I am getting comments back and it should be done in the next couple of weeks. I worked it on my I-phone.
Fahey says we have received five proposals for the historic context reports.
Trice says we are interviewing three of the proposers next Friday, September 30. We will select a candidate. **Mike Koertje** and **Cyndi Thomas** have been a part of that subcommittee and part of the review. **Bridget Bacon** is also part of the interview process.

Committee Reports:
Trice says there are Grain Elevator committee, Realtor Outreach committee, and Public Outreach committee.

Updates from Staff:
Trice says **Kristin Dean** was hired as Planning's new Principal Planner. We are now a full planning department. She came from Arvada but lives in Louisville.

- **Demolition Updates** – not given
- **Upcoming Schedule**

<u>September</u>
27th – EnerGov "Go Live" for Planning & Building Safety Department
28th – Joint HPC/Historical Commission meeting, 6:30 pm, Spruce Room

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~~29th – APA Colorado Awards Ceremony, 5:30-7:30pm, Antlers Hotel, Colorado Springs~~

30th – Historic Context Proposal Interviews, 3-5pm, Spruce Room

October

17th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

25th – APA Colorado Awards Ceremony, 5:30-7:30pm, Cheyenne Mountain Resort, Colorado Springs

November

21st (Thanksgiving Week) – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

Discussion Items for Next Meeting -- None.

Adjourn:

Motion made by **Chuck Thomas** to adjourn, seconded by **Stewart**. The meeting was adjourned at 7:15 pm.

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City of Louisville
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Joint Special Meeting of the Louisville Historic Preservation Commission & Louisville Historical Commission

Meeting Minutes

September 28, 2016
City Hall, Spruce Room
749 Main Street
6:30 PM

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Call to Order – Chairperson **Dan Mellish** called the meeting to order at 6:47 pm.

Roll Call was taken and the following members were present:

Hist. Comm. Members Present:	Dan Mellish Paula Elrod Betty Scarpella Julie VanLaanen
Hist. Pres. Comm. Members Present:	Lynda Haley Mike Koertje Peter Stewart Debbie Fahey Jessica Fasick Chuck Thomas
City Council Members Present:	Jay Keany, Ward I
City Employees Present:	Bridget Bacon, Museum Coordinator
Staff Members Present:	Rob Zuccaro, Dir of Planning & Building Safety Lauren Trice, Planner II Susie Bye, Planning Clerk

Approval of Agenda:
Koertje made a motion to approve the September 28, 2016 agenda, seconded by **Stewart**. Agenda approved by voice vote.

Public Comments: None

<u>DISCUSSION OF HISTORIC PRESERVATION TAX EXTENSION AND PROPOSAL FOR HISTORIC PRESERVATION FUND SUPPORT FOR OPERATIONS AND MAINTENANCE AT THE HISTORICAL MUSEUM</u>

Mellish says at our last joint meeting, we had a discussion about what Operating and Maintenance (O&M) expenses we would see for the Museum Campus if it is included in the Historic Preservation Tax

(HPT) renewal. The proposal is in the packet. Are you surprised at the percentage and amount that we discussed?
Koertje says we were looking for something specific and this proposal is specific. It is reasonable and I don't think the percentage will cripple the fund. I don't foresee any large expenditures such as the Grain Elevator in the future. I am in support of the campaign for next year.
Bacon says we had a study season with City Council (CC) and the staffing proposal is scaled back from what the business consultant recommended. Any additional staffing is appreciated. Currently, I have one person helping me.
Keany says the Museum Master Plan was presented at the study session with CC, and they are in support. They were concerned about staffing costs. Any funding from other sources within the City revenue stream would help. Sharing funds from the HPT would be helpful. Further discussion included what other possible future funding is available to help with Museum O&M. Discussion included putting HPT on the ballot in 2017 with enabling language that allows the Museum to use up to "X" percentage of money for O&M. On the 2018 ballot, one idea was to put a property tax for a period of time (3-4 years) for the Museum campus expansion. Grants and donations within that time frame would shorten the property tax. If the 2018 ballot item passes, there may not be a need for the HPT funds.
Fahey says either way, you are relying on a sales tax. The HPT is a sales tax. The 2018 ballot item might be a property tax. I am more comfortable with a property tax because it is more stable.
Keany says CC did discuss alternatives. This idea was new to CC when I brought it up but they were not adverse to having the conversation. Putting the HPT extension on the 2017 ballot gives it a good chance of passing.
Koertje says residents might get confused between the HPT sales tax and a property tax in 2018.
Cyndi Thomas says it's a great idea and I am in support of it. Would the 20% be reevaluated each year or is it CC discretion?
Keany says it would be CC discretion and be part of the annual budget process.
Fahey asks if the Museum staffing would take precedence over the HPF needs for preservation.
Keany says there will be a future CC so I cannot say if there would be changes in precedence.
Chuck Thomas says if 20% is the maximum, it cannot be exceeded.
Fahey says if the fund needed 90% to cover all of the submitted requests, would HPC get preference over the 10% or would it go to the Museum? This would be up to CC, is that correct?
Keany says if there is a big project that relies on HPF funds in order to happen, that discussion will probably happen during the budget process.
Elrod says will the ballot language say "up to 20% be earmarked for O&M for the Museum"? Will voters understand it? If, in three years, there is a change in the economy and the funds are not available, will residents be upset because the Museum will get less funds and programs might be cut?
Keany says the language will say "could be" earmarked for O&M. If programs are cut, the budget process is an open process and residents can be a part of it.
Elrod asks if the ballot language for the sales tax to fund the Rec Center be the same as the HPF ballot issue.
Keany says the Rec Center sales tax will go to the Rec Center and will not be reviewed every year. Funding can be cut back according to the revenue stream. For example, in 2008-2009, there were huge cuts in the City budget because of the closures of Sam's Club and Safeway.
Stewart says the language will be "up to 20%".
Cyndi Thomas says it has to be clear for the voters.
Keany says the ballot language will say a continuation of the HPF tax with up to 20% funding O&M for the Museum. There is confusion in that some residents think that the HPF already funds the Museum O&M.
Mellish says I don't think we are writing the ballot language tonight. Are we heading in the right direction towards a conceptual agreement? We have discussed a Task Force that could contribute towards this effort. It could be made up of some people in this room along with outside citizens.

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Keany says the Task Force discussion is about the Museum Campus. There should be an outside issues committee formed to support and promote the continuation of the HPF tax next year. The issues committee has to be separate from the City government once the ballot language is set due to campaign laws. CC will rely on these two Boards to submit a proposal suggesting the requested percentage from the HPF.
Elrod says no more than two members from each Commission meeting can attend before it must be publicly noticed.
Fahey says if a Commission member attends a meeting as a "resident" and not as a Board Member, there should not be an issue. A Board Member cannot discuss Board issues.
Trice says there was a discussion about forming a Task Force regarding the HPF tax extension similar to what was done for the Rec Center issue. We need a group to work on the ballot language.
Fahey says this meeting of the two Commissions basically is the Task Force.
Keany says two members from each Board can work together to develop the language, go back to their Boards to get approval, and then submit to CC with support of Staff. I don't think anything should be formally done until after the November 2016 election.
Mellish says if the HPF extension tax is approved and the suggested 20% allotment is used for the Museum O&M, will this be an annual exercise for the two Boards to meet and submit to CC?
Keany says the "up to 20%" will probably remain on an ongoing basis if that is the recommendation.
Mellish says as the Museum Campus starts to develop, we will need more resources. Are these resources going to increase as the Campus is more developed? I can see an annual review meeting.
Chuck Thomas says I don't think the "up to 20%" will be an issue for the HPC. Any percentage less will mean more funds for HPC projects. Can we propose a motion to approve the 20%?
Haley says I am in favor because I think this is a natural partnership.

MOTIONS:
Chuck Thomas makes motion for the Historic Preservation Commission to propose a HPF tax extension with a maximum of up to 20% to be allocated towards the operating and maintenance expenses of the Louisville Museum Campus, seconded by **Stewart**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

VanLaanen makes a motion for the Historical Commission to accept up to 20% from the HPF tax extension for operating and maintenance expenses for the Louisville Museum Campus, seconded by **Elrod.** Voice vote unanimous.

BALLOT DRAFT LANGUAGE COMMITTEE:
Stewart says we need volunteers to work on ballot language.
Chuck Thomas says volunteers should have long term experience with the HPF.
Cyndi Thomas says perhaps it might be people involved in the original drafting.
Koertje volunteers to do draft language. **Elrod, Haley,** and **Mellish** volunteer.

CLOSING STATEMENTS:
Stewart says when do you think this will come back to us?

DRAFT

Keany says after the November 2016 election.
Koertje says the ballot issue needs to be submitted to CC before June 2017 for the November ballot.
Keany says this discussion item should come before CC in April or May. We will need an attorney to draft the ballot language.
Mellish says the polling numbers say that this is well received. One poll was of citizens and one poll was at the Rec Center where other questions were asked.
Elrod says the next Historical Commission is before the November election day. The next meeting is in January 2017.
Mellish says this timeline makes sense to me.
Keany says I think the HPF tax will pass easily. What Louisville is doing is very unique in historic preservation and was strongly supported by the public. There are also residents who have used the HPF program and can speak positively about their experiences.
Chuck Thomas says from my historic preservation experience, Louisville's program is totally unique.
Mellish thanks everyone for your comments and effort.

Adjourn:
Mellish makes a motion to adjourn. The meeting adjourns at 7:20 pm.

DRAFT

LOUISVILLE HISTORIC PRESERVATION COMMISSION

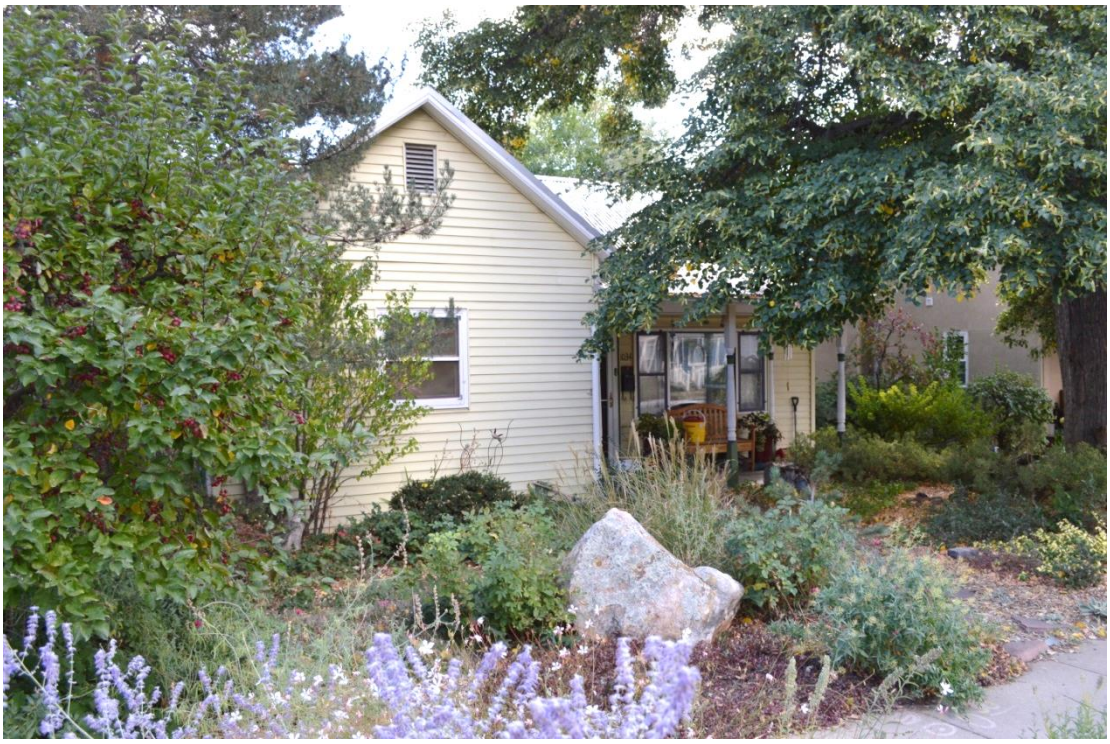
STAFF REPORT

October 17, 2016

ITEM:	Landmark eligibility probable cause determination for 1034 LaFarge Avenue
APPLICANT:	Debrah Berkelhammer 1029 LaFarge Avenue Louisville, CO 80027
OWNER:	Same
PROJECT INFORMATION:	
ADDRESS:	1034 LaFarge Avenue
LEGAL DESCRIPTION:	Lots 15 & 16, Block 1, Barclay Place
DATE OF CONSTRUCTION:	ca. 1905
REQUEST:	A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1034 LaFarge Avenue

Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

1034 LaFarge Avenue Southwest Corner – Current Photo



1034 LaFarge Avenue Northwest Corner – Current Photo

1034 LaFarge Avenue Northeast Corner – Current Photo

HISTORICAL BACKGROUND:

Information from Bridget Bacon

This house had a number of different owners over the years, including the Di Francia, Rosser, Jones, and Thompson families. The intriguing earlier history of this house is intertwined with the histories of other properties that the Italian saloon owner E.J. Di Francia purchased in the early 1900s. The family story is that he acquired houses to be his daughters' dowries and for them to live in, and the story is supported by the historical evidence. It appears that this house, owned by Di Francia and located across the street from Di Francia's home and three other houses that he owned, was one of these houses.

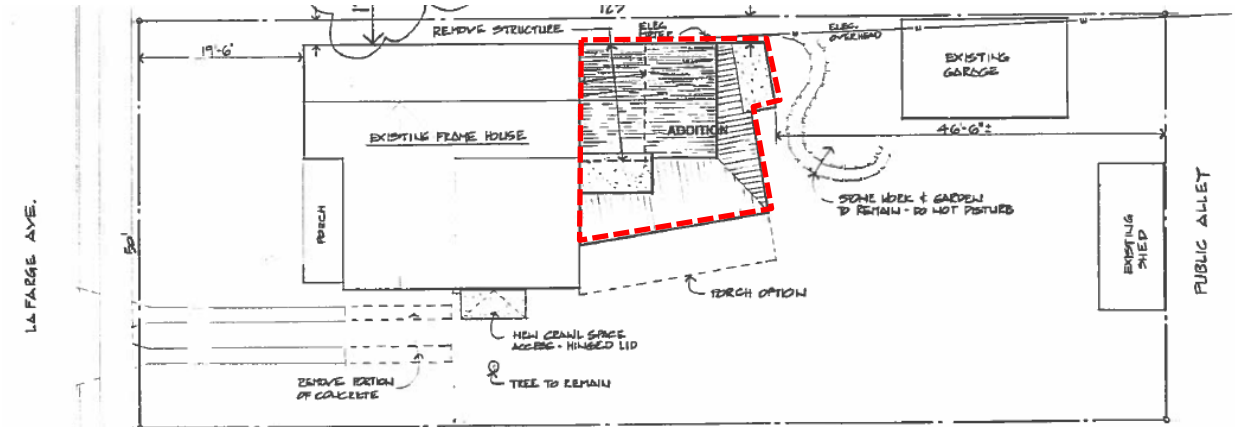
1034 LaFarge Avenue – 1948 Assessor's Photo

1034 LaFarge Avenue – Date Unknown

ARCHITECTURAL INTEGRITY:
The gable-roofed, t-shaped structure has maintained its form and visual presence on LaFarge Avenue. The structure has a hipped, partial-width, front porch supported by turned wood spindles typical of the Folk Victorian style. The structure is clad in vinyl siding with a similar exposure to the original wood siding. The original brick chimney is located on the south elevation. After 1948, the roof was covered in corrugated metal. Based on the 1948 photo, there were significant changes to the window openings and decorative features. The original windows were double or single-hung with pedimented wood surrounds. The window openings were reconfigured after 1948 with both smaller and larger windows, including picture windows on front facade and the south elevation.

In 1997, a two-story, gable-roofed addition was constructed on the rear of the property. The addition is barely visible from LaFarge Avenue because the addition is setback and screened by mature landscaping. The addition has a minimal impact on the structure's architectural integrity.

The property also has a non-historic garage/shed along the alley.



1034 LaFarge Avenue - 1997 Site Plan for New Addition

1034 LaFarge Avenue- View of Addition from LaFarge Avenue

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

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

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

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

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

a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
b. Retains original design features, materials and/or character.
c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.
d. Has been accurately reconstructed or restored based on historic documentation.

Staff has found probable cause to believe this application complies with the above criterion by the following:

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

This house is associated with several Louisville families, including the DiFrancia family.

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

The vernacular structure with Victorian style decorative features is representative of the built environment in early 20th Louisville.

RECOMMENDATION:
Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to $900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following documents:

- 1034 LaFarge Avenue – Social History

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
October 2016

1034 La Farge Ave. History

Legal Description: Lots 15 & 16, Block 1, Barclay Place

Year of Construction: circa 1905

Summary: This house had a number of different owners over the years, including the Di Francia, Rosser, Jones, and Thompson families. The intriguing earlier history of this house is intertwined with the histories of other properties that the Italian saloon owner E.J. Di Francia purchased in the early 1900s. The family story is that he acquired houses to be his daughters' dowries and for them to live in, and the story is supported by the historical evidence. It appears that this house, owned by Di Francia and located across the street from Di Francia's home and three other houses that he owned, was one of these houses.

Development of Barclay Place

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

Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1890 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. The Boulder County Assessor card from 1948 appears to have been the origin of the "1890" construction date. The card indicates that the source of the information was the then-owners, George and Hylda Thompson.

In this case, the 1890 date does not appear to be accurate. The plat for the Barclay Place subdivision was not recorded with Boulder County until 1897 and there is no evidence that any

houses were constructed on a street in Barclay Place so many years before the establishment of the subdivision. In addition, the owners in 1948 who were said to be the source of the information were the seventh set of owners of 1034 La Farge and, having been born in 1887 and 1890, would not have had personal knowledge of the construction date. It seems possible that the information about the construction date had come to them in error.

The house does appear on the 1909 Drumm's Wall Map of Louisville (as do the similar-looking houses at 1013, 1021, and 1029 La Farge that had common ownership with this house), so it was constructed by 1909. It has been found that Barclay Place started to be significantly developed in around 1905-1908, based on research into the dates of construction for other houses in Barclay Place. For these reasons, and because records indicate that the first owner purchased these lots from the developer in 1905, the estimated date of construction is believed to be "circa 1905."

Heidloff Ownership, 1905

By a deed recorded in 1905, Charles Heidloff purchased these two lots from the Colorado Mortgage & Investment Co. Boulder County property records indicate that he then sold them by a deed recorded just a few months later.

Charles Heidloff was born in Ohio in 1871 to German-born parents. He married Martha Fischer of Louisville's Fischer family in the early 1900s. Martha's father and brothers were carpenters who constructed houses in Louisville, and Charles Heidloff was also a carpenter. It could not be determined whether he constructed the house or whether he and his family lived in the house.

Boyd Ownership, 1905-1906

Based on the dates of recording of property documents, F.L. Boyd owned the property from 1905 to 1906.

Rosenbaum Ownership, 1906-1909

Michael L. Rosenbaum owned this property from 1906 to 1909, according to the dates of recording of Boulder County property documents.

Rosenbaum (1860-1928) was an early resident of the Louisville area. Of German and Irish heritage, he married Nora Doran of an Irish farming family that lived in Marshall. He was featured in an 1898 book, "Portrait and Biographical Record of Denver and Vicinity, Colorado: Containing Portraits and Biographies of Many Well Known Citizens of the Past and Present." The book described him as being the owner of a large farm and sawmill near Louisville and as the owner of "valuable city property in Boulder and Louisville."

Di Francia Family Ownership, 1909-1922

By a deed recorded in 1909, Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased these lots. He was also the owner of a brick home at 1045 La Farge, where he lived and raised his family, and of the three houses at 1013, 1021, and 1029 La Farge. He was a prominent Italian business owner in Louisville.

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in 1883 and married Marie Di Domenico, who was a young widow, in 1890. They had seven children – six daughters and one son. In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

A story from descendants of the Di Francia family is that 1013, 1021, and 1029 La Farge were built by E.J. Di Francia for three of his daughters for when they would grow up and marry. Evidence does back up this story, though only one daughter married and lived in one of the houses prior to the death of the father in 1918. Evidence indicates that the houses brought in rental income. In addition, it has been found that he also purchased other residential properties in Louisville, including this house, 1034 La Farge, across the street from the others. It seems that it is very possible that his goal was to acquire houses for all six of his daughters, not just three of them. Since it is known that 1045 La Farge was the family's residence, it seems likely that 1034 La Farge was a rental during Di Francia's period of ownership. Unfortunately, the identities of the renters are not known.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. Records indicate that she began to do this in 1921. Maria Di Francia sold 1034 La Farge in 1922.

Rosser Family Ownership, 1922-1932

In 1922, Lewis Rosser (1898-1977) and Katherine Dionigi Rosser (1899-1991) purchased the property at what is now 1034 La Farge. Louisville directories and the 1930 census records show that the family did reside in the house. At the time of the 1930 census, the family consisted of Lewis (sometimes written as Louis), Katherine, and their children, Katherine (age 13), Gerald

(age 9), and Betty (age 2). They had more children after moving to a house on Main Street at around the time that they sold 1034 La Farge.

Lewis Rosser was born in Wyoming and reportedly moved to Colorado with his parents and siblings while still a boy. Katherine Dionigi Rosser was born in Louisville to parents who had come from Italy. Lewis Rosser worked as a coal miner.

Jones Family Ownership, 1932-1946

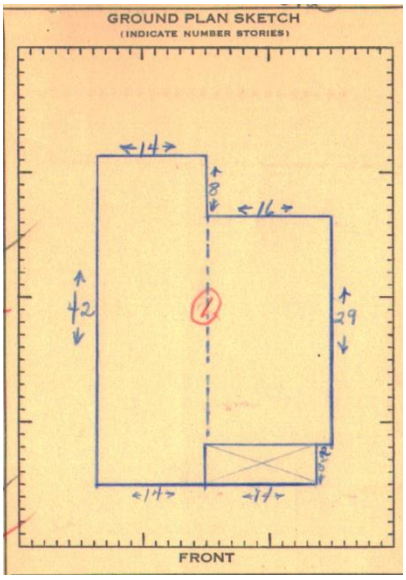
In 1932, John R. Jones (1883-1941) and Ledoskey Beard Jones (1891-1987) purchased 1034 La Farge. In 1941, John transferred ownership to Ledoskey Jones and passed away that year. They had two children, Norman and John.

The 1936 directory for Louisville shows that the family was living at 1034 La Farge under its previous address of 535 La Farge. (Louisville addresses changed in the late 1930s.) John R. Jones was working as a miner. It is believed that the house was rented out during part of their ownership, as they do not appear as residents in other directories during the relevant period.

Thompson Family Ownership, 1946-1978

In 1946, Hylda Miller Thompson (1890-1977) purchased 1034 La Farge and it became the home of her and her husband, George Thompson (1887-1962). George had grown up in Louisville as the son of a mining engineer, and became a miner himself. Hylda Miller was from South Dakota. Their children were George C. Thompson (1915-1998) and Arthur S. Thompson (1920-1981). There is some indication in the census records that the family may have rented 1034 La Farge before they owned it, but this could not be verified.

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



The following photo of 1034 La Farge was attached to the Assessor card, but is undated:

Hylda Thompson died in 1977, and in 1978, her estate sold the house.

Later Owners

In 1978, Paul Shushan and Gordon E. Kinzie purchased 1034 La Farge from the estate of Hylda Thompson. In 1984, Shushan transferred ownership to Kinzie, who then sold the property to Jeffrey and Mary Jadel in 1986. In 1988, they sold it to Jennifer Mertz. She sold the property to Fred and Debra Berkelhammer in 1990, and they are the current owners of record.

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

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

October 17, 2016

ITEM:	Landmark eligibility probable cause determination for 732 Grant Avenue
APPLICANT:	Kelly Williams 732 Grant Avenue Louisville, CO 80027
OWNER:	Same
PROJECT INFORMATION:	
ADDRESS:	732 Grant Avenue
LEGAL DESCRIPTION:	Lot 3 & north ½ of Lot 4, Block 7, Pleasant Hill Addition
DATE OF CONSTRUCTION:	ca. 1895
REQUEST:	A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 732 Grant Avenue

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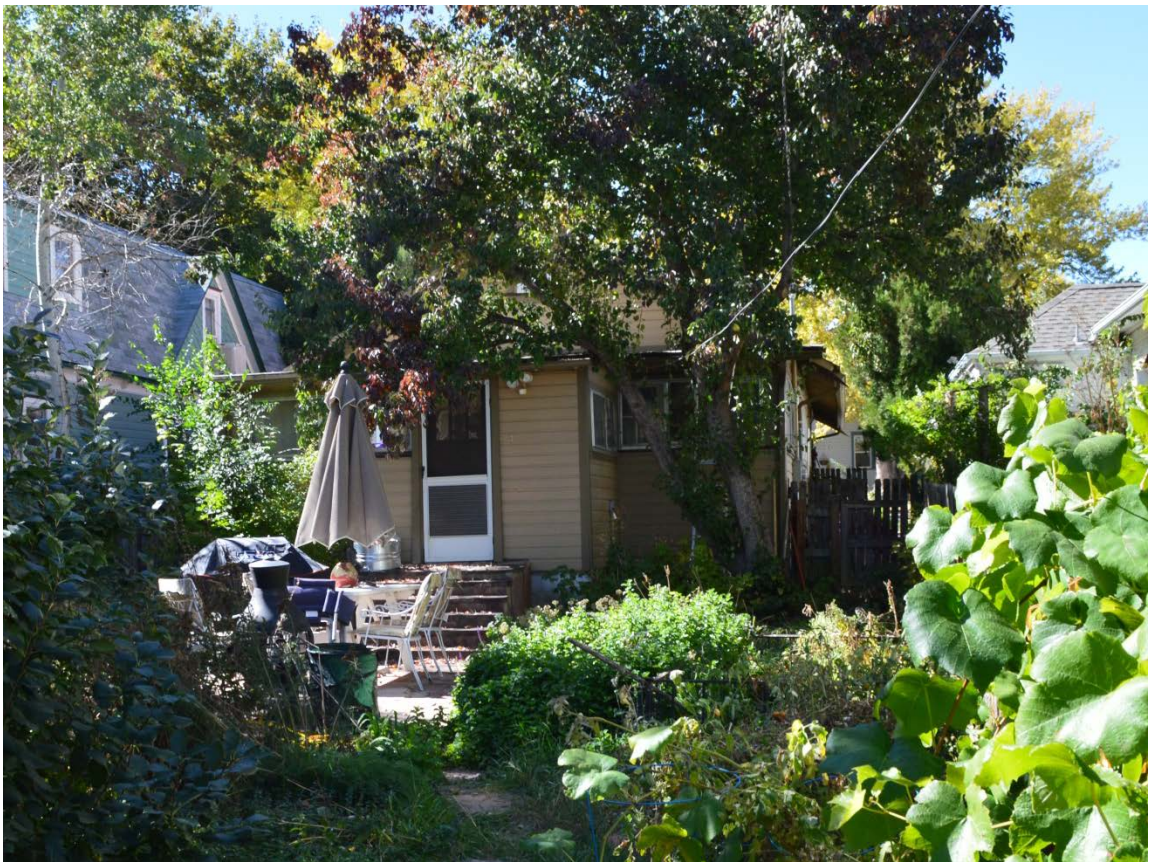
Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

732 Grant Avenue Northwest Corner – Current Photo

732 Grant Avenue Southwest Corner – Current Photo



732 Grant Avenue East Elevation – Current Photo

HISTORICAL BACKGROUND:
Information from Bridget Bacon

The Hutsell family moved this house to the side yard of their home at 728 Grant in the early 1950s. They subdivided their property and this became 732 Grant. According to the Boulder County Assessor card, it was moved from Green Mountain St., which is the current location of buildings on the University of Colorado campus. The card also states that the house that was moved from Boulder to 732 Grant was originally constructed in 1895. Given that it was moved from a historic subdivision in Boulder, this date of construction could well be correct, but was not independently verified. Similar structures in Boulder, such as 750 12th Street and 1080 Lincoln Place, were constructed in the 1920s at the height of the Craftsman style.

732 Grant Avenue – 1954 Assessor's Photo

ARCHITECTURAL INTEGRITY:
The structure is a high-style example of the Craftsman bungalow is typical of buildings around the University of Colorado-Boulder campus. The rectangular formed structure has a gable roof with over-hanging eaves supported by brackets. The gable end of the structure holds a small fixed window. The structure is clad in what appears to be original shiplap wood siding with wood cornerboards. The original single and paired, double-hung windows feature battered wood surrounds. The door surround also features the decorative battered wood surround. The partial-width, side-entry porch has a gable roof with overhanging eaves and brackets. The gable end of the porch is filled with square wood shingles and a small fixed window. The brick porch supports and kneewall appear in the 1954 photo but they are likely not original.

After 1954, an enclosed rear porch was added to the rear of the property. There is also a gable-roofed garage along the alley. The shed garage has overhanging eaves and exposed rafters. The garage is clad in vertical board and batten siding.

HISTORICAL SIGNIFICANCE AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:
To receive grant funding, the HPC must find probable cause that the property meets the landmark criteria. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. *Historic landmarks shall meet one or more of the following criteria:*
    a. *Architectural.*

(1) Exemplifies specific elements of an architectural style or period.
(2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
(3) Demonstrates superior craftsmanship or high artistic value.
(4) Represents an innovation in construction, materials or design.
(5) Style particularly associated with the Louisville area.
(6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
(7) Pattern or grouping of elements representing at least one of the above criteria.
(8) Significant historic remodel.

b. Social.
(1) Site of historic event that had an effect upon society.
(2) Exemplifies cultural, political, economic or social heritage of the community.
(3) Association with a notable person or the work of a notable person.

c. Geographic/environmental.
(1) Enhances sense of identity of the community.
(2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

2. Prehistoric and historic archaeological sites shall meet one or more of the following:

a. Architectural.
(1) Exhibits distinctive characteristics of a type, period or manner of construction.
(2) A unique example of structure.

b. Social.
(1) Potential to make an important contribution to the knowledge of the area's history or prehistory.
(2) Association with an important event in the area's history.
(3) Association with a notable person(s) or the work of a notable person(s).
(4) A typical example/association with a particular ethnic group.
(5) A unique example of an event in Louisville's history.

c. Geographic/environmental.
(1) Geographically or regionally important.

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

a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
b. Retains original design features, materials and/or character.
c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.
d. Has been accurately reconstructed or restored based on historic documentation.

Staff has found probable cause to believe this application complies with the above criterion by the following:

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*
Moving structures was a common practice in early Louisville. In addition the property was associated with the Hutsell family.

Architectural Significance - *Exemplifies specific elements of an architectural style or period.*

The structure with overhanging eaves, brackets, and battered window surrounds is a higher style example of the Craftsman bungalow than is typical in Louisville.

RECOMMENDATION:
Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to $900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following documents:

- 732 Grant Avenue – Social History

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
October 2016

732 Grant Avenue History

Legal Description: Lot 3 & north ½ of Lot 4, Block 7, Pleasant Hill Addition

Year of Construction: circa 1895

Summary: The Hutsell family moved this house to the side yard of their home at 728 Grant in the early 1950s. They subdivided their property and this became 732 Grant. According to the Boulder County Assessor card, it was moved from Green Mountain St., which is the current location of buildings on the University of Colorado campus.

Development of the Pleasant Hill Addition

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.

History of 728 Grant (Original Parcel)

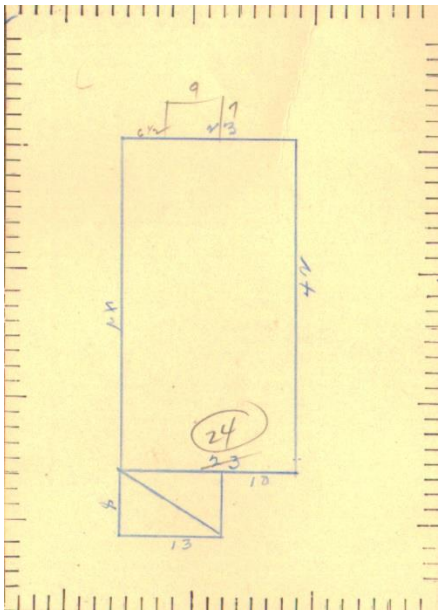
The parcel which now consists of both 728 Grant and 732 Grant was originally Lots 3, 4, and 5, Block 7, Pleasant Hill Addition. The house at 728 Grant is believed to have been constructed in about 1904, and the property at what is now 732 Grant was the side yard. The first owner, after the developer, was John Unger, from 1904 to 1907. Next, Harry Van Mater and the National Fuel Company owned it until 1936. The next owners were Joseph Koeppler in 1936, then Minnie Rockley from 1936 to 1945. Lester and Lillian Hefton also owned 728 Grant in 1945.

William & Flora Hutsell Ownership of 728 Grant and 732 Grant; Date of Construction of 732 Grant

William Hutsell (1897-1976) and Flora Runyan Hutsell (1901-1985) purchased 728 Grant in 1945 and made it their home with their children. William Hutsell worked as a coal miner.

In about 1953, the Hutsells made arrangements to move a house to the side yard and subdivided the property. The side yard with the relocated house became 732 Grant. They then moved to 732 Grant and in 1954 sold 728 Grant to relatives Roy Mullinex and Shirley Boyce Mullinex. Shirley Mullinex was Flora Hutsell's niece.

The following images of 732 Grant and its ground layout are from the Boulder County Assessor card dated 1954. The card states that in 1953, the house was relocated from the area of the University of Colorado in Boulder, specifically Green Mountain St., and was remodeled. Green Mountain St. is now the location of buildings on the university campus.



The card also states that the house that was moved from Boulder to 732 Grant was originally constructed in 1895. Given that it was moved from a historic subdivision in Boulder, this date of construction could well be correct, but was not independently verified.

(Many houses have been relocated from place to place in the Louisville area. This topic was explored in the Fall 2011 issue of the Louisville Historian, available online here: http://www.louisvilleco.gov/home/showdocument?id=1114.)

Flora Hutsell became the sole owner of 732 Grant after her husband, William, died in 1976.

Later Owners

Following Flora Hutsell's death in 1985, her estate transferred ownership of 732 Grant to Arnold and Nancy Mullen in 1986. They sold it in 1993 to Barbara Gstalder. She sold it in 1999 to Kelly D. and David Williams. The current owner of record is Kelly D. Williams.

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.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

October 17, 2016

ITEM: Case #2016-007-LANDMARK Landmark, Alteration Certificate and Preservation and Restoration Grant for 721 Grant Avenue

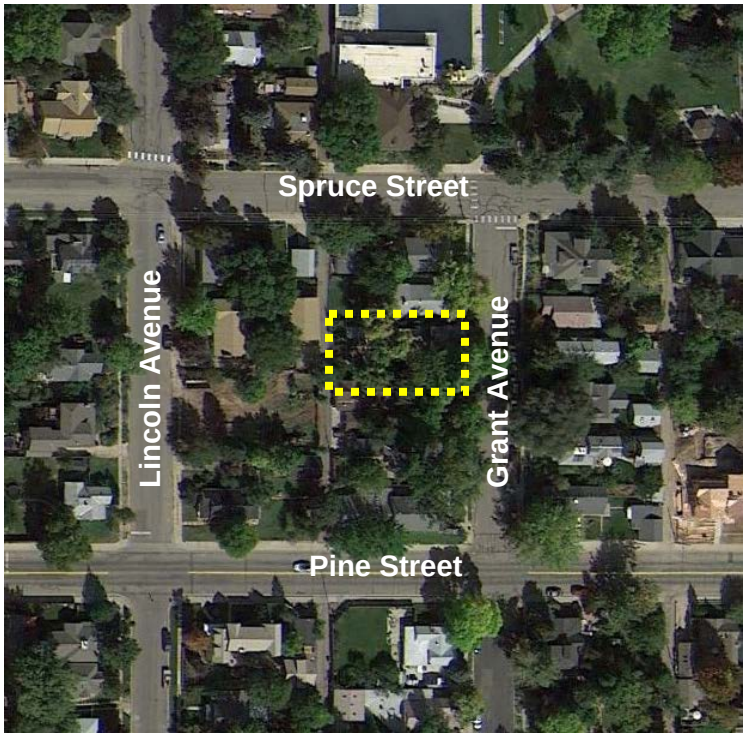
APPLICANT: Caleb and Katie Dickinson
721 Grant Avenue
Louisville, CO 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 721 Grant Avenue
LEGAL DESCRIPTION: Lot 4 and 5, Block 8, Pleasant Hill Addition
DATE OF CONSTRUCTION: circa 1893-1900

REQUEST: A request to landmark 721 Grant Avenue. A request for an alteration certificate and a request for a Preservation and Restoration Grant for restoration work on the historic structure at 721 Grant Avenue.



HISTORICAL BACKGROUND:

Information from Historian Bridget Bacon

The house at 721 Grant is important to Louisville history for a number of reasons: it is one of the many buildings that historically were relocated from one site to another site in the Louisville area, and had an earlier life as a Main Street business and the Louisville Post Office; it was reportedly the location of Louisville's newspaper office; it was used as a hospital operated by the United Mine Workers for area miners (and according to a 1985 survey of the property, "is the one remaining union associated building in Louisville"); and it is believed to have been used for elementary school classes prior to becoming a private residence, which it has been for approximately the last ninety years. For many of those years, it was the home of Harry and Doris Jenkins and their six children.

721 Grant Avenue - At original location on Main & Spruce

721 Grant Avenue - 1909 as a hospital

721 Grant Avenue – 1948 Assessor's Photo

721 Grant Avenue Northeast Corner – Current Photo

721 Grant Avenue Southeast – Current Photo

ARCHITECTURAL INTEGRITY:
The building at 721 Grant Avenue was originally constructed as a two-story, hipped-roof commercial building with a simple rectangular form and large storefront window. After the property was moved to Grant Avenue prior to 1909, two additions (one two-story hipped roofed, the other one-story, shed roofed) were added to the rear, creating an L-shaped form. The commercial storefront was opened into a porch with three prominent arches. A second story porch was added on the south side. The vernacular building has Italianate decorative features.

After 1948, the wood siding was replaced and the decorative pilasters on the porch were eliminated. The window openings are original. The Italianate lentils were removed or covered and board and batten shutters were added. After the siding was replaced, a shed roofed enclosed porch was added on the rear of the building. Overall, 721 Grant has a strong architectural integrity.

HISTORICAL SIGNIFICANCE AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:
To receive grant funding, the HPC must find probable cause that the property meets the landmark criteria. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

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

2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*

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

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

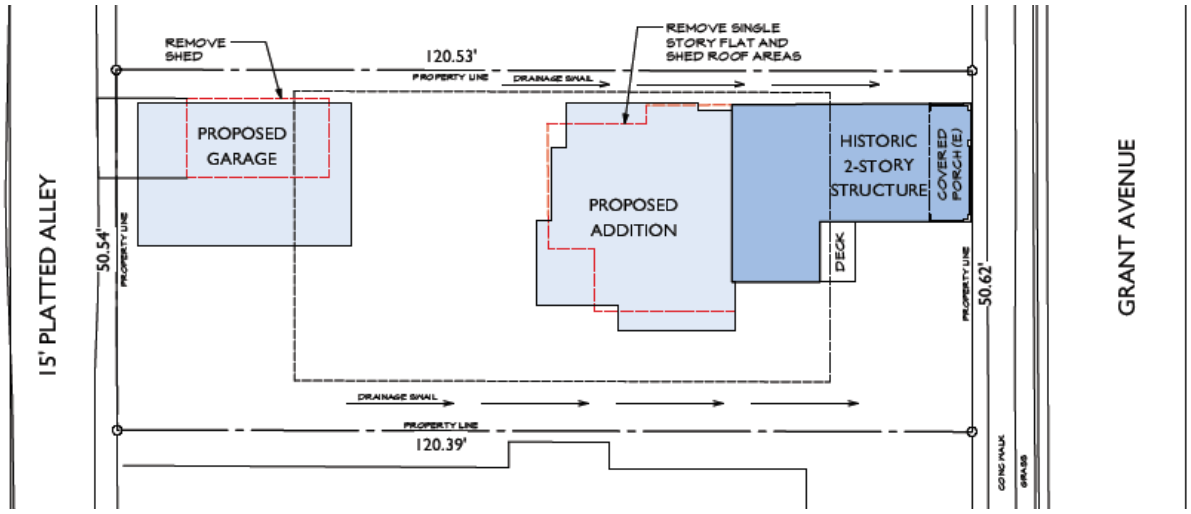
a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
b. Retains original design features, materials and/or character.
c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.
d. Has been accurately reconstructed or restored based on historic documentation.

Staff finds that this application complies with the above criterion by the following:

Architectural Significance - *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
The structure is a vernacular interpretation of the commercial Italianate style and depicts Louisville's history of moving buildings.

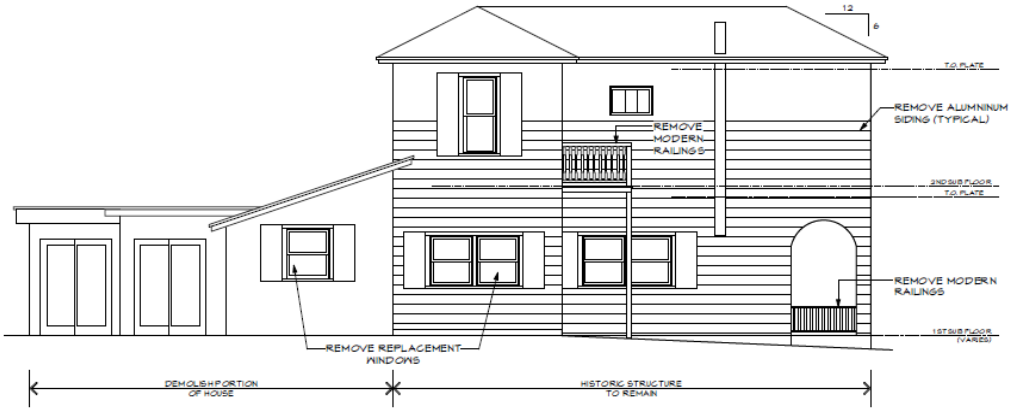
Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*
The structure served the Louisville community as a post office, hospital, school, and residence.

ALTERATION CERTIFICATE REQUEST:
The applicant is also applying for an alteration certificate to allow for a new two-story addition for the west side of the existing house. The proposed new addition would replace the single story. The historic portion of the structure will be restored.



721 Grant Avenue – Proposed Site Plan

721 Grant Avenue – Proposed 3D Rendering



721Grant Avenue South Elevation – Existing and Proposed

The proposed new addition would be two stories, directly behind the existing structure. The addition would be approximately 23 feet in height, the same height as the existing structure. The roof will be asphalt shingles and the siding would be fiber cement with a similar exposure to the historic structure. The structure includes an exterior spiral staircase which leads to a second-story deck. The proposed addition picks up elements of the early 20th century style associated with the historic structure. The historic structure is connected to the addition by a two-story, flat-roofed hyphen clad in HardiePlank.

The proposal includes keeping a portion of the one-story shed roof on the south elevation and extending it to the south. The existing structure and proposed extension are visible on Grant Avenue.

The existing garage would be demolished and a new detached garage would be constructed.

The applicant is also requesting to modify the following on the existing structure:

- Remove aluminum siding and repair existing wood siding, if found, or replace with wood siding
- Remove replacement windows on the south elevation and replace with windows that match historic windows in proportion

- Replace second story window on south elevation in original opening
- Remove modern railings on front porch and deck
- Remove shutters
- Reroof structure with asphalt shingles
- Remove non-historic doors and replace with doors to match historic photos
- Restore original exterior door

Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates:

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:

1. The effect upon the general historical and architectural character of the structure and property.

2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.

3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.

4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.

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.

6. The condition of existing improvements and whether they are a hazard to public health and safety.

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.

8. The proposal's compliance with the following standards:

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.

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.
c. 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.
d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
f. 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.
g. 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.
h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
j. 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.

Staff believes the proposed changes and additions would maintain and enhance the historic character of the retained portion of the historic building because it is setback to rear of the lot and has a minimal visual impact from Grant Avenue (see Criterion C8b above). In addition, the two-story, hyphen clad in HardiePlank creates a break between the two portions of the structure, enhancing the character of the historic portion of the structure. Staff, however, believes that the proposed architectural features of the new

addition should be redesigned to further differentiate it from the historic structure (see Criterion C8i above). The height, roof pitch, siding exposure and window proportions are all similar to the existing building.

GRANT REQUEST:
The applicants, Caleb and Katie Dickinson, are requesting approval of a Preservation and Restoration Grant for rehabilitation work on the structure at 721 Grant Avenue. The total grant request is $80,080. The requested rehabilitation work includes creating a new foundation, upgrading systems, altering the site drainage, and restoring the exterior to match early 20th century photo. The grant request is only for the work on the historic structure, not on the proposed new addition. This grant would be in addition to the $1,000 unrestricted signing bonus for landmarking the structure and $900 grant for a historic structure assessment

The applicant obtained a historic structure assessment for the property, completed by Barlow Preservation Services and Lopez Smolens Associates paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: insulating the attic, altering the site drainage, replacing the roof, and repairing the siding. The engineering assessment (attached) provides more specific information regarding the structure's lack of foundation.

The applicants received a cost estimate from Stewart Architecture. The proposed total cost for all of the work on the historic structure is $160,160.

Flexible Grants
Under Resolution No. 2, Series 2012, the following work items are eligible for funding as a *flexible grant* but are limited to a maximum grant amount of $5,000. The following items are either "sensitive upgrading of mechanical, electrical, and plumbing systems" or "restoration of a property to a specific significant point in its history":

- Appurtenances - $4,870
  - New railings, balusters and columns to match historic photos
- Doors and windows - $5,000 *(only includes new windows and doors)*
  - Remove replacement windows and provide new with correct proportions
  - Remove replacement doors and provide new rail style doors
- Mechanical systems - $12,000
  - Install new furnace and duct work
- Electrical systems - $4,720
  - Underground service & interior wiring/distribution
  - Install smoke and CO2 detectors

TOTAL - $26,590 (max $5,000)

Focused Grants
The following work items are eligible for funding as *flexible or focused grants* because they fall under "sustaining the existing form, integrity, and material of a historic

property". The following work items are limited to a total of $15,000 with a match of $15,000 from the applicant:

- Site grading and drainage –$3,000
  - Install drainage swales
  - Repair gutters
- Foundation – $64,000
  - House shoring/lifting
  - Excavation
  - New foundations
- Structural systems – $18,220
  - Repair rim board/lower wall
  - Repair/replace floor joists
  - Install roof framing reinforcements
- Exterior walls – $12,960
  - Remove aluminum siding
  - Repair, prep, paint historic wood siding
- Envelope –Roofing - $4,200
  - Re-roof with asphalt shingles
- Envelope – Insulation - $5,403
  - Fill walls with spray fill cellulose
  - Insulate attic
- Doors and Windows - $7,500 *(only includes repair of existing)*
  - Repair and paint historic windows
  - Repair existing historic door

TOTAL - $115,283 (max $15,000)

The applicant is also requesting funding for the cost of permits ($4,100) and a 10% contingency ($14,187). Permits are not eligible for funding through the Historic Preservation Fund.

The total cost estimate for all of the work is **$160,160.**

Request to Exceed Grant Maximum

The applicant is requesting the entire grant be considered under Resolution No. 2, Series 2012, Section 7(b) which allows for grant amounts to exceed the $20,000 limitation when there is a "showing of extraordinary circumstances" and applicant matches "at least one hundred percent (%100) of the amount of the grant". The applicant is proposing a 100% match of the grant and the applicant has provided a letter outlining how they believe the request meets the "extraordinary circumstances" criterion. According to the applicant, the typical cost for foundation repair can be up to $8,000, but the estimated cost install a new foundation for 721 Grant Avenue is $64,000.

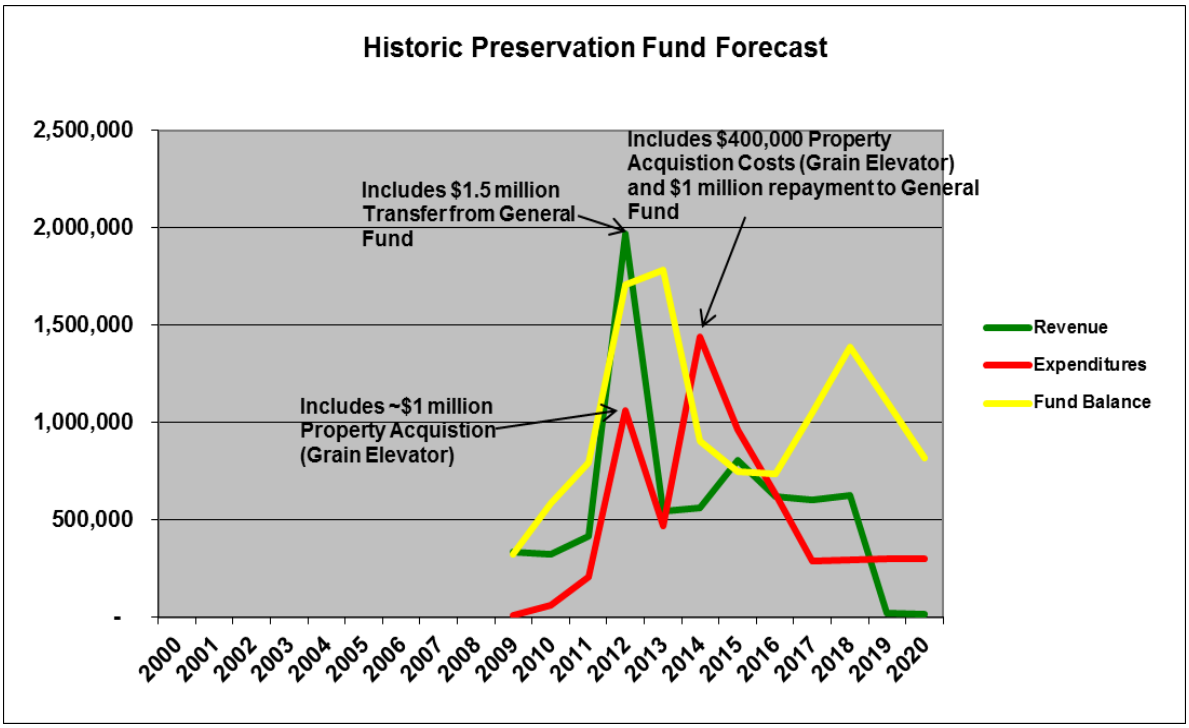
Staff concurs that the foundation cost is an "extraordinary circumstance" because the cost is approximately 8x more than a typical foundation repair. However, staff does not find that any of the other work items meet the "extraordinary circumstances" criterion.

The remaining scope of work is typical of other rehabilitation projects. For these reasons, **staff recommends that the grant be limited to $52,000** ($20,000 grant maximum plus $32,000 grant to cover extraordinary foundation costs (with $32,000 match)). The remaining portions of the project may be eligible for loan funding and staff would encourage the applicant to explore that option in lieu of the full grant request.

FISCAL IMPACT

The applicant's request would have an expenditure of up to $80,080 from the Historic Preservation Fund. Staff's recommendation would be a $52,000 expenditure, or $28,080 less than the applicant's proposal.

The following graph shows estimated Historic Preservation Fund revenues, expenditures and fund balance, not including the requested grant.



The current balance of the HPF is $980,962.26. The 2016 budget includes $307,800 for grants. The current year to date expenditure is $51,559.

RECOMMENDATION:

Landmarking

The structure appears to have maintained significant architectural integrity since being moved to the site in prior to 1909. The overall form has been maintained. The building also has a significant social history. Staff recommends that the house be named for the Louisville Hospital based on its history as a United Mine Workers hospital. Therefore, the staff recommends that the structure be landmarked by approving Resolution No. 7, Series 2016.

Alteration Certificate

The proposed changes to the existing structure, and the proposed new construction, are both compatible with the historic character of the property and comply with the requirements of the LMC. Staff recommends approval of the alteration certificate request by approving Resolution No. 8, Series 2016 with the condition that the new addition be further distinguished from the historic structure.

Grant
The grant request includes rehabilitating the existing structure, including the construction of a new foundation. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. Staff finds the foundation work meets the requirements in Resolution No. 2, Series 2012 to exceed the maximum grant amounts, but the remaining scope of work does not meet the criteria of being an "extraordinary circumstance." Therefore, staff recommends the HPC recommend approval of an alternate grant request of $52,000 ($20,000 grant maximum plus $32,000 grant to cover extraordinary foundation costs (with $32,000 match)) by approving Resolution No. 9, Series 2016.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following documents:

- Resolution No. 7, Series 2016
- Resolution No. 8, Series 2016
- Resolution No. 9, Series 2016
- Landmark Application
- Letter from Applicant
- Social History
- Historic Structure Assessment
- HSA Engineer Letter
- Alteration Certificate Application
- Drawings
- Historic Preservation Fund Application

RESOLUTION NO. 07
SERIES 2016

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE LOCATED ON 721 GRANT AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 721 Grant Avenue, on property legally described as Lot 4 and 5, Block 8, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

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

WHEREAS, 721 Grant Avenue (Louisville Hospital) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its use as a post office, hospital, school and residence; and

WHEREAS, the Louisville Hospital has architectural significance because it represents the commercial Italianate style of early 20th century Louisville and

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

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

The application to landmark the Louisville Hospital be approved for the following reasons:

1. Architectural integrity of the overall form and window openings.
2. Association as the United Mine Workers hospital.

PASSED AND ADOPTED this _____ day of _____, 2016.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 08
SERIES 2016

A RESOLUTION APPROVING AN ALTERATION CERTIFICATE FOR THE LOUISVILLE HOSPITAL LOCATED AT 721 GRANT AVENUE FOR EXTERIOR ALTERATIONS AND A REAR ADDITION

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic commercial structure located at 721 Grant Avenue, known as the Louisville Hospital, on property legally described as Lot 4 and 5, Block 8, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate; and

WHEREAS, the proposed scope of work, outlined in the staff report on October 17, 2016, meets the criteria of Louisville Municipal Code Section 15.36.120 and are historically compatible and do not detract from the historic character of the structure; and

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

The application for an alteration certificate for the Louisville Hospital be approved as described in the staff report dated October 17, 2016 with the following conditions:

1. The architectural features of the new addition will be redesigned to further differentiate it from the historic structure per Section 15.36.120(C)(8)(i) of the Louisville Municipal Code.

PASSED AND ADOPTED this _____ day of _____, 2016.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 09
SERIES 2016

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR THE LOUISVILLE HOSPITAL LOCATED AT 721 GRANT AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Louisville Hospital, a historic residential structure located at 721 Grant Avenue, on property legally described as Lot 4 and 5, Block 8, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

WHEREAS, the foundation work being requested for the Louisville Hospital is found to be an extraordinary circumstance and eligible for funding beyond the maximum grant amounts as outlined in City Council Resolution No. 2, Series 2012; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Louisville Hospital, which is to be landmarked by the City;

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Louisville Hospital, in the amount of **$52,000**.

PASSED AND ADOPTED this _____ day of _____, 2016.

_____
Lynda Haley, Chairperson

City of Louisville
COLORADO • SINCE 1878

Landmark Designation Nomination Form

APRIL 2014

As you complete this form, please be aware it will become part of the meeting packet for the Historic Preservation Commission and Louisville City Council, as well as being available for public viewing on the City's web site.

DATE: Sept. 20, 2016

LANDMARK APPLICATION TYPE:

☒ Individual Site/Building Landmark ☐ Historic District

NOMINATION MADE BY:

☒ Owner ☐ City Council
☐ Historic Preservation Commission ☐ Third Party

Name: Caleb & Katie Dickinson
Address: 721 Grant Ave.
Phone: 303-495-8219 Email calebdickinson@gmail.com
Relationship to Owner: Owner

LOCATION OF PROPOSED LANDMARK:

Address: 721 Grant Ave.
Property Address
Lots 4-5, Block 8, Pleasant Hill
Legal Description (Lot Number, Block Number, and Subdivision Name)

Property Name (Historic and/or Common, if known). Leave blank if you do not know.

Previous Addresses (if known) Leave blank if you do not know.

OWNER INFORMATION: *(For district applications, please attach separate sheet)*

Name: SAME AS ABOVE
Address:
Phone:

TYPE OF DESIGNATION: *(Individual building or buildings, other structures, landscape feature, archaeological)*

Individual building

BOUNDARIES: (Explain if different than the legal description of the property)

CLASSIFICATION:

Category	Ownership	Status	Present Use	Existing Designation
☒ Building	☐ Public	☒ Occupied	☒ Residential	☐ National Register
☐ Structure	☒ Private	☐ Unoccupied	☐ Commercial	☐ Colorado Register
☐ Site			☐ Educational	
☐ District			☐ Religious	
☐ Object			☐ Agricultural	
			☐ Government	
			☐ Other	

SIGNIFICANCE:

Site/Building is over 50 Years Old and meets one of the following standards

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

☒ **Architectural Significance:**

The property:

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

☒ **Social Significance:**

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

☐ **Geographic or Environmental Significance:**

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

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

HISTORICAL INFORMATION:

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

ARCHITECTURAL and PHYSICAL DESCRIPTION: This section can be left blank if you do not know the information. (Attach a separate sheet if needed)

circa 1893-1900
Construction Date

Unknown/Constructed for Dr. Charles Wolfer
Architect /Builder

Wood-framed with wood siding
Building Materials

Italianate inspired commercial building
Architectural Style

Special Features / Surroundings

Describe any additions or alterations to the property:

Rear flat roof addition (1970's or early 1980's)

Various window and door replacement

Alumn. siding over historic

PHOTOS:

Please include photos of EACH ELEVATION of ALL BUILDINGS and STRUCTURES currently on the property.

If historical photos of the site are available they should also be attached.

ATTACHED

FOR OFFICE USE ONLY

Application Number _____

Date Filed with the Planning Department _____

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

Application ☐ Approved ☐ Denied

HPC Resolution No. ____, Series 20_____,

CC Resolution No. _____, Series 20_____,

Date Recorded _____

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Landmark and Alteration Certifcate Application
October 17, 2016

Existing East Elevation

Existing South Elevation

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Landmark and Alteration Certifcate Application
October 17, 2016

Existing West Elevation

Existing North Elevation

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Landmark and Alteration Certifcate Application
October 17, 2016

Historic Image
circa 1893-1900

Historic Image
circa 1909

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Landmark and Alteration Certifcate Application
October 17, 2016

Historic Image
Undated

Historic Image
Undated

To Whom it may concern,

The restoration and renovation of the Old Louisville Hospital at 721 Grant Ave is a considerable project. This home is roughly 126 years old and has the issues to prove it. It was built on Main Street in 1890 and moved to its current location in 1900. When it was relocated, it was apparently placed on concrete and dirt. There was no foundation poured, no footers and no crawl space. Over the years, the house has dropped in the Southeast corner a significant amount. The interior floors and walls show the extreme movement of that corner. For instance, the floor in the upstairs hallway has a 6 inch drop over a 4 foot span. For this house to be saved and remain standing for another 100 years, there are several things that need to happen.

The home must first be lifted off of the ground or otherwise shored by house movers. Once, lifted and leveled, an excavation team needs to dig underneath the house and retrofit a full foundation that the house can be placed back on when it is completed. There will also be new grading around the home to ensure proper drainage in the future. After the foundation is in place and the house is reset, many repairs including walls, window frames, door frames, floors and ceilings will need to take place. This is an absolutely extraordinary process to undertake. The end result of all of this work will be nearly unnoticeable to the untrained eye. There are several people who have asked me why on earth we would do all of that. The easier and cheaper solution would be to level the home and start over.

This building is simply too important to the history of Louisville to scrape it. It was the post office, the hospital, the home of the Black Diamond newspaper and more. We want this building to exist for the next 100 years. We are prepared to go to great lengths on our part to see this building respected and preserved. The amount of money that we will be putting into this project and the amount of time that we will be displaced during the process is certainly extraordinary and so too is our request for financial assistance from the Historic Preservation Commission.

On top of the extraordinary foundation and leveling work that needs to be done, we are excited to restore the façade to its original look. Taking off all of the aluminum siding to expose the original wood siding is a crucial step in this process. The old siding will need to be repaired, painted and maintained over the coming decades. The newer, wide windows will be replaced with taller, thinner windows to match the look of the original construction. These windows, like the original windows, will be made of wood, which is more expensive and requires more maintenance over time. The modern front door will be replaced with a door that fits the original look as well. The front porch railings and arches will be brought back to the original style, including columns seen in the historic pictures. Additionally, the deck off of the upstairs bedroom, which is in very poor condition, will be removed and replaced in the same spirit as the rest of the work, so that it lasts for decades and looks like the original deck. And finally, the roofing, shingling and gutters will be repaired, reinforced and replaced to protect the home from above and get the water draining away from the foundation properly.

All told, we believe this is one of the most ambitious restoration projects on one of the most significant buildings in our town. For those two reasons, this project requires an extraordinary commitment from the home owner and from the Historic Preservation Fund.

Thank you for your consideration of this grant request. We look forward to partnering with the Commission in this important preservation project.

Caleb and Katie Dickinson

Louisville Historical Museum
October 2011; Updated March 2015

721 Grant Ave. History

Legal Description: Lots 4 and 5, Block 8, Pleasant Hill Addition

Year of Construction: circa 1893-1900

Architect/Builder: Dr. Charles Wolfer had the building constructed on Main Street. The architect is unknown.

Previous address used to refer to this property: 252 Grant; 224 Grant; 234 Grant; 230 Grant. These addresses were used for the property at different times under Louisville's old numbering system, which changed to the current system in the late 1930s.

Summary: The house at 721 Grant is important to Louisville history for a number of reasons: it is one of the many buildings that historically were relocated from one site to another site in the Louisville area, and had an earlier life as a Main Street business and the Louisville Post Office; it was reportedly the location of Louisville's newspaper office; it was used as a hospital operated by the United Mine Workers for area miners (and according to a 1985 survey of the property, "is the one remaining union associated building in Louisville"); and it is believed to have used for elementary school classes prior to becoming a private residence, which it has been for approximately the last ninety years. For many of those years, it was the home of Harry and Doris Jenkins and their six children.

Earliest History as Business Building on Main Street

Many of Louisville's relocated buildings historically came from mine camps at the points when those particular mines were closing, allowing people to acquire prebuilt homes and move them onto their property. However, some buildings were moved for simple reasons of convenience. It appears to have been for reasons of convenience that this building was moved.

The building was originally built on the site of today's 801 Main, which is the location of the State Mercantile Building. This was then the location of the home of Dr. Charles Wolfer and Flora Wolfer and their family. Based on an examination of Sanborn maps from 1893 and 1900, it was between 1893 and

1900 that this two-story structure was added to the right, or north, side of the Wolfer house. Moreover, Historical Museum records show that in December 1894, Wolfer became the Louisville Postmaster. This building next to the Wolfer home was used as the Post Office, although it could have been constructed before it started to have this usage.

Boulder County gives 1900 as the year of construction, but has frequently been found to be in error with respect to dates of construction of Louisville properties. The 1985 architectural survey report gives an estimated construction date of 1890-1900. “Circa 1893-1900” would seem to be the most accurate estimated construction date based on the foregoing evidence from the Sanborn maps.

The following photos show the Wolfer home on the left, and the Post Office building on the right, while these buildings were still located at the northwest corner of Main and Spruce:

Building Moved to Grant Ave.

Meanwhile, the Miners Trading Company, a large brick building used for a general merchandise store at the northwest corner of Pine and Main, was a victim of mining subsidence and it experienced heavy damage in the early 1900s, and was eventually condemned and demolished.

The operators of this store reportedly asked Dr. Wolfer, who was not only a mine company doctor but was also a real estate developer, to build a large store on his property at the corner of Main and Spruce. Wolfer did so, leading to the construction of the State Mercantile Building that still stands on the site today at 801 Main Street. But first, the existing buildings on the site had to be relocated. By all accounts, this happened in 1905. Wolfer purchased the property at what is today the site of the Chamber of Commerce at 901 Main and moved the one-story Wolfer home (in which he also had his medical offices) to that location. The family moved there and the building was later torn down. In addition, Clarence W. Brown purchased from Wolfer the two-story building located at Main and Spruce and moved it to Grant Avenue, onto property at 721 Grant that Brown purchased in 1904 from Orrin Welch.[1]

Clarence W. Brown was a newspaper editor who came to Louisville from Kansas in 1901, bringing with him newspaper equipment and a press. He started the Louisville-based weekly newspaper called *The Black Diamond World* that was reportedly in operation between 1901 and 1909.

According to a handwritten account by a Wolfer daughter, Nelle Wolfer Willis (1890-1976) about 721 Grant:

> Our home was on the corner of Main & Spruce. This two story building was part of it (On North). The Post Office was in the Ground Floor & my Dad was postmaster. To enter the Post Office we went thru a screened porch off the kitchen on the North side. There were sleeping rooms upstairs for us four girls. The stairway went up from Dad & Mother's

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Nelle Wolfer Willis's written account went on to confirm that the Post Office building was moved to Grant Avenue and became the hospital.

Brown used the relocated business building at 721 Grant to publish *The Black Diamond World*.

In 1906, Anson Rudd purchased the property at 721 Grant and continued to operate the newspaper. Nelle Wolfer Willis wrote, referring to the newspaper being at 721 Grant, "While in this building Anson Rudd was editor."

Building Used as Hospital

Next, the building entered another phase, which was to be operated by the Union Labor Hospital Association as a hospital for miners. Property records indicate that during this time, it was still owned by newspaper editor Anson Rudd. The following photos show the hospital located at 721 Grant in 1909. Although there is an open area at the front where windows used to be, the basic structure of the front and the placement of the first floor openings and the windows resemble those of the building as it looked when it was on Main Street. The sections of the building at the left rear are believed to have been added after the move.

[2] Frank Buchheit became an undertaker in Boulder, and in 1904, with six others, formed the Boulder Cemetery Association and started Boulder's Green Mountain Cemetery.

The following advertisement is from the March 5, 1909 *Louisville News* and includes a claim of an X-ray machine along with the statement that the hospital has "the best operating room in Boulder Co":

THE LOUISVILLE HOSPITAL

Louisville, Colo.

Nice private rooms, reasonable rates. Good medical and surgical service. The best operating room in Boulder Co

Special attention paid to Rheumatism, Cancer, Dropsy and Surgical Diseases.

X-RAY APPARATUS FREE

MRS. MAGGIE LEJA, MATRON

All three of these photos of the hospital were taken in 1909, and the Louisville directory for 1910 lists the hospital as a "Miners Hospital" with Dr. "Solominski" as superintendent.

The two doctors in the three photos above have been identified as Dr. Slominski and Dr. Ingram, and the three nurses have been identified as Louisville residents Sarah Hoffmire Sullivan, Mima Hilton, and Nora Moffitt. The identities of the others are unknown. Warsaw-born Dr. Ladislaus Slominski (1852-1926), shown in the photos, was the founder and chief of the Union Labor Hospital Association. This was a national association with the stated goal of building hospitals for members of labor unions. Records indicate that at the time, he was based in Denver, which he had chosen for the national headquarters of the Union Labor Hospital Association. According to the March 18, 1908 *Denver Rocky Mountain News*, this association was formed as a not-for-profit corporation in Denver that year. According to the March 11, 1908 issue of the same newspaper, the plan was for the hospital association to serve union members and to also provide training for nurses "who are to be, as far as possible, daughters of union men."

Conclusive information as to exactly when the hospital was located in the building has not been found. Nelle Wolfer Willis described it as "a short time." Author Carolyn Conarroe, in her book *The Louisville Story*, noted that the building was moved and indicated that it was a hospital from "from about 1905

until at least 1909." It is now believed that the building was probably being used to operate *The Black Diamond World* newspaper in 1905-1908, however. Also, since the Union Labor Hospital Association was not established in Colorado until 1908, it seems unlikely that the hospital in Louisville could have been established earlier than 1908. The only years for which specific evidence has been found of the hospital's operation are 1909 and 1910 (based on the above-mentioned 1909 photos and the directory listing of 1910). More research might uncover the exact months and years in which the hospital was in operation.

It is extremely likely that the miners' strike of 1910-1914 in the Northern Coal Fields of Colorado brought to an end the building's use as a hospital. Beginning in 1910, the union would no longer have been assisting working miners who needed medical care; it was instead leading a strike to encourage working miners to stop working so as to put pressure on the mine companies.

A later owner who purchased the property in 1985 stated her belief that the second floor had been used as an open hospital ward.

Building Used as Residence

Property records show that in 1913, Anson Rudd turned the property at 721 Grant over to the Louisville Bank. By 1921, it was transferred to Ruth Hopkins and it began to be used as single family residence. The 1920 census shows that the Hopkins family was already living on Grant near Spruce at that time, probably at this location because it is indicated that they owned the house, and they did not own any other Louisville property. The household consisted of Ruth Hopkins, age 48; her husband, Owen Hopkins, who was 56 and a mining engineer from Wales; their daughter, Mary, 19; their son, James, 15; Owen's brother-in-law, John Jones, 65; and Owen's sister, Anna Jones, 61. The 1921 directory for Louisville also shows the Hopkins family to be living here.

The following photo of the house shows a woman and child. It may have been taken at around this time, but is undated:

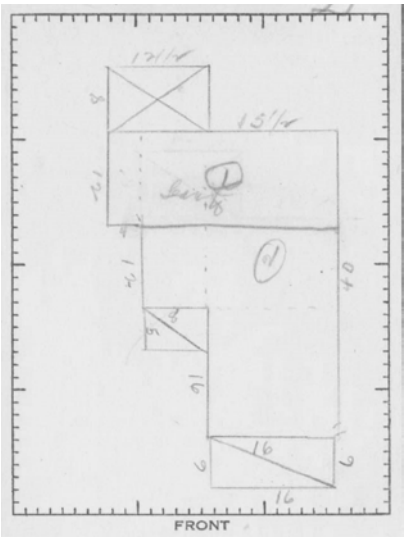
In 1923, Ruth Hopkins sold 721 Grant to Cleora Malaby, a widow. Her husband, Samuel Malaby, died the same year. She was born in Wisconsin in 1864, and records indicate that she lived at 721 Grant for nine years, until she sold the house in 1932. She previously worked as a nurse, but at the time of the 1930 census, which shows her living at this location on Grant, her profession was "seamstress," and directories state that she was a librarian at the Louisville Public Library. Cleora Malaby was active in Women of Woodcraft and in the drill team for the Security Benefit Association. Cleora Malaby died in 1935. The following photo shows Malaby outside 721 Grant:

In 1932, Cleora Malaby sold 721 Grant to Doris Jenkins. It would end up being the Harry and Doris Jenkins home for 37 years.

Harry Jenkins (1887-1968) was born in Louisville to Thomas and Jemima Jenkins. In 1920, after the death of his first wife in 1920, he married Doris Manchester (1891-1965). They raised six children at 721 Grant, including two sets of twins. Their children were Marjorie, Mildred, LaVerne, Harry Jr., Nellie, and Nettie. The following photo shows Harry and Doris Jenkins:

Harry Jenkins worked as a miner (starting at the age of 13), as a truck driver, and as a custodian for the Louisville grade school that was located near this house at what is today Memory Square Park. He was also chief of the fire department for a time.

The following photo and ground layout sketch are from the 1948 County Assessor card for the property:



Handwriting on the 1948 card states that the house “Was old PO moved onto lot here.”

In 1969, following the death of Harry Jenkins, the house was sold to George and Margaret Roche, then Thomas and Joanne Stevenson; Sherrill and Lani Chalk; Tommy and Vickie Culp; and then to Michael and Mary Jenkins. In 1985, it was purchased by Connie and James Green, and the Green family owned it until 2010. In 2004, the home was one of five homes on the Louisville Holiday Home Tour. The owners since 2010 are James Caleb and Katherine Dickinson.

In 1985, 721 Grant was one of a number of buildings in Louisville surveyed for the Colorado Historical Society. The report stated that the building was moved from Front or Main Street and that it had been a printing office, hospital, and site of elementary school classes, and noted: “This is one structure

associated with the union movement in Louisville that reached its peak of power by 1914. . . . It is the one remaining union associated building in Louisville."

The 1985 survey report gave the following architectural description: "This frame structure has two stories with an Italianate Vernacular Façade. The foundation is concrete with a stairstep footprint. The windows and doors are in their original location but are not original. The roofs are hipped and gabled with minor cornice trim. The two rear additions have shed roofs. The landscaping is heavy with many large trees." The report also noted that there were two back additions, one being a porch, and that the "shed roof over the patio added at a more recent time (after siding added)."

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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.

BPS

HISTORIC BUILDING CONDITION ASSESSMENT
OF
721 GRANT AVENUE, LOUISVILLE, COLORADO

Prepared For:
James Caleb and Katherine Dickinson
721 Grant Avenue
Louisville CO, 80027

Prepared By:
Phillip Barlow, **Historic Preservation Consultant**
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Evaluated on March 26, 2015

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Introduction

Study Summary

This study was conducted to assess the current condition of the property and assign preservation priorities to ensure that rehabilitation funds are spent on the most appropriate items. The property was inspected visually and through non-destructive means to identify maintenance items. There may be hidden issues that were not noticed, and it is recommended that any budget include a contingency percentage to deal with unforeseen circumstances.

The property was inspected on the afternoon of March the 26th by Phillip Barlow of BPS, LLC: Consulting Division. The temperature was moderate and the sky was clear. The house was shown to Mr. Barlow by owners James Caleb and Katherine Dickinson who provided installation dates and other information.

The property was found to be fundamentally sound with a few items in the high priority category, notably including a new roof and modifications to site drainage. The home retains integrity of form following its move to Grant Avenue and a unique street appearance that adds to the character of Louisville. Original materials include at least some siding underneath the replacement siding, and windows on each elevation.

Developmental History

HISTORICAL BACKGROUND AND CONTEXT

This history was written by Bridget Bacon, Museum Coordinator for the Louisville History Museum as part of the landmarking application for this property.

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado

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Legal Description: Lots 4 and 5, Block 8, Pleasant Hill Addition

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The building was originally built on the site of today's 801 Main, which is the location of the State Mercantile Building. This was then the location of the home of Dr. Charles Wolfer and Flora Wolfer and their family. Based on an examination of Sanborn maps from 1893 and 1900, it was between 1893 and 1900 that this two-story structure was added to the right, or north, side of the Wolfer house. Moreover, Historical Museum records show that in December 1894, Wolfer became the Louisville Postmaster. This building next to the Wolfer home was used as the Post Office, although it could have been constructed before it started to have this usage.

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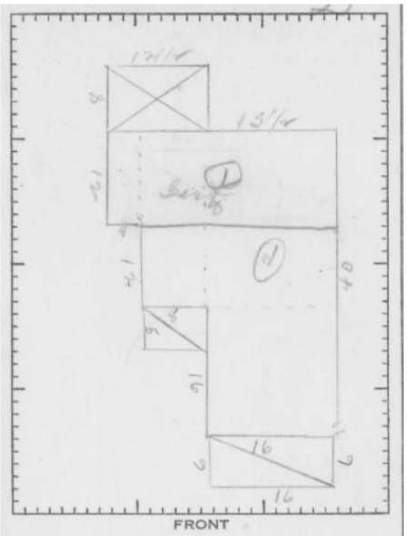

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Physical Description

721 Grant is a two-story wood frame building that projects a rectangular mass to the street with stepped additions on the south elevation. The buildings history as a Main Street storefront is referenced on the east, street facing elevation, with a open porch with arched openings in place of a glass store window and a second story sited directly over the porch to create the full height wall typically associated with 19th century Italianate inspired commercial structures. The primary roof is hipped with asphalt shingles and overhanging eaves that would have originally been supported by brackets, but are currently unornamented.

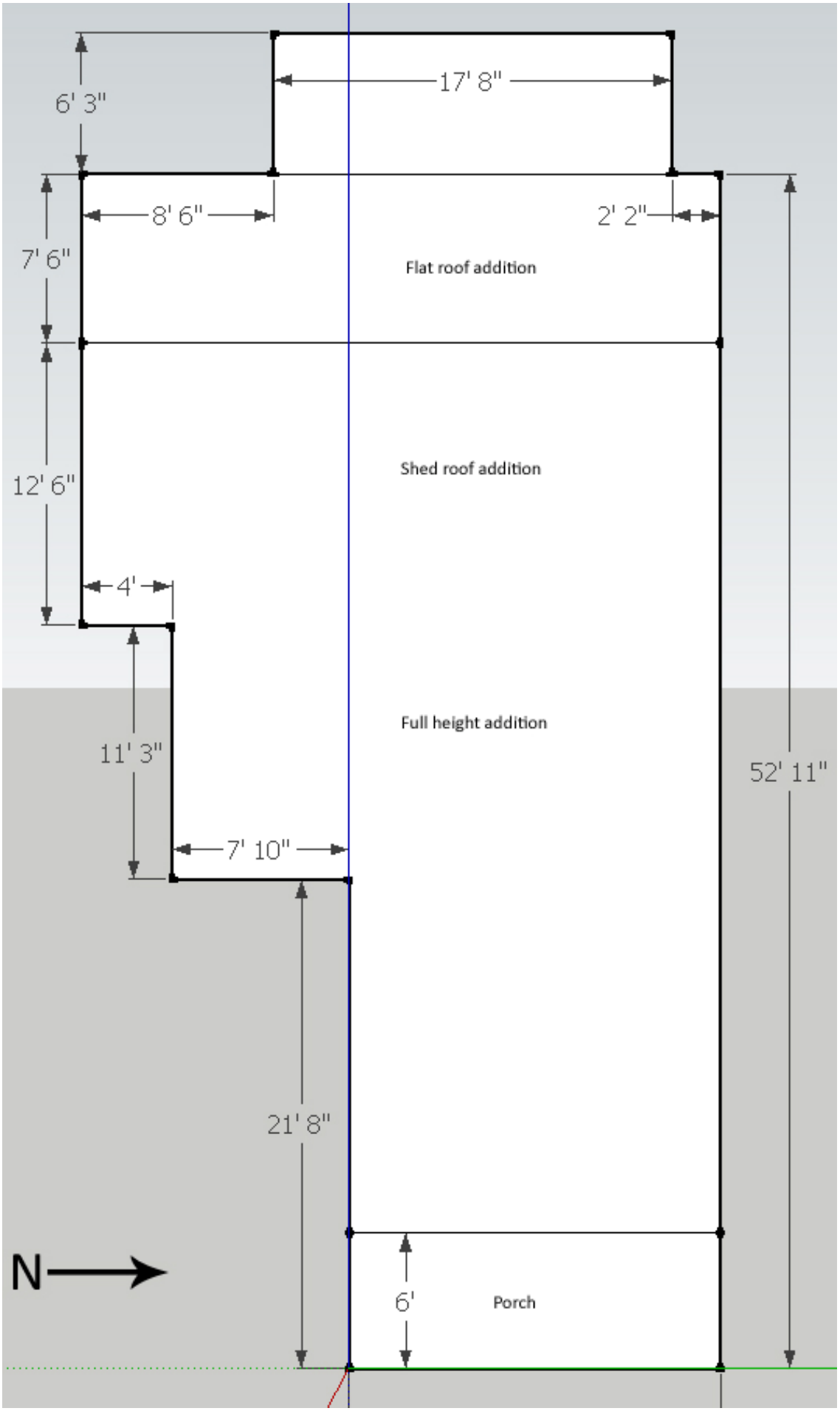
The original form of the building where it was originally constructed on Main Street appears to be the prominent rectangular block that is closest to Grant Street. The full height addition with hipped roof and shed roof addition to the rear are likely added on after the building was moved and began use as a hospital. The flat roofed addition to the far rear appears to be a recent alteration and does not share the roofing or siding found on the older portions of the home.

The original block of the home and the full height and shed roof additions are sheathed in fibrous clapboard siding with a wide reveal. The siding was not tested for asbestos, but it appears to be of a vintage and appearance that would indicate that this testing would be necessary before any alterations were planned. At the first wall intersection of the original block and the full height addition a second story porch exists in the same location as indicated by historic photographs, although the materials the porch are composed of appear to be more recent replacements.

There is a mix of original and replacement windows on the home, although it is difficult to determine if the older windows are indeed original or if they were added during one of the previous alterations to the building. The style and construction of the older wood windows does indicate that if they were not in fact original, that they were added during one of the other periods of historic significance. All of the exterior entrance doors have been replaced except for the second story door that leads to the balcony, which appears to be historic.

The foundation appears to be concrete with a sloped edge on the perimeter of the building to help divert water away. There is a small excavated crawl space to the rear of the home, but the majority of the original block is over a crawl space that is too small to access.

The flat roof addition to the far rear of the home appears to have been hastily constructed with paneling products, dimensional lumber to act as a type of half-timbering, and Plexiglas sheets in lieu of windows. The original siding of the home can be seen when standing in this room and is documented in the report.


6' 3"
17' 8"
8' 6"
2' 2"
7' 6"
Flat roof addition
Shed roof addition
12' 6"
4'
Full height addition
11' 3"
52' 11"
7' 10"
21' 8"
N
6'
Porch

Current Conditions and Work Recommendations

Historic Preservation Objectives

The Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS 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.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [1]

[1] National Park Service. *Standards for Rehabilitation*. Website http://www.cr.nps.gov/hps/tps/standards/rehabilitation.htm

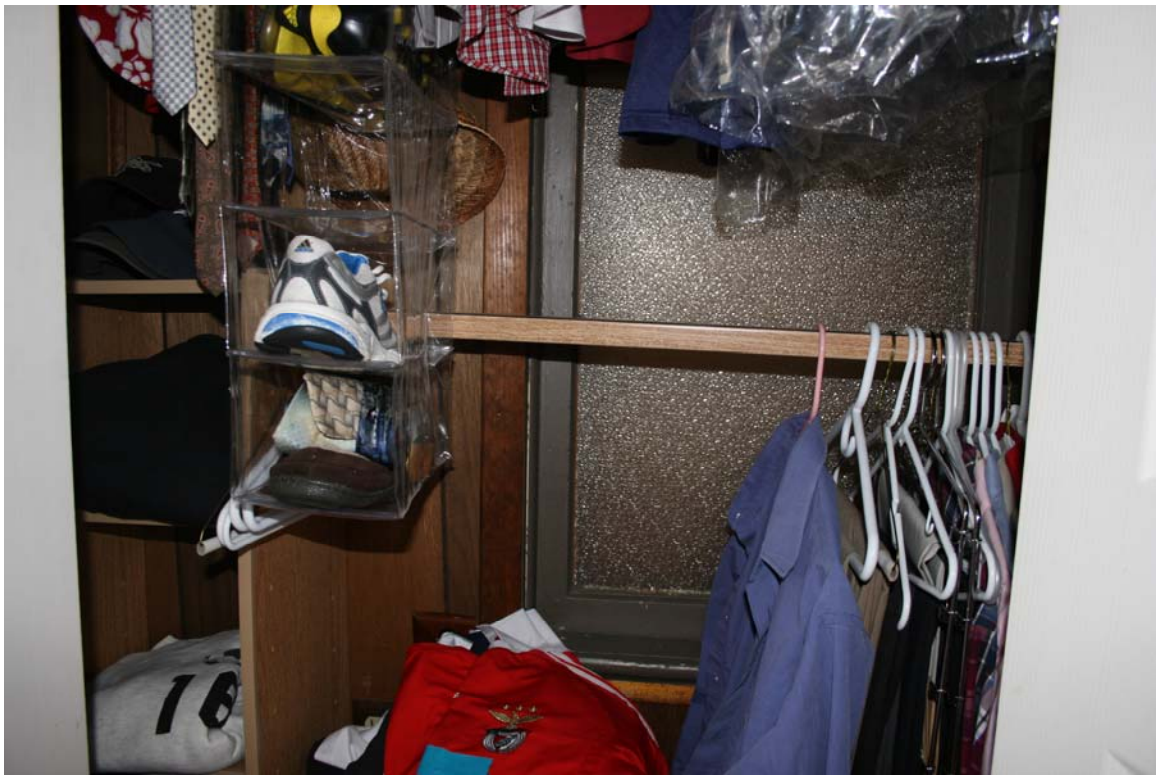
Exterior:

The 1948 County Assessor card photo for the property shows narrow clapboards and pilaster detailing on the posts on the front porch, indicating that the current fiber and metal siding was added during a subsequent owner, likely in the 1969 to 1985 period. The original siding can still be seen on the rear of the home inside of the flat roof addition, and in areas where the siding has pulled back. It is unknown how much of the original material siding or decorative elements remain on the front of the house. A window that is on the south elevation in what is now the master bedroom closet is still in place, but is covered by siding.

Original siding is still visible beneath the fiber and metal siding

Original siding as seen in the flat roof rear addition

Approximate location of master bedroom closet window



Window inside master bedroom closet

Intersection between shed roof addition and flat roof addition on the north elevation should be sealed flush to the exterior

Balcony in historic location, but constructed in modern materials

Recommendations:

- The existing siding is in fair overall condition. The intersection with the flat roof addition in the rear and any open seams should be sealed so that no insects, moisture, or air can infiltrate through these connections
- While not necessarily a recommendation, it appears that the original siding remains underneath the current siding, which makes restoration of the exterior appearance feasible.
- The painted wood on the balcony is peeling and exhibits signs of exposure to excessive moisture. This location likely receives a short amount of daylight exposure, so keeping leaves and other debris off of the decking will help it to dry off more rapidly. The loose paint should be scraped, the bare wood sanded and primed, and a high quality paint applied.

Site and Drainage

When the building was moved from Main Street it appears to have been sited on a concrete foundation with an angled lip that was designed to keep the structure away from ground water. No basement was excavated for the primary original block, so the floor joists for much of the home are only inches away from the ground. Despite the foundation design, the soil around the perimeter is sloped towards the structure in many areas, resulting in pooling water near the base of the house. The yard slopes away from the house towards the street, so drainage is primarily a concern for the rear additions to the home.

South elevation, evidence of negative drainage. Note that the downspout empties at the foundation

North Elevation, evidence of negative drainage

Recommendations:

- Extend downspouts so that they empty 6’ away from the home
- Alter the landscape around the home so that the water is always draining away from the foundation
- Install a French drain on the perimeter to direct excess water away from the foundation
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop and clean out any drainage pathways

Roofing

The roof was evaluated from the ground. For a full in-depth analysis of the flashings and anticipated failure points, please contact a roofing specialist.

The roofing on the majority of the home is an older manufactured shingle type that may contain asbestos. It is recommended that a sample is sent for testing before major roof sheathing repairs or replacement are attempted.

While no active leaking is reported, the sheathing material on the home is at the end of its life span and plans should be made for replacement.

Some sections of the guttering have disconnected or were never installed and other areas appear to be leaking. While planning for the roofing project, repair or replacement of the gutters should also be included in the discussion.

Recommendations:

- If the rear flat roof addition is retained, the roof drainage should be evaluated to determine if the existing pitch is sufficient to adequately clear the roof
- A roofing professional should be consulted for a proposal to replace the roof and repair/replace the gutters
- Testing for hazardous materials should be incorporated into a repair or replacement project
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

Foundation

The existing foundation dates to c.1905 when the building was moved from Main Street. The foundation is concrete and is underneath the original structure and its additions except for the most recent flat-roof addition. Specific details about the depth and thickness of the foundation are difficult to determine due to the lack of access. The foundation appears solid from an exterior inspection. The owners do not report movement or new cracks, so it is assumed that the foundation is sound.

Crawl space under shed roof addition. Best view of the crawl space looking east towards Grant

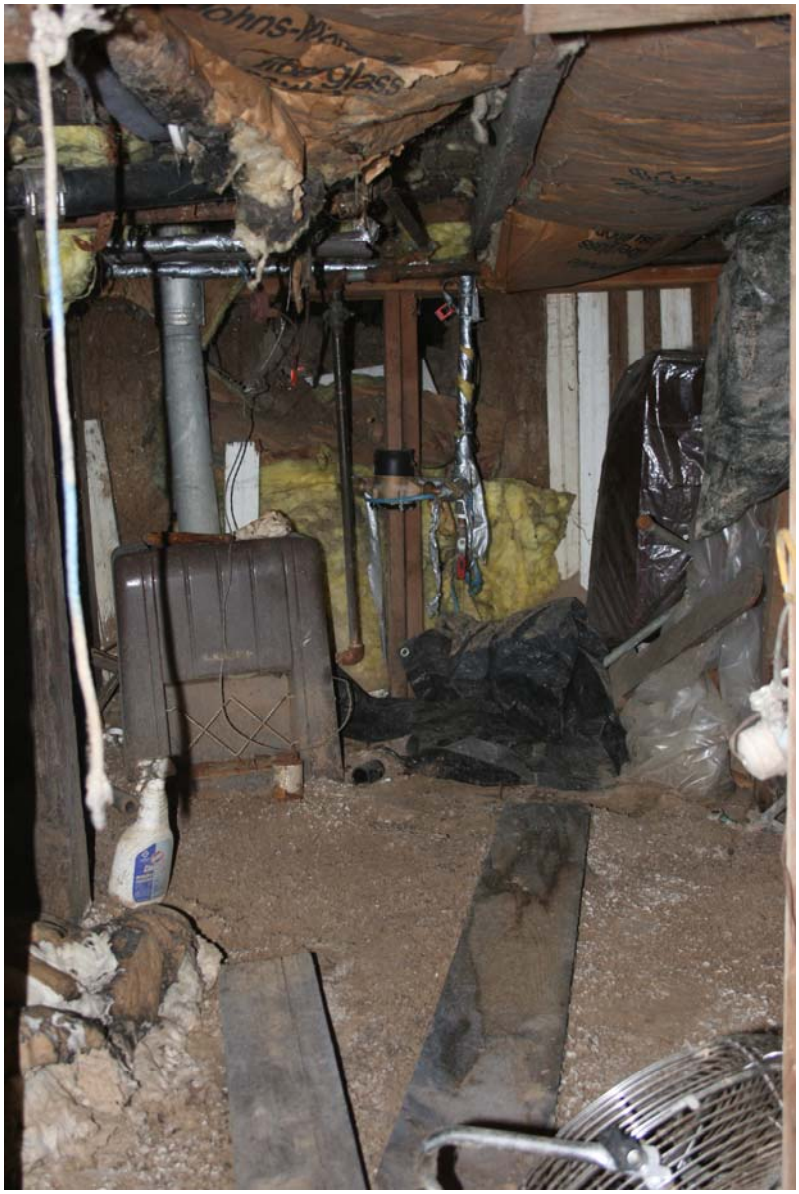
Recommendations:

- Follow recommendations outlined in Site and Drainage to prevent deterioration of the foundation
- Evaluate the house annually to look for any cracks that are developing or settlement issues. If any new cracks are noticed, document them with measurements and photographs to determine if movement is occurring

Interior:

Basement

The basement in the home is limited to a small crawl space under the shed roof addition. Access to this crawl space is through a floor panel in the flat roof addition. The crawl space has a dirt floor with evidence of flooding sometime in recent years. A small furnace is in the crawlspace, presumably to keep the space dry. It is not known if this furnace is still operable. Supporting beams that were added-on are touching the soil in several locations in the crawl space. These may be on concrete pillars that have been covered by flood in-fill. The primary structural members that are visible appear to be in good condition and separate from the soil. The primary purpose of the crawl space is to provide access to plumbing and other supply lines.



Furnace, for underfloor heating and drying

Post in direct contact with soil

Recommendations:

- Remove the furnace and disconnect the gas line as this unit presents a fire hazard
- Achieve ventilation under the crawl space with the use of automated vent fans on the perimeter of the foundation. These can be set to activate when a sensor indicates that relative humidity is too high
- Determine if the support posts were set onto concrete pillars. If they were, excavate excess soil so that the dirt is 6” from the wood. If not, support the joists above, remove the deteriorated portions of the posts, and pour concrete footers
- Follow recommendations outlined in Site and Drainage to prevent moisture from entering the crawl space

Walls, Ceiling, Floors

The interior of this building has been modified many times to accommodate a variety of functions, and as such the interior has very little if any historic materials. The existing materials are in good condition, with no obvious defects noted.

Living room by main entrance

Kitchen, shed roof addition

Recommendations:

- Evaluate the house annually to look for developing cracks, water spots that might indicate a leak, or other items that show deterioration

Windows

There are 11 wood one-over-one spring-pin windows that appear to be original. Four are on the north elevation, three are on the south elevation, two are on the east, street facing elevation, and two are on the west elevation. Each of these windows exhibit deterioration associated with age, including failing paint, missing glazing compound, and moisture related rot, and other issues associated with care, including excess paint which inhibits operation.

Bedroom window, missing putty and frame movement have allowed this gap around the edge of the glass

Bedroom window

Recommendations:

- Upper and lower sash and any associated hardware are removed from the window
- The paint and old glazing compound are stripped from the sash. Glass panes are removed and the sash is evaluated for stability
- If rot or other damage are found then all attempts are made to retain as much of the historic fabric as possible. If appropriate, epoxy is used to replace wood lost to rot. If the damage is more severe, a “dutchman” repair is made, wherein a new piece of wood is spliced into the old.
- Any repairs that require replacement of wood members will replicate the original in appearance and will utilize a species of wood, like Ponderosa Pine and Mahogany, that are naturally resistant to decay
- Any repairs that can be made with epoxy will utilize the Abatron products "Liquidwood" and "WoodEpox"
- Sash are prepped then primed. Note that the edges of the sash and ½ inch on the face are not primed or painted as they are friction surfaces and paint will cause sticking. In addition, by leaving a portion of the sash unpainted, any moisture that comes into the wood has an easy evaporation route
- Any hardware on the windows, including the pulleys, are stripped of any paint, cleaned, and oiled
- Sash are reglazed with glazing compound
- The window sill and jamb are stripped of loose and excessive paint and evaluated for deterioration. Repairs are made using the same principles as described above
- If functional weatherstripping is already in place it will be adjusted and cleaned. If not weather stripping is found then spring bronze will be installed on both sides of the window jamb, and compression bulb installed at the meeting rail and top/bottom rail.

  Spring bronze has been used as weatherstripping for well over a century and has the benefit of being extremely durable while reducing air infiltration. Vinyl compression bulb is installed in kerfs cut at the meeting rail and top/bottom rail of the upper and lower sash.
- Finally, the interior trim and window surround is painted with a brand and color of the owners choosing

Trim/doors

One door appears to date to the historic period, and is located in an upstairs bedroom leading to the balcony. The door has a split in a panel, but otherwise appears to be in good condition. The remainder of the doors and trim in the house does not appear historic, and is in good condition.

Recommendations:

- Strip the paint from the door, epoxy the crack and sand smooth, repaint the door and reinstall

Attic

There is no interior or exterior access to the attic space in the house. Any original access hatch has been covered over in subsequent renovations.

Recommendations:

- In a discrete location, for instance a closet ceiling, cut an access panel into the ceiling so that repairs and inspections are possible. Avoid cutting into a ceiling joist by using a stud finder or looking for nail marks that indicate framing
- Plan that there is little to no insulation in the attic, and add more as needed to achieve R49

HVAC/Electrical/Plumbing

The owners report that the furnace is approximately 3 years old and is operational.
The hot water heater has an energy guide and is operational.
Air conditioning is supplied by a swamp cooler which is installed in the landing window and is operational.
The wiring that was visible during inspection appears to be insulated and appropriate, but attic access may reveal deteriorated knob and tube wiring or other issues. The breaker panel indicates 100 amp service or less, but this should be determined by a qualified electrician

Preservation Priorities

The house was found to be in good overall condition with only a few items that are high priority for repair. The electrical items can pose a shock and/or fire hazard however, so they should be addressed quickly. Water infiltration is the biggest cause of problems in an older home, so "Holding the Line – Controlling unwanted moisture in historic buildings" is attached as a reference.

High Priority:

- Create an access to the attic so that it can be inspected and insulated
- Follow the guidelines in Site and Drainage to prevent water from entering the house
- Replace the roof and repair or replace the gutters
- Address the posts in the crawl space that are directly touching soil
- Seal gaps and cracks on the siding to prevent moisture and insect infiltration

Medium Priority:

- Scrape off loose paint on the exterior and repaint where needed. CHECK FOR A LEAD HAZARD
- Restore deteriorated original windows, including stripping down to bare wood, sanding, painting, replacing the glazing compound, and repairing with epoxy and carpentry splices as needed.
- Maintain storm windows so that they are protecting the window and easy to operate. Keep the weep holes on the bottom open so that condensation can escape
- Clean the gutters at least twice a year to prevent clogs and overflow
- If the space heater in the crawl space is still in use, disconnect and remove to prevent a fire hazard. Cap the gas line

Low Priority:

- Create a maintenance checklist and inspect the property twice a year to catch any developing issues early. Take photographs of suspected issues so that they can be compared over time to determine if a crack or peeling paint is stable or worsening
- Install a ventilation system with temperature and relative humidity monitoring in the crawl space
- Test for Radon, if it has not been done already
- Although not a deterioration concern, it is recommended that an energy audit be conducted to determine how the home is performing in terms of energy efficiency. An audit will be helpful to find any air infiltration problem areas and will help determine where efficiency upgrades will be most effective

Appendix

Holding the Line

Controlling Unwanted Moisture in Historic Buildings

Sharon C. Park, AIA

»Remedial Actions
»How and Where to Look for Damaging Moisture
»Looking for Signs
»Uncovering and Analyzing Moisture Problems
»Transport or Movement of Moisture
»Surveying and Diagnosing Moisture Damage
»Selecting an Appropriate Level of Treatment
»Ongoing Care
»Conclusion
»Reading List
»Glossary

A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

Uncontrolled moisture is the most prevalent cause of deterioration in older and historic buildings. It leads to erosion, corrosion, rot, and ultimately the destruction of materials, finishes, and eventually structural components. Ever-present in our environment, moisture can be *controlled* to provide the differing *levels* of moisture necessary for human comfort as well as the longevity of historic building materials, furnishings, and museum collections. The challenge to building owners and preservation professionals alike is to understand the patterns of moisture movement in order to better manage it-not to try to eliminate it. There is never a single answer to a moisture problem. Diagnosis and treatment will always differ depending on where the building is located, climatic and soil conditions, ground water effects, and local traditions in building construction.

Remedial Actions within an Historic Preservation Context

In this Brief, advice about controlling the sources of unwanted moisture is provided within a preservation context based on philosophical principles contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* Following the Standards means significant materials and features that contribute to the historic character of the building should be preserved, not damaged during remedial treatment.

Applying a waterproof coating to an above-ground masonry wall can trap moisture underneath, causing further damage to the historic material. Photo: NPS files.

It also means that physical treatments should be reversible, whenever possible. The majority of treatments for moisture management in this Brief stress preservation maintenance for materials, effective drainage of troublesome ground moisture, and improved interior ventilation.

The Brief encourages a systematic approach for evaluating moisture problems which, in some cases, can be undertaken by a building owner. Because the source of moisture can be elusive, it may be necessary to consult with historic preservation professionals prior to starting work that would affect historic materials. Architects, engineers, conservators, preservation contractors, and staff of State Historic Preservation Offices (SHPOs) can provide such advice. Regardless of who does the work, however, these are the principles that should guide treatment decisions:

- Avoid remedial treatments without prior careful diagnosis.
- Undertake treatments that protect the historical significance of the resource.
- Address issues of ground-related moisture and rain run-off thoroughly.
- Manage existing moisture conditions before introducing humidified/dehumidified mechanical systems.
- Implement a program of ongoing monitoring and maintenance once moisture is controlled or managed.
- Be aware of significant landscape and archeological resources in areas to be excavated.

Finally, mitigating the effects of catastrophic moisture, such as floods, requires a different approach and will not be addressed in this Brief.

How and Where to Look for Damaging Moisture

Finding, treating, and managing the sources of damaging moisture requires a systematic approach that takes time, patience, and a thorough examination of all aspects of the problem-including a series of variable conditions.Moisture problems may be a direct result of one of these factors or may be attributable to a combination of interdependent variables.

Factors Contributing to Moisture Problems

A variety of simultaneously existing conditions contribute to moisture problems in old buildings. For recurring moisture problems, it may be necessary for the owner or preservation professional to address many, if not all, of the following variables:

- Types of building materials and construction systems
- Type and condition of roof and site drainage systems and their rates of discharge
- Type of soil, moisture content, and surface /subsurface water flow adjacent to building
- Building usage and moisture generated by occupancy

- Condition and absorption rates of materials
- Type, operation, and condition of heating, ventilating, cooling, humidification/ dehumidification, and plumbing systems
- Daily and seasonal changes in sun, prevailing winds, rain, temperature, and relative humidity (inside and outside), as well as seasonal or tidal variations in groundwater levels
- Unusual site conditions or irregularities of construction
- Conditions in affected wall cavities, temperature and relative humidity, and dewpoints
- Amount of air infiltration present in a building
- Adjacent landscape and planting materials

Debris will impede the normal flow of water from the roof's gutter and downspout system to the ground and result in moisture problems. Photo: NPS files.

Diagnosing and treating the cause of moisture problems requires looking at both the localized decay, as well as understanding the performance of the entire building and site. Moisture is notorious for traveling far from the source, and moisture movement within concealed areas of the building construction make accurate diagnosis of the source and path difficult. Obvious deficiencies, such as broken pipes, clogged gutters, or cracked walls that contribute to moisture damage, should always be corrected promptly. For more complicated problems, it may take several months or up to four seasons of monitoring and evaluation to complete a full diagnosis. Rushing to a solution without adequate documentation can often result in the unnecessary removal of historic materials-and worse-the creation of long-term problems associated with an increase, rather than a decrease, in the unwanted moisture.

Looking for Signs

Identifying the type of moisture damage and discovering its source or sources usually involves the human senses of sight, smell, hearing, touch, and taste combined with intuition. Some of the more common signs of visible as well as hidden moisture damage, include:

- Presence of standing water, mold, fungus, or mildew
- Wet stains, eroding surfaces, or efflorescence (salt deposits) on interior and exterior surfaces
- Flaking paint and plaster, peeling wallpaper, or moisture blisters on finished surfaces
- Dank, musty smells in areas of high humidity or poorly ventilated spaces
- Rust and corrosion stains on metal elements, such as anchorage systems and protruding roof nails in the attic
- Cupped, warped, cracked, or rotted wood
- Spalled, cracked masonry or eroded mortar joints
- Faulty roofs and gutters including missing roofing slates, tiles, or shingles and poor condition of flashing or gutters
- Condensation on window and wall surfaces
- Ice dams in gutters, on roofs, or moisture in attics

Uncovering and Analyzing Moisture Problems

Moisture comes from a variety of external sources. Most problems begin as a result of the weather in the form of rain or snow, from high ambient relative humidity, or from high water tables. But some of the most troublesome moisture damage in older buildings may be from internal sources, such as leaking plumbing pipes, components of heating, cooling, and climate control systems, as well as sources related to use or occupancy of the building. In some cases, moisture damage may be the result of poorly designed original

details, such as projecting outriggers in rustic structures that are vulnerable to rotting, and may require special treatment. The five most common sources of unwanted moisture include:

- Above grade exterior moisture entering the building
- Below grade ground moisture entering the building
- Leaking plumbing pipes and mechanical equipment
- Interior moisture from household use and climate control systems
- Water used in maintenance and construction materials.

Above grade exterior moisture generally results from weather related moisture entering through deteriorating materials as a result of deferred maintenance, structural settlement cracks, or damage from high winds or storms.

Damp interior plaster around windows generally indicates moisture has entered from the outside. Photo: NPS files.

Such sources as faulty roofs, cracks in walls, and open joints around window and door openings can be corrected through either repair or limited replacement. Due to their age, historic buildings are notoriously "drafty," allowing rain, wind, and damp air to enter through missing mortar joints; around cracks in windows, doors, and wood siding; and into uninsulated attics. In some cases, excessively absorbent materials, such as soft sandstone, become saturated from rain or gutter overflows, and can allow moisture to dampen interior surfaces. Vines or other vegetative materials allowed to grow directly on building materials without trellis or other framework can cause damage from roots eroding mortar joints and foundations as well as dampness being held against surfaces. In most cases, keeping vegetation off buildings, repairing damaged materials, replacing flashings, rehanging gutters, repairing downspouts, repointing mortar, caulking perimeter joints around windows and doors, and repainting surfaces can alleviate most sources of unwanted exterior moisture from entering a building above grade.

Below grade ground moisture is a major source of unwanted moisture for historic and older buildings. *Proper handling of surface rain run-off is one of the most important measures of controlling unwanted ground moisture.* Rain water is often referred to as "bulk moisture" in areas that receive significant annual rainfalls or infrequent, but heavy, precipitation. For example, a heavy rain of 2" per hour can produce 200 gallons of water from downspout discharge alone for a house during a one hour period. When soil is saturated at the base of the building, the moisture will wet footings and crawl spaces or find its way through cracks in foundation walls and enter into basements. Moisture in saturated basement or foundation walls-also exacerbated by high water tables-will generally rise up within a wall and eventually cause deterioration of the masonry and adjacent wooden structural elements.

A clogged or broken downspout causes the water to pour directly into the ground. NPS files. Photo: NPS files.

Builders traditionally left a working area, known as a builder's trench, around the exterior of a foundation wall. These trenches have been known to increase moisture problems if the infill soil is less than fully compacted or includes rubble backfill, which, in some cases, may act as a reservoir holding damp materials against masonry walls. Broken subsurface pipes or downspout drainage can leak into the builder's trench and dampen walls some distance from the source. Any subsurface penetration of the foundation wall for sewer, water, or other piping also can act as a direct conduit of ground moisture unless these holes are well sealed. A frequently unsuspected, but serious, modern source of ground moisture is a landscape irrigation system set too close to the building. Incorrect placement of sprinkler heads can add a tremendous amount of moisture at the foundation level and on wall surfaces.

The ground, and subsequently the building, will stay much drier by 1) re-directing rain water away from the foundation through sloping grades, 2) capturing and disposing downspout water well away from the building, 3) developing a controlled ground gutter or effective drainage for buildings historically without gutters and downspouts, and 4) reducing splash-back of moisture onto foundation walls. The excavation of foundations and the use of dampproof coatings and footing drains should only be used after the measures of reducing ground moisture listed above have been implemented.

Leaking plumbing pipes and mechanical equipment can cause immediate or long-term damage to historic building interiors. Routine maintenance, repair, or, if necessary, replacement of older plumbing and mechanical equipment are common solutions. Older water and sewer pipes are subject to corrosion over time. Slow leaks at plumbing joints hidden within walls and ceilings can ultimately rot floor boards, stain ceiling plaster, and lead to decay of structural members. Frozen pipes that crack can damage interior finishes. In addition to leaking plumbing pipes, old radiators in some historic buildings have been replaced with water-supplied fan coil units which tend to leak. These heating and cooling units, as well as central air equipment, have overflow and condensation pans that require cyclical maintenance to avoid mold and mildew growth and corrosion blockage of drainage channels. Uninsulated forced-air sheet metal ductwork and cold water pipes in walls and ceilings often allow condensation to form on the cold metal, which then drips and causes bubbling plaster and peeling paint. Careful design and vigilant maintenance, as well as repair and insulating pipes or ductwork, will generally rid the building of these common sources of moisture.

Interior moisture from building use and modern humidified heating and cooling systems can create serious problems. In northern U.S. climates, heated buildings will have winter-time relative humidity levels ranging from 10%-35% Relative Humidity (RH). A house with four occupants generates between 10 and 16 pounds of water a day (approximately 1 ½- 2 gallons) from human residents. Moisture from food preparation, showering, or laundry use will produce condensation on windows in winter climates.

When one area or floor of a building is air-conditioned and another area is not, there is the chance for condensation to occur between the two areas. Most periodic condensation does not create a long-term problem.

If adequate ventilation is installed, damage to interior walls such as this can be prevented. NPS files.Photo: NPS files.

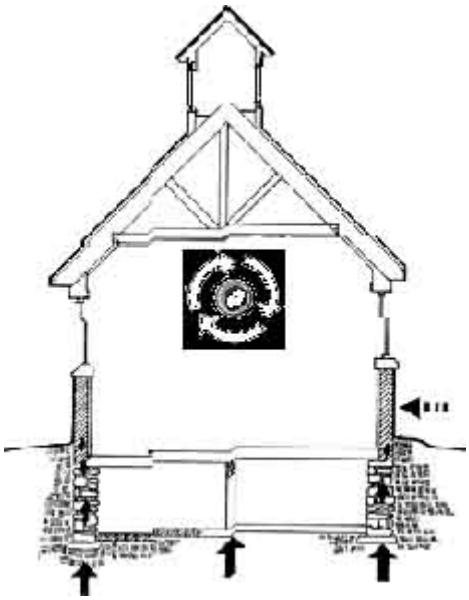
Humidified climate control systems are generally a major problem in museums housed within historic buildings. They produce between 35%-55% RH on average which, as a vapor, will seek to dissipate and equalize with adjacent spaces. Moisture can form on single-glazed windows in winter with exterior temperatures below 30°F and interior temperatures at 70°F with as little as 35% RH. Frequent condensation on interior window surfaces is an indication that moisture is migrating into exterior walls, which can cause long-term damage to historic materials. Materials and wall systems around climate controlled areas

may need to be made of moisture resistant finishes in order to handle the additional moisture in the air. Moist interior conditions in hot and humid climates will generate mold and fungal growth. Unvented mechanical equipment, such as gas stoves, driers, and kerosene heaters, generate large quantities of moisture. It is important to provide adequate ventilation and find a balance between interior temperature, relative humidity, and airflow to avoid interior moisture that can damage historic buildings.

Moisture from maintenance and construction materials can cause damage to adjacent historic materials. Careless use of liquids to wash floors can lead to water seepage through cracks and dislodge adhesives or cup and curl materials. High-pressure power washing of exterior walls and roofing materials can force water into construction joints where it can dislodge mortar, lift roofing tiles, and saturate frame walls and masonry. Replastered or newly plastered interior walls or the construction of new additions attached to historic buildings may hold moisture for months; new plaster, mortar, or concrete should be fully cured before they are painted or finished. The use of materials in projects that have been damaged by moisture *prior* to installation or have too high a moisture content may cause concealed damage.

Transport or Movement of Moisture

Knowing the five most common sources of moisture that cause damage to building materials is the first step in diagnosing moisture problems. But it is also important to understand the basic mechanisms that affect moisture movement in buildings. Moisture transport, or movement, occurs in two states: liquid and vapor. It is directly related to pressure differentials. For example, water in a gaseous or vapor state, as warm moist air, will move from its high pressure area to a lower pressure area where the air is cooler and drier. Liquid water will move as a result of differences in hydrostatic pressure or wind pressure. *It is the pressure differentials that drive the rate of moisture migration in either state.* Because the building materials themselves resist this moisture movement, the rate of movement will depend on two factors: the permeability of the materials when affected by vapor and the absorption rates of materials in contact with liquid.



The dynamic forces that move air and moistue through a building are important to understand, particularly when selecting a treatment to correct a moisture problem. This drawing shows how moisture can invade "inward" from the exterior; "upward" from the ground; and be generated from "within" the interior. All have damaging effects. Drawing: NPS files.

The mechanics, or physics, of moisture movement is complex, but if the driving force is difference in pressure, then an approach to reducing moisture movement and its damage is to reduce the difference in pressure, not to increase it. That is why the treatments discussed in this Brief will look at *managing moisture by draining bulk moisture and ventilating vapor moisture* before setting up new barriers with impermeable coatings or over-pressurized new climate control systems that threaten aging building materials and archaic construction systems.

Three forms of moisture transport are particularly important to understand in regards to historic buildings-*infiltration, capillary action, and vapor diffusion*--remembering, at the same time, that the subject is infinitely complex and, thus, one of continuing scientific study. Buildings were traditionally designed to deal with the movement of air. For example, cupolas and roof lanterns allowed hot air to rise and provided a natural draft to pull air through buildings. Cavity walls in both frame and masonry buildings were constructed to allow moisture to dissipate in the air space between external and internal walls. Radiators were placed in front of windows to keep cold surfaces warm, thereby reducing condensation on these surfaces. Many of these features, however, have been altered over time in an effort to modernize appearances, improve energy efficiency, or accommodate changes in use. The change in use will also affect moisture movement, particularly in commercial and industrial buildings with modern mechanical systems. Therefore, the way a

building handles air and moisture today may be different from that intended by the original builder or architect, and poorly conceived changes may be partially responsible for chronic moisture conditions.

Moisture moves into and through materials as both a visible liquid (capillary action) and as a gaseous vapor (infiltration and vapor diffusion). Moisture from leaks, saturation, rising damp, and condensation can lead to the deterioration of materials and cause an unhealthy environment. Moisture in its solid form, ice, can also cause damage from frozen, cracked water pipes, or split gutter seams or spalled masonry from freeze-thaw action. Moisture from melting ice dams, leaks, and condensation often can travel great distances down walls and along construction surfaces, pipes, or conduits. The amount of moisture and how it deteriorates materials is dependent upon complex forces and variables that must be considered for each situation.

Determining the way moisture is handled by the building is further complicated because each building and site is unique. Water damage from blocked gutters and downspouts can saturate materials on the outside, and high levels of interior moisture can saturate interior materials. Difficult cases may call for technical evaluation by consultants specializing in moisture monitoring and diagnostic evaluation. In other words, it may take a team to effectively evaluate a situation and determine a proper approach to controlling moisture damage in old buildings.

Infiltration is created by wind, temperature gradients (hot air rising), ventilation fan action, and the stack or chimney effect that draws air up into tall vertical spaces. Infiltration as a dynamic force does not actually move liquid water, but is the vehicle by which dampness, as a component of air, finds its way into building materials. Older buildings have a natural air exchange, generally from 1 to 4 changes per hour, which, in turn, may help control moisture by diluting moisture within a building. The tighter the building construction, however, the lower will be the infiltration rate and the natural circulation of air. In the process of infiltration, however, moisture that has entered the building and saturated materials can be drawn in and out of materials, thereby adding to the dampness in the air. Inadequate air circulation where there is excessive moisture (i.e., in a damp basement), accelerates the deterioration of historic materials. To reduce the unwanted moisture that accompanies infiltration, it is best to incorporate maintenance and repair treatments to close joints and weatherstrip windows, while providing controlled air exchanges elsewhere. The worst approach is to seal the building so completely, while limiting fresh air intake, that the building cannot breathe.

Capillary action occurs when moisture in saturated porous building materials, such as masonry, wicks up or travels vertically as it evaporates to the surface. In capillary attraction, liquid in the material is attracted to the solid surface of the pore structure causing it to rise vertically; thus, it is often called "rising damp," particularly when found in conjunction with ground moisture. It should not, however, be confused with moisture that laterally penetrates a foundation wall through cracks and settles in the basement. Not easily controlled, most rising damp comes from high water tables or a constant source under the footing. In cases of damp masonry walls with capillary action, there is usually a whitish stain or horizontal tide mark of efflorescence that seasonally fluctuates about 1- 3 feet above grade where the excess moisture evaporates from the wall. This tide mark is full of salt crystals, that have been drawn from the ground and building materials along with the water, making the masonry even more sensitive to additional moisture absorption from the surrounding air. Capillary migration of moisture may occur in any material with a pore structure where there is a constant or recurring source of moisture. The best approach for dealing with capillary rise in building materials is to reduce the amount of water in contact with historic materials. If that is not possible due to chronically high water tables, it may be necessary to introduce a horizontal damp-proof barrier, such as slate course or a lead or plastic sheet, to stop the vertical rise of moisture. Moisture should not be sealed into the wall with a waterproof coating, such as cement parging or vinyl wall coverings, applied to the inside of damp walls. This will only increase the pressure differential as a vertical barrier and force the capillary action, and its destruction of materials, higher up the wall.

Vapor diffusion is the natural movement of pressurized moisture vapor through porous materials. It is most readily apparent as humidified interior air moves out through walls to a cooler exterior. In a hot and humid climate, the reverse will happen as moist hot air moves into cooler, dryer, air-conditioned, interiors. The movement of the moisture vapor is not a serious problem until the dewpoint temperature is reached and the vapor changes into liquid moisture known as *condensation*. This can occur within a wall or on interior surfaces. Vapor diffusion will be more of a problem for a frame structure with several layers of infill materials within the

frame cavity than a dense masonry structure. Condensation as a result of vapor migration usually takes place on a surface or film, such as paint, where there is a change in permeability.

The installation of climate control systems in historic buildings (mostly museums) that have *not* been properly designed or regulated and that force pressurized damp air to diffuse into perimeter walls is an ongoing concern. These newer systems take constant monitoring and back-up warning systems to avoid moisture damage.

Long-term and undetected condensation or high moisture content can cause serious structural damage as well as an unhealthy environment, heavy with mold and mildew spores. Reducing the interior/exterior pressure differential and the difference between interior and exterior temperature and relative humidity helps control unwanted vapor diffusion. This can sometimes be achieved by reducing interior relative humidity. In some instances, using vapor barriers, such as heavy plastic sheeting laid over damp crawl spaces, can have remarkable success in stopping vapor diffusion from damp ground into buildings. Yet, knowledgeable experts in the field differ regarding the appropriateness of vapor barriers and when and where to use them, as well as the best way to handle natural diffusion in insulated walls.

Adding insulation to historic buildings, particularly in walls of wooden frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier. While insulation has the benefit of increasing the efficiency of heating and cooling by containing temperature controlled air, it does not eliminate surfaces on which damaging moisture can condense. For insulated residential frame structures, the most obvious sign of a moisture diffusion problem is peeling paint on wooden siding, even after careful surface preparation and repainting. Vapor impermeable barriers such as plastic sheeting, or more accurately, *vapor retarders*, in cold and moderate climates generally help slow vapor diffusion where it is not wanted.

In regions where *humidified* climate control systems are installed into insulated frame buildings, it is important to stop *interstitial,* or in-wall, dewpoint condensation. This is very difficult because humidified air can penetrate breaches in the vapor barrier, particularly around electrical outlets. Improperly or incompletely installed retrofit vapor barriers will cause extensive damage to the building, just in the installation process, and will allow trapped condensation to wet the insulation and sheathing boards, corrode metal elements such as wiring cables and metal anchors, and blister paint finishes. Providing a tight wall vapor barrier, as well as a ventilated cavity behind wooden clapboards or siding appears to help insulated frame walls, if the interior relative humidity can be adjusted or monitored to avoid condensation. Correct placement of vapor retarders within building construction will vary by region, building construction, and type of climate control system.

Surveying and Diagnosing Moisture Damage: Key Questions to Ask

It is important for the building to be surveyed first and the evidence and location of suspected moisture damage systematically recorded before undertaking any major work to correct the problem. This will give a baseline from which relative changes in condition can be noted.

When materials become wet, there are specific physical changes that can be detected and noted in a record book or on survey sheets. Every time there is a heavy rain, snow storm, water in the basement, or mechanical systems failure, the owner or consultant should note and record the way moisture is moving, its appearance, and what variables might contribute to the cause. *Standing outside to observe a building in the rain may answer many questions and help trace the movement of water into the building.* Evidence of deteriorating materials that cover more serious moisture damage should also be noted, even if it is not immediately clear what is causing the damage. (For example, water stains on the ceiling may be from leaking pipes, blocked fan coil drainage pans above, or from moisture which has penetrated around a poorly sloped window sill above.) Don't jump to conclusions, but use a systematic approach to help establish an educated theory-or hypothesis-of what is causing the moisture problem or what areas need further investigation.

Surveying moisture damage must be systematic so that relative changes can be noted. Tools for investigating can be as simple as a notebook, sketch plans, binoculars, camera, aluminum foil, smoke pencil, and flashlight. The systematic approach involves looking at buildings from the top down and from the outside to the inside. Photographs, floor plans, site plan, and exterior elevations-even roughly sketched-should be used to indicate all evidence of damp or damaged materials, with notations for musty or poorly ventilated areas. Information might be needed on the absorption and permeability characteristics of the building materials and soils. Exterior drainage patterns should be noted and these base plans referred to on a regular basis in different seasons and in differing types of weather. It is best to start with one method of periodic documentation and to use this same method each time. Because moisture is affected by gravity, many surveys start with the roof and guttering systems and work down through the exterior walls. Any obvious areas of water penetration, damaged surfaces, or staining should be noted. Any recurring damp or stain patterns, both exterior and interior, should also be noted with a commentary on the temperature, weather, and any other facts that may be relevant (driving rains, saturated soil, high interior humidity, recent washing of the building, presence of a lawn watering system, etc.).

The interior should be recorded as well, beginning with the attic and working down to the basement and crawl space. It may be necessary to remove damaged materials selectively in order to trace the path of moisture or to pinpoint a source, such as a leaking pipe in the ceiling. The use of a basic resistance moisture meter, available in many hardware stores, can identify moisture contents of materials and show, over time, if wall surfaces are drying or becoming damper. A smoke pencil can chart air infiltration around windows or draft patterns in interior spaces. For a quick test to determine if a damp basement is caused by saturated walls or is a result of condensation, tape a piece of foil onto a masonry surface and check it after a day or two; if moisture has developed behind the foil, then it is coming from the masonry. If condensation is on the surface of the foil, then moisture is from the air.

Comparing current conditions with previous conditions, historic drawings, photographs, or known alterations may also assist in the final diagnosis. A chronological record, showing improvement or deterioration, should be backed up with photographs or notations as to the changing size, condition, or features of the deterioration and how these changes have been affected by variables of temperature and rainfall. If a condition can be related in time to a particular event, such as efflorescence developing on a chimney after the building is no longer heated, it may be possible to isolate a cause, develop a hypothesis, and then test the hypothesis (by adding some temporary heat), before applying a remedial treatment. If the owner or consultant has access to moisture survey and monitoring equipment such as resistance moisture meters, dewpoint indicators, salt detectors, infrared thermography systems, psychrometer, fiber-optic boroscopes, and miniaturized video cameras, additional quantified data can be incorporated into the survey. If it is necessary to track the wetting and drying of walls over a period of time, deep probes set into walls and in the soil with connector cables to computerized data loggers or the use of long-term recording of hygrothermographs may require a trained specialist. Miniaturized fiber-optic video cameras can record the condition of subsurface drain lines without excavation. It should be noted, however, that *instrumentation, while extremely useful, cannot take the place of careful personal observation and analysis.* Relying on instrumentation alone rarely will give the owner the information needed to fully diagnose a moisture problem. To avoid jumping to a quick-potentially erroneous-conclusion, a series of questions should be asked first. This will help establish a theory or hypothesis that can be tested to increase the chances that a remedial treatment will control or manage existing moisture.

How is water draining around building and site? What is the effectiveness of gutters and downspouts? Are the slopes or grading around foundations adequate? What are the locations of subsurface features such as wells, cisterns, or drainage fields? Are there subsurface drainage pipes (or drainage boots) attached to the downspouts and are they in good working condition? Does the soil retain moisture or allow it to drain freely? Where is the water table? Are there window wells holding rain water? What is the flow rate of area drains around the site (can be tested with a hose for several minutes)? Is the storm piping out to the street sufficient for heavy rains, or does water chronically back up on the site? Has adjacent new construction affected site drainage or water table levels?

How does water/moisture appear to be entering the building? Have all five primary sources of moisture been evaluated? What is the condition of construction materials and are there any obvious areas of deterioration? Did this building have a builder's trench around the foundation that could be holding water against the

exterior walls? Are the interior bearing walls as well as the exterior walls showing evidence of rising damp? Is there evidence of hydrostatic pressure under the basement floor such as water percolating up through cracks? Has there been moisture damage from an ice dam in the last several months? Is damage localized, on one side of the building only, or over a large area?

What are the principal moisture dynamics? Is the moisture condition from liquid or vapor sources? Is the attic moisture a result of vapor diffusion as damp air comes up through the cavity walls from the crawl space or is it from a leaking roof? Is the exterior wall moisture from rising damp with a tide mark or are there uneven spots of dampness from foundation splash back, or other ground moisture conditions? Is there adequate air exchange in the building, particularly in damp areas, such as the basement? Has the height of the water table been established by inserting a long pipe into the ground in order to record the water levels?

How is the interior climate handling moisture? Are there areas in the building that do not appear to be ventilating well and where mold is growing? Are there historic features that once helped the building control air and moisture that can be reactivated, such as operable skylights or windows? Could dewpoint condensation be occurring behind surfaces, since there is often condensation on the windows? Does the building feel unusually damp or smell in an unusual way that suggest the need for further study? Is there evidence of termites, carpenter ants, or other pests attracted to moist conditions? Is a dehumidifier keeping the air dry or is it, in fact, creating a cycle where it is actually drawing moisture through the foundation wall?

Does the moisture problem appear to be intermittent, chronic, or tied to specific events? Are damp conditions occurring within two hours of a heavy rain or is there a delayed reaction? Does rust on most nail heads in the attic indicate a condensation problem? What are the wet patterns that appear on a building wall during and after a rain storm? Is it localized or in large areas? Can these rain patterns be tied to gutter over-flows, faulty flashing, or saturation of absorbent materials? Is a repaired area holding up well over time or is there evidence that moisture is returning? Do moisture meter readings of wall cavities indicate they are wet, suggesting leaks or condensation in the wall?

The owner used long black extender pipes to test a theory that it was faulty roof drainage causing the problem. Photo: NPS files.

Once a hypothesis of the source or sources of the moisture has been developed from observation and recording of data, it is often useful to prove or disprove this hypothesis with interim treatments, and, if necessary, the additional use of instrumentation to verify conditions. For damp basements, test solutions can help determine the cause. For example, surface moisture in low spots should be redirected away from the foundation wall with regrading to determine if basement dampness improves. If there is still a problem, determine if subsurface downspout collection pipes or cast iron boots are not functioning properly. The above grade downspouts can be disconnected and attached to long, flexible extender pipes and redirected away from the foundation. If, after a heavy rain or a simulation using a hose, there is no improvement, look for additional ground moisture sources such as high water tables, hidden cisterns, or leaking water service lines as a cause of moisture in the basement. New data will lead to a new hypothesis that should be tested and verified. *The process of elimination can be frustrating, but is required if a systematic method of diagnosis is to be successful.*

Selecting an Appropriate Level of Treatment

The treatments that follow this section in chart format are divided into levels based on the degree of moisture problems. Level I covers preservation maintenance; Level II focuses on repair using historically compatible

materials and essentially mitigating damaging moisture conditions; and Level III discusses replacement and alteration of materials that permit continued use in a chronically moist environment. It is important to begin with Level I and work through to a manageable treatment as part of the control of moisture problems. Buildings in serious decay will require treatments in Level II, and difficult or unusual site conditions may require more aggressive treatments in Level III. Caution should always be exercised when selecting a treatment. The treatments listed are a guide and not intended to be recommendations for specific projects as the key is always proper diagnosis.

Start with the repair of any obvious deficiencies using sound preservation maintenance. If moisture cannot be managed by maintenance alone, it is important to reduce it by mitigating problems *before* deteriorated historic materials are replaced. Treatments should not remove materials that can be preserved; should not involve extensive excavation unless there is a documented need; and should not include coating buildings with waterproof sealers that can exacerbate an existing problem. Some alteration to historic materials, structural systems, mechanical systems, windows, or finishes may be needed when excessive site moisture cannot be controlled by drainage systems, or in areas prone to floods. These changes, however, should, be sensitive to preserving those materials, features, and finishes that convey the historic character of the building and site.

Level I Preservation Maintenance

Exterior: Apply cyclical maintenance procedures to eliminate rain and moisture infiltration.

Installing ventilating fans can improve damp conditions or reduce cooling loads. Photo: NPS files.

Roofing/ guttering: Make weather-tight and operational; inspect and clean gutters as necessary depending on number of nearby trees, but at least twice a year; inspect roofing at least once a year, preferably spring; replace missing or damaged roofing shingles, slates, or tiles; repair flashing; repair or replace cracked downspouts.

Walls: Repair damaged surface materials; repoint masonry with appropriately formulated mortar; prime and repaint wooden, metal, or masonry elements or surfaces; remove efflorescence from masonry with non-metallic bristle brushes.

Window and door openings: Eliminate cracks or open joints; caulk or repoint around openings or steps; repair or reset weatherstripping; check flashing; repaint, as necessary.

Ground: Apply regular maintenance procedures to eliminate standing water and vegetative threats to building/site.

Grade: Eliminate low spots around building foundations; clean out existing downspout boots twice a year or add extension to leaders to carry moisture away from foundation; do a hose test to verify that surface drains are functioning; reduce moisture used to clean steps and walks; eliminate the use of chlorides to melt ice which can increase freeze/thaw spalling of masonry; check operation of irrigation systems, hose bib leaks, and clearance of air conditioning condensate drain outlets.

Crawl space: Check crawl space for animal infestation, termites, ponding moisture, or high moisture content; check foundation grilles for adequate ventilation; seasonally close grilles when appropriate-in winter, if not needed, or in summer if hot humid air is diffusing into air conditioned space.

Foliage: Keep foliage and vines off buildings; trim overhanging trees to keep debris from gutters and limbs from rubbing against building; remove moisture retaining elements, such as firewood, from foundations.

A vent may be added if there is none. Close grilles in the summer, if hot humid air is getting into air conditioned spaces. Photo: NPS files.

Basements and foundations: Increase ventilation and maintain surfaces to avoid moisture.

Equipment: Check dehumidifiers, sump pump, vent fans, and water detection or alarm systems for proper maintenance as required; check battery back-up twice a year.

Piping/ductwork: Check for condensation on pipes and insulate/seal joints, if necessary.

Interior: Maintain equipment to reduce leaks and interior moisture.

Plumbing pipes: Add insulation to plumbing or radiator pipes located in areas subject to freezing, such as along outside walls, in attics, or in unheated basements.

Mechanical equipment: Check condensation pans and drain lines to keep clear; insulate and seal joints in exposed metal ductwork to avoid drawing in moist air.

Cleaning: Routinely dust and clean surfaces to reduce the amount of water or moist chemicals used to clean building; caulk around tile floor and wall connections; and maintain floor grouts in good condition.

Ventilation: Reduce household-produced moisture, if a problem, by increasing ventilation; vent clothes driers to the outside; install and always use exhaust fans in restrooms, bathrooms, showers, and kitchens, when in use.

Level II Repair and Corrective Action

Exterior: Repair features that have been damaged. Replace an extensively deteriorated feature with a new feature that matches in design, color, texture, and where possible, materials.

Roofing: Repair roofing, parapets and overhangs that have allowed moisture to enter; add ice and water shield membrane to lower 3-4 feet or roofing in cold climates to limit damage from ice dams; increase attic ventilation, if heat and humidity build-up is a problem. Make gutters slope @ 1/8" to the foot. Use professional handbooks to size gutters and reposition, if necessary and appropriate to historic architecture. Add ventilated chimney caps to unused chimneys that collect rain water.

New drainage systems for roof run-off may be installed in order to remove moisture from the base of the building. Photo: NPS files.

Walls: Repair spalled masonry, terra cotta, etc. by selectively installing new masonry units to match; replace rotted clapboards too close to grade and adjust grade or clapboards to achieve adequate clearance; protect or cover open window wells.

Ground: Correct serious ground water problems; capture and dispose of downspout water away from foundation; and control vapor diffusion of crawlspace moisture.

Grade: Re-establish positive sloping of grade; try to obtain 6" of fall in the first 10' surrounding building

foundation; for buildings without gutter systems, regrade and install a positive subsurface collection system with gravel, or waterproof sheeting and perimeter drains; adjust pitch or slope of eave line grade drains or French drains to reduce splash back onto foundation walls; add subsurface drainage boots or extension pipes to take existing downspout water away from building foundation to the greatest extent feasible.

Crawl space: Add polyethylene vapor barrier (heavy construction grade or Mylar) to exposed dirt in crawlspace if monitoring indicates it is needed and there is no rising damp; add ventilation grilles for additional cross ventilation, if determined advisable.

Foundations and Basements: Correct existing high moisture levels, if other means of controlling ground moisture are inadequate.

Mechanical devices: Add interior perimeter drains and sump pump; add dehumidifiers for seasonal control of humidity in confined, unventilated space (but don't create a problem with pulling dampness out of walls); add ventilator fans to improve air flow, but don't use both the dehumidifier and ventilator fan at the same time.

Walls: Remove commentates coatings, if holding rising damp in walls; coat walls with vapor permeable lime based rendering plaster, if damp walls need a sacrificial coating to protect mortar from erosion; add termite shields, if evidence of termites and dampness cannot be controlled.

Framing: *Reinforce existing floor framing weakened by moisture by adding lolly column support and reinforcing joist ends with sistered or parallel supports. Add a vapor impermeable shield, preferably non-ferrous metal, under wood joists coming into contact with moist masonry.*

Interior: Eliminate areas where moisture is leaking or causing a problem

Plumbing*: Replace older pipes and fixtures subject to leaking or overflowing; insulate water pipes subject to condensation.*

Ventilation*: Add exhaust fans and whole house fans to increase air flow through buildings, if areas are damp or need more ventilation to control mold and mildew.*

Climate*: Adjust temperature and relative humidity to manage interior humidity; Correct areas of improperly balanced pressure for HVAC systems that may be causing a moisture problem.*

Level III Replacement / Alterations For Chronically Damp Conditions

Exterior: Undertake exterior rehabilitation work that follows professional repair practices-i.e., replace a deteriorated feature with a new feature to match the existing in design, color, texture, and when possible, materials. In some limited situations, non-historic materials may be necessary in unusually wet areas

Roofs: Add ventilator fans to exhaust roofs but avoid large projecting features whose designs might negatively affect the appearance of the historic roof. When replacing roofs, correct conditions that have caused moisture problems, but keep the overall appearance of the roof; for example, ventilate under wooden shingles, or detail standing seams to avoid buckling and cracking. Be attentive to provide extra protection for internal or built-in gutters by using the best quality materials, flashing, and vapor impermeable connection details.

Walls: If insulation and vapor barriers are added to frame walls, consider maintaining a ventilation channel behind the exterior cladding to avoid peeling and blistering paint occurrences.

Windows: Consider removable exterior storm windows, but allow operation of windows for periodic ventilation of cavity between exterior storm and historic sash. For stained glass windows using protective glazing, use only ventilated storms to avoid condensation as well as heat build-up.

Ground: Control excessive ground moisture. This may require extensive excavations, new drainage systems, and the use of substitute materials. These may include concrete or new sustainable recycled materials for wood in damp areas when they do not impact the historic appearance of the building.

Grade: Excavate and install water collection systems to assist with positive run-off of low lying or difficult areas of moisture drainage; use drainage mats and under finished grade to improve run-off control; consider the use of column plinth blocks or bases that are ventilated or constructed of non-absorbent substitute materials in chronically damp areas. Replace improperly sloped walks; repair non-functioning catch basins and site drains; repair settled areas around steps and other features at grade.

Foundations: Improve performance of foundation walls with damp-proof treatments to stop infiltration or damp course layers to stop rising damp. Some substitute materials may need to be selectively integrated into new features.

Walls: excavate, repoint masonry walls, add footing drains, and waterproof exterior subsurface walls; replace wood sill plates and deteriorated structural foundations with new materials, such as pressure treated wood, to withstand chronic moisture conditions; materials may change, but overall appearance should remain similar. Add dampcourse layer to stop rising damp; avoid chemical injections as these are rarely totally effective, are not reversible, and are often visually intrusive.

Interior: Control the amount of moisture and condensation on the interiors of historic buildings. Most designs for new HVAC systems will be undertaken by mechanical engineers, but systems should be selected that are appropriate to the resource and intended use.

Windows, skylights: Add double and triple glazing, where necessary to control condensation. Avoid new metal sashes or use thermal breaks where prone to heavy condensation.

Mechanical systems: Design new systems to reduce stress on building exterior. This might require insulating and tightening up the building exterior, but provisions must be made for adequate air flow. A new zoned system, with appropriate transition insulation, may be effective in areas with differing climatic needs.

Control devices/Interior spaces: If new climate control systems are added, design back-up controls and monitoring systems to protect from interior moisture damage.

Walls: If partition walls sit on floors that periodically flood, consider spacers or isolation membranes behind baseboards to stop moisture from wicking up through absorbent materials.

Ongoing Care

Once the building has been repaired and the larger moisture issues addressed, it is important to keep a record of additional evidence of moisture problems and *to protect the historic or old building through proper cyclical maintenance*. In some cases, particularly in museum environments, it is critical to monitor areas vulnerable to moisture damage. In a number of historic buildings, in-wall moisture monitors are used to ensure that the moisture purposely generated to keep relative humidity at ranges appropriate to a museum collection does

not migrate into walls and cause deterioration. The potential problem with all systems is the failure of controls, valves, and panels over time. Back-up systems, warning devices, properly trained staff and an emergency plan will help control damage if there is a system failure.

Ongoing maintenance and vigilance to situations that could potentially cause moisture damage must become a routine part of the everyday life of a building. The owner or staff responsible for the upkeep of the building should inspect the property weekly and note any leaks, mustiness, or blocked drains. Again, observing the building during a rain will test whether ground and gutter drainage are working well.

For some buildings a back-up power system may be necessary to keep sump pumps working during storms when electrical power may be lost. For mechanical equipment rooms, condensation pans, basement floors, and laundry areas where early detection of water is important, there are alarms that sound when their sensors come into contact with moisture.

Conclusion

Moisture in old and historic buildings, though difficult to evaluate, can be systematically studied and the appropriate protective measures taken. Much of the documentation and evaluation is based on common sense combined with an understanding of historic building materials, construction technology, and the basics of moisture and air movement. Variables can be evaluated step by step and situations creating direct or secondary moisture damage can generally be corrected. The majority of moisture problems can be mitigated with maintenance, repair, control of ground and roof moisture, and improved ventilation. For more complex situations, however, a thorough diagnosis and an understanding of how the building handles moisture *at present*, can lead to a treatment that solves the problem without damaging the historic resource.

It is usually advantageous to eliminate one potential source of moisture at a time. Simultaneous treatments may set up a new dynamic in the building with its own set of moisture problems. Implementing changes sequentially will allow the owner or preservation professional to track the success of each treatment.

Moisture problems can be intimidating to a building owner who has diligently tried to control them. Keeping a record of evidence of moisture damage, results of diagnostic tests, and remedial treatments, is beneficial to a building's long-term care. The more complete a survey and evaluation, the greater the success in controlling unwanted moisture now and in the future.

Holding the line on unwanted moisture in buildings will be successful if 1) there is constant concern for signs of problems and 2) there is ongoing physical care provided by those who understand the building, site, mechanical systems, and the previous efforts to deal with moisture. For properties with major or difficult-to-diagnose problems, a team approach is often most effective. The owner working with properly trained contractors and consultants can monitor, select, and implement treatments within a preservation context in order to manage moisture and to protect the historic resource.

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Glossary

Air flow/ infiltration: The movement that carries moist air into and through materials. Air flow depends on the difference between indoor and outdoor pressures, wind speed and direction as well as the permeability of materials.

Bulk water: The large quantity of moisture from roof and ground run-off that can enter into a building either above grade or below grade.

Capillary action: The force that moves moisture through the pore structure of materials. Generally referred to as rising damp, moisture at or below the foundation level will rise vertically in a wall to a height at which the rate of evaporation balances the rate at which it can be drawn up by capillary forces.

Condensation: The physical process by which water vapor is transformed into a liquid when the relative humidity of the air reaches 100% and the excess water vapor forms, generally as droplets, on the colder adjacent surface.

Convection: Heat transfer through the atmosphere by a difference in force or air pressure is one type of air transport. Sometimes referred to as the "stack effect," hotter less dense air will rise, colder dense air will fall creating movement of air within a building.

Dewpoint: The temperature at which water vapor condenses when the air is cooled at a constant pressure and constant moisture content.

Diffusion: The movement of water vapor through a material. Diffusion depends on vapor pressure, temperature, relative humidity, and the permeability of a material.

Evaporation: The transformation of liquid into a vapor, generally as a result of rise of temperature, is the opposite of condensation. Moisture in damp soil, such as in a crawl space, can evaporate into the air, raise the relative humidity in that space, and enter the building as a vapor.

Ground moisture: The saturated moisture in the ground as a result of surface run-off and naturally occuring

water tables. Ground moisture can penetrate through cracks and holes in foundation walls or can migrate up from moisture under the foundation base.

Monitoring instrumentation: These devices are generally used for long term diagnostic analysis of a problem, or to measure the performance of a treatment, or to measure changes of conditions or environment. In-wall probes or sensors are often attached to data-loggers which can be down-loaded into computers.

Permeability: A characteristic of porosity of a material generally listed as the rate of diffusion of a pressurized gas through a material. The pore structure of some materials allows them to absorb or adsorb more moisture than other materials. Limestones are generally more permeable than granites.

Relative humidity (RH): Dampness in the air is measured as the percent of water vapor in the air at a specific temperature relative to the amount of water vapor that can be held in a vapor form at that specific temperature.

Survey instrumentation: technical instrumentation that is used on-site to provide quick readings of specific physical conditions. Generally these are hand-held survey instruments, such as moisture, temperature and relative humidity readers, dewpoint sensors, and fiber optic boroscopes.

Acknowledgments

Sharon C. Park, AIA is the Senior Historical Architect, Technical Preservation Services, Heritage Preservation Services Program, National Park Service, Washington, D.C. The author wishes to thank the following individuals and organizations for providing technical review and other assistance in developing this publication: The attendees, speakers, and sponsors of the Diagnosing Moisture in Historic Buildings Symposium held in Washington, DC in 1996 and funded by a grant from the National Center for Preservation Technology and Training, National Park Service ; Hugh C. Miller, FAIA; Michael Henry, AIA, PE, PP; Baird M. Smith, AIA; Ernest A. Conrad, P.E.; William B. Rose; Rebecca Stevens. AIA; Wendy Claire Jessup; Elizabeth Sasser, AIA; Bryan Blundell; George Siekkinen, AIA; Larry D. Dermody; Kimberly A. Konrad; Barbara J. Mangum and the Isabella Stewart Gardner Museum, Boston; Gunston Hall Plantation; Friends of Meridian Hill; Friends of Great Falls Tavern; The National Trust for Historic Preservation; Thomas McGrath, Douglas C. Hicks and The Williamsport Preservation Training Center, NPS; the staff at Heritage Preservation Services, NPS, Charles E. Fisher, Brooks Prueher, Anne E. Grimmer, Antoinette Lee, and especially Kay D. Weeks.This publication has been prepared pursuant to the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Acting Manager, Heritage Preservation Services Program, National Park Service, P.O. Box 37127, Washington, DC 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Copyright photographs included in this publication may not be used to illustrate publications other than as a reference to this Preservation Brief, without permission of the owners. Normal procedures for credit to the authors and the National Park Service are appreciated.

Washington, DC October, 1996

Home page logo: Invasive vegetation on a brick wall. Photo: Richard Wagner, AIA.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments to a broad public.

LOPEZ SMOLENS ASSOCIATES LTD
CONSULTING STRUCTURAL ENGINEERS

September 12, 2016

Caleb Dickenson
721 Grant Ave
Louisville, CO 80027

RE: Limited Structural Observation
721 Grant Ave
Louisville, CO 80027

Engineering Project #J16586

As per your request I observed a limited portion of the above noted residence on Wednesday, September 7, 2016 together with yourself and your architect Peter Stewart.

Our customary procedure in an assignment of this nature (structural observation) is to visit the property and through visual examination of accessible and visible portions of the building determine whether there is evidence to suggest any significant structural irregularities. Further structural analysis and/or testing are undertaken only when warranted by the site observation and specifically requested by the client. Further investigation may reveal conditions, which require modification of the conclusions reached after only a visual examination. Our comments, therefore, will be limited to that which we may observe and/or infer from visible evidence and given information and, therefore, will not cover problems or irregularities which are not visible or cannot be investigated without destructive testing of existing materials in or around the building. Further, our observation will not cover mechanical (heating, cooling, and plumbing facilities), electrical or subsoil condition, or architectural features.

General Description

The residence is a two-story wood frame structure. The rear (western) portion is proposed to be removed and a new addition is proposed to be built. The front (eastern) portion, I was told had been moved to its current location around 1900. It appears from the outside that this eastern portion was placed on a concrete slab likely without a foundation below. You asked Lopez Smolens Associates to observe and comment on the condition of the eastern portion and to later design the western addition.

Site Observations, Comments & Recommendations

The eastern portion of the home appears to be bearing on a 6"+/- thick, likely unreinforced, concrete slab. Several areas of this eastern portion of the home exhibit differential movement of the slab and so are not level by several inches within a room. There appears to have been

2400 CENTRAL AVE A-1 NORTH
BOULDER, CO 80301-2843
(303) 447-2813
(303) 447-2814 FAX

wood floors framed above the slab to create level floor areas. I recommend making openings in these raised floor areas and observing the condition of the slab in these locations. I imagine that because of the noted floor slopes that the slab may be severely cracked and heaved. Without a proper foundation the home is subject to variations in the surface conditions of the soil and will likely heave with frost and changes in moisture content of the soil.

The most long lasting solution would be to temporarily support this portion of the home and dig out and construct new concrete basement foundation walls and then set this portion of the home on the new basement foundation. The new basement could easily be integrated with the proposed addition and would provide proper support for the home and create more living space.

Other solutions could involve placing a new properly designed and reinforced slab on top of the existing slab to help strengthen, level and better support this portion of the home. The condition of the existing slab will need to be fully determined to be able to make further recommendations and to determine whether this solution is workable. Also a venting system similar to a Radon venting system could be installed in one or more areas to draw air from under the existing slab to help keep moisture down under the slab which would help keep the slab more stable and so better support the structure.

Drainage is also very important for keeping the home stable. Water getting into the soils under a home can soften the soils and allow the building to sink under its own weight. Also in expansive soils, water will cause the soils to expand and can heave structures. Many of the gutter downspouts appear to be discharging by the home. The slope of the soil around the home is fairly flat and it appears that water can pool in several locations by the home. Code requires that the soil around a home slope away from the home at 5% for the first 10 feet. That computes to 6 inches of drop in the 10 feet. Along the sides of the home pipes may be helpful to connect to the downspouts to carry the water away from the building and off the property.

The roof structure was not accessible and so was not observed. Many of the older homes that I've observed over the years have small roof rafters that worked historically because the roofs were not insulated and so snow would melt off before accumulating. With current insulation codes snow can accumulate and possibly cause the roof to fail during a heavy snow event. I recommend that the roof framing be investigated so that the roof can be properly designed.

Conclusion

The recommendations as noted above have been made to help strengthen and correct some

existing construction and to minimize future problems. Please note that the above report is based on a relatively short time observation and some information supplied by others. Since portions of the building are not available for observation without destructive testing or investigation, we make no warranty or guarantee with respect to hidden defects or as to the future condition of the building.

This report is understood to be an expression of my professional opinion, which is based on my best knowledge, information and belief. As such it consists neither of a guarantee nor a warranty. Should additional information or unknown conditions be uncovered or made available, Lopez Smolens Associates retains the right to revise and supplement this report accordingly.

Long-term Typical Maintenance

All moisture must be excluded from getting into the building walls, roof, etc. and causing deterioration and subsequent damage, therefore, all existing joints, cracks, etc. should be cleaned and grouted and/or caulked as required. All drainage including roof drainage and site drainage must be positive and drain well away from the building, its foundations, concrete slabs on grade, and soils adjacent to the building's foundation at all times. Water must not be allowed to pool on the property at any time. Irrigation water should also be kept well away from the building's foundations and concrete slabs and minimized in general as much as possible. Please note that typically lawns require less moisture in the spring and in the fall.

Thank you for contacting us. Please call if there are any questions or if we can be of further assistance.

Sincerely,

J16586
9/12/2016
Struc Only

Jonathan Smolens, P.E.

City of Louisville

Alteration Certificate Application

(7/15)

DATE: Sept. 20 2016

Property Address: 721 Grant Ave.
Legal Description (Lot Number, Block Number, and Subdivision):
Lots 4-5, Block 8, Pleasant Hill
Property Name (Landmarked Name, if known):

APPLICANT INFORMATION
Name: Caleb & Katie Dickinson
Address: 721 Grant Ave
Phone: 303-495-8219 Email calebdickinson@gmail.com
Relationship to Owner: Owner

OWNER INFORMATION
Name: SAME AS ABOVE
Address:
Phone:

PROJECT DESCRIPTION (please attach a separate sheet)
Include the following information:

- Site and floor plan drawings showing all proposed exterior alterations
- Specifications describing all proposed exterior alterations
- Elevation drawings including materials, architectural design, and detail. (Photos of examples are encouraged)

While plans do not need to be professionally done, they must be sufficiently detailed to determine if the project meets the criteria. The Historic Preservation Commission may ask for additional information as the Commission feels necessary.

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

FOR OFFICE USE ONLY

Date Filed
Application Number
Date of HPC Sub. Review ☐ No Significant Impact ☐ Referred to HPC
HPC Public Hearing Date ☐ Approved ☐ Denied
Date Alteration Certificate Released

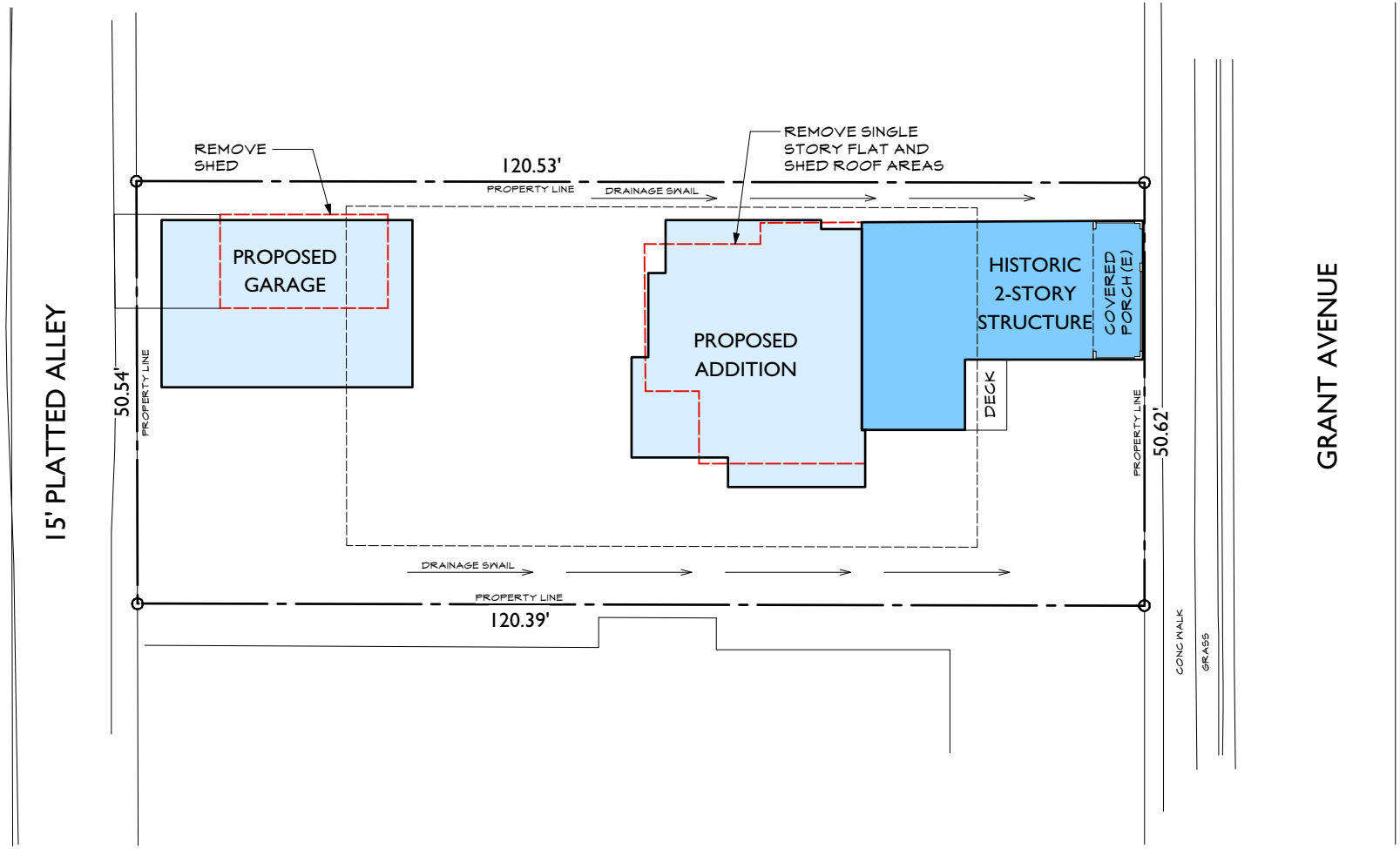
Historic Preservation Commission
Lauren Trice, Planner 749 Main Street Louisville CO 80027
303.335.4594 laurent@louisvilleco.gov www.louisvilleco.gov

Alteration Certificate Process

1) Applicant completes an application for an Alteration Certificate including plans and specifications showing all proposed exterior alterations, including their proposed exterior appearance, with texture, materials, and architectural design and detail.
2) Applicant submits application for an Alteration Certificate to Lauren Trice, Planner.

3)Application Processed by Staff for Historic Preservation Commission including reviewing application and preparing a staff memo to the Historic Preservation Commission
4) A staff person and two (2) randomly selected members of the Commission shall review all applications for landmark alteration certificates for alterations to buildings or special features and shall determine within seven (7) days after a complete application is filed whether or not the proposed work would have a significant impact upon or be potentially detrimental to a landmark site or historic district.
    A) *No significant impact* - If it is determined by both Commission designees that there would be no significant impact or potential detriment, the City shall issue a landmark alteration certificate to the applicant and shall notify the Commission of such issuance.
    B) *Commission referral*. If one of the Commission designees determines that the proposed work would create a significant impact or potential detriment, they shall refer the application to the Commission for a public meeting and begin the legal notification process:
        - Meet legal notification process
            - 15 days notice of Commission public hearing in newspaper
            - Notice by mail to applicant and/or owner of property
6) Historic Preservation Commission holds public hearing no more than 60 days after application submitted. Commission approves or denies request.
7) Applicant may appeal decision to the City Council.

Questions? Please contact Lauren Trice, Planner, at 303-335-4594 or laurent@louisvilleco.gov.



PROPOSED SITE PLAN
1"=20'-0"

N

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-1

DATE:
10-17-16

EXISTING EAST ELEVATION

1/8"=1'-0"

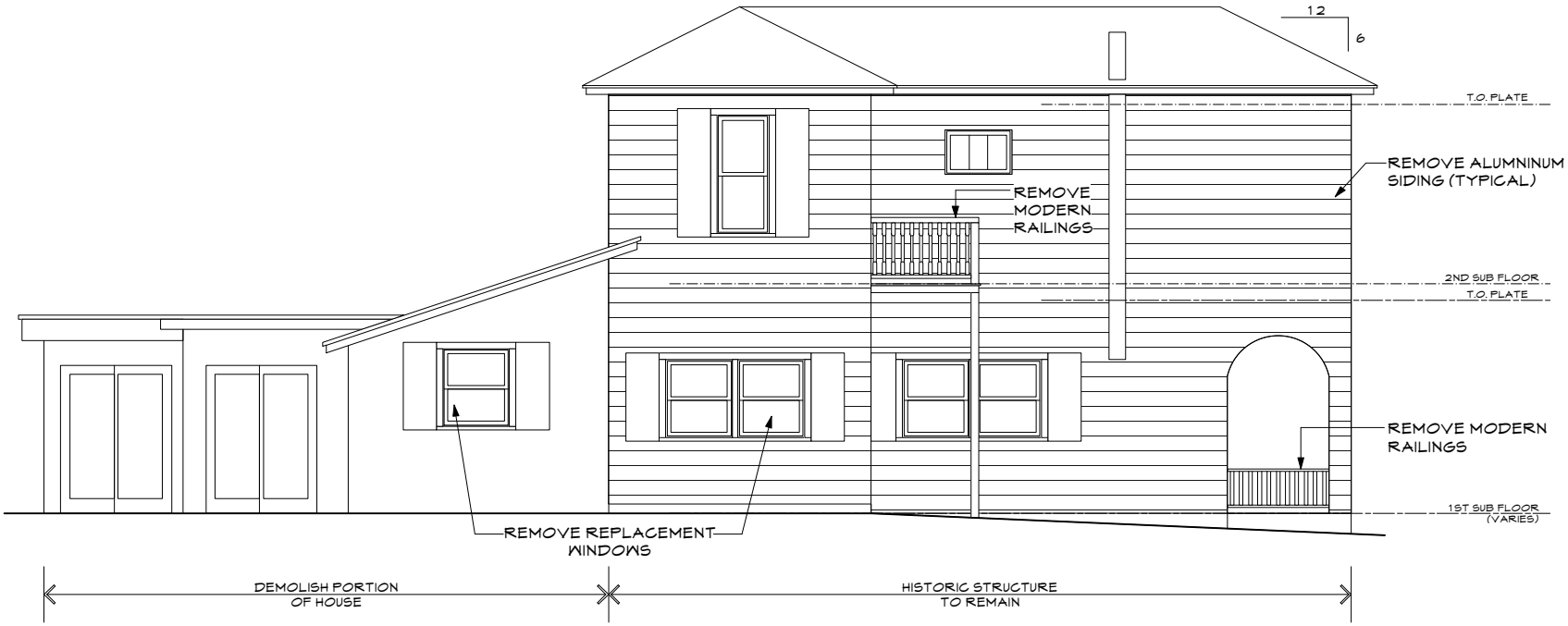
stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-2

DATE:
10-17-16



EXISTING SOUTH ELEVATION

1/8" = 1'-0"

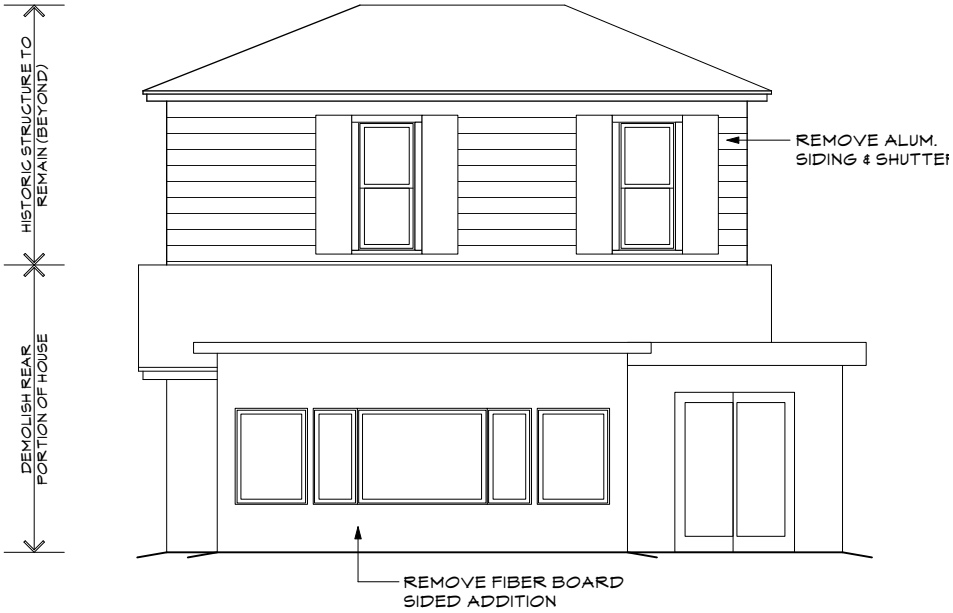
stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-3

DATE:
10-17-16



EXISTING WEST ELEVATION

1/8" = 1'-0"

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

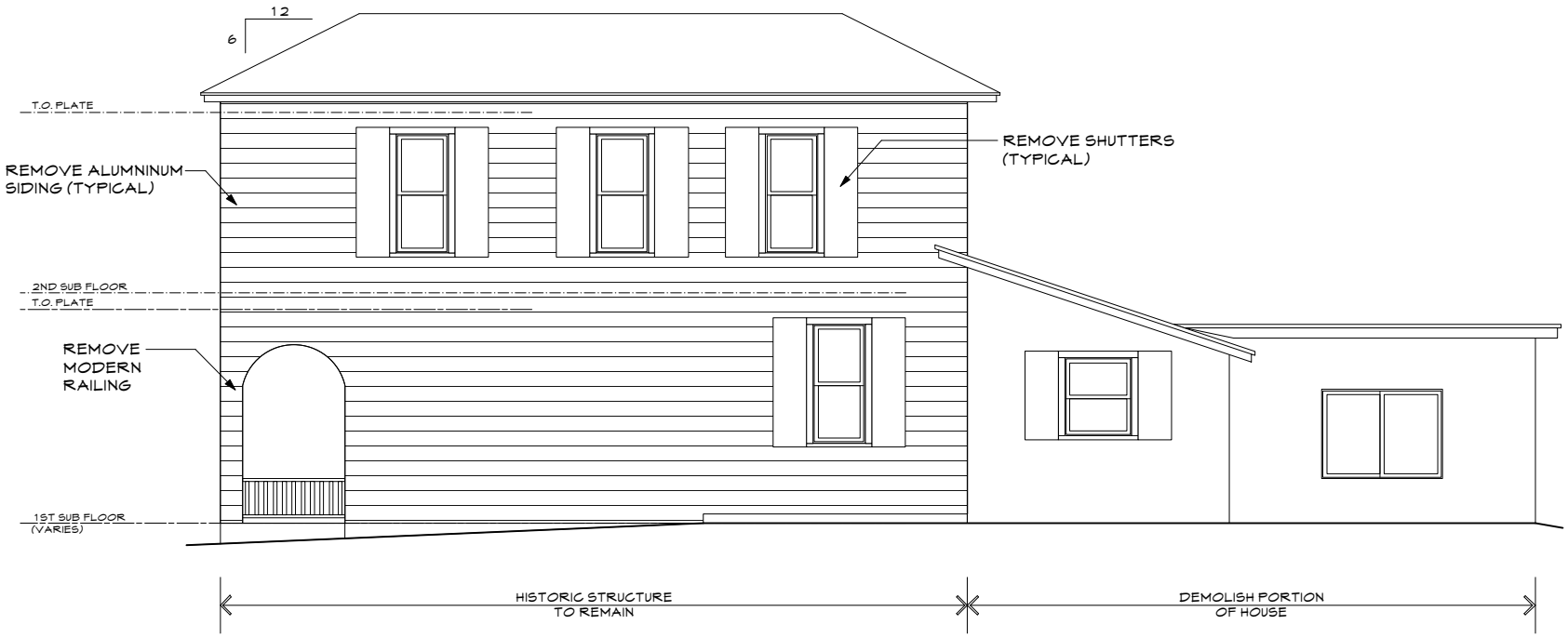
Dickinson Residence

721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-4

DATE:
10-17-16



EXISTING NORTH ELEVATION

1/8" = 1'-0"

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-5

DATE:
10-17-16

HISTORIC STRUCTURE

- D REMOVE ALUMN SIDING. REPAIR HISTORIC WOOD SIDING & TRIM.
- E REMOVE NON-HISTORIC RAILING-NEW RAILING TO MATCH HISTORIC PHOTOS.
- F NEW ASPHALT SHINGLE ROOFING.
- H REMOVE NON-HISTORIC DOORS, REPLACE WITH DOORS TO MATCH HISTORIC PHOTOS.
- H* RESTORE ORIGINAL EXTERIOR DOOR.

HISTORIC IMAGE
NTS

PROPOSED EAST ELEVATION
1/8"=1'-0"

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-6

DATE:
10-17-16

ADDITION
ASPHALT SHINGLE ROOF.
FIBER CEMENT SIDING & PANELS.
PORPORTIONAL WINDOWS.

HISTORIC STRUCTURE
D REMOVE ALUMN SIDING. REPAIR HISTORIC WOOD SIDING & TRIM.
E REMOVE NON-HISTORIC RAILING-NEW RAILING TO MATCH HISTORIC PHOTOS.
F NEW ASPHALT SHINGLE ROOFING.
H REMOVE NON-HISTORIC WINDOWS, NEW WINDOWS OF PROPER PORPORTION.
H* NEW WINDOW IN ORIGINAL OPENING.

PROPOSED SOUTH ELEVATION

1/8"=1'-0"

stewart ARCHITECTURE

1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence

721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-7

DATE: 10-17-16

ADDITION
ASPHALT SHINGLE ROOF.
FIBER CEMENT SIDING & PANELS.
PORPORTIONAL WINDOWS.

PROPOSED WEST ELEVATION

1/8"=1'-0"

stewart ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

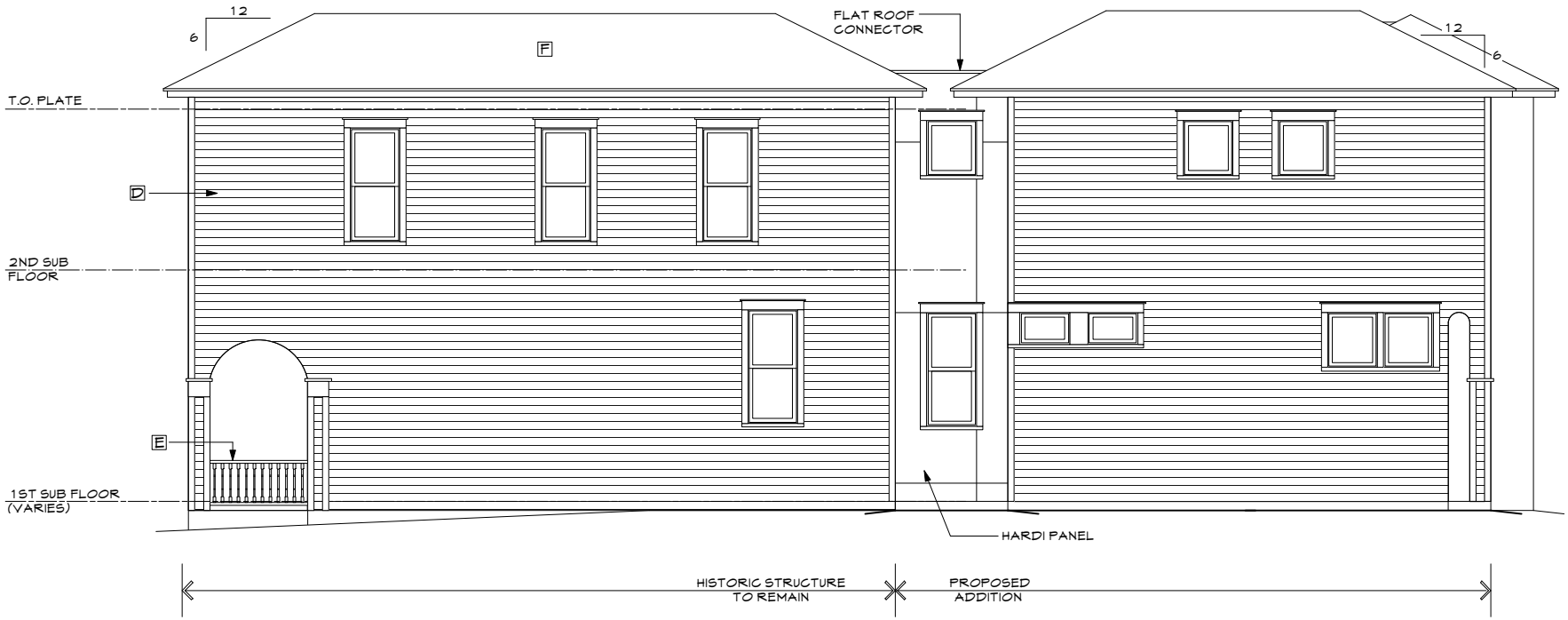
Landmark and Alteration Certificate Application

A-8

DATE:
10-17-16

HISTORIC STRUCTURE
D REMOVE ALUMN SIDING. REPAIR HISTORIC WOOD SIDING & TRIM.
E REMOVE NON-HISTORIC RAILING-NEW RAILING TO MATCH HISTORIC PHOTOS.
F NEW ASPHALT SHINGLE ROOFING.

ADDITION
ASPHALT SHINGLE ROOF.
FIBER CEMENT SIDING & PANELS.
PORPORTIONAL WINDOWS.



PROPOSED NORTH ELEVATION

1/8"=1'-0"

stewart ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

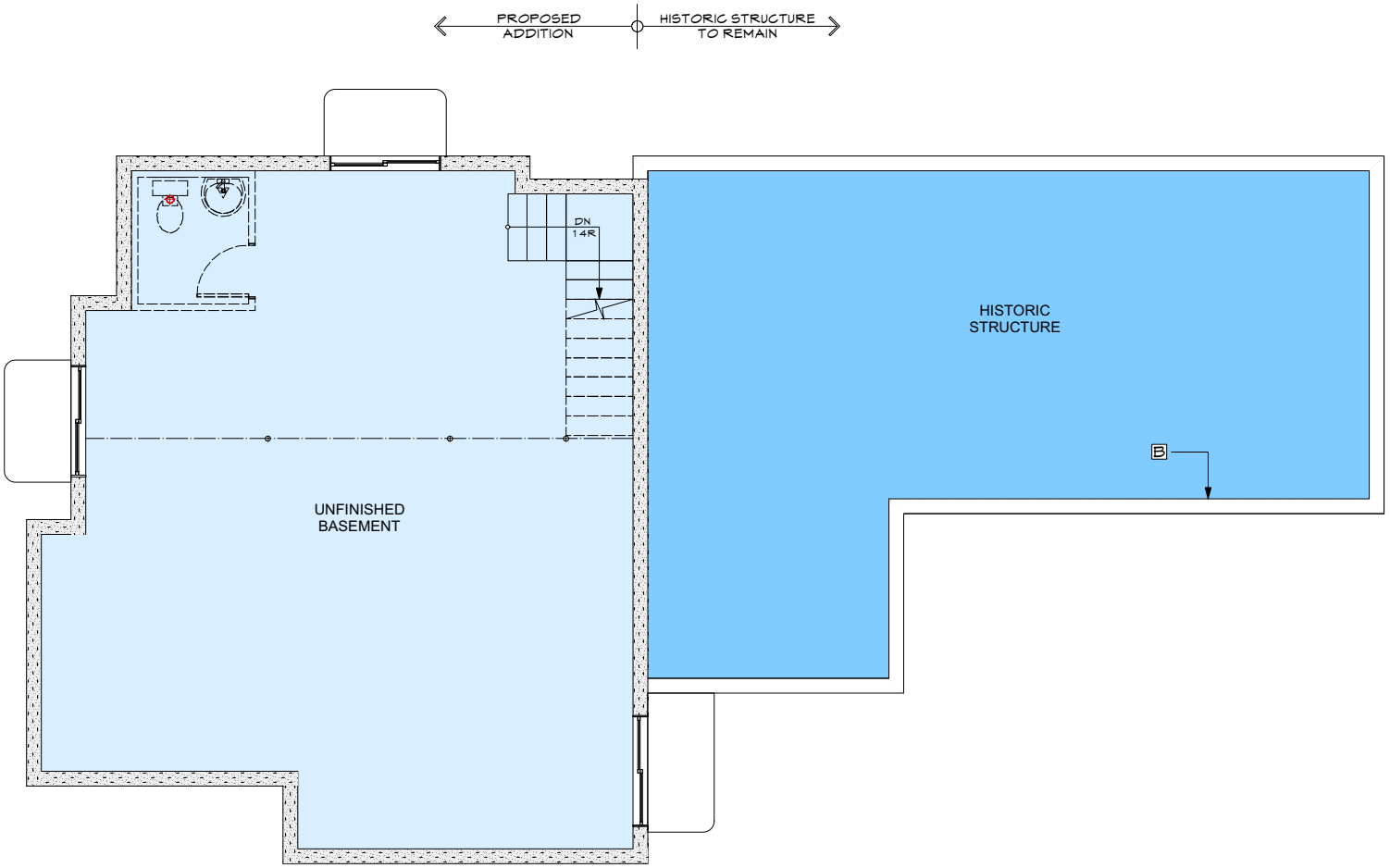
Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-9

DATE:
10-17-16

HISTORIC STRUCTURE
B EXCAVATION AND NEW FOUNDATION WORK.



PROPOSED BASEMENT FLOOR PLAN

1/8"=1'-0"

N

stewart ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

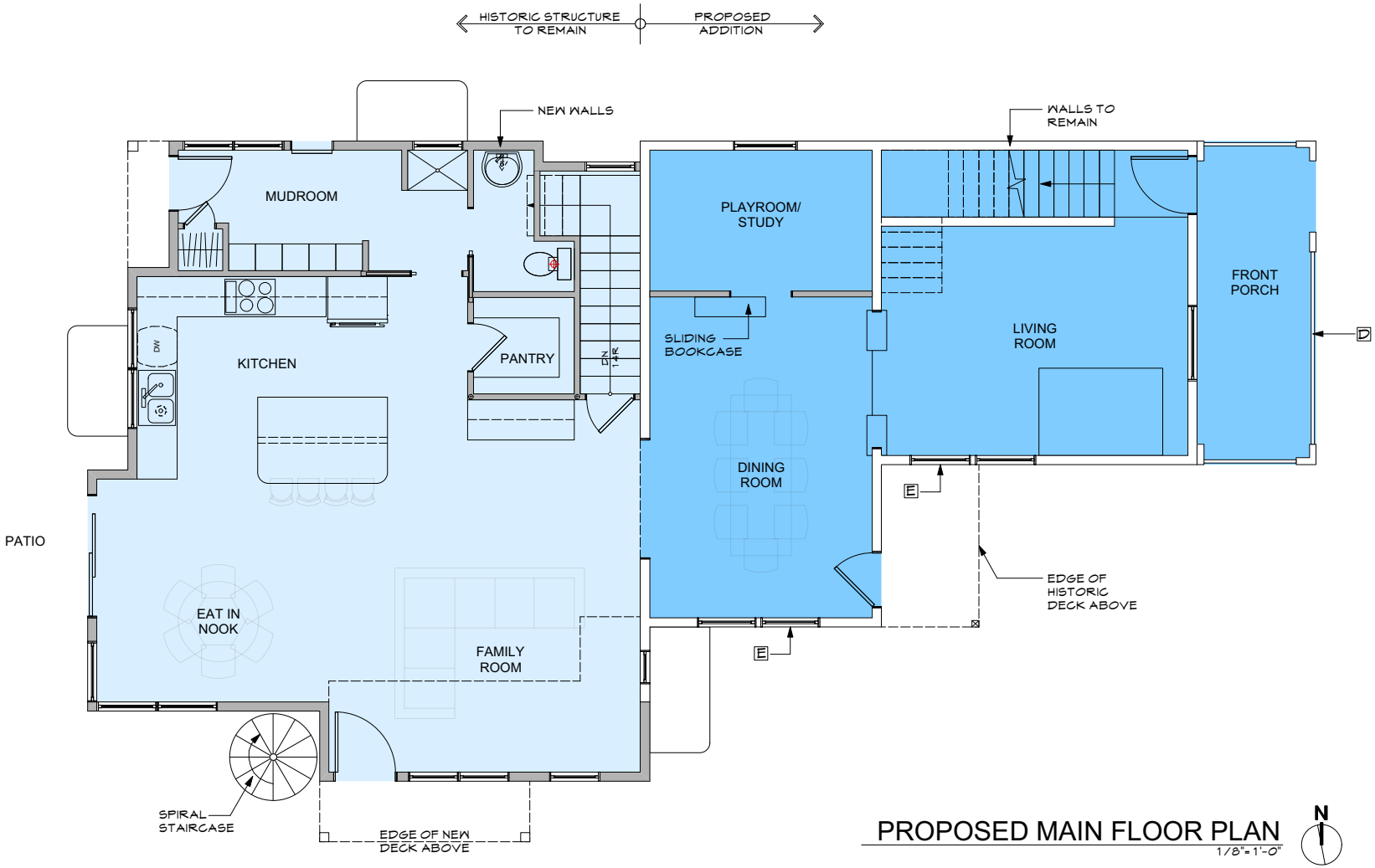
A-10

DATE:
10-17-16

HISTORIC STRUCTURE

D REMOVE NON-HISTORIC RAILING-NEW RAILING TO MATCH HISTORIC PHOTOS.

E REMOVE NON-HISTORIC WINDOWS, NEW WINDOWS OF PROPER PORPORTION.



PROPOSED MAIN FLOOR PLAN

1/8"=1'-0"

N

stewart ARCHITECTURE

1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence

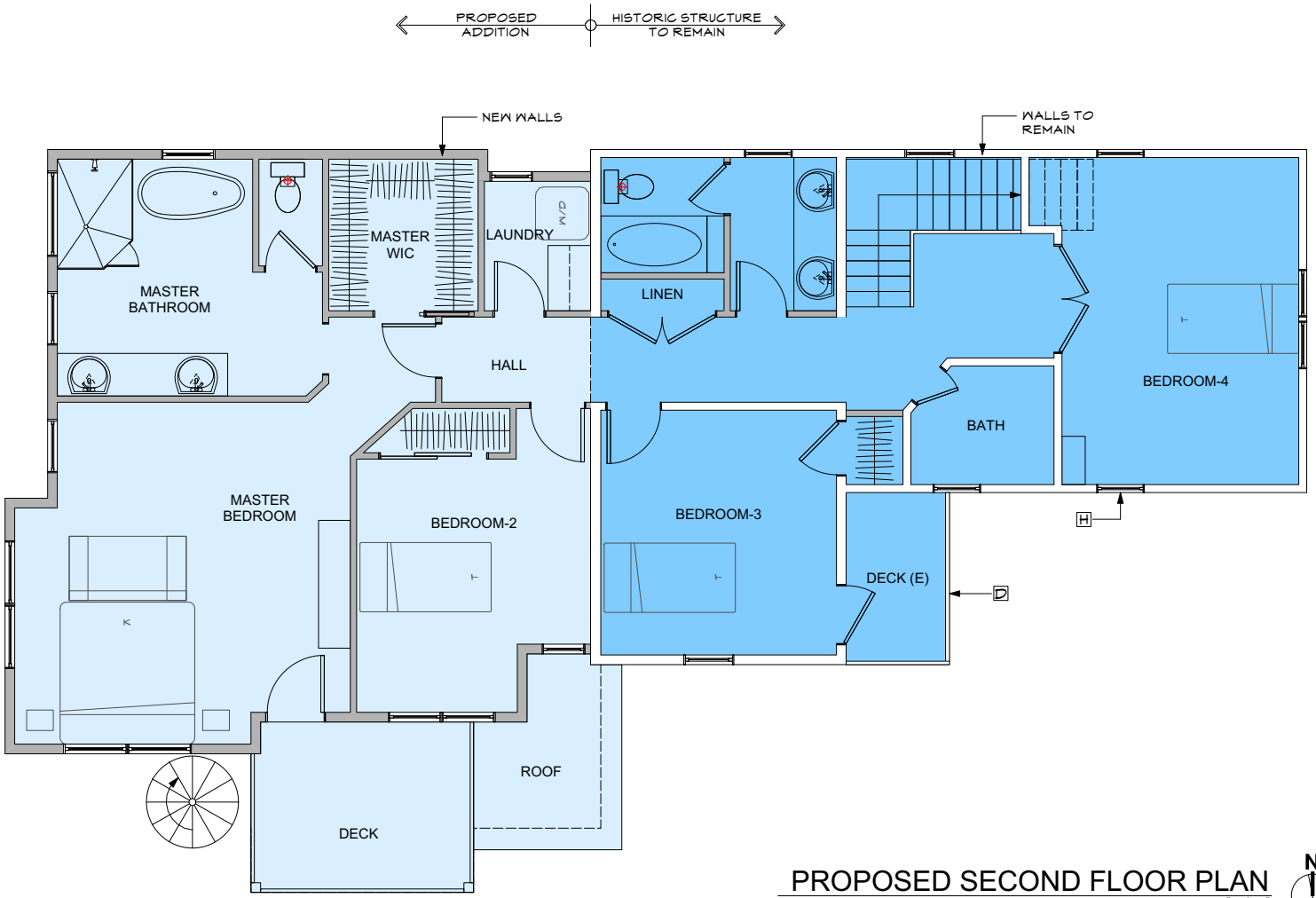
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-11

DATE: 10-17-16

HISTORIC STRUCTURE
D REMOVE NON-HISTORIC RAILING-NEW RAILING TO MATCH HISTORIC PHOTOS.
E NEW WINDOW IN ORIGINAL OPENING.



PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"

N

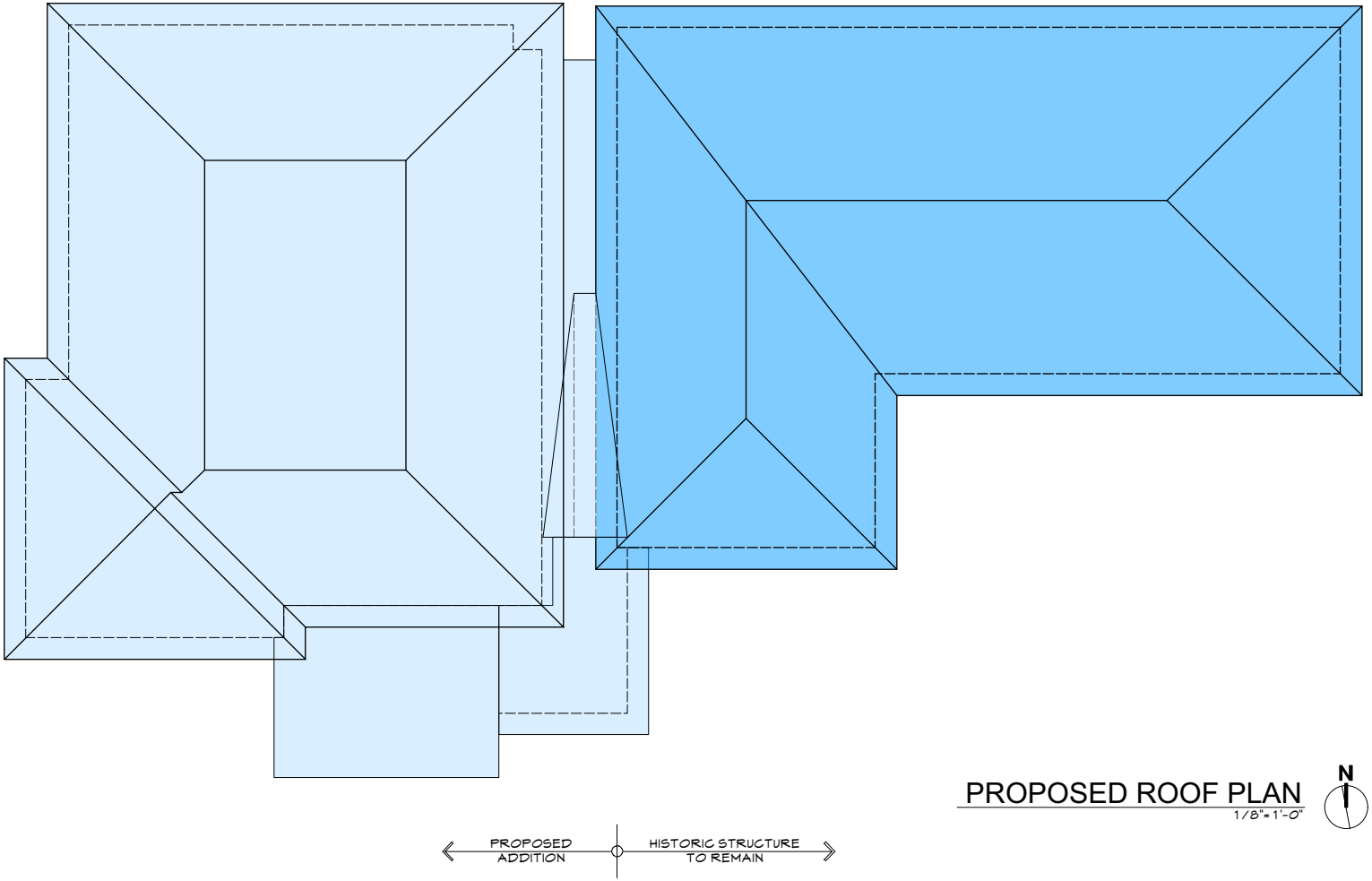
stewart ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-12

DATE:
10-17-16



PROPOSED ROOF PLAN

1/8"=1'-0"

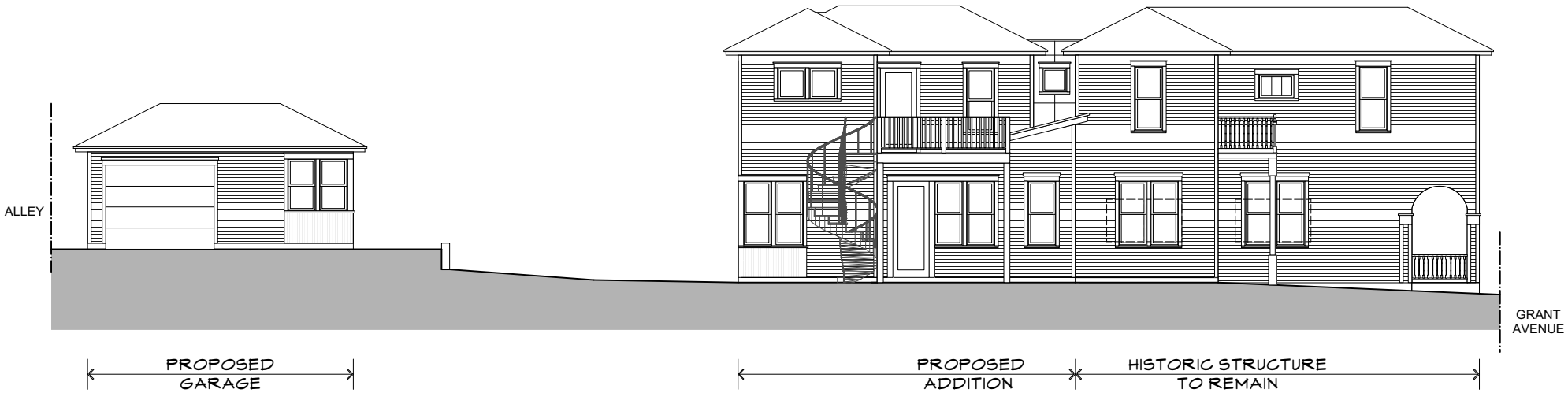
stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-13

DATE:
10-17-16



SOUTH SITE ELEVATION

NTS

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-14

DATE:
10-17-16

PROPOSED 3-D RENDERING

NTS

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
303. 665. 6668 (tel)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027

Landmark and Alteration Certificate Application

A-15

DATE:
10-17-16

City of Louisville
COLORADO • SINCE 1882

Historic Preservation Fund Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: Caleb & Katie Dickinson

b. Mailing Address: 721 Grant Ave.

c. Telephone: 303-495-8219

d. Email: calebdickinson@gmail.com

Applicant/Contact Person (if different than owner)

a. Name: SAME AS ABOVE

b. Mailing Address:

c. Telephone:

d. Email:

2. PROPERTY INFORMATION

a. Address: 721 Grant Ave

b. Year of construction or estimate: 1893 - 1900

C. Is the building designated as a landmark or in an historic district? (local, state, or federal) If so, what is the name of the landmarked property: _____

D. Attach information on the history of the site, including old photos and social history if available.

E. Primary Use of Property (check one): X *Residential*

___*Commercial*

3. PROJECT DESCRIPTION (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

Restoration & Rehabilitation of historic structure

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

Work by qualified general contractor (not yet selected)

c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

Structure is in need of repair - if not repaired it will further degrade. Needs foundation.

The building is significant and important to the community

4. DESCRIPTION OF REHABILITATION

Feature	Description & Condition	Proposed Work
A	**Site- Grading & Drainage:** Negative drainage around house Damaged or missing gutters and downspouts	Install drainage swales New gutters and downspouts
B	**Foundation:** Little to no existing foundation	House shoring/lifting, Excavation, New foundations
C	**Structural Systems:** Moisture damaged rim board or lower wall. Uneven/ various floor levels Roof framing undersized	Repair rim board/ lower wall New or repair floor joists Install roof framing reinforcements
D	**Exterior Walls:** Aluminum non-conforming siding Missing/ covered-over wood trim	Remove aluminum siding Repair, prep & paint historic wood siding
E	**Appurtenances:** Non-conforming railings, balusters and column	New railings, balusters and column to match historic photos
F	**Envelope-Roofing:** Shingle roof at end of service	Re-roof with asphalt shingles
G	**Envelope-Insulation:** No wall or roof insulation	Fill walls with spray fill cellulose Insulate attic
H	**Doors and Windows:** Historic windows in poor condition. Existing replacement windows are not correct proportions. Replacement doors non-conforming	Repair and paint historic windows Remove replacement windows and provide new with correct proportions Repair existing historic door. Remove replacement doors and provide new rail and stile doors
I	**Interior finishes and Plumbing:** Not included (Owners expense)	
J	**Mechanical Systems:** Furnace and water heater at end of service life	Install new furnace and duct work
K	**Electrical Systems:** Panels and overhead service detract from exterior. Interior distribution not to code	Underground service & interior wiring/ distribution Install smoke and CO2 detectors
Other	Building permits Contingency	

5 COST ESTIMATE OF PROPOSED WORK

Please provide a budget that includes accurate estimated costs of your project. Include an itemized breakdown of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor's bid attachment).

Feature	Work to be Funded	Amount of Incentive Sought	Applicant Cost	Total Cost
A.	Grading & Drainage	$ 1,500	$ 1,500	$ 3,000
B.	Foundations	$ 32,000	$ 32,000	$ 64,000
C.	Structural Systems	$ 9,110	$ 9,110	$ 18,220
D.	Exterior Walls	$ 6,480	$ 6,480	$ 12,960
E.	Appurtanences	$ 2,435	$ 2,435	$ 4,870
F.	Envelope- Roofing	$ 2,100	$ 2,100	$ 4,200
G.	Envelope- Insulation	$ 2,702	$ 2,702	$ 5,403
H.	Windows & Doors	$ 6,250	$ 6,250	$ 12,500
I.	Interior Finishes & Plumbing	$ -	$ -	$ -
J.	Mechanical Systems*	$ 6,000	$ 6,000	$ 12,000
K.	Electrical Systems*	$ 2,360	$ 2,360	$ 4,720
	Subtotal	$ 70,937	$ 70,937	$ 141,873
	Permits	$ 2,050	$ 2,050	$ 4,100
	Contengency (10%)	$ 7,094	$ 7,094	$ 14,187
	TOTAL	$ 80,080	$ 80,080	$ 160,160

* *Includes only the portion of the system system serving the historic structure*

Restoration & Rehabilitation Costs
721 Grant Avenue
Oct-17-2016

Estimate of Probable Costs - Worksheet							
Feature/Task		*Quantity*	*Unit*		*Unit Cost*		*Total*
A. Site							
Site Grading- drainage at north & east		1	EA	$	1,800.00	$	1,800
Repair gutters and downspouts		1	EA	$	1,200.00	$	1,200
	Subtotal					$	3,000
B. Foundations							
House shoring/ lifting		1	EA	$	22,000.00	$	22,000
Excavation		1	EA	$	16,000.00	$	16,000
New Foundations		1	EA	$	26,000.00	$	26,000
	Subtotal					$	64,000
C. Structural System							
Rim board repair		1	EA	$	1,500.00	$	1,500
New or repair 1st Floor joists/ subfloor		500	SF	$	24.00	$	12,000
Roof Framing reinforcements		590	SF	$	8.00	$	4,720
	Subtotal					$	18,220
D. Exterior Walls							
Remove alumn. Siding		1620	SF	$	2.00	$	3,240
Repair, prep & paint hist siding & trim		1620	SF	$	6.00	$	9,720
	Subtotal					$	12,960
E. Appurtenances							
Entry Porch Railing		22	LF	$	150.00	$	3,300
Upper porch Columns		1	EA	$	220.00	$	220
Upper porch		9	LF	$	150.00	$	1,350
	Subtotal					$	4,870
F. Envelope- Roofing and Waterproofing							
Roofing		7	SQ	$	600.00	$	4,200
G. Envelope- Insulation							
Insulation- Wall		1080	SF	$	3.50	$	3,780
Insulation- Roof		590	SF	$	2.75	$	1,623
	Subtotal					$	5,403
H. Windows and Doors							
Window - Repair and paint		5	EA	$	1,250.00	$	6,250
Window - New		4	EA	$	800.00	$	3,200
Exterior door- Repair		1	EA	$	1,250.00	$	1,250
Exterior door- New		2	EA	$	900.00	$	1,800
	Subtotal					$	12,500
I. Interior Finishes & Plumbing							
Not included (Owner expense)							

J. Mechanical Systems						
New high efficiency furnace & distribution*	1	EA	$	12,000.00	$	12,000
K. Electrical Systems						
Underground service, interior wiring/ distribution*	1	EA	$	4,200.00	$	4,200
Smoke & CO detectors	8	EA	$	65.00	$	520
Subtotal					$	4,720
Subtotal Construction Costs					**$**	**141,873**
Other						
Permits	1	EA	$	4,100.00	$	4,100
Contingency	10%				$	14,187
Total Costs					**$**	**160,160**

** Includes only portion of system serving the historic structure*

Total Project Cost	**$**

If partial incentive funding were awarded, would you complete your project?

☑ **YES** ☑ **NO**

Scope of preservation work would need to be reduced.

6. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label of each photograph with the address of your property and the feature number.

b. A construction bid if one has been made for your project (recommended).
Cost estimate attached

c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.

7. Assurances

The Applicant hereby agrees and acknowledges that:

A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.

C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.

D. All work approved for grant funding must be completed even if only partially funded through this incentives program.

E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.

F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.

G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.

H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

Signature of Applicant/Owner

9/20/16
Date

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- A

Site Drains Towards Building (South Facade, Looking West)

Site Drains Towards Building (West Facade, Looking East)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- B

Concrete Curb Along South Facade

Floor Joists Under Shed Roof Addition- less than 6" above the earth

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- C

Various Floor Levels at Main Floor
(Floors maybe on framing or furring on grade)

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- D

Existing Alum. Siding

Historic Wood Siding Beneath Alum. Siding

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- E

Modern Railing At Front Porch

Modern Railing Framing and Column At Balcony

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- F

Deteriorated Asphalt Roof Shingle

Dickinson Residence
721 Grant Avenue Louisville, CO 80027
Historic Preservation Fund Application
October 17, 2016

Feature- H

Non-Historic Entry Door

Existing Non- Historic Windows

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

October 17, 2016

ITEM: Case #2016-008-DEMO

APPLICANT AND OWNER: Louisville Gateway, LLC
Mike Jones and Michael Eisenstein
PO Box 270067
Louisville, CO 80027

REPRESENTATIVE: Hartronft Associates
Erik Hartronft
950 Spruce Street, Suite 2A
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 301-333 East Street
LEGAL DESCRIPTION: Lots 1A, 1B, 1C, & C
DATE OF CONSTRUCTION: circa 1907

REQUEST: A request to demolish the structures at 301 East Street.

301 East Street – Looking West

1. Frame structure, circa 1907 (encapsulated in brick post 1987)
2. Concrete block structure, post 1987
3. Wooden chicken coop, date unknown
4. “Boarder” House, constructed pre 1948
5. Stone structure, post 1987

1. *Structure constructed circa 1907 encapsulated in brick post 1987*

2. Concrete block structure, post 1987

3. Wooden chicken coop, date unknown

4. “Boarder” House, constructed pre 1948

5. Stone structure, post 1987

HISTORICAL BACKGROUND:
Information is from Historian Bridget Bacon and is attached to this document.

This was the home of members of the Gelsomino and Annunciata Romano family for 80 years. The structure was 676 square feet in 1948. When Randy Luallin purchased the

property in 1987 he built an addition around the original house, encapsulating it and enlarging it.

301 East Street – 1948 Assessor Card

An additional small building shown on a separate 1948 Assessor card for the property was reported to consist of 288 square feet. It may have been used for boarders.

301 East Street "Boarder House"– 1948 Assessor Card

The following aerial photo from 1962 shows a view looking east, with the Romano compound visible at the top, the railroad tracks crossing in the middle, and the homes of

Mary Romano and Carmen Romano on County Rd. at the bottom:

1962 Aerial of 301 East Street

DEMOLITION REQUEST:
The applicant requests to demolish the structures at 301 East Street as a part of the proposed Clementine Planned Unit Development and Plat. The brick encapsulated structure, "Boarder House", and chicken coop are the only structures on the site constructed prior to 1955. The request is being heard by the full Commission because it is part of a Planned Unit Development (PUD) and Plat application.

ARCHITECTURAL INTEGRITY:
Brick Encapsulated Structure
Based on the 1948 Assessor's photo a hipped-roofed, wood-frame structure was located on the site. The integrity of this 1907 structure was lost when the structure was encapsulated in brick. There is no exterior evidence of the original structure.

Chicken Coop
The shed-roofed, wood frame chicken coop structure is likely older than 1955. There is little information on the structure in order to assess the architectural integrity.

"Boarder" House
The gable-roofed "Boarder" House structure was located on the property in 1948 and has maintained a similar form. It is unclear whether the structure is in the original location. The wood frame building has two door openings. The roof is wood shingles on the north side and asphalt shingles on the south side. A shed roofed addition was added on the north elevation. The structure is in poor condition. The shiplap siding is coming off is several places and the building sits at an angle.

CRITERIA FOR DEMOLITION REVIEW:
The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in Secion 15.36.200(H) of the Louisvillle Municipal Code:

1. *The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;*
2. *The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;*
3. *The reasonable condition of the building; and*
4. *The reasonable projected cost of restoration or repair.*

In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.

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

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

2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*
    a. *Architectural.*

(1) Exhibits distinctive characteristics of a type, period or manner of construction.
(2) A unique example of structure.

b. Social.
(1) Potential to make an important contribution to the knowledge of the area's history or prehistory.
(2) Association with an important event in the area's history.
(3) Association with a notable person(s) or the work of a notable person(s).
(4) A typical example/association with a particular ethnic group.
(5) A unique example of an event in Louisville's history.

c. Geographic/environmental.
(1) Geographically or regionally important.

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

a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
b. Retains original design features, materials and/or character.
c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.
d. Has been accurately reconstructed or restored based on historic documentation.

Staff has found the property has social significance but this alone does not make the property eligible for landmarking:

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*
The property was the home of members of the Gelsomino and Annunciata Romano family for 80 years.

The HPC may release the permit, or place a stay on the application for up to 180 days from the date of date of issuance of the planning department referral, which was September 6, 2016. The stay would expire on March 5, 2017.

Based on the lack of architectural integrity and the condition of the structures, staff recommends the Historic Preservation Commission release the demolition permit.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following supporting documents:

- 301 East Street Social History
- Letter from Randy Luallin
- *See PUD Referral for complete PUD Application*

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
October 2016

301 East St. History

Legal Description: The current description is Lot 2, Clementine Subdivision. Historically, this property had a description common to other area properties in unincorporated Boulder County: part of Sec 8, T1S, R69W. The entire parcel was also known as Tract 707 prior to being subdivided in 1987.

Year of Construction: circa 1907

Summary: This was the home of members of the Gelsomino and Annunciata Romano family for 80 years.

Romano Family Ownership, 1907-1987 (80 years); Discussion of Date of Construction

Peter F. Murphy owned this property and surrounding property. Boulder County property records indicate that the property may have come from the Union Pacific Coal Company, but there is a lack of specificity with respect to the legal description. The deeds show that Peter F. Murphy of Louisville purchased property from Union Pacific in August 1905. He then sold this parcel to George and Annunciata Romano in 1907.

The 1948 Boulder County Assessor card for this property did not give a date of construction. The Boulder County website gives the date of construction as 1900. Boulder County has been found to have sometimes been incorrect with respect to the dates of construction of Louisville buildings, so other evidence is looked to. In this case, the house does appear on the 1909 Drumm's Wall Map of Louisville, so it was constructed by 1909. There is no evidence that there were owners or residents prior to when the Romano family purchased the property in about 1907. For these reasons, and in the absence of other evidence, the estimated date of construction is presumed to be "circa 1907."

Gelsomino "George" Romano (1865-1929) and Annunciata Romano (1876-1969) were both born in Italy and they married in Italy. Their first child, Louise, was born in Italy in 1892. The

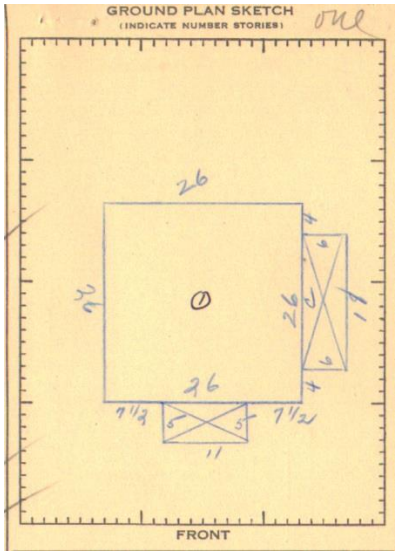
family was living in Louisville by 1896, making them some of Louisville's earliest Italian residents. George Romano worked as a coal miner.

In Louisville, they had at least nine additional children who included: Mary (1898-1973); Carmen "Tony" (1899-1983); Albina (1902-1993); Clementina (1905-1999); George Jr. (1906-1989); Anna (1909-1963); Sabina (1910-2004); Louise (1912-2005); and Albert (1914-2000).

The family also took in boarders, as shown in census records. These boarders may have lived in additional buildings on the family compound.

Following the death of George Romano in 1929, Annunciata continued to reside in the house with some of her children. The 1930 and 1940 census records show that she had adult sons living at home who worked as coal miners and likely helped support her. For several decades, two of her children lived nearby, just across the railroad tracks to the west: Carmen at 225 County Rd. and Mary (Caranci) at 1028 Rex St.

The following images of 301 East and its ground layout are from the Boulder County Assessor card dated 1948. The house was reported to consist of 676 square feet at the time.



An additional small building shown on a separate 1948 Assessor card for the property was reported to consist of 288 square feet. It may have been used for boarders, and it may still be standing. The following is the photo of it from the card:

In 1950, Annunciata Romano transferred ownership of the entire parcel to herself, her son George Jr., and her daughter Clementina. They all continued to live in the house. George Jr. and Clementina became the owners upon Annunciata's death in 1969. In 1983, George Jr. transferred his ownership interest to his sister, Clementina.

The following aerial photo from 1962 shows a view looking east, with the Romano compound visible at the top, the railroad tracks crossing in the middle, and the homes of Mary Romano and Carmen Romano on County Rd. at the bottom:

In 1987, Clementina Romano platted the Romano property as the Clementine Subdivision. Lot 2 contains the house at 301 East St.

Randy Luallin Ownership, 1987-2016

After a brief period of ownership by Edward and Ruth Wilson in 1987, Randy Luallin purchased the property that same year and owned it until 2016. According to a few sources, he built an addition around the original house, encapsulating it and enlarging it. Randy Luallin, on his website, describes himself as a master mason with over 30 years' experience working with brick, block, and stone. His business is called Luallin Masonry. A photo of the house at 301 East appears on his website as an example of his workmanship. His website states that he moved to Colorado with his family in 1962 and that he graduated from Fairview High School in 1975.

Current Owner

The current owner of record, as of 2016, is Michael Eisenstein.

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.

From:	Caleb Dickinson
To:	Lauren Trice
Subject:	Re: 721 Grant
Date:	Tuesday, October 11, 2016 10:32:07 AM
Attachments:	letter to commission.docx

---

attached

On Tue, Oct 11, 2016 at 10:04 AM, Lauren Trice <laurent@louisvilleco.gov> wrote:

> Caleb,
>
> Thank you for dropping off the letter. Can you send me a digital version as well?
>
> Thanks,
>
> Lauren A. Trice, AICP
>
> Associate Planner/Design & Preservation
>
> City of Louisville, CO
>
> laurent@louisvilleco.gov
>
> 303-335-4594
>
> @plan4lsvlco

--
Caleb Dickinson

Owner, CFO
Fox Property Management
www.foxpropertymgmt.com
303.495.8219

Soccer Coach
FC Boulder
U14 Girls Premier
U9/U10 Girls
O19 Women's Team
www.fcboulder.com
soccer for life

Stay at home dad

www.peanutdickinson.blogspot.com

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

MEMORANDUM

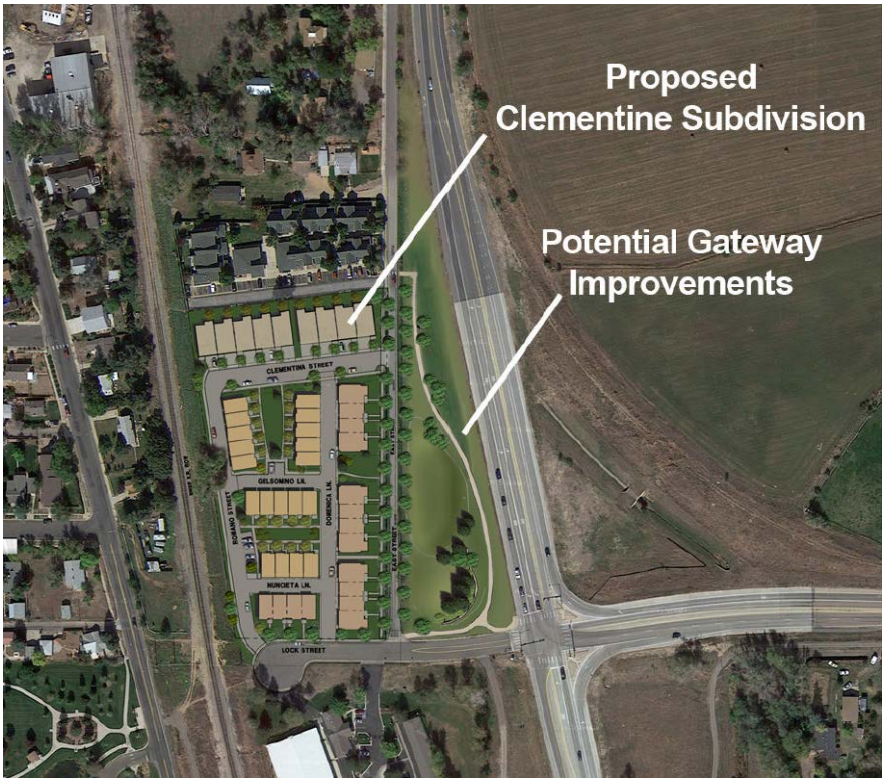
To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Clementine PUD

Date: **October 17, 2016**

Below is a submittal for a preliminary planned unit development and plat for the Clementine subdivision located at 301-333 East Street. The proposal includes consolidating the existing lots and developing 44 townhomes on 3.6 acres. The applicant is proposing to names the streets within the development after the Romano family. In addition, the applicant is proposing to improve the gateway park along 96th Street and Lock Street.



Proposed Site Plan for Clementine Subdivision

This referral is to give the Commission and opportunity to comment on historic preservation aspects of the project and impact the new construction. The comments go to the applicant, Planning Commission and City Council.

HARTRONFT
ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303 . 673 . 9304
FAX: 303 . 673 . 9319
www.hapcdesign.com

Mr. Scott Robinson
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

1 September 2016

Re: Clementine Subdivision Prelim Replat & PUD
301-333 East Street

Scott,

We are pleased to submit the attached Preliminary Plat and PUD for the Clementine Subdivision Redevelopment.

Overview

This preliminary PUD proposes redevelopment of Lots 1A, 1B, and 1C of Clementine Subdivision Filing No. 2 and Lot 2 Clementine Subdivision. The subdivision was originally named for Clementina Romano, who lived there into the 1980's, and whose family lived on the land since the early 1900's. Streets and lanes within the redevelopment plan are named for members of the Romano family. The redevelopment includes creation of 44 fee-simple townhome lots, consistent with the underlying RM zoning which would allow a total of 46 dwelling units. The attached Preliminary PUD/Development plans list the proposed density and yard and bulk standards for this development. The design of these buildings will respect the character of the surrounding area and reflect Louisville's small town character.

The planned development is designed with a variety of housing unit types which would appeal to a cross section of potential home buyers. The larger Type 'A' units on the north end of the development have main floor master suites and potential for full basements. These units would appeal to older buyers with the ability to "age in place" and include multiple master suite configurations on the second level for guests or older children at home.

The street-facing Type 'B' buildings have alley loaded garages, generous front porches and front lawn areas and the end units also feature main floor master suites for living on one level if desired. This configuration also brings down the scale of the end units on all of the 'B' buildings. Over one third of all the units in the development are designed with main floor master bedrooms. The central courtyard units also have alley loaded garages with other features appealing to a younger demographic. The "lock and leave" low maintenance aspect of the development will appeal to many different buyers.

Open Spaces, Walkability, Community Benefit, and Amenities

Common open spaces in the development include the central green spaces between the Type 'C' buildings, as well as an open area between the Type 'B' units on East Street. In addition to providing stormwater quality and detention areas, these areas provide separation between buildings with passive lawn areas with seating, picnic areas, and similar amenities for the residents.

The development is well situated to take advantage of Louisville's many amenities, including its parks and trail systems, and downtown shopping and dining. To enhance the pedestrian connections, the development proposes to extend the public sidewalks and tree lawns along East Street and Lock Street adjacent to the property. Residents would then have access to our vibrant downtown via Pine Street to the north by the sidewalk on the west side of East Street. Beyond the extension of sidewalks adjacent to the property, as an additional community benefit, the development proposes to connect the southern termination of the sidewalk on East Street with intersection at Lock Street and 96th Street (Highway 42) via a new sidewalk extension along the north side of Lock Street. This would provide safe access at the signalized intersection to the Coal Creek Trail system, and Community Park for Louisville residents on the east side of the railroad right of way.

Directly east of the development, across East Street, there is an undeveloped City-owned parcel which we see as an opportunity for the Applicant to provide a significant public benefit on land that otherwise sits vacant and does not enhance this southern gateway into Louisville. We met with representatives from Planning and the Parks and Recreation Department on 10 August 2016 to discuss the City's current and future plans for this parcel. It was noted by Staff that this parcel does not provide a service to the community as it is a left over parcel created by the extension of Courtesy Rd./96th Street to the south. It is currently designated as "Parks: Other" by the City, and Staff could not find a comprehensive plan or other documentation that indicated any improvements were to take place on this parcel.

At the northwest corner of Lock Street. and 96th Street intersection, this triangular shaped City owned parcel is prominent to those traveling north or south along 96th St. and west on Highway 42. This parcel represents a great opportunity for the City to create pleasing gateway to Louisville along this major travel corridor. This could easily be accomplished by enhanced landscaping in this area, including the creation of a slight berm with a retaining wall and landscape improvements. This could be similar to the gateway improvements at the southeast corner of South Boulder Road and McCaslin Blvd. There is also an opportunity for City gateway signage at this location. The developer has proposed to provide enhanced landscaping in this area to improve the gateway as part of the development of this subdivision.

In addition to creating a gateway opportunity for the City, we see an opportunity for a meandering paved or crusher fines trail through this parcel that would provide a connection to the Coal Creek Regional Trail to the south if this type of connection is desirable. We have discussed with staff that future Highway 42 gateway improvements shown in this area include a roundabout and attached bike lanes between Lock Street and Pine Street. It may be more desirable to have a detached multi-use path, similar to the concept depicted in our submittal. The City would need to investigate completion of such a connection from the north end of the Clementine subdivision to Pine Street, depending on available ROW width to see if this is a viable concept.

During our aforementioned meeting, Staff expressed interest in the proposed plan and further exploration with Open Space and Parks Advisory Boards was discussed. We look forward to continuing this discussion with the advisory boards as part of this development review. The Applicant is proposing to provide for the grading of the parcel as required to create the berm on the southeast corner, possibly providing the multi-purpose trail, and providing enhanced landscaping on this parcel. As was discussed in meeting with Staff, any signage or other enhancements as part of the gateway identification would be accomplished by the City as part of a

comprehensive gateway project. The Applicant is also proposing that future maintenance be taken care of through the development's HOA which would take away the financial burden to the City of maintaining this land. Please refer to the letter from the Applicant dated 1 September 2016. Based on the significant contribution proposed by the Applicant regarding improvement of this parcel, the applicant is seeking approval to utilize a portion of the parcel for stormwater detention for the development. This would be a very slight depression in the turf area which would not be very noticeable.

Cash in Lieu for Open Space

A cash-in-lieu of open space dedication has already been determined per the subdivision agreement for Clementine Subdivision Filing No. 2 dated January 17, 2007. Cash-in-lieu of open space for Lot 2 of Clementine Subdivision is being requested. The Applicant is proposing that the cash-in-lieu obligation be paid at or prior to the issuance of the building permit as is consistent with the Subdivision Agreement for Clementine Subdivision Filing No. 2.

Lot 2 Density Restriction

Per the Subdivision Agreement for Clementine Subdivision No. 2, the density limitations that were put in place during the original plat in 1987 were eliminated for Lots 1A, 1B, and 1C. As part of this replat and PUD submittal, the Applicant is requesting the limitations be lifted for Lot 2 as well to be consistent with the Agreement for Clementine Subdivision No. 2. It is stated in this Agreement: "The density limitation represents a significant restriction to the Subdivider's ability to develop Lots 1A, 1B, and or 1C in a manner that may otherwise be permitted pursuant to the RM zone district regulations, the City's Comprehensive Plan, the City's PUD ordinances and regulations, and other applicable ordinances and regulations."

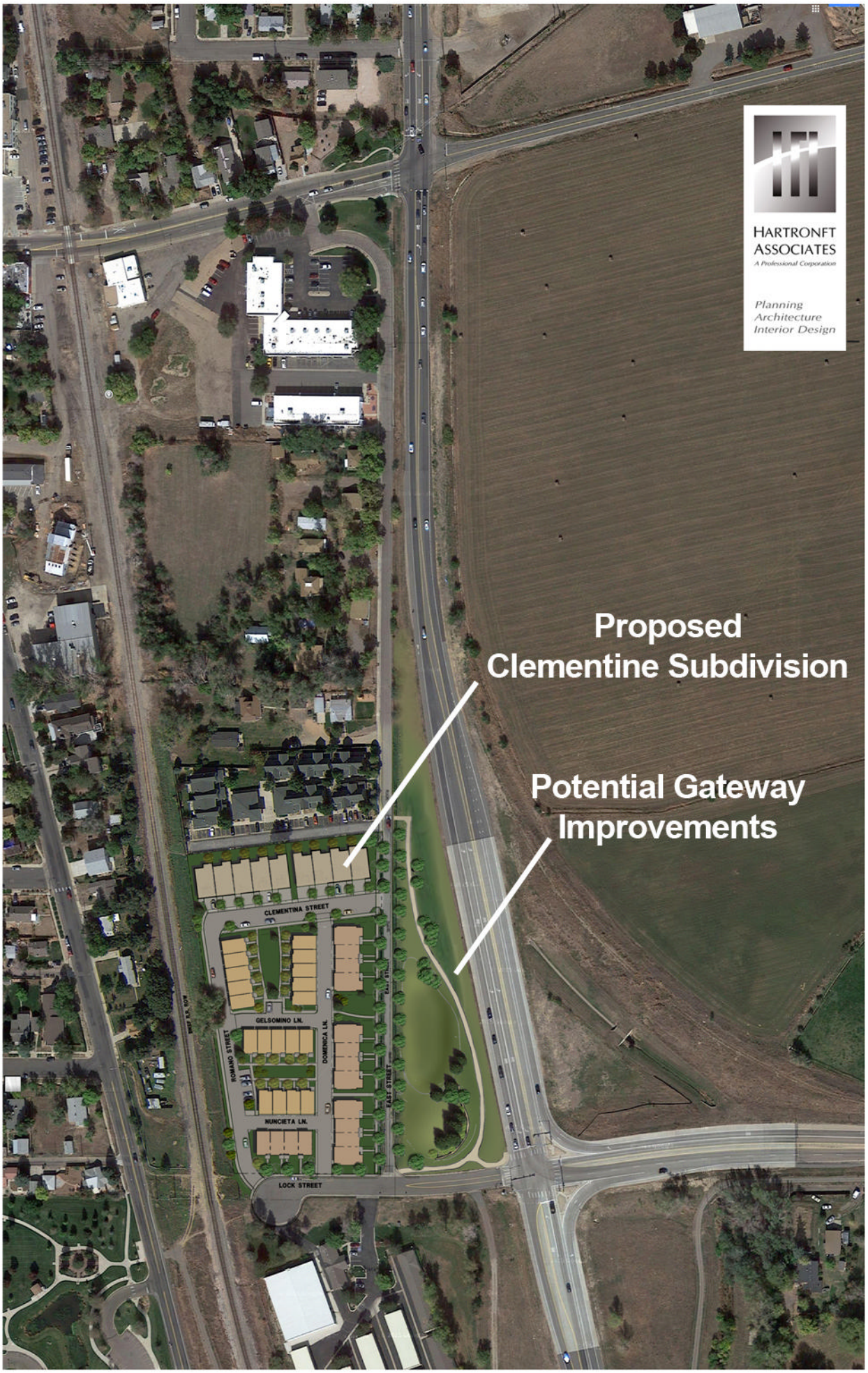
Thank you for this opportunity to present this redevelopment plan. Please let us know if there is any additional information that may be required, or if you have any questions regarding this project.

Sincerely,

J. Erik Hartronft, AIA, LEED® AP

HARTRONFT ASSOCIATES, P.C.
Architecture - Planning - Interiors

pc Michael Eisenstein, Owner
Mike Jones, Owner
File – Proj#: 1553 City Corresp.


HARTRONFT
ASSOCIATES
A Professional Corporation
Planning
Architecture
Interior Design
Proposed
Clementine Subdivision
Potential Gateway
Improvements
CLEMENTINA STREET
GELSOMINO LN.
NUNCIETA LN.
LOCK STREET
ROMANO STREET
DOMENICA LN.
EAST STREET

Louisville Gateway LLC
C/O Erik Hartronft
950 Spruce St #1A
Louisville, CO 80027
(303) 673-9304
erik@hapcdesign.com

1st September 2016

To Louisville City Council, or whom it may concern.

As developer of Lot 1, Lot 2, and Lot 3 of the Clementine Subdivision (301 and 333 East St) we propose to provide enhanced landscaping as a public benefit at the future Southern Louisville Gateway entrance per the attached drawing, as part of our development. Furthermore we propose that this area of land adjacent to our development would be maintained by the HOA for the subdivision to insure maintenance for the entrance landscaping that will serve as a gateway into Louisville for many years to come.

The improvements that we propose in this area would include drought tolerant, water conserving landscaping, a multi-use trail connection to the north and sidewalk along Lock Street, and an area for city gateway signage. In return for these enhancements, we are requesting to use of a small part of this area for stormwater detention.

Almost unobservable, the detention area would only be a foot to eighteen inches deep, in a very slightly sloping grass area, which would not diminish the aesthetics, or experience of this open landscaped area, but would enhance it with a slight undulation of the ground surface. This is similar to the off-site stormwater detention area that was created for the DELO area development, on a much smaller scale. This also aligns with the city's annual budgetary goal of maintaining stable or declining cost per acre.

Sincerely,

Michael Eisenstein

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Louisville Gateway, LLC

Contact: Mike Jones or Michael Eisenstein

Address: PO Box 270067
Louisville, CO 80027

Mailing Address: Same

Telephone: M. Jones: 303-995-3900

Fax: M. Eisenstein: 310-488-0737

Email: mjonesgang10@gmail.com eisenstein.mike@gmail.com

OWNER INFORMATION

Firm:

Contact: Mike Jones Michael Eisenstein

Address: 487 Carmen St 815 Trail Ridge Dr
Louisville CO Louisville, CO

Mailing Address: Same

Telephone: M. Jones: 303-995-3900

Fax: M. Eisenstein: 310-488-0737

Email: mjonesgang10@gmail.com eisenstein.mike@gmail.com

REPRESENTATIVE INFORMATION

Firm: Hartronft Associates p.c.

Contact: Erik Hartronft

Address: 950 Spruce St, Suite 2A
Louisville, CO 80027

Mailing Address: Same

Telephone: 303-673-9304

Fax:

Email: erik@hapcdesign.com

PROPERTY INFORMATION

Common Address: 301 East St. and 333 East St

Legal Description: Lots 1A, 1B, 1C & 2 Blk

Subdivision Clementine

Area: 160,705 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☒ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☒ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Prelim Subdivision Plat & Prelim PUD

The Prelim Clementine Subdivision Plat will combine four adjacent properties (Lots 1A, 1B, 1C, and 2) into individual townhome lots and common areas. The proposed Prelim PUD includes redevelopment of approximately 3.6 acres. New construction includes (44) townhomes along with common lawn areas.

Current zoning: RM Proposed zoning: No Change

SIGNATURES & DATE

Applicant:

Print: Mike Jones Michael Eisenstein

Owner:

Print: Mike Jones Michael Eisenstein

Representative:

Print: Erik Hartronft

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

CLEMENTINE SUBDIVISION
REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY PUD SUBMITTAL
SEPTEMBER 1, 2016

PROJECT DATA

PROJECT LOCATION: 301-333 EAST ST.

LEGAL DESCRIPTION: LOTS 1A, 1B, AND 1C CLEMENTINE SUBDIVISION FILING 2, AND LOT 2 CLEMENTINE SUBDIVISION LOCATED IN SE 1/4, SE 1/4 SECTION, T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION: THIS PROPOSED PRELIMINARY PUD INCLUDES REDEVELOPMENT OF APPROXIMATELY 3.7 ACRES. NEW CONSTRUCTION INCLUDES (44) TOWNHOMES ALONG WITH COMMON AREAS.

ZONING: RM (RESIDENTIAL MEDIUM DENSITY WHICH PRIMARILY PERMITS TOWNHOUSE DENSITIES)
PROPOSED USE: MULTI-UNIT DWELLINGS
OVERLAYS? NO

TOTAL LAND AREA	# OF D.U.'s	DENSITY
3.7 ACRES (160,705 SF)	44*	11.9 D.U./ACRE

TOTAL BLD'G COVERAGE OF SUBDIVISION: 56,250 SF = 35% OF TOTAL LAND AREA
TOTAL OPEN SPACE OF SUBDIVISION: 64,011 SF = 40% OF TOTAL LAND AREA

***NOTE: @3,500SF MIN PER D.U. PER 17.12.040 FOR RM DISTRICTS, 46 UNITS WOULD BE ALLOWED**

PUD YARD & BULK REQUIREMENTS

	Clementine North	Clementine Perimeter	Clementine Central District
Building Type:	A	B	C
Min. Lot Area	3,140 SF	1,775 SF	1,440 SF
Min. Lot Width	32'	24'	24'
Max. Lot Coverage	65%[2]	70%[2]	85%[2]
Max. Footprint	1,875 SF	1,625 SF	1,200 SF
Maxiumum Height	35'	35'	35'
Building Setbacks			
Front Yard			
To Private Drive	15' to porch		
To Common Open Space			10'
To Public ROW		20'	
Rear Yard	15'		
To Private Drive		2'	2'
Side Yard			
Between Units	0'[1]	0'[1]	0'[1]
Abutting Public ROW	7'	10'	
Abutting Private Drive		5'	5'
Abbutting Commons		5'	
Parking Requirements			
Parking Requried per D.U.	2	2	2
Parking Provided per D.U.	2	2	2

Note: Using Louisville Mixed Use Standards for guest parking, 1 space per 8 dwelling units to be provided.

Guest Parking Required:		
(site-wide)	44 D.U. / 8 =	6
Guest Parking Provided:		
(site-wide)	16*	

* This does not include two spaces per D.U. provided in the driveways of the D.U.'s of Buildings A1 & A2

NOTES
1. IF FEE SIMPLE LOTS ARE CREATED WITHIN BLDG'S, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
2. ON SITE OPEN SPACE IS AGGREGATED IN COMMON AREAS & OVERALL BUILDING COVERAGE FOR THIS SUBDIVISION SHALL NOT BE GREATER THAN 35%

PROJECT DIRECTORY

OWNER
LOUISVILLE GATEWAY, LLC
PO Box 270067
Louisville, CO 80027
Mike Eisenstein (310) 488-0737
Mike Jones (303) 995-3900

ARCHITECT/PLANNER
Hartronft Associates, p.c.
950 Spruce Street, #2A, Louisville, CO 80027
(303) 673-9304 / Fax (303) 673-9319
Contact: J. Erik Hartronft, AIA
Email: erik@hapcdesign.com

CIVIL ENGINEER
Scott Cox & Associates, Inc.
1530 55th Street, Boulder, CO 80303
(303) 444-3051 / Fax (303) 444-3387
Contact: Don Ash
Email: ash@scottcox.com

SHEET INDEX

SHEET	DESCRIPTION
A0.1	Cover Sheet, Signature Blocks, Project Data
1	ALTA Survey
CIVIL	
C1.01	PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL PLAN
C1.02	PRELIMINARY UTILITY PLAN
C1.03	PRELIMINARY TRUCK TURNING ANALYSIS
ARCHITECTURAL	
A1.1	CONTEXTUAL SITE PLAN
A1.2	PUD PLAN & LANDSCAPE PLAN

SIGNATURE BLOCKS

OWNERSHIP SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ___ day of _____, 20___.

_____
Owner Name and Signature

_____ (Notary Seal)
Notary Name (print)

_____
Notary Signature

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____. M., this _____ day of _____, 20___, and is recorded in Plan File _____, Fee _____ paid. _____ Film No. _____ Reception.

_____
Clerk & Recorder

_____
Deputy

PLANNING COMMISSION CERTIFICATE
Approved this ___ day of _____, 20___ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

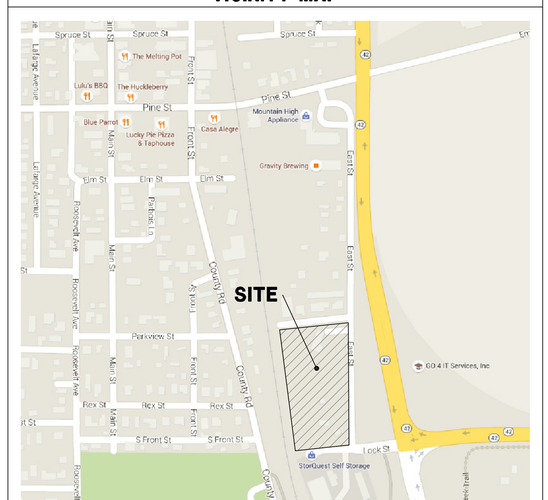
CITY COUNCIL CERTIFICATE
Approved this ___ day of _____, 20___ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____

(City Seal)

_____
Mayor Signature

_____
City Clerk Signature

VICINITY MAP



HARTRONFT ASSOCIATES
A Professional Corporation
Planning
Architecture
Interior Design

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

CLEMENTINE SUBDIVISION
REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY PUD

PROJECT # 1553
DATE: 9/1/16
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:

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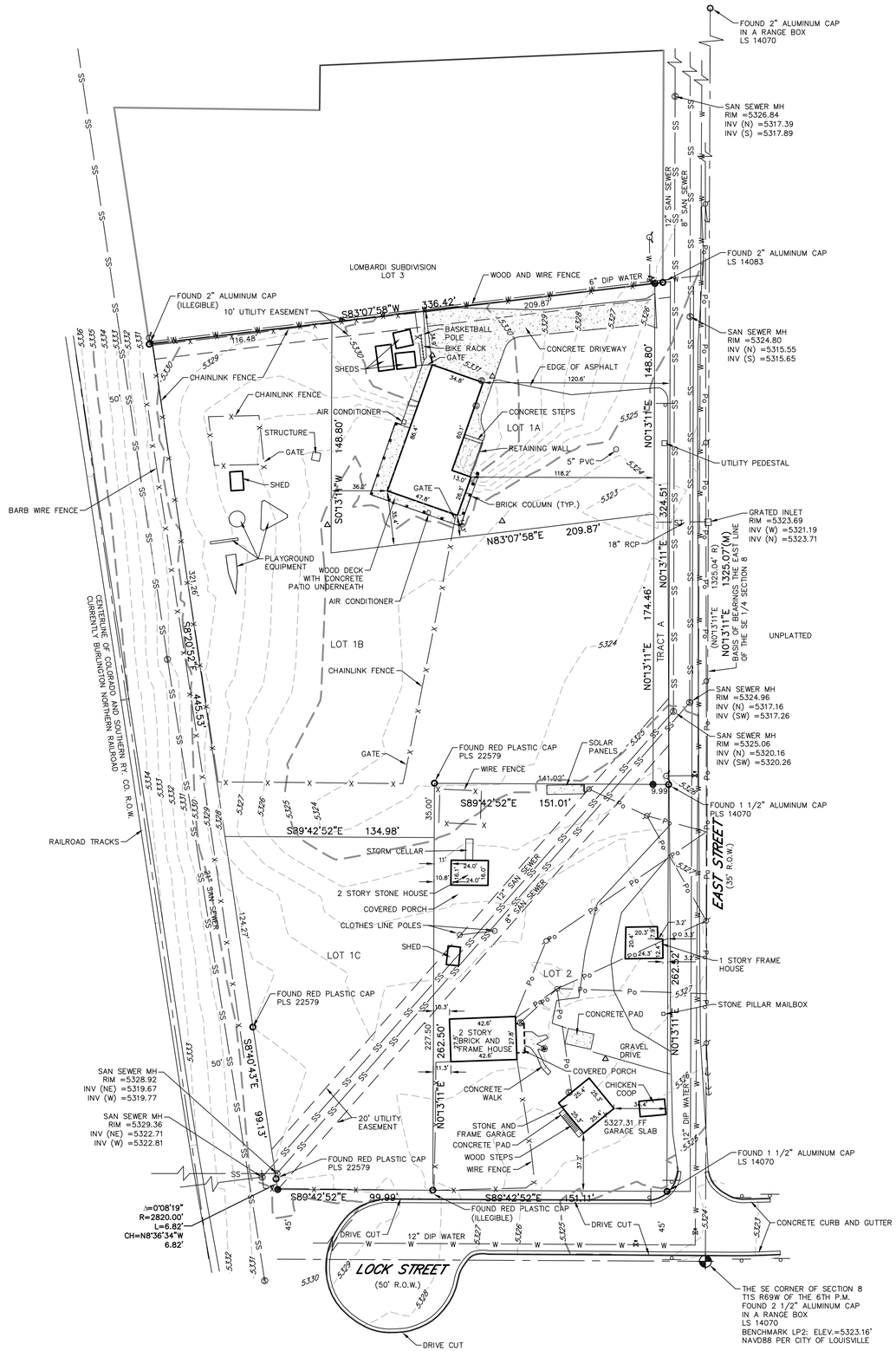
COVER SHEET
PROJECT DATA
SIG BLOCKS

Sheet
A0.1
1 of Sheets



LEGEND

5330	EXISTING CONTOUR
●	SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
○	FOUND MONUMENT AS NOTED
	EXISTING BOLLARD
	EXISTING ELECTRIC METER
WV	EXISTING WATER VALVE
	EXISTING GAS METER
	CONTROL POINT
	EXISTING POWER POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
X	EXISTING FENCE
Po	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER W/MANHOLE
W	EXISTING WATER W/FIRE HYDRANT
ST	EXISTING STORM SEWER W/MANHOLE
(R)	RECORD COURSE
(M)	MEASURED COURSE PER THIS SURVEY

LEGAL DESCRIPTION

ALL OF CLEMENTINE SUBDIVISION FILING 2 AND LOT 2 CLEMENTINE SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SECTION 8 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS N0°13'11"E.
2. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
3. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
4. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
6. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 08013C0582J, MAP REVISED DECEMBER 18, 2012.
7. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, CITY OF LOUISVILLE, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
8. PLATS AND LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: CLEMENTINE SUBDIVISION, RECEPTION NO. 878733; CLEMENTINE SUBDIVISION FILING NO. 2, RECEPTION NO. 2872178; SCOTT, COX & ASSOCIATES INC. LAND SURVEY PLAT, LS-95-0214.
9. ALL ADJOINING STREETS ARE PUBLIC.
10. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP SUMP OR SANITARY LANDFILL. NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. NO RECORD OF OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

Scale: 1" = 40'
U.S. SURVEY FEET
0 20 40 80

CERTIFICATION

TO: MICHAEL D. JONES; MICHAEL F. AND CHRISTINA R. EISENSTEIN; LOUISVILLE GATEWAY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, 11b AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2015.

A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

ALTA/ACSM LAND TITLE SURVEY
ALL OF CLEMENTINE SUBDIVISION FILING 2 AND LOT 2, CLEMENTINE SUBDIVISION LOCATED IN THE SE 1/4, SE 1/4 OF SECTION 8 T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE COUNTY OF BOULDER STATE OF COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 – 3051

Designed by AJB	Date	Scale	Drawing no.	Sheet
Drawn by JAS	09/01/16	1"=40'	15537A-1	1
Checked by AJB	Revision	Description	Date	Project no. 15537A

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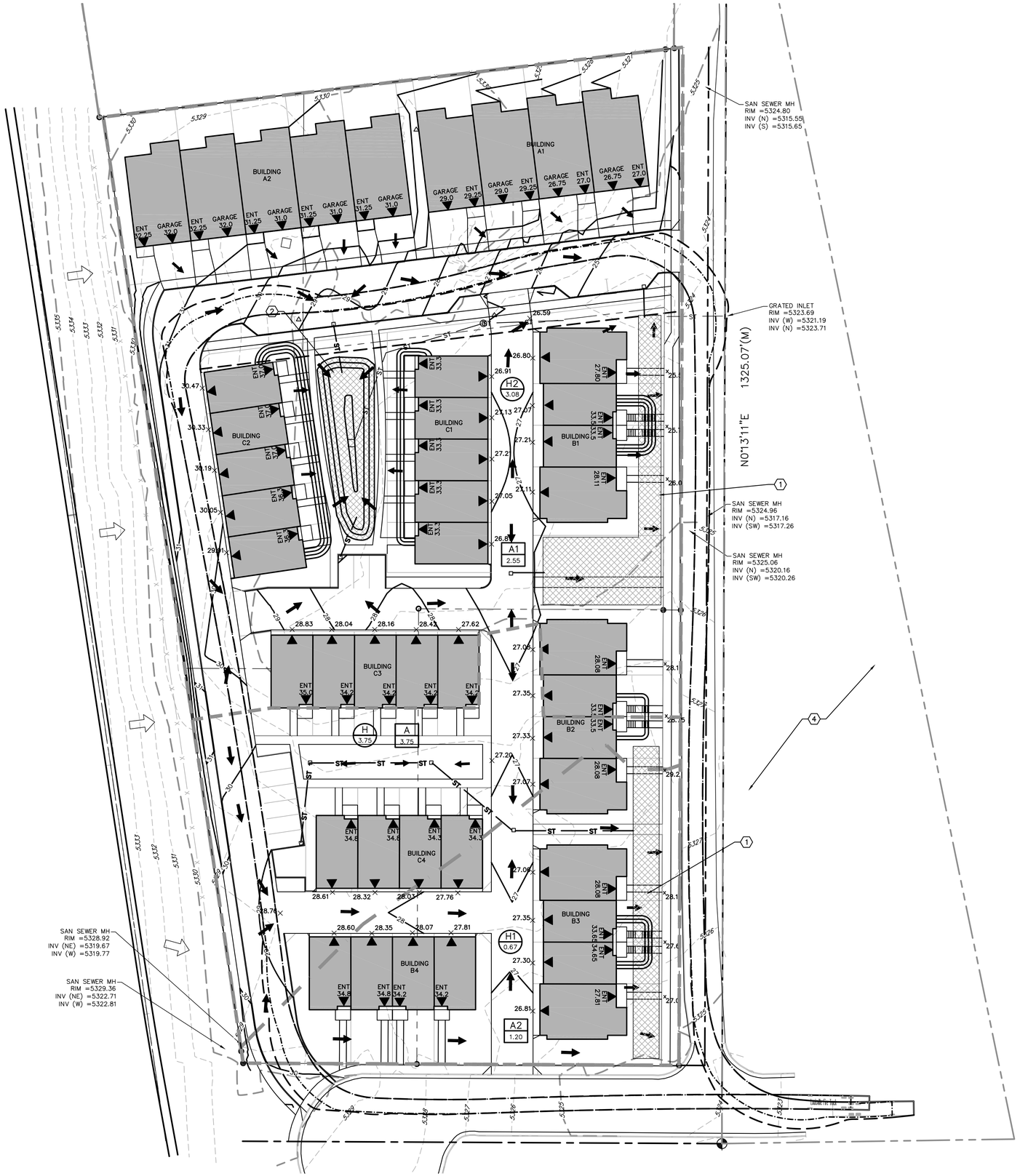

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- 5305 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR ADD 5300 TO ALL CONTOURS
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
- X 25.8 — PROPOSED SPOT ELEVATION ADD 5200 TO ALL SPOT ELEVATIONS
- x 25.8 — EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY (HISTORIC)
- PROPOSED BASIN BOUNDARY
- H / 1 — SUB-BASIN DESIGNATION (HISTORIC) / AREA IN ACRES
- A / 1 — PROPOSED SUB-BASIN DESIGNATION / AREA IN ACRES
- PROPOSED DETENTION
- ST — ST — PROPOSED STORM SEWER W/MANHOLE

KEYED NOTES ①

1. PROPOSED UNDERGROUND DETENTION.
2. PROPOSED ABOVE GROUND DETENTION.
3. PROPOSED STORM SEWER.
4. EXPLORE OPTION FOR OFF-SITE DETENTION AT CITY OWNED PROPERTY EAST OF EAST STREET. SUBJECT TO NEGOTIATIONS WITH THE CITY OF LOUISVILLE.

GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 08013C0582J, MAP REVISED DECEMBER 18, 2012.
4. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX AND ASSOCIATES ON 10/6/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
7. IF REQUIRED, ALL APPLICABLE CITY AND/OR STATE PERMITS PERTAINING TO THE DISCHARGE OF GROUNDWATER MUST BE OBTAINED PRIOR TO PREPARATION OF BUILDING PERMIT PLANS.

N

Scale: 1" = 30'

0 15 30 60

SCOTT, COX & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
1530 35th Street • Boulder, Colorado 80301
(303) 444 - 3051

JOB NO. 15537B DRAWING NO. 15537B-1
9/1/16

CLEMENTINE SUBDIVISION REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY PUD

PROJECT # 15537B
DATE: 9/1/16
DRAWN BY: MRF
CHECKED BY: DPA
REVISIONS:

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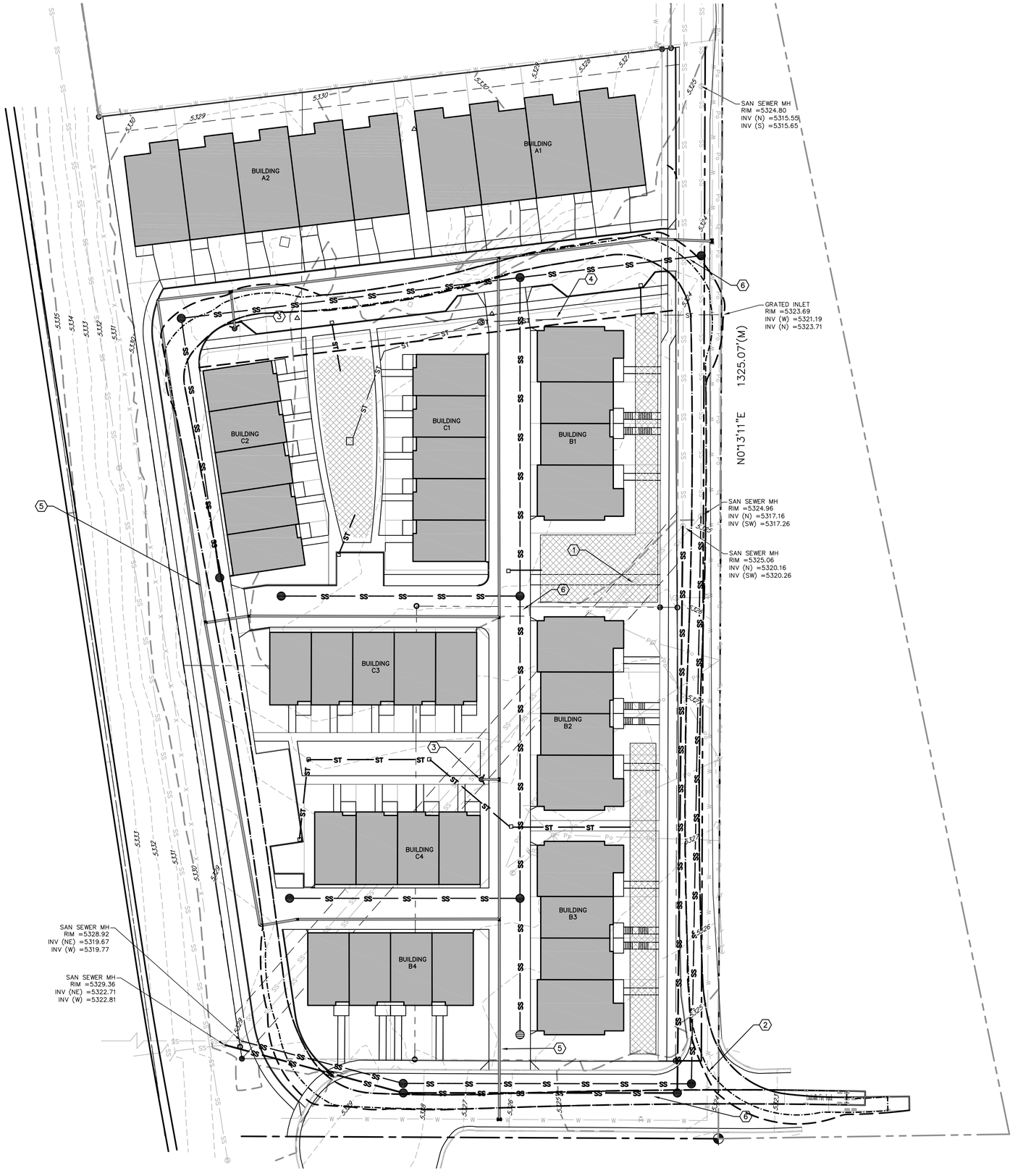
PRELIMINARY GRADING, DRAINAGE, AND EROSION CONTROL PLAN

Sheet
C1.01
1 of 3 Sheets



LEGEND

	EXISTING WATER VALVE
GM	EXISTING GAS METER
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SPRINKLER VALVE BOX
X X X	EXISTING FENCE
SS	EXISTING SANITARY SEWER W/MANHOLE
W	EXISTING WATER W/FIRE HYDRANT
ST	EXISTING STORM SEWER W/MANHOLE
5225	EXISTING CONTOUR
x 25.8	EXISTING SPOT ELEVATION
SS	PROPOSED SANITARY SEWER W/MANHOLE
	PROPOSED WATER SERVICE W/ FIRE HYDRANT
ST	PROPOSED STORM SEWER W/MANHOLE
	PROPOSED WATER VALVE
WM	PROPOSED WATER METER

KEYED NOTES

1. EXISTING SANITARY SEWER MAIN TO BE RELOCATED.
2. EXISTING WATER MAIN TO REMAIN.
3. PROPOSED FIRE HYDRANT AND LATERAL.
4. PROPOSED STORM SEWER.
5. PROPOSED WATER MAIN.
6. PROPOSED SANITARY SEWER MAIN.

UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON OCTOBER 6, 2015. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
7. ALL UNITS SHALL BE INDIVIDUALLY SERVICED FROM THE PROPOSED UTILITY MAINS.

Scale: 1" = 30'

0 15 30 60

SCOTT, COX & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
1530 35th Street • Boulder, Colorado 80301
(303) 444 - 3251

JOB NO. 15537B DRAWING NO. 15537B-1
9/2/16

CLEMENTINE SUBDIVISION REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY PUD

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PRELIMINARY UTILITY PLAN

Sheet
C1.02
2 of 3 Sheets

LEGEND

Louisville Fire Truck	
Overall Length	46.670ft
Overall Width	8.000ft
Overall Body Height	14.605ft
Min Body Ground Clearance	0.176ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

OUTLINE OF WHEEL TRACK

OUTLINE OF BODY TRACK

N

Scale: 1" = 30'

0 15 30 60

SCOTT, COX & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
1530 35th Street • Boulder, Colorado 80301
(303) 444 - 3051

JOB NO. 15537B DRAWING NO. 15537B-1

9/1/16

CLEMENTINE SUBDIVISION REDEVELOPMENT

LOUISVILLE, CO 80027

PRELIMINARY PUD

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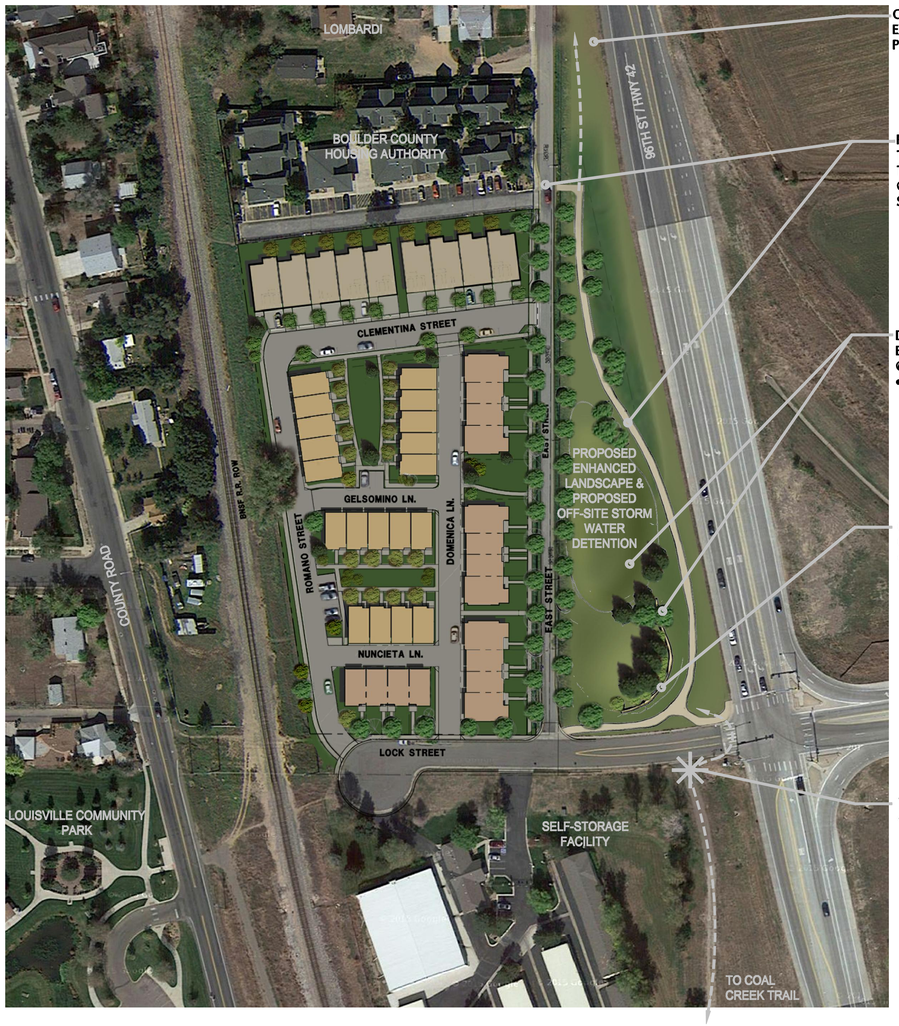
PRELIMINARY TURNING ANALYSIS

Sheet

C1.03

3 of 3 Sheets



CITY MAY INVESTIGATE EXTENSION NORTH TO PINE STREET

POTENTIAL MULTI-USE TRAIL W/CONNECTION TO EXIST'G WALK @WEST SIDE OF EAST STREET

DEVELOPER PROVIDED ENHANCED LANDSCAPING @PARCEL

- DROUGHT TOLERANT, WATER CONSERVATING PLANT MATERIAL & TREE GROUPINGS

CITY GATEWAY OPPORTUNITY

- RETAINING WALL & BERM FOR CITY'S SIGNAGE OR FREE STANDING SIGNS

TRAIL CONNECTION

- COAL CREEK TRAIL

PROPOSED REDEVELOPMENT W/IMPROVEMENTS TO ADJACENT PROPERTY

2013 42 GATEWAY PLAN INDICATES ATTACHED BIKE LANES

DETACHED MULTI-USE TRAIL ON EAST SIDE OF EAST ST. MAY BE PREFERRED

ROUNDABOUT PROPOSED PER 42 GATEWAY PLAN ALONG WITH "GATEWAY ELEMENTS" SUCH AS LANDSCAPE FEATURES, WAY-FINDING, ETC.

PROPOSED REDEVELOPMENT SHOWN W/FUTURE ROUNDABOUT

PROPOSED REDEVELOPMENT SHOWN W/EXIST'G CONDITIONS AT ADJACENT CITY PROPERTY

A1 / A1.0 **CONTEXTUAL PLANS OF PROPOSED REDEVELOPMENT W/HWY 42 GATEWAY OPTIONS**

1" = 80'-0"

HARTRONFT ASSOCIATES
A Professional Corporation
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950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

CLEMENTINE SUBDIVISION REDEVELOPMENT

LOUISVILLE, CO 80027

PRELIMINARY PUD

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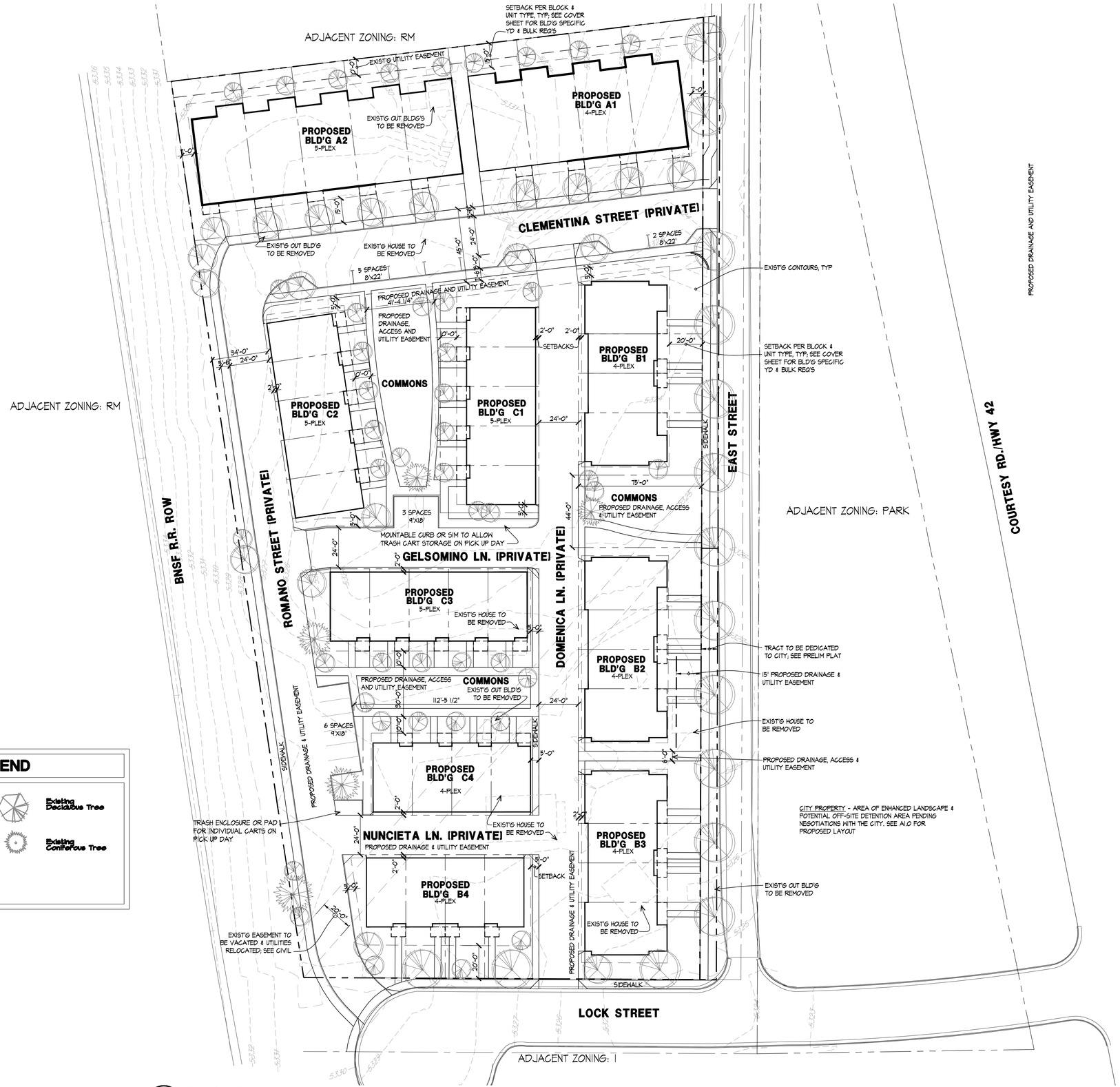
CONTEXTUAL PUD PLANS

Sheet

A1.0



LANDSCAPE LEGEND

- Deciduous Tree
- Existing Deciduous Tree
- Ornamental Deciduous Tree
- Existing Coniferous Tree
- Coniferous Tree

A1 / A1.1 **PUD PLAN**
1" = 30'-0"

HARTRONFT ASSOCIATES
A Professional Corporation
Planning
Architecture
Interior Design
950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

CLEMENTINE SUBDIVISION REDEVELOPMENT
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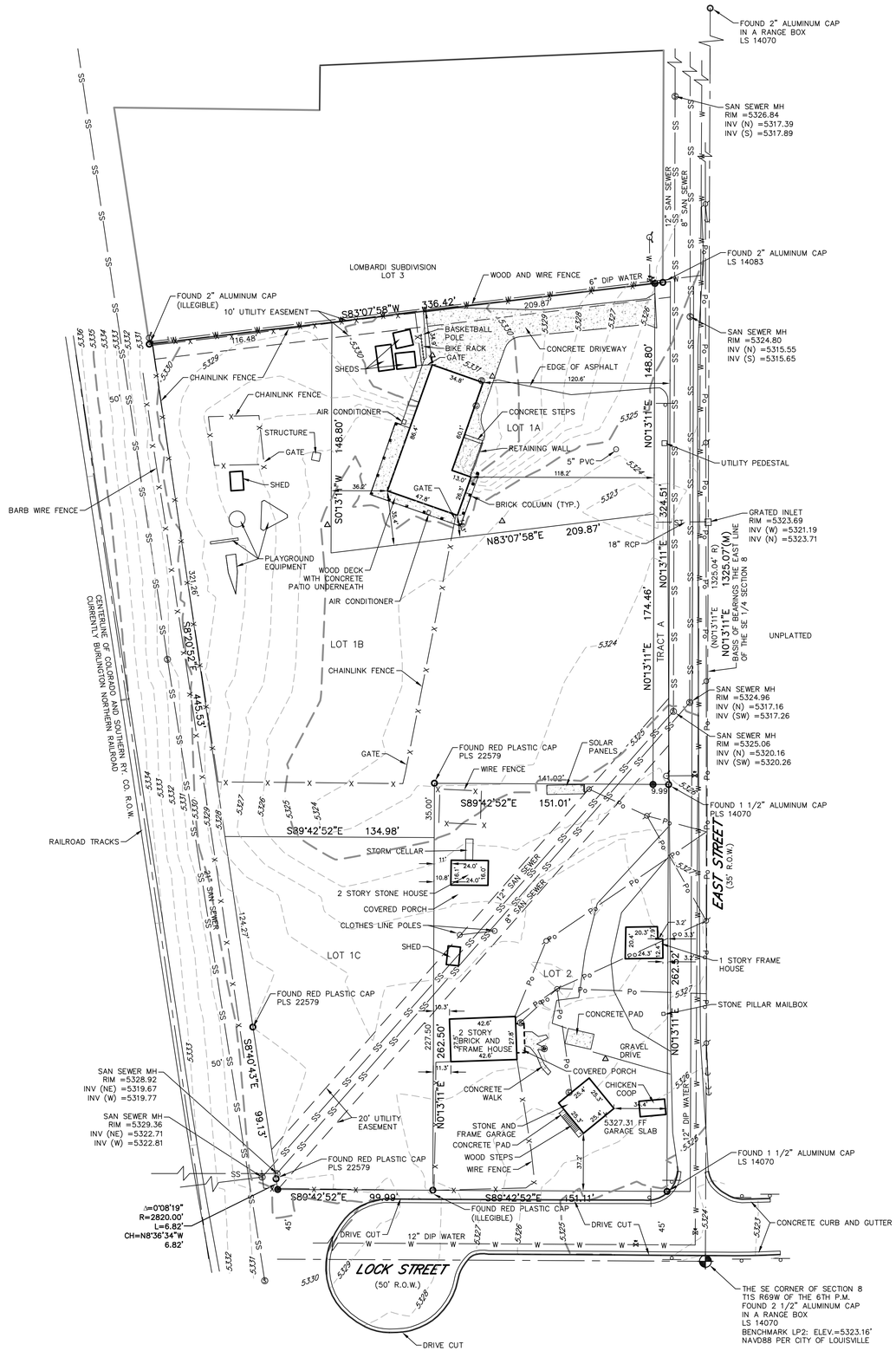
PUD PLAN

Sheet
A1.1
6 of Sheets



LEGEND

5330	EXISTING CONTOUR
●	SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
○	FOUND MONUMENT AS NOTED
	EXISTING BOLLARD
	EXISTING ELECTRIC METER
WV	EXISTING WATER VALVE
	EXISTING GAS METER
	CONTROL POINT
	EXISTING POWER POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
X	EXISTING FENCE
Po	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER W/MANHOLE
W	EXISTING WATER W/FIRE HYDRANT
ST	EXISTING STORM SEWER W/MANHOLE
(R)	RECORD COURSE
(M)	MEASURED COURSE PER THIS SURVEY

LEGAL DESCRIPTION

ALL OF CLEMENTINE SUBDIVISION FILING 2 AND LOT 2 CLEMENTINE SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SECTION 8 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS N0°13'11"E.
2. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
3. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
4. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
6. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 08013C0582J, MAP REVISED DECEMBER 18, 2012.
7. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, CITY OF LOUISVILLE, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
8. PLATS AND LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: CLEMENTINE SUBDIVISION, RECEPTION NO. 878733; CLEMENTINE SUBDIVISION FILING NO. 2, RECEPTION NO. 2872178; SCOTT, COX & ASSOCIATES INC. LAND SURVEY PLAT, LS-95-0214.
9. ALL ADJOINING STREETS ARE PUBLIC.
10. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP SUMP OR SANITARY LANDFILL. NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. NO RECORD OF OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

Scale: 1" = 40'
U.S. SURVEY FEET
0 20 40 80

CERTIFICATION

TO: MICHAEL D. JONES; MICHAEL F. AND CHRISTINA R. EISENSTEIN; LOUISVILLE GATEWAY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, 11b AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2015.

A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

ALTA/ACSM LAND TITLE SURVEY
ALL OF CLEMENTINE SUBDIVISION FILING 2 AND LOT 2, CLEMENTINE SUBDIVISION LOCATED IN THE SE 1/4, SE 1/4 OF SECTION 8 T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE COUNTY OF BOULDER STATE OF COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 – 3051

Designed by AJB	Date	Scale	Drawing no.	Sheet
Drawn by JAS	09/01/16	1"=40'	15537A-1	1
Checked by AJB	Revision	Description	Date	Project no. 15537A

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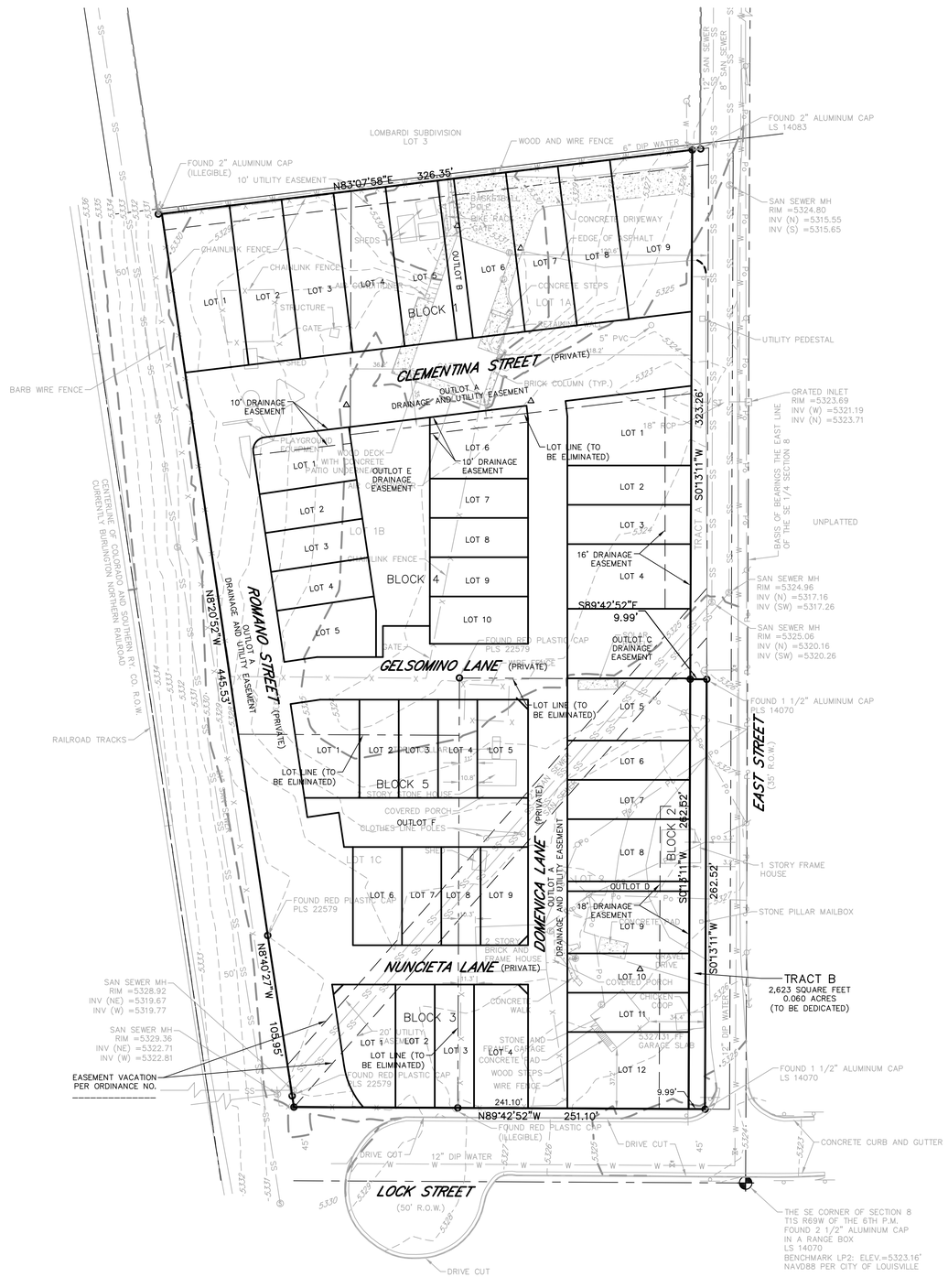
CLEMENTINE SUBDIVISION FILING 3

A REPLAT OF LOTS 1A, 1B, AND 1C CLEMENTINE SUBDIVISION FILING 2, AND LOT 2 CLEMINTINE SUBDIVISION

LOCATED IN SE 1/4, SE 1/4 SECTION 8, T1S, R69W OF THE 6TH P.M.

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PRELIMINARY SUBDIVISION PLAT



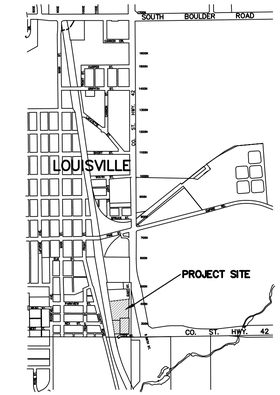
LEGEND

5330	EXISTING CONTOUR
●	SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
○	FOUND MONUMENT AS NOTED
	EXISTING BOLLARD
	EXISTING ELECTRIC METER
	EXISTING WATER VALVE
	EXISTING GAS METER
	CONTROL POINT
	EXISTING POWER POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
X X X	EXISTING FENCE
Po Po	EXISTING OVERHEAD POWER LINE
SS SS	EXISTING SANITARY SEWER W/MANHOLE
W W W	EXISTING WATER W/FIRE HYDRANT
ST ST	EXISTING STORM SEWER W/MANHOLE
(R)	RECORD COURSE
(M)	MEASURED COURSE PER THIS SURVEY

OWNERS:

MICHAEL F. & CHRISTINA R. EISENSTEIN
815 TRAIL RIDGE DRIVE
LOUISVILLE, COLORADO 80027

MICHAEL D. JONES
PO BOX 195
LOUISVILLE, COLORADO 80027



VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

LOTS 1A, 1B, AND 1C A CLEMENTINE SUBDIVISION FILING NO 2, AND LOT 2 CLEMINTINE SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA= 3.749 ACRES

OUTLOT TABLE			
	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	DRAINAGE AND UTILITY EASEMENT	HOA	HOA
OUTLOT B	PUBLIC ACCESS EASEMENT	HOA	HOA
OUTLOT C	DRAINAGE EASEMENT	HOA	HOA
OUTLOT D	PUBLIC ACCESS EASEMENT	HOA	HOA
OUTLOT E	DRAINAGE AND PUBLIC ACCESS EASEMENT	HOA	HOA
OUTLOT F	PUBLIC ACCESS EASEMENT	HOA	HOA

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SECTION 8 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS N0°13'11"E.
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N

Scale: 1" = 40'

0 20 40 80

SURVEYING CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF "CLEMENTINE FILING 3" AS SHOWN HEREON, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

A. JOHN BURI, P.L.S,
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24302
FOR AND ON BEHALF OF SCOTT, COX & ASSOCIATES, INC.

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 – 3051

Designed by AJB	Date	Scale	Drawing no.	Sheet
Drawn by JAS	09/01/16	1"=40'	15537E-1	1
Checked by AJB	Revision / Description / Date			Project no. 15537E

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City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Historic Preservation Fund Strengths/Weaknesses

Date: **October 17, 2016**

Over the next several months, the Historic Preservation Commission will be looking at the future of the Historic Preservation Fund. Staff is looking to the Historic Preservation Commission to brainstorm current things that are working the HPF, things that aren't working with the HPF. The strengths, weaknesses, opportunities, and threats will help shape the analysis of the Fund and outreach efforts.

Internal	**Strengths**	**Weaknesses**
External	**Opportunities**	**Threats**

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: HPC/Historical Commission Joint Subcommittee

Date: **October 17, 2016**

At the joint Historic Preservation Commission/Historical Commission meeting, a subcommittee was appointed to work on the Historic Preservation Fund ballot issue. The subcommittee was not an agenda item and needs to be officially appointed at the Historic Preservation Commission meeting. The role of the subcommittee is to work with two members of the Historical Commission to make recommendations to City Council on funding Museum operations through the Historic Preservation Fund.

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Historic Context Studies Update

Date: **October 17, 2016**

The City received five proposals for the Historic Context Studies. Commissioner Cyndi Thomas, Commissioner Koertje, Bridget Bacon, Museum Coordinator, Rob Zuccaro, Director of Planning & Building Safety, and Lauren Trice, Associate Planner interviewed three of the consultants on September 30th. The interview team selected PaleoWest, located in Denver, to work with the City to develop the Historic Context Studies.

City of Louisville
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Department of Planning and Building Safety

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Upcoming Schedule

Date: **October 17, 2016**

October

17th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

20th – Archaeological Investigation at the Industrial Mine in Superior, 7pm, Library Meeting Room

25th – APA Colorado Awards Ceremony, 5:30-7:30pm, Cheyenne Mountain Resort, Colorado Springs

November

15th – 2017 Board and Commission Applications Due http://www.louisvilleco.gov/government/boards-commissions/apply-for-a-board-or-commission-vacancy

21st (Thanksgiving Week) – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

December

19th– Historic Preservation Commission Meeting, 6:30pm, Council Chambers

23rd – Early Bird Registration Deadline CPI Saving Places Conference

January

TBD – Training with City Attorney

9th (2nd Monday) – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

February

1st -4th– CPI Saving Places Conference, Denver

13th (2nd Monday) – Historic Preservation Commission Meeting, 6:30pm, Council Chambers

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – 225 County Road

Date: **October 17, 2016**

On September 26, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to demolish the structure at 225 County Road.

225 County Road

After deliberation, the HPC subcommittee decided to release the permit because of the marginal architectural integrity and lack of strong social significance.